



Minutes of the meeting of the BRADVILLE/GREENLEYS AREA HOUSING BOARD held on THURSDAY 24 JUNE 1999 at 7.30pm

**Present:** Councillors Kilkenny and Pendry (substitute for Councillor Day)

**Tenant**

**Representatives:** P Davies - Fullers Slade Residents' Association  
M Simm - Fullers Slade Residents' Association  
F Smith - Greenleys Residents' Association

**Officers:** S Aslett (District Housing Manager), C Jones (Tenants Participation Officer) and S Parker (Committee Administrator)

**Also Present:** I Flatt (Mears Building Services Ltd), R Reid (Mears Building Services Ltd), S Inman (Mears Building Services Ltd), G Mason (Mears Building Services Ltd) and D Donavon (Wheldon Contracts)

**Apologies:** Councillor Day and H Taylor (Greenleys Residents Association)

**1.0 ELECTION OF CHAIR**

The Board noted a letter received from Hazel Taylor apologising for not being able to attend the meeting as she was attending a Housing Conference.

RESOLVED -

1. That Councillor Kilkenny be elected Chair for the meeting.
2. That Hazel Taylor be elected Chair for the Council year 1999/2000.
3. That the appointment of Vice-Chair for the Council year 1999/2000, be considered at the next meeting.

**2.0 APPOINTMENT OF REPRESENTATIVES ON THE BOROUGH WIDE HOUSING BOARD**

RESOLVED -

That the following be appointed as representatives to the Borough Wide Housing Board:

- (a) Hazel Taylor (Greenleys Residents Association)
- (b) Mark Simm (Fullers Slade Residents Association)
- (c) One Bradville Residents Association representative to be nominated.

### **3.0 MINUTES**

RESOLVED -

That the Minutes of the meeting of the Area Housing Board held on 11 March 1999 be approved as a correct record.

### **4.0 MATTERS ARISING**

A Member of the Board made the comment that a void property - 67 Woolmans - had been vacated for a period longer than three weeks. It was agreed that this would be investigated by the Area Housing Manager. The Chair requested that in future there should be full representation from surveyors at the meeting in order that a more balanced picture could be obtained with regard to situations such as this, which were raised at the meeting.

### **5.0 INTRODUCTION TO RESPONSIVE REPAIRS TERM CONTRACTOR**

The Board met with the Responsive Repairs Term Contractor (Mears Ltd) for the Bradville/Greenleys Area.

M Simm of Fullers Slade Residents' Association pointed out problems which he had experienced at his property with regard to the service provided by Mears. This had resulted in a situation where his wife had taken a day off work with a consequent loss of earnings. The Board noticed that the Tenancy Agreement stated that if an arrangement was broken by a contractor, the tenant had a right to obtain the services of a private contractor and bill the Council for the work involved.

Councillor Kilkenny pointed out that once again this was a situation where a full picture could only be obtained on a situation with a full complement of officers being present at the meeting. It was important that officers were here at future meetings in order that queries such as this could be dealt with a proper manner.

Councillor Pendry requested information on the window replacement of Council properties in Fullers Slade and asked whether this was done on an ad hoc basis or as part of a rolling programme.

The contractor replied that they reacted to orders received for individual addresses from the Council. Work was therefore carried out on a reactive maintenance basis. It was noted that the range of windows specified in the contract had been discontinued and discussions were being held on a replacement range. This had resulted in unavoidable delays.

A list of programmes of works with contract names was circulated.

The Board noted that the surveyor seconded from Greenleys to Saxon Court for a period of 6 weeks would be returning in approximately 4 weeks time. The difficulties experienced by members of the public, as a result of this situation, were noted.

The Board noted that the backlog of voids had been cleared and the programme was still on target.

Members were requested to take away full details of performance statistics distributed by Mears Building Services Ltd for consideration. If Members had any questions on the performance statistics they could put their queries to the contractors at the next meeting.

## **6.0 HEATING CONTRACTORS**

The Committee met with a representative from Wheldons the heating maintenance repairs contractor for the Bradville/Greenleys area. The contractor pointed out that the service was up to schedule on responsive repairs.

The Chair asked the representative how often the contractors were required to test central heating systems. The representative replied that systems were tested following receipt of a supplied list from the Council. Testing was carried out annually and when there was a change in tenancy.

The Chair pointed out that his system had not been serviced as regularly as was required.

The Board noted that the Council provided the heating contractor with lists on a monthly basis and the Board noted that the Council had a legal responsibility to carry out maintenance of central heating systems.

The need to service the heater tanks was also noted. The District Housing Manager agreed to speak to those officers responsible for this.

## **7.0 DISTRICT HOUSING MANAGER'S REPORT - INCLUDING MINOR ESTATE IMPROVEMENTS**

The District Housing Manager circulated his report, including minor estate improvements.

The Board noted that the increase in rent arrears statistics was because of major changes on the benefits system which included centralisation at Saxon Court, resulting in few benefits being processed.

The Chair requested that the Benefits Section should make a report to the Board on the approximate percentage of arrears in benefits, which were down to the Council.

The Board also noted that properties were let to homeless families and these were not shown on these figures.

The Chair requested that representatives from the Homeless Department should attend Board meetings in the future.

RESOLVED -

That the officers pass on the extreme disquiet expressed by the Board at the centralisation of the benefit function to the Housing Committee and this also be reported to the Area Wide Board.

**8.0 TENANT COMPACT WORKSHOP**

The Board noted the report circulated on Tenants Compact Workshops.

RESOLVED -

That this report should be considered at a later meeting.

**9.0 REPORT TO HOUSING COMMITTEE REGARDING FUTURE OF AREA HOUSING BOARD**

The Board noted the report for the Housing Committee regarding the future of Area Housing Boards.

RESOLVED -

That the report should be considered at the next meeting of the Board when there was greater representation.

**10.0 DATE AND TIME OF NEXT MEETING**

The Board noted that the next meeting would be held on 7 October 1999 at 7.30pm. Mr P Davis requested that his apologies should be recorded in advance.

THE CHAIR CLOSED THE MEETING AT 9.00 PM