



PBHA Forum
Minutes: 22 September 2015



Present: 10 Tenants and participants, Andrew Tyers (Deputy CEO), Pam Frost (Head of VCS), Isaac Daramola (Property Surveyor) Vanessa Morris (Head of Services), Mandy Mansfield (Participation Officer).

Chair: Andrew Tyers

Minutes: Mandy Mansfield

Agenda

- 1 Minutes and Matters arising
 - Brighton trip
- 2 Connect Hackney Aging Better
- 3 Premises and Move Update
- 4 CCTV Update
- 5 Internet drop-in at Isledon
- 6 New staff structure
- 7 Fire Risk Assessments
- 8 New Head of Services
- 9 Furniture Open days
- 10 Over 50's Club
- 11 Date of next meeting
- 12 AOB
- 13 Farewell Andrew Tyers and cakes!

1 Minutes and Matters Arising

- 50 staff, tenants and participants enjoyed the annual trip this year to Brighton. The forum fed back that they had a great time, and that the food and weather was perfect. However, it was noted that the journey took a little too long, and next year we may go somewhere closer so we have more time at the resort itself.

2 Connect Hackney – Ageing Better

PBHA has successfully got through to the second round of a funding bid for providing services to over 50's Hackney residents. PBHA will be giving a public presentation at Hackney Town Hall along with the other organisations shortlisted. The borough are inviting over 50's Hackney residents to attend to vote which services they want the funds to be spent on. Although PBHA tenants cannot vote for PBHA itself, they can vote for how the money is spent.

There are three different categories: PBHA has bid for social and leisure activities and our presentation is on Friday.

Projects that reach isolated older people: **2pm-5pm Thursday 24th September Assembly Hall, Hackney Town Hall, Reading Lane, E8 1EA**

Social and leisure activities: 10am-1pm Friday 25th September Assembly Hall, Hackney Town Hall, Reading Lane, E8 1EA

Volunteering: 2pm-5pm Saturday 26th September The Elise Centre, 24-30 Dalston Lane, E8 3AZ

You can book your place by telephoning or emailing. Leaflets and info distributed and the forum was encouraged to attend.

3 Premises and Move update

Letters were posted the previous Friday and Monday to all tenants, advising that this is our last week at Legard Works, and we are moving on Friday 25th September. Legard works will be closed to visitors after Wednesday, while staff prepare to pack up. PBHA will then be unpacking at our new premises on Monday 28th September, and aim to be open to visitors within a week. PBHA are also writing to all organisations.

Support workers will be available at both Isledon and Clissold Hubs over the move period. PBHA is working on a 5 day rota for support at Isledon.

The forum reflected that it is a sad day for tenants, they will miss Legard Works, especially the courtyard.

It was pointed out that some kitchen equipment needs to go to Isledon canteen. **ACTION:** Patrick C to speak to Kathryn.

4 CCTV Update

PBHA has received quotes and guidance regarding 6 CCTV cameras outside 177, 179 and 181 Isledon Road. The cost is approx. £4,000 + VAT. Pat Yusefu (Islington Supported Housing Manager) is overseeing the process. Once installed, the cameras will help to gather evidence of antisocial behaviour as well as hopefully deter it.

5 Internet drop-in at Isledon Canteen.

Following the Forum's request that we offer IT support at Isledon, tenants Phil and Kevin have agreed to run a new IT drop-in support service. Though everyone is welcome to attend, beginners are especially welcome. The drop-ins will be on Wednesday, 2pm-5pm, and Thursdays, 2pm-5pm. Participants can bring their own laptop and use PBHA Wifi. There is no need to book, just turn up.

6 New staff structure

Andrew drew the new staff structure on a flipchart, explaining that the roles of Head of Housing and Head of VCS have been merged into one. Another new senior Management post is Head of Business, responsible for anything to do with money (and making it). This will include getting an income from Creative Industries, Outpost and the café. Brian Jones (Fundraiser), has retired recently. Please see attached the new structure.

7 Fire Risk Assessments

Andrew introduced Issac, a new part time member of the property team. Isaac will be following up on the Stock Condition Surveys and Fire risk Assessments, turning the reports into action.

Isaac will initially focus on fire alarm systems, and will be making appointments with tenants to check current fire and smoke alarms, as well as fire doors to communal areas. Support Workers will be training tenants around fire evacuation procedures and H&S improvements such as keeping hallways clear etc.

Once Health and Safety has been prioritised, PBHA will then be looking at making improvements to kitchens and bathrooms, and will provide samples of materials so tenants will have some choice.

8 New Head Of Services

Vanessa Morris introduced herself as the new Head of Service, she started on 21st September. Vanessa came from MIND and has a background in mental health. She also has experience in winning tenders. Andrew Tyers is currently handing over to her.

Vanessa asked a few general questions about the Forum. It was clarified that the Forum generally meets monthly at differing venues. Patrick C, Precious R-B and Carol C introduced themselves as The Tenant's Committee, who meet prior to the forum to help set the agenda, discuss new projects and be available to help with tenant's complaints or issues.

9 Furniture Open Days

This week will be open until close of office on Wednesday 23rd September for tenants to have a look at and take what furniture and other items they would like to take. There are a lot of computer desks and chairs available.

10 Over 50's Club

The next Over 50's Club is on Monday 29th September, visiting Islington Museum and having a picnic.

11 Date of next meeting.

The provisional date was set for Tuesday 27th October at the new Kingsland Hub. **The confirmed date has been set for Tuesday 17th November at 1pm** in Michael Sorenson Room1, 242 Kingsland Road. You are invited to a sandwich lunch at 12.30pm.

12 AOB

- **Facilities.** The Forum asked what is available at the new building. There are interview and training rooms, IT access, and soon in the future a café. Joinery and creative industries are round the corner in Geffrye St
- **Postcards and Annual Review.** Postcards will be sent with all new contact details with the new Annual Review.

12 Farewell to Andrew Tyers and cakes!

Over 30 additional tenants and participants came to say farewell to Andrew, who has been with PBHA for 30 years. A few speeches were made and cards presented. Kathryn worked hard to make delicious cakes and punch. It was an emotional moment for many who feel they have grown up with Andrew. Mingling afterwards, one tenant said of Andrew

“A mighty oak tree, the grandest member of the forest, is merely a nut that has held its ground. It has stayed in one place, it has spread its roots, growing and reaching its potential... The history and continuity has been wonderful. We have grown as a family and as such Andrew is irreplaceable.”