



Minutes of TPG meeting at Denson Close Waterbeach on 3rd September 2018

Attendees (Tenants/Leaseholders)

Name	Address	
Wendy Head(WH (Chair)	Balsham	TPG
Angela Lewell (AL(Secretary)	Impington	TPG
Patti Hall (PH(Vice Chair)	Cottenham	TPG
Edna Ingrey (EI)	Gt Wilbraham	TPG
Glynis Goff (GG)	Waterbeach	TPG
Joan Ball (JB)	Histon	TPG
Les Rolfe (LF)	Bourn	TPG
Jim Watson (JW)	Willingham	TPG
Helen Ballantyne (HB)	Dry Drayton	TPG
Adrian Prentis (AP)	Cottenham	TPG
Carol Akربي (CA)	Impington	TPG
Betty Murphy (BM)	Melbourn	TPG
Dave Hammond (DH)	Gt Abington	TPG
Nancy Chisholm (NC)	Gamlingay	TPG
Bob Petch (BP)	Gamlingay	TPG
Kathy Rice (KR)	Elsworth	TPG
Paul Bowman (PB)	Willingham	TPG

Attendees (South Cambridgeshire District Council Representatives)

Name	Position in Council
Martyn Hilliam (MH)	Housing policy Officer
Chelsea Hilliam (CH)	Resident Involvement Project Support Officer
Peter Moston (PM)	Resident Involvement Team Leader
Anita Goddard (AG)	Head of Housing Property Service

Guests

Helen Leftley (HL)	Mears
Maisie Jones (MJ)	Mears

No.	Topic	Actions
1.	<p>Apologies - Helen Pagram Please ring Wendy on 01223 894394 or E-mail:- wendymhead@yahoo.co.uk if you are unable to attend the next meeting.</p> <p>Fish/n/chips were very good.</p>	All
2.	<p>Minutes of the previous meeting The minutes of the previous meeting were taken as read, agreed as a true record, and signed by the Chair.</p>	
3.	<p>Matters arising None</p>	

4.	<p>Helen Leftley - Mears Commercial Response Manager Maisie Jones - Mears Planned Works HL said MJ will be giving the update from Mears today.</p> <p>MJ said her team consist of herself, Dave, 2 Bathroom fitters, 2 Kitchen fitter and 1 electrician.</p> <p>Replacement doors and windows will be completed by March 2019. Painting, washing down of fascia boards is being done by Cambridge Felt Roofing company and is going well. This is done on a rota, different area each year. Sovereign Property Services have been doing the kitchen's and bathroom's. To date this year 23 of 95 kitchen's have been done and 18 of 65 bathroom's. Mears received some very positive feedback from 31 Kay Hitch Way saying what a great job John had done. JB added too that John had done a very good job at hers.</p> <p>Lacey Way, Duxford have been gifted with a Picnic Bench, also a sleeper with a planter on it. Photo's of this to come.</p>	
5.	<p>Anita Goddard - Head of Housing Property Service AG said she didn't want to bore us but a Green paper - A new deal for Social Housing(Consultation paper), had come out which is important to us all. It Includes:- Houses, safe and decent homes (has come about after the Grenfell tragedy), - Resolution of complaints, tenants not listen to, - Empowering and Strengthening Regulator, - Celebrate thriving communities (people feel like they are treated as second class citizens), how to tackle this, - Supporting home ownership.</p> <p><u>Home Ownership</u> Government want 300,000 properties built a year. Even in the peak period when homes were being built it never got to that amount. Our local plan has been approved, so homes are being built at Waterbeach, Bourn, expanding Cambourne and another 10,000 properties at Northstowe.</p> <p>This is a great amount of work but we need housing for everybody, older people as well. Also for disabilities and mental health. Affordable homes, even with share ownership in this area is £275,00 plus (£550,000 at least full price), plus rent so not affordable and this is only for a 2 bed roomed bungalow.</p> <p>Affordable is not affordable to the vast majority as is 80% market rent. people are struggling. Universal credit come out in October and this will cause major issues.</p> <p><u>Thriving Communities</u> Government suggested street parties but because of Right to buy, Benefit cuts they have along with TV programmes, created the stigma themselves. (Go on government website and reply to this yourself).</p> <p><u>Empowering Residents and Strengthening Regulator</u> Landlords to tenant, shift power. Tenants being listen to. Tenants at Grenfell new things there were not safe, but no one listened. A big impact but don't</p>	All

<p>know how it will impact on regulations. Will work with tenants.</p> <p>PB said social rented tenants will go to the back door way to make it smaller. AG replied that housing are quite used to be regulated. Some smaller ones may get swallowed up. Don't know how it is going to pan out. Tenant management organisations are not interested in managing properties.</p> <p><u>Effective Resolutions of Complaints</u> Again not listen to, so need to deal with these more effectively. Complaint progress not understandable. Mediation takes lots of money.</p> <p><u>Safe and Decent Homes</u> In 2010 South Cambs met the decent home standards. This means adequate heating, wiring, electrics, bedrooms and kitchens. 40 doors in our properties have failed the 30 minute fire test and we have to be find replacements. All suppliers have backed off so still at risk. We have now found a company to do it. Their door is Metal, coloured and wood and will need to be inspected annually. Will review decent homes standards.</p> <p>Tenants are being listened to know, fundamental part of society.</p> <p>AG said look at the Green Paper and respond. Pick what you want to read. Too long to do all of it.</p> <p>PM will send out link for the Green Paper.</p> <p>PH said this does not help anyone to buy homes in the future, only the wealthy will be able to buy.</p> <p>EI said you will need to inspect homes more. Some people do awful to their homes. South Cambs homes worth a lot. AD said we are aware of this, it annoys me too.</p> <p>PM said that this is being covered through the tenancy audit. PB said next door garden in good shape but lots of rubbish, a fire issue. Need to look at people doing Sunday markets. AG replied any unpleasantness report to the Housing Officer. There has been a change here recently, now only Housing Officers (no Letting/ Void Officers). CH has maps with new patches on. Each officers has about 1,000 properties each.</p> <p>AG said flats in South Cambs are being inspected on a weekly basis.</p> <p>AP said in the last minutes asked about Sheltered housing officers using ear muffs when dong fire alarm testing. AG said they have these and it is their responsibility to use them. KR said some use their own little ones (Ones issued are big and bulky).</p> <p>Another paper out is Right to Buy Receipts. Have to use one third of money and if not used, it has to be given back to the government, plus 4% interest back dated to when money received. 3 houses in Cambourne and 1 in Papworth to be completed by the end of September.</p> <p>PM said there is some good news, the high value voids to be sold has been scrapped. Also the short term tenancy so can given tenancies for 10 year now.</p>	<p>All</p> <p>PM</p>
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	AG said going to make a bid for 2 officers to help with the universal credit. CB10, CB1 to CB4 already getting Universal credit. Some supported but always a struggle.	
6.	<p>AOB</p> <p>AL gave her apology for next month's meeting and said LR had kindly said he would do the minutes. KR and JB also gave their apology.</p> <p>WH said she will e-mail Mears and thank them for the Fish/n/Chips.</p> <p>PM said there is an Editor Panel meeting on the 11th September, 2 to 4pm at Cambourne. Included in the next newsletter will be about the reorganisation and copy of new map showing Housing Officers patch.</p> <p>JW asked about updating the constitution. WH replied will talk about it later when HP is back.</p> <p>HB thanked everyone for her get well card.</p> <p>LR said last Friday, his bin was not emptied. Phoned and records already showed his bin had not been put out. 20 minutes later back and collected it. (Operatives have access in cabs to send information in).</p> <p>PB gave a vote of thanks for the Fish/n/Chips.</p>	
7.	<p>Date, time and venue of the next meeting</p> <p><u>Monday 1st October 2018, 18:30 to 20:30 at Denson Close Waterbeach</u></p>	