

SHELTERED HOUSING FORUM

Wednesday 12th December 2012

10:30am

Venue – Trafalgar Court, Fareham

Present:

| | |
|-------------------------------|--|
| Graham Wood (Chair) | Chapelside, Titchfield |
| Phil Taylor | Melvin Jones House, Stubbington |
| Doreen Mallows | Melvin Jones House, Stubbington |
| James Tree | Lincoln Close, Titchfield Common |
| C Murray | Lincoln Close, Titchfield Common |
| Mr G Allen | Lincoln Close, Titchfield Common |
| Steve Potts | Trafalgar Court, Fareham |
| Malcolm Hill | Trafalgar Court, Fareham |
| Lillian Wright-Hubbard | Trafalgar Court, Fareham |
| Valerie Williams | Trafalgar Court, Fareham |
| Sylvia Charman | Trafalgar Court, Fareham |
| Ann Bowring | Trafalgar Court, Fareham |
| M Caine | Trafalgar Court, Fareham |
| Pat Middleton | Trafalgar Court, Fareham |
| Bill Middleton | Trafalgar Court, Fareham |
| Gill Glass | Trafalgar Court, Fareham |
| Doris Wilsher | Trafalgar Court, Fareham |
| Doreen Rymer | Trafalgar Court, Fareham |
| Maureen Hazzard | Trafalgar Court, Fareham |
| Valerie Avery | Foy Gardens, Warsash |
| Joan Pascoe | Foy Gardens, Warsash |
| Diane Davies | Frosthole Close, Fareham |
| Iris Host | Downing Court, Titchfield Common |
| Terry Blackburn | Crofton Court, Stubbington |
| Terry Payne | Northmore Close, Locks Heath |
| Ruth Payne | Northmore Close, Locks Heath |
| Cllr Peter Davies | Fareham North West Ward |
| Jon Shore | Tenancy Services Manager |
| Jas Studley | Sheltered Housing Team Leader |
| Jackie Barnes | Senior Mobile Sheltered Housing Officer |
| Jane Young | Sheltered Housing & Support Officer |

1. Introductions:

- 2. Apologies for absence:** Mrs Kircher, Mr Hurden, Mrs Olden, Mrs Rylatt, Mrs Fell, Mrs Raybould and Cllr Kay Mandry.

3. Minutes for last meeting:

These were agreed as an accurate record.

4. Chairman's Report:

Housing Tenancy Board

The Chairman reported that there was a meeting held on 12 November. Some of the items covered were; Works programme for next year, debt recovery, Quarterly reports, Estate improvements and Tenancy strategy.

The Chairman felt that the only things affecting sheltered housing were; grounds maintenance and estate improvement.

TSG (Gas servicing) and MITIE (kitchen and bathroom modernisation) were considered to have not done a bad job over the year.

The Block Captains were praised for doing a good job and encouraged to keep at it.

Jon briefed on some planned improvements.

- **Kitchen and bathroom renewal.** A stock condition survey several years ago determined a works programme. Chapelside have been identified for a further inspection. Norman Grove and King George have been surveyed.
- **Electrical Upgrade.** This is carried out every 5years. It has been identified that Garden Court and Frosthole Close communal areas are requiring a complete rewire next year. Contractors should be in touch nearer the time to keep tenants informed.
- **Heating improvements.** Have been made at Garden Court to better enable tenants to adjust heating to suit individual needs.
- **Security Systems.** Northmore Close communal door entry system has been upgraded with one door remaining to be done. The Chairman raised concerns that all sheltered housing security should be looked at. Jon acknowledged that concerns had been raised.
- **Lift Improvements.** It has been recommended that Downing Court, Barnfield Court and Western Court have their lift landing doors replaced, possibly next year. This will lead to some inconvenience to tenants but they will be kept informed.

Jon advised that the General Housing Forum is an open forum for all tenants and that the Sheltered Housing Forum should be used for things specifically relating to sheltered housing.

5. Update on Collingwood House

Jon summarised that Collingwood House is an older scheme that was identified, under the sheltered housing review as being in a good location for amenities but of poor condition, with a mix of flats and bedsits. It is in need of rebuilding.

FBC will fund as well as build the new scheme at a cost of around 5 million pounds. There will be a small amount funded by the government. Building work should start late summer of 2013, aiming to complete by early 2015.

The tenants have all moved out and the building is now empty. The building remains secure, with fire alarms still linked to Chichester alarm centre.

Tenant's representatives have been sitting in on various meetings regarding the landscape architecture and interior design, keeping tenants involved in the process.

Jon will continue to give regular updates when there is any news to give.

6. Core Scheme Proposals

The sheltered housing review identified Downing Ct/ Barnfield Ct/ Crofton Ct as our 'core' schemes. Further investments would be needed to meet future needs i.e. baths removed and level access showers installed when flats become empty from next year or are due for modernisation.

7. Update on Decommissioning

The sheltered housing review identified that upper floor flats on schemes with no lift are becoming more difficult to let.

The housing allocations policy is about to be changed. A support will need to be identified in order for someone to go on the sheltered housing waiting list. If no support need is found, they will go on the general purpose waiting list.

There will be schemes with a need for partial decommissioning and some will be completely decommissioned.

Allocations will try to fill Barnfield/ Chapelside/ Lincoln/ Trafalgar upper floor flats with tenants who are 60+, mobile and with an identified support need.

Issues regarding parking and soundproofing came up. Jon acknowledged that there will be problems but some sheltered housing properties are just no longer fit for purpose.

Tenants that will be affected on any change will be consulted on the matter.

8. Christmas and New Year Cover Arrangements

Letters have gone out to all mobile tenants notifying them of visits over the festive period. Jas advised that sheltered housing officers would be on duty for 2hrs and that times would be displayed.

9. Other Business:

Hampshire Credit Union

The Chairman advised that if you are having financial problems Jon could signpost you to this company that is working in partnership with the Council.

Direct Access Line

This is a service run by Hampshire Constabulary for people living on their own. You can register with them and then when calling the non-emergency number for the police, they will have all your details already on the system. This can be beneficial for those finding telephone calls difficult. If you are interested in this new service, contact your local police and they will direct you to the appropriate department.

10. Date of next meeting

Will be held on Wednesday 13th March 2013 at Melvin Jones House, Stubbington.