

Housing Maintenance, Repairs and Investment Panel Notes

Wednesday, 14 June 2006

Lambeth Town Hall, room 125 at 7:00pm

Attendance

Nominated Delegates

Rashmi Agrawal	Brixton AHF
Cathy Butler	Norwood AHF
Steve Chinamaya	North Lambeth AHF
Rita Fitzgerald	North Lambeth AHF
Jean Haley	Norwood AHF
Jean Kerrigan	Brixton AHF
Irena Kowalewska	Leaseholders Council
Angela Miller	Streatham AHF
Graham Nicholls	Streatham AHF
Pat Scahill	Clapham and Stockwell AHF
Matt Toussaint	Brixton AHF
Chris Vaughan	Leaseholders Council

Elected Members

Cllr Jeremy Clyne	Liberal Democrat
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Officers

Jacqui Alexander	Planned Maintenance Manager
Kevin Creed	Resident Participation Officer
Keith Hardy	Major Works Manager
Sandra Lewis	Repairs, Planning & Performance Team Manager
Ian McIntosh	Responsive Repairs Manager

Apologies

Chris Adamson	Head of Housing Management Support
Hazel Barlow	Streatham AHF
Barry McCalla	Leaseholders Council & North Lambeth AHF
David Thompson	Interim Division Director Housing Property Services

1.0 Welcome and introductions

Action

- 1.1 Jean Kerrigan chaired the meeting and reminded those present that this meeting is only for delegates elected at their Area Housing Forums or at Leaseholders Council.

2.0 Notes from 12 April 2006 were agreed as accurate

3.0 Matters arising

- 3.1 Point 2.4 carried forward. **ACTION: Officers to circulate the presentation on moving forward with repairs partnering which was delivered at the meeting in December.**

SL

- 3.2 Point 2.8 (procedures when gas is cut off or gas fires removed)
ACTION: Officers to circulate the current timescales and measures to be taken from the gas contract. JA
- 3.3 **ACTION: delegates request that officers speak with contractors about 'flushing pipes' to prevent blockages and breakdowns from works carried out.**
- 3.4 Officers to hold meeting with Thames Water on 30 June 2006 to discuss the affects of the lower water pressure on the borough.
ACTION: Officers to report back on this meeting. JA
- 3.5 Point 3.5 (leaseholders and lower water pressure) Once the council and Thames Water identify affected blocks, leaseholders in affected areas will be notified.
- 3.6 Point 4.7 carried forward (cost comparisons on original price, final costs and tendering prices) **ACTION: delegates requested that this report be brought to the next meeting.**
- 3.7 Delegates were frustrated that their input to necessary changes to the Roadmap on obvious mistakes like missing blocks, lifts, floors to a building, etc. haven't been listened to. Officers requested that this information come directly to Sandra Lewis as there seems to be a communication breakdown. Officers also informed delegates that the new administration has requested a review of the Roadmap before it can be circulated to residents.

4.0 Terms of reference

4.1 These were agreed with the following changes:

- 4.2 Improvement to be changed to *Investment*
- 4.3 Remove line in the third paragraph of section five: 'The lead officer ~~on behalf of the divisional director of housing management~~ will request Area Housing Managers, via their Area Housing Forums, to nominate three (3) representatives from each forum.'

5.0 Cost comparisons on caretaker/handyperson repairs

- 5.1 Officers informed the panel of a partnership between the council and the fire brigade where the fire brigade will train a certain number of handypersons to carry out fire safety checks. The council will then receive £30 and two smoke detectors per fire safety check.
- 5.2 Delegates mentioned Handy Van (Help the Aged) which provides smoke detectors to leaseholders and the elderly with less than £16K in savings.
- 5.3 **ACTION: Delegates asked what level of training the handypersons have?**
- 5.4 Delegates also pointed out several errors in the report (e.g. Brixton only has 13 handyperson and caretakers not 14); they also pointed out that this programme would reduce the number of jobs that could be performed so how could the numbers be reached in the report?
- 5.5 Delegates feel there aren't enough staff hired, that standards are low

and some have a poor attitude

5.6 Officers acknowledged that it is an ambitious paper and that they would be monitoring value for money.

5.7 ACTION: Officers agreed to look into the monitoring of the quality of works done by handypersons.

5.8 ACTION: Officers agreed to bring back a progress report on the handypersons work at the September meeting.

5.9 ACTION: Officers agreed to report on how the smoke alarm installation programme is going and the effects to the contractors' job numbers.

6.0 OAP decorations

6.1 ACTION: Officers to find the minutes from a Tenants Council meeting to determine the age for OAP decorations. Officers mentioned that the service development team needs to be

RPT

7.0 Roadmap and planned maintenance programme for external decoration and two-year communal area

7.1 The revised Roadmap will become available after the new administration reviews it.

7.2 The way major works are being carried out is being reviewed; a more comprehensive approach to completing similar jobs is being devised.

7.3 There has been significant backtracking on painting work due to budget constraints.

7.4 Officers confirmed that paint is being stripped back down to the brick before re-painting. This is in line with the Spread of Fire Regulations and will ensure a better, longer-lasting job.

8.0 Post-inspections for £2K and what happens to the satisfaction cards

8.1 Post-inspections: **ACTION: Officers stated they would be sharing information from monthly meetings with contractors with each of the Area Housing Forums.**

IM

8.2 The council's contracts have a one-year period for snagging.

8.3 ACTION: Delegates requested that officers improve the post-inspection regime of communal area repairs.

9.0 Next agenda items

9.1 Communal repairs

9.2 Update on electrical wiring – Jacqui Alexander

9.3 Refreshed Roadmap

9.4 Report on cost comparison on completed programmes and their tendering price, original price and final cost

9.5 **Future topics:** Repairs partnering and contracts ending in next 12 – 18 months; solar panelling; BME and inspection results – why are they

generally lower?; dampness – including ways to deal with it, drainage and responsive repairs versus planned maintenance; is reframing resulting in fewer responsive repairs and more programmed repairs?; water tank cleaning regime; result of taking work away from contractors and given to handymen.

10.0 Any other important business – none

11.0 Future meeting dates to be arranged

11.1 ACTION: Officers to arrange next three meetings on or near: 26 July, 27 September and 29 November. RPT