



PBHA Forum
Minutes: Wednesday 19th May 2015



Present: 5 tenants, 1 participant, Jeni Kent (Healthwatch Islington), Mandy Mansfield (Participation Officer), Pam Frost (VCS Manager), Andrew Tyers (Deputy CEO), Carol London-Baptiste (Supporting People, LB Hackney)

Chair: Kevin Farrell

Minutes: Mandy Mansfield

Agenda

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1 Matters arising from last meeting

- The 5 year strategy consultation took place with three different focus groups over the past month. Valuable feedback was gained, with those attending receiving a £20 voucher.
- The deadline for buying a PBHA computer has passed. Those who have bought one should receive them over the next few weeks.

2 Healthwatch Islington

Jeni introduced herself from Healthwatch Islington. Healthwatch is a national organisation commissioned by Government to monitor Health and Social Care services within the NHS and community. Healthwatch then takes the feedback to Commissioning groups and GP practices and petitions them to improve services.

Jeni encouraged Islington residents to fill in feedback leaflets, and left information about various volunteer roles, including mystery shopping roles (Mandy has volunteering information if anyone would like to get involved). All volunteers receive training, expenses and references. It was queried whether the leaflets could be used for feedback about Housing Associations. They can be used if it concerns a health issue and the person lives in Islington. There is also a Healthwatch Hackney.

3 Cameras at Isledon

Andrew advised that PBHA is committed to getting cameras outside 181 Isledon for safety reasons. It is a good way of gaining evidence of antisocial behaviour. They have been getting legal advice around where it will be placed. A camera system will cost around £2000.

There followed a general discussion around drug dealing in the Isledon and Yonge Park area, and dealing with antisocial behaviour in general. It was pointed out that individuals can get a device that picks up who is outside the door through a TV channel. **ACTION: Mandy will invite the Antisocial Behaviour Team to the next forum for advice on dealing with ASB.**

4 Premises and move update

The new Creative Industries hub is up and running on Jeffrye Street (near the Jeffrye Museum). Joinery is on the ground floor, with art groups upstairs. A participant fed back that the building is light, airy and welcoming. It is close to Hoxton overground station and various bus routes.

However, the main premises move is delayed due to problems with the sewage system. PBHA will now be moving around mid-August.

Hackney support staff are on site at Legard, as well as the Clissold Hub. Some of the offices at Legard are already being developed into flats.

5 Gardening at Isledon.

Tenants had expressed interest in growing vegetables at Isledon. The gardener at Clissold (Sam) will be coming to Isledon on Wednesday 27th May and Wednesday June 3rd from 1pm-3pm, to help plan what veg will go where, as well as help plant the vegetables. **ACTION: Mandy will arrange for compost and window boxes to be delivered to Isledon, and will do a poster.**

6 Communications gap

There was a discussion on how best to communicate events and activities to tenants and participants. It was pointed out that many tenants did not know about the strategy focus groups, and that tenants only find out about something after they had happened.

As the Rising Star only goes out every 4 months, Mandy suggested a brief, fortnightly bulletin of current events happening. Support Workers could take the bulletins to houses that they visit.

As some people have literacy issues, a calendar format was suggested.

Mandy is also investigating software that could make sending texts to many easier, as well as developing a Facebook group. **ACTION: Mandy to start producing bulletins fortnightly, and Support staff to ensure they are delivered to houses.**

7 Pride 2015 Ideas

The forum was asked what ideas they have for this year's Pride. The theme for this year is Heroes. Would people consider coming in fancy dress? One participant asked if the tenants can be in charge of the food this year. The date of the first Friday in July was suggested.

The forum liked the exhibition last year. There are many original artworks that people have done over the years that we can exhibit. The following ideas were also suggested: Good music, band, tombola, balloons, PBHA's Got Talent, including poetry and singing, cake, speeches, lollipops. It was suggested that we invite LGBT Police Liaison Officer, Islington Gazette, Jeremy Corbyn MP, Counsellor McShane. **ACTION: Mandy will liaise with Orla when she returns from leave.**

8 Seaside trip

Mandy asked the Forum where they would like to go this year. As there were not many present, it was suggested that we do posters asking for people to vote between Brighton, Hastings or Southend. It is quicker to get to Southend. The Forum asked if we can leave later than 4pm, as it is only once a year.

People were happy with the choice of sandwiches and deposit system we had last year. A provisional date of Friday August 14th has been set, to be confirmed. **ACTION: Mandy will do the posters for voting for the place, and item to be on next month's agenda.**

9 Alternative therapies

A participant had asked if we could provide alternative therapies such as massage to help make people feel better. Andrew advised the Forum that we are looking into offering yoga and healthy eating at the Creative Industries hub. SMART recovery groups are also planned. SMART (Self Management and Recovery Training) is a peer- led system that helps people overcome addictions. A tenant asked what support groups would there be for people who do not have addictions.

10 How rent is spent

At the February Forum, people has asked what the rent is spent on. Andrew gave a broad overview including figures of where rent income spent.

Expenditure (approximate figures)	Rent Income (approximate figures)
	£2,000,000
Maintenance	£570,000
Management	
(inc. Sherlock and Simon salary, gas, electricity)	£452,000
Central (Core) Costs	£235,000
Total Expenditure	£1,257,000

At the moment approximately £203,000 of rental income goes to Vocational and Community services. VCS are looking at ways to be self-sufficient in the future.

10 Date of next meeting.

The next meeting is on Wednesday 17th June, 1pm at Isledon canteen. Mandy and Patrick will organise a sandwich lunch for 12.30pm.

11 AOB

- A tenant asked whether PBHA will be building more houses for move-on from 2 year support. It was confirmed that this is in our 5 year strategy.
- There was a conversation about the new legislation Right to Buy from Housing Associations. Andrew pointed out that, if a tenant wanted to buy a property, the maximum discount is £103,000, they would still need to have a salary of around £67,000 per year to get a mortgage in Islington or Hackney.
- Isledon asked what will happen when PBHA's lease with Circle 33 ends. Andrew clarified that the 21 year lease ends in 2024, and PBHA will be in negotiations with Circle 33 to extend the lease.
- Carol London-Baptiste from Hackney Supporting People said she is available if tenants need to discuss anything with her.