

BOROUGH OF KETTERING

TENANTS' FORUM

Meeting held – 12th June 2014

Present: Councillor Steve Bellamy - Chair
Councillors Michael Brown, Maggie Don, Jenny Henson, David Howes and Ellie Manns

Tenant Representatives: Brian Kimpton (Counties)
Michael Springthorpe (Town Centre)
Sandra Nash (Counties)
Trevor Nash (Counties)
Hayley Fountain (Broughton)
Jim French (Desborough)
Martyn Lund (Highfield Road)
Moirra Brown (Highfield Road)
Brent Woodford (Ashley)
Gloria Moore (Grange Est)

Stephen Panther (Sackville Street)

Also Present: John Conway (Head of Housing)
Leona Mantle (Housing)
Pearl Nathaniel (Finance)
Linda Nash (Housing)
Darren Ibell (Housing)
Shelley Hallen (Housing)
Brian O'Mara (Environmental Health)

Rachel Paling (Committee Administrator)

John Conway gave an introduction to the new Constitution for the Forum that had been approved at Council on 14th May 2014, in particular details relating to the Election of Chair and Deputy Chair.

14.TF.01 ELECTION OF CHAIR

It was proposed by Cllr Michael Brown and seconded by Councillor David Howes, and accordingly was

RESOLVED that Councillor Steve Bellamy be duly elected as Chair of the Tenants' Forum for the municipal year 2014/15.

14.TF.02 APPOINTMENT OF DEPUTY CHAIR

Four nominations were received. These were:-

1. Michael Springthorpe
2. Brian Kimpton
3. Martyn Lund
4. Jim French

Nominees 1,3, and 4 declined the nomination and therefore, it was

RESOLVED that Brian Kimpton be appointed Deputy Chair of the Tenants' Forum for the municipal year 2014/15.

14.TF.03 APOLOGIES

Apologies for absence were received from Josephine Copson.

14.TF.04 DECLARATIONS OF INTEREST

None

14.TF.05 MINUTES

It was noted that Cllr Steve Bellamy had been omitted from the minutes. Subject to this amendment, it was

RESOLVED that the minutes of the meeting held on 8th May 2014 be approved as a correct record and signed by the Chair.

14.TF.06 MATTERS ARISING

13.TF.131 – HRA Capital Programme

It was noted that the issues which were raised by the forum members in relation to the kitchen units had been addressed, and the unit door handles had now been changed.

Cllr Maggie Don requested information from John Conway in relation to Counties Estate Door replacement. John Conway

offered to provide this directly to Cllr Don.

13.TF.132 – Highfield Road Estate Open House Event

John Conway reported that the event was now featured as a good practice example on the Chartered Institute of Housing website.

http://www.cih.org/news-article/display/vpathDCR/templatedata/cih/news-article/data/Kettering_Borough_Councils_open_house

14.TF.07 MATTERS RAISED BY TENANTS' FORUM REPRESENTATIVES

Leona Mantle reported that new fob keys were required for a new security door in Highfield Road, Kettering.

This matter would be brought back to the meeting in September.

14.TF.08 HRA CAPITAL PROGRAMME

Darren Ibell attended the meeting and circulated a paper entitled HRA Capital Projects.

It was noted that the total spend for the financial year to date had been reduced from £240,000 to £199,000, as some payments related to work in 2013/14. A substantial amount of the work would be completed by Kettering Borough Council's Environmental Care department. It was expected that the June spend figure would be considerably higher.

The planned works included:-

- Window Renewal
- Roof Renewal
- External Door Replacement
- Structural Improvements
- External Insulation
- Environmental Improvements, Highfield Road
- Decent Homes Fire Precautions (Doors)
- Car Park Enhancements
- Hampden Crescent Regeneration
- Decent Homes Fire Precautions (Hazeland House and Harry Potter House)
- Homes for the Future

The external works were expected to be completed by October.

Brian O'Mara, a new Interim Operations Manager of Environmental Care, was introduced to the members of the forum.

14.TF.09 HOMES FOR THE FUTURE - UPDATE

Darren Ibell gave a presentation entitled Homes for the Future.

Homes for the Future was a pilot scheme to refurbish and modernise two properties which had been classed as non-decent and inhabitable unless major works were completed.

The two properties were 2 and 5 Addison Road, Desborough. They were two bedroom and three bedroom houses.

It was expected that the spend would be £50,000 per house, although for most properties it was anticipated that expenditure would be in the region of £20,000 per property. The houses were receiving the following improvements:-

- New, modern kitchen & bathroom
- New, efficient gas central heating system
- Re-plastering throughout
- Full electrical rewire
- External Wall Insulation (EWI)
- Landscaping, front and rear
- Modern layout, better use of the space
- Solar panel trial

The objective of the project was to ensure that older council housing was viable and easy to let over the long term and improve the image of council housing in the borough.

John Conway reported that a significant proportion of the housing stock was built before 1945. Homes for the Future would help give Kettering Borough Council a future for its housing stock.

Stephen Panther raised concerns in respect of existing tenants who wanted to achieve better accommodation. Leona Mantle offered to contact Stephen Panther directly to discuss the matter further.

Jim French as a resident of Desborough commented on the high standard of work achieved on the properties.

It was noted that Phase 1 would be complete by the end of June.

An open day of the two properties was planned for 8th July.

Cllr David Howes suggested that stock should be checked on a regular basis and asked how many properties needed £20,000 spending on improvements.

Darren Ibell advised it would be possible to answer this once work on updating the Asset Management database was complete.

(Brian O'Mara left the meeting at 7.30pm)

14.TF.10 HOUSING TOUR ITINERARY

Leona Mantle attended the meeting and gave a presentation on the proposed Housing Tour.

It was noted the tour would take place on 10th July.

The tour would take in the following areas/streets:-

- Dryden St
- Centre Parade
- Holyoake Court / Sackville Street
- Hidden Homes – new shared accommodation
- Addison Road
- The Laurels

It was noted that shared accommodation was now a more buoyant area of renting, due to changes in Housing Benefits regulations.

(Cllr Michael Brown left the meeting at 7.35pm)

14.TF.11 TENANT OVERVIEW AND SCRUTINY PANEL REVIEWS

Leona Mantle gave a presentation on the Tenant Overview and Scrutiny Panel.

It was noted that there were five Members:-

Chair – Martyn Lund

Deputy Chair – Jim French

Members: Brain Kimpton, Gloria Moore and Michael Springthorpe

The panel met on a monthly basis to carry out scrutiny processes on specific work of Housing services.

If tenant representatives wanted to become a member of the panel, they were to contact Linda Nash, Housing.

The panel had completed a review of the Connect magazine which had taken nine months to complete the process. The members were shown a 'before' and 'after' picture of the magazine to show the changes and improvements the review had made.

The current review topic was Introductory Tenancies and the panel would present their recommendations alongside a draft action plan for approval at the September meeting of the forum.

The forum members then went into groups to discuss what areas they felt needed to go through a scrutiny process. The following areas/topics were suggested:-

- Gas
- Voids/Repairs
- Keyways
- Customer Services
- Reporting responsive repairs

At this point in the meeting it was

RESOLVED that the meeting would continue beyond 8pm

14.TF.12 CONNECT

Gloria Moore reported that the summer edition of Connect was due and that it looked vastly different. Gloria reported that it had been a pleasure to work on the editorial committee.

14.TF.13 TENANT OVERVIEW AND SCRUTINY PANEL

Martyn Lund reported that the panel achieved a lot of work between the monthly forum meetings and that the panel were looking for more people to join. The panel represented all tenants in the borough.

14.TF.14 ANY OTHER BUSINESS

The forum members were reminded that they could claim for mileage and bus fares and that it was important they were claimed.

14.TF.15 PRIZE DRAW

The winner of the prize draw was Brian Kimpton.

14.TF.16 DATE OF NEXT MEETING

It was noted that the date for the next meeting of the forum would be Thursday 11th September 2014.

(The meeting started at 6.30pm and ended at 8.05pm)

Signed
Chair

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