

Ryedale Tenant Association Western Area



**MINUTES OF THE MEETING HELD AT
RAINBOW LANE COMMUNITY CENTRE
THURSDAY 13th MARCH 2008
(12 Attended)**

APOLOGIES FOR ABSENCE: Judith Denniss, Mike Denniss, Heidi Ridgewell, Nancy Marshall, Jane Jones, Molly Sollitt, George Croft, Elsie Croft, Yvonne Steele,

MINUTES OF LAST MEETING: Proposed as correct by Jeff Mitchell seconded by Bob Istead.

MATTERS ARISING FROM THOSE MINUTES: There were no matters arising.

COMMUNITY REPORT: Audie Sellars (RTAWA Treasurer & Police Community Support Officer) informed everyone that since the last RTAWA meeting there have been no more reports about work carried out by 'A Property Maintenance.' He said the police would, of course, still like to hear from anyone who has experienced any problems in dealing with this company.

The community support officer also brought members up to date about anti-social behaviour in Malton cemetery. He said that there had been no recent incidents reported, but two cameras and a mosquito device have now been installed in the cemetery to help prevent crime there.

Audie also told everyone that he was pleased with the turn out at Rainbow Lane community centre on 27th February when the police held a presentation on bogus callers. He apologised for technical difficulties on the day with regards to the video but said that he would find alternative equipment for the next presentation.

He also informed the meeting that he and PC Jane Jones had distributed free packs of smart water property marking fluid. He added that this would normally have to be paid for but on this occasion they were able to get it free for residents.

Audie ended by telling everyone that in an attempt to bring police closer to the community he and PC Jane Jones brought the mobile police station to Rainbow Lane on Tuesday 4th March. He said, although it was a cold day, and not a pre-planned visit, they were quite pleased with the response, but in future they will notify residents when they intend to visit.

INTRODUCTORY: The Chair introduced Michael Lawrence, the new housing officer for our patch. Michael gave a very interesting and in depth account of his employment history to date. He said he has worked in housing for seventeen years for

various organisations in several roles. For the past seven years he has worked for the City of York Council, initially as an estate manager, then dealing with homelessness and for the last five years working for the tenancy enforcement team, otherwise known as the anti-social behaviour unit. Michael said that while the team worked in the housing department they took referrals from various organisations, primarily, housing officers, the police, probation officers and environmental health officers. He added, when dealing with anti-social behaviour and neighbour nuisance issues it was the team's role to look at these referrals and decide what they were going to do about them. Michael ended by telling everyone that he was looking forward to a return to housing management, which he had enjoyed in the past. Members were impressed with Michael's knowledge and his candour in answering their many questions.

The Chair thanked Michael for his contribution to the meeting and said he was looking forward to seeing him at many more RTAWA meetings.

BOARD MEMBERS REPORT:

CHARITABLE STATUS AND AMALGAMATION: The Ryedale Board agreed with recommendations to seek formal approval for amalgamation at two Special General Meetings, which were held on 12th, and 27th February. The 'Industrial & Provident Societies Act 1965' required that two special general meetings took place, the first to resolve to amalgamate and the second to confirm the resolution. Shareholders unanimously carried both recommendations and the amalgamation of the Yorkshire Housing Group will take effect on 1st April 2008.

REINVESTMENT PROGRAMME: In March 2007 the Board agreed to invest £2.46M in existing stock in 2007/8. The aims were to provide modern homes, improve energy efficiency, reduce repair costs and enhance the value of the stock as well as to comply with the Decent Homes Standard.

GARTH COURT: Redevelopment work at the sheltered accommodation complex at Garth Court is nearing completion. All the residents there are very impressed with the quality of the work completed. Landscaping designs produced by our in-house horticultural advisor have also been presented to tenants at a presentation meeting and have also met with great approval.

AFFORDABLE WARMTH PROGRAMME: Sixteen properties have benefited from this work. Six properties have received gas systems; four with oil and the remaining six now have new Air Source Heat Pumps. (The ASHP are being trialled in the Sheriff Hutton area).

KITCHEN REPLACEMENTS IN EASTERN & CENTRAL AREAS: Speck Builders have completed 67 kitchen replacements throughout the areas to a very high standard, achieving a 100% customer satisfaction rating.

WINDOW RENEWAL WORK IN THE EASTERN AREA: Yorkshire Windows are continuing with the work and have completed an original plan of 54 homes under budget. An extra 10 homes at Thornton-Le-Dale were also identified and they too have been completed within the budget allocation.

WINDOW RENEWALS IN THE CENTRAL AREA: Yorkshire Windows have completed the window programme there with all of the 40 homes complete. Swan Doors have also completed the door renewals to these properties, achieving a 100% customer satisfaction rating.

FUEL CHANGES IN THE EAST & CENTRAL AREAS: This work is carried out where customers are identified as vulnerable and their heating system is deemed inappropriate. One scenario, for example, when a person is no longer able to carry coal. The scheme is progressing well and 23 homes in the Eastern Area and 7 in the Central Area have already been converted.

HEATING UPGRADE: The in-house gas team has upgraded boilers and electric fires at 23 homes at Northfields Strensall. Yorkshire Windows have also completed the window renewals. Phase two will commence in the next financial year with the completion of the kitchen, bathroom and door renewals.

ANY OTHER BUSINESS: Before going on vacation Judith Denniss (RTAWA Secretary) reported that after two years the windows at Pasture View have finally been fitted properly. The bad experience suffered by customers in this instance has now been resolved. Judith reported before she left that draughts from there badly fitted windows and noise from the nearby A64 by-pass are now a thing of the past, but she is calling for far more stringent inspections on this type of replacement and quicker response times when things go wrong.

The Chair announced that an ‘International Neighbourhood Day’ event is being planned for 30th May. He said the event will be held at Malton & Norton Rugby Club and further information will follow shortly.

DATE TIME AND VENUE OF NEXT MEETING:

Thursday 8th May 2008
7.00pm at Rainbow Lane Community Centre

Chairman	Stewart McCann (RHA Board Member)	10 Rainbow Lane, Malton	YO17 7BU	Tel. 01653 695429
Vice chair	Jane Ford	37 Riverside View, Norton	YO17 9RB	Tel: 01653 699225
Secretary	Judith Denniss	11 Pasture View, Malton	YO17 7DN	Tel: -----
Treasurer	Audie Sellars	18 Station Way, Norton	YO17 9RE	Tel: 01653 691739

