



# Peter Bedford Housing Association Forum

Meeting minutes: 20 January 2015



Present: 9 Tenants, Clare Norton (CEO), Andrew Tyers (Deputy CEO), Mandy Mansfield (Participation Officer)  
Apologies: Kitty O'Leary  
Chair: Andrew Tyers  
Minutes: Mandy Mansfield

## Agenda

- Matters Arising from last meeting
- Premises move update
- Site Visit to Haggerston
- Leaving Party
- Plans for Clissold Canteen – Catering? Hub?
- Stock Condition Survey
- Participants Survey
- Over 50's Club at Isledon
- Repairs leaflet
- Name for new building
- Jan – March course timetable
- NHS Health Checks at Stamford Works
- Councillor Hull – Islington Budget cuts consultation
- Frequency of Rising Star
- Date of Next Forum
- AOB

### 1 Matters arising from last meeting

Property Leaflet – A draft leaflet was sent with the Forum invites. Item on Agenda  
Beginner's guitar lessons – A poster has been put up in Isledon Canteen, asking for interest. If enough show interest, the idea will be taken forward.

Christmas Day at Isledon – a great success with 26 people attending. Well done to Patrick, Precious, Asha and all volunteers.

### 2 Premises move update

Clare had just returned from the new premises – builders are on site and the work is going well. Stamford Works staff will be moving first, with Legard Works aiming to

move in the first week in April. Planning permission has been granted for the coffee shop. It was suggested that we have a microwave for heating pasties, etc.

We will be holding an open day for tenants to view/choose furniture that PBHA will not be taking with us. Items will be allocated on a first come, first served basis.

### **3 Site Visit to Haggerston**

A visit to the site for interested tenants has been planned for 24th February at 3pm. Up to ten people are invited. The premises is still a building site and hard hats and visibility jackets must be worn, as well as hard shoes (not trainers). There was a question as to whether the visit is appropriate for those using walking sticks.

- **ACTIONS:** Clare to enquire about this. Mandy will do posters for people to sign up if they want to go along.

### **4 Leaving Party**

A party will be organised for leaving the current premises, held at Legard Works. This is planned for the end March/beginning of April. Themes were discussed, including food and entertainment. Some tenants offered to bring their own dishes. Music, dancing, party games and a talent contest was suggested. Also, could a short film be made? It was suggested we invite John Burrows to make a short speech.

- **ACTIONS:** Mandy will liaise with The Tenants Committee and Sopie to firm up details.

### **5 Plans for Clissold Canteen/Hub**

PBHA are looking at options for using Clissold as a space for clients to meet workers. This would involve putting in a phone line and WIFI. The space would be used for meetings and training.

In the longer term, one option is to use the Clissold canteen to prepare food to be taken and served at the new coffee shop in Haggerston. However, plans are not set in stone. It was suggested that staff ask Clissold and neighbouring residents what they want from the space, including whether the canteen would be used over the weekends.

## 6 Stock Conditions Survey

Surveyors are attending all properties, looking at various aspects of condition, including heating, windows, roofs, kitchen, bathroom and decoration. It is important to give access to surveyors, as the reports will help PBHA plan works financially over the next five years. It was noted that general needs tenants are responsible for their own painting and decorating. Two tenants at Isledon felt that double glazing is needed. The surveys should be completed over the next two weeks.

## 7 Participants Survey

Support Workers will be doing a survey with tenants, asking them about what they do with their time. The reason for the survey is to find out why people signed up to VCS courses, but then did not attend. For example, is it because of the times/days of the courses, because of Jobcentre commitments, or because they are working? Andrew went through the questions, which also covers whether tenants are ready for the upcoming Universal Credit. Paper versions are available, but it is easier to do it on-line. Tenants can complete by themselves or with any member of staff. Deadline for this survey is 9th February.

## 8 Over 50's Club at Isledon Road

Patrick C, Carol C and Asha M are organising an over 50's Club on 9th February, from 10am – 1pm at Isledon Road. This is open to both Islington and Hackney tenants who are 50+ (though 49+ will be accepted!). There will be soup and snacks, information about local services, discussions and possibly activities such as bingo or cake baking. If enough people attend, the club will be held every month on a Monday.

- ACTION: Mandy to do posters, tell Support Workers, and to meet Patrick and Carol to organise funds for the event.

## 9 Repairs leaflet

The new draft leaflet was distributed. The Forum asked for details about the charge of £80 if they are not in when the contractor calls. It was clarified that this would only apply if the contractor charges PBHA for a callout. Tenants asked, if a contractor charges for tenants not being in, can the tenant also be compensated if they wait in all day and the contractor doesn't turn up?

When asked if the leaflet is clear, most agreed it was, but one tenant asked if the leaflet can be made available in large print.

- ACTION: Mandy will feed these comments back to the Property Team.

## 10 Name for the new building

Mandy distributed the shortlist of the three names, asking the forum to specify which they preferred first, second or third. The names suggested are SkillSpace, Spark or Kingsland Works. A number of the forum said they did not like any of the names. Two tenants suggested the name 'Building Skills'.

- ACTION: Mandy will collect completed forms and input the comments and suggestions on-line.

## 11 Jan – March course timetable

Andrew verbally went through the course timetable. There is still a week to enrol if anyone is interested. A few people turned up to Isledon for the UK on line drop-in on Monday, but nobody was there.

- ACTION: Mandy to speak to Arinola about this. A few people asked about the location of the Street Photography course.
- ACTION: Mandy will speak to Orla and feedback. A leaflet of short courses info for people in Islington was also given out. Patrick will put this info on the Isledon noticeboard.

## 12 NHS Healthchecks at Stamford Works

Information was given about the upcoming healthchecks at Stamford Works. They are being held on:

- Tuesday 27th January 12-3pm
- Tuesday 17th February 12-3pm
- Tuesday 10th March: 12-3pm

People need to be a Hackney tenant, aged between 40-74, and not on blood pressure, diabetes or cholesterol medication.

VCS are adding extra activities during February with the theme of physical and mental health. These include Change Together volunteers talking about mental health with course participants, healthy eating and nutrition. A list of events will be made available shortly.

### **13 Councillor Hull – Islington budget cuts consultation**

Councillor Hull is coming to Legard Works on Thursday 22nd January at 2pm to get your views and ask what priorities are. It is rare that a councillor does this, so tenants were asked to be on time, as he is only available for 30 minutes. A number of the forum said they will be attending.

### **14 Frequency of Rising Star**

It was pointed out that in the past The Rising Star went out every month. At the moment it is distributed quarterly (every three months). Phil and Mandy, who edit the magazine, do not get enough articles or information to produce it monthly. It was pointed out that sometimes activities and events have already happened before the magazine is printed.

- ACTION: The Rising Star will remain quarterly for the time being, and Mandy will tighten up the deadlines to ensure course information, activities and events are included in time.

A tenant offered to help distribute the next magazine, as well as suggesting we put a map with full transport information info on how to get to the new premises.

Mandy is looking into producing an audio version of The Rising Star for people with literacy issues.

### **15 Date of next forum:**

Wednesday 18th February at Isledon Road.

- ACTION: Patrick, Tyron and Mandy to organise lunch.

### **16 AOB**

Sadly, Tony O'Brien passed away a couple of weeks ago. The funeral is being held in Lancaster. PBHA will organise a celebration, possibly including an exhibition of Tony's artworks.