

BOROUGH OF KETTERING

TENANTS' FORUM

Meeting held – 13th April 2017

Present: Councillors James Burton (Chair)
.
Councillors Maggie Don, David Howes, June Derbyshire
and Clark Mitchell

Tenant Representatives: Brian Kimpton (Counties)
Martyn Lund (Highfield Road)
Jim French (Desborough)
Peter Harvey (Dahlia Road)
Josephine Copson (Alfred Street)
Sandra Nash (Counties)
Trevor Nash (Counties)
Brent Woodford (Ashley)
Moirra Brown (Highfield Road)
Roland Shipham (Highfields)
Sue Shipham (Highfields)
Peter Matsa (Geddington)
Ken Burnage (Thorpe Malsor)

Also Present: John Conway (Housing)
Darren Ibell (Housing)
Simon Haile (Environmental Care)
Pearl Nathaniel (Finance)
Sara Mitchell (Housing)
Callum Galluzzo (Democratic Services)

16.TF.84 APOLOGIES

Apologies for absence were received from Cllr Mike Tebbutt. Apologies were also received from Leona Mantle, Reg Carvell and Lorraine Morland

16.TF.85 DECLARATIONS OF INTEREST

None.

16.TF.86 MINUTES

RESOLVED

that the minutes of the meeting held on 9th March 2017 be approved as a correct record and signed by the Chair.

16.TF.87 MATTERS ARISING FROM THE MINUTES

16.TF.90 – Periodic Tenancy Visits

It was noted that visits were currently in progress and further updates and analysis will be presented to the Forum at the next scheduled meeting,

16.TF.94 – Roughton Close

After reviewing a recent cleaning programme, it was stated that the Council was not happy with the standard of the delivered programme; The Council had requested that the contracted company complete the programme to the desired standard and that a further inspection and subsequent r performance review meeting would take place.

16.TF.94 – Dahlia Road Fence

Following reports of a damaged fence to the rear of Dahlia Road, an order had been raised and carried out by contractors.

16.TF.94 – Stamford Road Rat Issues

Reports had been received that there was an ongoing issue with rats in Stamford Road. Following these reports a camera survey had been carried out and environmental protection services will continue to investigate and liaise with Tenants.

16.TF.88 MATTERS RAISED BY TENANTS' FORUM REPRESENTATIVES

None

16.TF.89 VOID PROPERTIES

Simon Haile attended the meeting and provided the forum with a presentation outlining the condition and work that goes into maintaining the council's current void properties.

The Forum heard that a third of all void properties are considered major. Common themes within these void properties were kitchens that required major refurbishments due to damage, lack of space, wiring issues and obsolete building materials.

The Forum also heard that common themes within bathrooms were that

there was insufficient wall tiling, unsafe extractor positions and the use of asbestos. Members of the forum were provided with a number of images outlining the common issues that were apparent with council void properties.

Members of the forum suggested the possibility of a community amnesty or skip that would be placed for residents to use to avoid the issues relating to waste disposal at void properties.

Forum members heard that a community amnesty for waste would create problems in terms of the wider community taking advantage of the facility.

16.TF.90 NEW WEBSITE FOR KEYWAYS

A presentation was provided outlining the key changes and providing an overview to the newly updated Keyways website.

The meeting heard that the new website was due to be launched towards the end of April and that the Tenant Overview and Scrutiny Panel provided feedback throughout the testing phases to make sure that the final product was user friendly and easily accessible.

The forum was provided with an outline of the many new features that the new website included.

16.TF.91 HRA CAPITAL PROGRAMME

The forum was advised that the capital programme for 2017/18 was based on stock condition information. The council had now surveyed well over 60% of its housing stock, and it was noted that there was a lot of work to undertake in order to bring some of the properties back to a level that the Housing Team deemed acceptable.

The forum heard that a variety of locations across the Borough had been identified by stock condition surveys, where applicable, kitchen and bathroom works were to be undertaken at the same time in each dwelling to minimise disruption to tenant and make effective and efficient use of workforce and their time.

GRP Doors identified on an area based rolling programme in accordance with the budget available, New Buildings has been prioritised, along with Birch Road and Lime Road. Nine blocks had been identified during the stock condition survey as requiring new door entry systems and this work continues in line with the four year programme.

Within the three year programme to roll out works on tenant roofing, the Pytchley Road estate had been identified for this financial year as requiring work.

Window replacements are being carried out on an area basis this year in the

Highfield Road estate.

Members of the forum stated their concerns regarding the ad-hoc nature of some of the works and also questioned if the Council would be able to deliver programmes with smaller budgets due to the annual decrease of 1% in rent reduction.

16.TF.92 CONNECT

The forum heard that the editors of connect held an editorial meeting to discuss the content which would include the following items:

- Laburnum Crescent affordable housing
- Health and Housing
- Silver Service Bake Off
- State Management
 - Sterile Blocks
 - Periodic Tenancy Visits
 - Anti-Social Behaviour including recent closure order for problematic property in the borough.
- Free Summer Activities

Members enquired about the possibility of including the Local Pollinator Strategy within the next issue of Connect.

16.TF.93 TENANT OVERVIEW AND SCRUTINY PANEL

Martyn Lund thanked the forum for their participation in a recent survey that was collected. It was also stated that the results are being analysed and results will be provided at a future forum.

16.TF.94 ANY OTHER BUSINESS

The following issues were reported:

- Issues with standing water at 74, The Oval.
- External Lighting problems with regards to 20-28 Daihily Road

The meeting heard that the communal block cleaning pilot scheme would commence at the start of April following the award of the cleaning contract.

It was reported that the Silver Service bake-off was a success and that £1000 was raised for charity, pictures from the event will be presented to the forum at a future Tenants Forum

Councillor James Burton addressed the forum stating that this meeting will be his last as chair due to him become the Deputy Mayor in the next municipal year. Councillor Burton thanked the tenants and the officers in attendance for their hard work during his time as chair and portfolio holder for housing.

16.TF.95 PRIZE DRAW

The winner of the prize draw was Roland Shipham.

16.TF.96 DATE OF NEXT MEETING

It was noted that the date for the next meeting of the forum would be 8th June 2017

(The meeting started at 6.30pm and ended at 8.36pm)

Signed

Chair

CJG