

Company Number 05564649
A Company Limited by Guarantee
Registered in England

St Leger Homes of Doncaster Limited

**WEST AREA BOARD MEETING
MONDAY 12 FEBRUARY 2007 at 3:30 PM**

Present

Mrs Lyn Ralph, Cllr Mrs Elsie Butler, Cllr Mrs Ros Jones (Chair), Cllr Mrs Doreen Woodhouse, Cllr Mrs Maureen Edgar, Cllr Mrs Beryl Roberts, Mr Frank Protheroe, Mr George Jackson, Mrs Linda Teasdale, Mrs Dorothy Chamberlain, Dr Rory Perrett, Mr Ian Gardner

In Attendance

Judith Jones, Linda Milan, Rob Chappell, Aileen Tutgun, Maxine Newton.

	ACTION
1. Apologies and Quorum	
1.1 Apologies were received from Cllr Mrs Margaret Ward, Mr Sid Hall and Mrs Betty Clayton.	
1.2 It was noted that a quorum was present. The meeting was chaired by Cllr Ros Jones.	
2. Declarations of Interest by Area Board Members	
2.1 There were no declarations of interest.	
3. Minutes of meeting held on 6 November 2006	
3.1 The minutes of the West Area Board Meeting held on 8 January 2007 were approved as a correct record.	
3.2 George Jackson raised that his apologies had not been recorded on the previous 3 months minutes.	
Apologies to be recorded against Nov'06, Dec'06 and Jan'07 Area Board minutes.	MN
4. Matters arising	
4.1 Minute 5.2.2 – Recruitment of a Welfare Benefit Officer, enquiries were made on progression. Members were informed that a shortlist was currently being produced.	
4.2 Minute 5.7 - One member raised concerns over a recent press	

release where carbon monoxide poisoning resulted in a fatal accident at a private property in Doncaster. Members were assured that SLHD were on target to have all Gas Services completed by the end of the year.

4.3 **Minute 7.3** – Emptying of refuse bins, members were informed that this had now been passed onto Neighbourhood Management in Thorne and Moorends.

4.4 **Minute 7.4** – Chimney Repairs Maintenance, members were advised that the repairs had now been completed.

5. **Nominations made to RSL'S**

5.1 Judith Jones gave a verbal report to the Area Board advising them that negotiations are continuing with DMBC to ensure that all agreed nomination rights from Registered Social Landlords are utilised. Once this had been established this would be monitored by SLHD. It was explained that with so many persons on the Housing Register it is vital to ensure that every opportunity to offer accommodation is used to benefit our customers.

6. **Evictions**

6.1 Judith Jones presented a report to give the Board information regarding the number and reasons for evictions that have been carried out during the period beginning April 2006.

6.2 It was explained that this was the first time the information had been presented to the Area Board. The information will now be reported on a bi-monthly basis with additional statistical analysis.

6.3 A member made an enquiry regarding the level of support that is given to young tenants particularly that relating to Housing Benefit.

Information was provided that at the 'Sign up' of the tenancy agreement clear processes were in place to inform the new tenants of their obligations and also the benefits to which they may be entitled. New tenants who appear eligible for Housing Benefit are encouraged and assisted to complete all appropriate documentation. DVD's were also made available to all tenants to explain their rights and responsibilities. At the time the tenant signs the agreement staff also make an appointment to carry out a new tenancy visit, within 4 weeks of the date the tenancy begins to ensure that everything is satisfactory and that the tenant has been given the opportunity to access any necessary support service.

6.4 **One member suggested to detail the 'area' of eviction rather than the address in future reports for confidentiality reasons. Members agreed.**

JJ

7. Estate Improvement Fund

- 7.1 The Area Board received a tabled document providing an update on the position of the EIF. Photographs of completed works were distributed at the meeting.
- 7.2 The Chair sought clarification as to whether the committed expenditure to date of £43k was OK to proceed. This was agreed.
- 7.3 Community Skips – Some difficulties had been experienced. In one instance the skip had arrived late and in another the staff had not arrived leaving one TARA representative to try to manage the process. Flowers and a letter of thanks had been sent to the person concerned.
- 7.4 Seating at Auckland Road/Harlington Road – Members were informed that an estate walk had taken place in this area on 31 January. The Police, Community Wardens, PCSO's and business owners had all raised objections to the positioning of a bench in this area. This was due to previous problems that had been experienced with youths congregating in the area. It had also been necessary to remove 2 litter bins due to youths setting them on fire in the proposed area.

Recommendations to the Area Board were to not site the bench at this location. It was agreed that this would be referred back to the sub group.

- 7.5 Communal Hall, Travis Gardens, Hexthorpe – The Chair highlighted that the security shutter door needed to be electric as some people were unable to reach down and/or were unable to manually release the shutters. Members agreed.

Revised quote required to reflect installation of an electric security shutter door.

JJ

8. Any Other Business

- 8.1 One member raised concerns that the Adwick-le-Street area had not yet benefited from an Estate Walk.

Judith confirmed that she would advise when estate walks had taken place in Adwick-le-Street and when the next one was due.

JJ

- 8.2 A member raised concerns that had been brought to her by a tenant of Ventnor Close, Balby regarding the authenticity of a telephone call reporting to be from SLHD undertaking a telephone survey. Questions included if the lady would be on her own if

visited.

Members were advised that SLHD had commissioned some Saturday morning telephone surveys but this would not have included such a question therefore the matter would be investigated following the provision of further details. JJ

8.2 The meeting ended at 4.15pm.

9. Date and Time of Next Meeting

9.1 Monday 12th March 2007.