

Meeting:	Tenants' and Leaseholders' Consultative Forum
Date:	Thursday 6 January 2005
Subject:	Matters raised by Eastcote Lane Tenants and Residents Association
Responsible Officer:	Acting Head of Housing Services
Contact Officer:	Acting Tenant Services Manager
Portfolio Holder:	Planning, Development, Housing and Best Value Portfolio Holder
Key Decision:	No
Status:	Public

Section 1: Summary

Decision Required

1.1 That the report be noted

Reason for report

1.2 This report provides a response to issues raised by the Eastcote Lane Tenants and Residents Association

Benefits

1.3 Not applicable

Cost of Proposals

1.4 Not Applicable

Risks

1.5 Not Applicable

Implications if recommendations rejected

1.6 None

Section 2: Report

2.1 Brief History

The issues in this report were raised by the Eastcote Lane Tenants and Residents Association (ELTRA) in a written request submitted in November 2004.

Minor Estates Improvement (MEI) Projects

There are a number of MEI projects carried over from previous years. AE Williams, one of the Council's responsive repairs partners, have been asked to complete these by 31 March 2005, together with the projects agreed for funding this year (2004/05). In the ELTRA area the projects are:

- Fencing around blocks 4, 6 and 28 Stuart Avenue.
- Lighting for the rear of blocks 4, 6 and 28 Stuart Avenue. This will include lighting the garage area by block 4.

- The removal of a raised flowerbed at Meadfield sheltered block
- The removal of cobbles around blocks 4, 6 and 28 Stuart Avenue – in one area only initially as a test.
- The demolition of garages 1-4 Stuart Avenue to create an additional 6-7 parking spaces
- The redesign of the bin areas at blocks 4, 6 and 28 Stuart Avenue – The bin areas have been assessed as having limited options for redesign but we are continuing to look at this with AE Williams and ELTRA. It may therefore not be possible to complete this work by year end.
- Incorporation of the alleyway serving 31-43 Kings Road into the gardens of those homes–The views of residents affected are being sought. If agreement is reached, this can be included with the above work.
- Hamilton Crescent Verges – Following a site meeting with Councillor Currie earlier this year the Estates Liaison Officer approached the Highways Division again in an effort to resurrect the ELTRA proposal to hard surface verges in Hamilton Crescent to improve parking in the area. The New Harrow Project have also been asked to consider the issue and potential solutions. As yet Highways have not confirmed they will match fund the proposal but the early indications are promising and the project is being serious consideration.

Window Replacement Programme

The making good required following the window replacement programme in Eastcote Lane is now some 80% complete. This work has taken longer than it should have done, however, there are some properties where the making good is difficult to complete, as the Council is unable to obtain access from tenants.

2.2 Options considered

Not applicable

2.3 Consultation

Consultation has been undertaken with ELTRA and HFTRA in respect of the MEI projects.

2.4 Financial Implications

All MEI projects have agreed funding from the current MEI budget.

2.5 Legal Implications

None.

2.6 Equalities Impact

None

Section 3: Supporting Information/ Background Documents

None

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Acting Head of Housing Services