Minutes - Mill Farm Close Residents Steering Group Meeting

5 May 2009

Steering Group Representatives in attendance:

Jackie Fineman (Chair), Phil & Olive Balch, Jahanara Begum, R Willie, Marian Yabou, Ravi Panara

Advisors: Alison Pegg – Harrow Council; Louis Blair – First Call
Catalyst Housing Group: Murray Crawford, Andy Reid, Les Warren
Apologies:
Observers:

	Action
1. Matters Arising from the meeting of the 7th April 2009 a) An estate visit to Page Road was cancelled due to lack of interest. b) Office on site – is due to be installed week commencing 11th May with the first drop in surgery arranged for 18th May. c) MC is identifying those residents who expressed an interest in moving away from the estate. AP considered there may be opportunities for people who for example might want to consider sheltered housing. Visits to discuss options are to be arranged. d) The Offer document for leaseholders will include the opportunity to use an independent valuer. e) Prioritising homes with gardens – LB hasn't found any examples. It was agreed it might be better to develop a detailed rehousing policy with residents after the ballot and closer to the actual transfer. The Offer document gives priority to households with medical needs followed by children under the age of 12 and then length of tenancy. f) Compensation for tenants who downsize – CHHA may consider depending on the numbers who would be eligible. CHHA have an underoccupation scheme which Mill Farm residents will become eligible for once they become CHHA tenants. g) Curtains – the allowance proposed is £50 per bedroom plus £50 for the living room. LB to confirm if this is reasonable.	**MC** **AR/MC** **LB**
2. Action Points As agreed at the last meeting AP had collated a list of outstanding action points. MC circulated his response to this. Most of action points are now dealt with apart from the following: Incentive to downsize and options to move away from the estate (discussed above).	
3. Update from Sub Groups <u>Leaseholder Sub Group</u> – At the meeting on the 21 April the first draft Offer document was circulated for discussion. The queries mainly related to the valuation process. CHHA confirmed they can start buying properties back once the transfer is complete. A further meeting is planned for the 19th May. The phasing plan is to be put on the website. <u>Housing Group</u> - The final meeting took place on the 28 April and the revised rent and service charge proposal was discussed. CHHA are proposing a phsed increase in which tenants pay 50% of the target rent increase when they first move in and then it increased by RPI + 0.5% + £2 per week until target rent is	**MC** **MC**

reached. CHHA have a Home Contents Insurance Scheme is slightly different to the Council's. Details to be circulated. <u>Design Group meeting</u> – programme of meetings now complete. CHHA confirmed they have amended the scheme to include building houses for sale instead of all flats. 165 units are planned in total rather than the 195 planned originally so the scheme is less dense with more parking spaces. The design is now being worked up for a planning submission in September 2009. MC wants to be able to bring back design issues for discussion with residents. It was agreed that the design be discussed prior to the Steering group meetings from 6-7 pm and the architects would just attend this bit of the meeting.	**MC** **MC**
4. Update on draft Offer document The Offer document is being worked on. AP to circulate latest draft in advance of the next meeting.	**AP**
5. Any Other Business 1. CHHA will be undertaking soil surveys. A formal Notice will be put in each block setting out exactly what work is being done and who to contact if any issues. CHHA to send AP the method statements. 2. One last poster will be designed to put in the Notice Board reminding residents they need to vote in the ballot.	**MC**
8 Next Meeting (s) Thursday 21 May 6 – 7.30 pm Venue: Pinner Hill Hall (small room)	