

**MINUTES OF A MEETING OF THE WREXHAM
TENANT AND MEMBER PARTNERSHIP
HELD AT THE GUILDHALL, WREXHAM ON FRIDAY, 9 JUNE 2006**

MEMBERS

Representing Wrexham County Borough Council

Councillor	A.C. Bailey	Councillor	R. Alun Jenkins
“	Nick Colbourne	“	* Mrs. Gwyneth Roberts
“	* Gerry M. Craddock	“	Philip Michael Shone
“	* K.H. Hett	“	* J.R. Skelland
“	P. Jeffares	“	* Malcolm Williams

Representing the Wrexham Tenants

Miss Natasha Hill	Mr. Graham Rowlands
Ms. Wendy Loton	Mr. Joe Skerrith
Ms. Dorothy Mitchell	Mr. Brian Stapley
Mr. Eric Moore	Mrs. Chris Thomas
Mr. Dave Rimmer	

*Absent

1 Appointment of Chair

RESOLVED – That Councillor A.C. Bailey be appointed Chair of the Wrexham Tenant and Member Partnership for the ensuing year.

The Chair thanked Members for their support and in referring to the recent site visit to the Moorlands and Royal Court wished to place on record his thanks to officers involved in the transformation of the buildings.

2 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Keith Hett, Mrs. Gwyneth Roberts and Malcolm Williams.

3 Appointment of Vice-Chair

RESOLVED - That Mrs. Chris Thomas be appointed Vice-Chair of the Wrexham Tenant and Member Partnership for the ensuing year.

4 Minutes

Correction – Minute 7 – Closure of Afon Estate Office

The Minute should read 22 years of operation.

RESOLVED – That, subject to the foregoing, the Minutes of the Meeting of the Wrexham Tenant and Member Partnership held on 28 April 2006 be received and confirmed as a correct record.

Matters Arising

(i) Minute 3 – Overall Performance of the Housing Service

Mr. Fred Czulowski updated Members on the cost to the Housing Service of days lost to staff sickness for 2005/06.

(ii) Minute 4 – Monitoring of Action Plan – Wales Audit Office

Mr. Fred Czulowski referred to the proposed lecture by Dr Richard Bromiley who had developed the Community Mutual Model. A Member requested that the Tenants Assembly be alerted to the date of the event once known.

(iii) Minute 5 – Open Plan Areas of Land

The position with regard to owner occupiers was clarified and it was noted that the Executive Board would consider a report regarding open plan areas of land at its meeting to be held on 20 June 2006.

5 HRA Support Services and Other Recharges Review

The Landlord Services Manager submitted a report (CHPPO/71/06) updating the Partnership on the progress in reviewing support service and other recharges to the HRA as part of providing a sustainable Housing Revenue Account. It was proposed that a review group be established to monitor the progress of the on-going repairs and support services reviews.

In considering the report tenants and Members expressed disappointment at the lack of detail included and the length of time taken to receive the report. During debate, the following issues were raised:-

- The importance of challenging methods of procurement
- The need to evaluate all recharges to the HRA
- The importance of a transparent and open process of evaluation
- The establishment of the review group would allow closer examination of the detail of recharges with a view to identifying the right level of charges for services.
- Acknowledgement of the progress made to date by the department.

RESOLVED –

- (i) **That a review group be established to monitor the progress of the repairs and support services reviews and to evaluate recharges to the HRA, comprising of the following Members:-**

**Mr. Eric Moore
Mrs. Christine Thomas
Ms. Dorothy Mitchell
Mr. Joe Skerrith**

**Mr. Dave Rimmer
Councillor P. Jeffares
Councillor A.C. Bailey**

- (ii) **That the terms of reference of the review group be identified at the inaugural meeting of the group, to be reported back to the July Meeting of the Wrexham Tenant and Member Partnership.**

6 Door Locking Cylinders/Security

The Property and Repairs Manager submitted a report (CHPPO/68/06) informing the Wrexham Tenant and Member Partnership of proposed actions in response to a Daily Mail article on 18 February 2006 that drew attention to the security of Euro Profile Cylinders which it claimed could be by-passed in less than five seconds.

In presenting the report, Mr. Paul Allen reported that discussions with the North Wales Police had confirmed that they had not had a problem in North Wales regarding crimes related to this issue. Members considered the benefits of making modifications at this stage and the costs of approximately £3 to £4 per door to be incurred.

RESOLVED - That the report be noted and that the Partnership support the proposals outlined in the report to factory fit a cylinder guard to all future doors and to review the recharge cost for a lock change when a tenant loses their keys.

7 Landlord Services Structure

The Landlord Services Manager submitted a report (CHPPO/72/06) advising the Partnership of the current staffing structure of Housing Services and seeking comments on whether further information on specific service areas was required.

Mr. Fred Czulowski informed Members of the appointments that had been made in the strategic and landlord functions and their responsibilities, considering in particular Housing Operations and Property and Repairs. Members asked questions of the officer regarding reporting structures in relation to estate managers, timescales for repairs and installation of replacement PVCu doors.

RESOLVED - That the report be noted and that reports be submitted to future meetings of the Partnership on the following service areas:-

- **The repair service**
- **The replacement of PVCu doors – accessibility issues**

8 Date and Time of Next Meeting

It was noted that the next meeting of the Partnership would be held on Friday, 28 July 2006 at 10.00am in Committee Room 3.

Councillor A.C. Bailey
Chair