

BROOMWOOD PARTNERSHIP HOUSING SUB GROUP

Meeting of Monday 21st June 2010 at 2:30pm

The Summer House Coniston Walk Gardens Timperley Cheshire WA15

Apologies: Janet Benzie Groos Irwell Valley H A Director; Tina Huxley Gforce; Helen Marks Regenda; Hazel Abbot & Adrian W. Smith Trafford Housing Trust.

Present: Cllr Ray Bowker T M B C . & Chair of Broomwood Partnership; Joan Lloyd B C A ; Bill O'Hara C W G G; Grant McKenzie B C A; Paul Huxley Gforce

Apologies : We were sorry not to have the input and participation of the Housing Associations staff active on Broomwood, for various reasons representatives of the above HA's were unable to attend this meeting (THT cited [an issue of capacity for staff] formerly THT had taken a lead in Resident Involvement for Broomwood.) It was hoped that our subsequent meetings may be better attended by all the interested parties.

Improving Housing : We still await the feedback and notes from the housing associations, especially from Hazel Abbot's work with the Junior Wardens, though there have already been two events and inspections the Housing Sub Group have received nothing as yet by way of feed back to Broomwood Partnership.

Mainwood Road Improvements : This major road has work planned for this TMBC financial year, details of schemes for dropped kerbs are thought to be with householders. It would be useful to have plans at draft stage in order that the provision for disabled access be considered fully before the work starts.

Note Street View shows the problem of general lack of dropped kerbs that can leave wheelchair users unable to get back onto footpaths

Redbrook Road : There are still few dropped kerbs along the route for disabled people. The condition of the footpaths is very poor indeed even after the temporary patches. It is understood that this route will be upgraded soon.

Note Street View shows the problem of general lack of dropped kerbs that can leave wheelchair users unable to get back onto footpaths

Service Levels : At THT there have been apparent changes (reductions) in Caretaker service levels to THT residents, there have been no communication regarding these changes. However THT Residents at Broomwood in early June presented a Petition to Trafford Housing Trust regarding the preservation of Service Levels as agreed in the formal Stock Transfer from Trafford Council to THT. Broomwood Partnership will be keen to receive early feedback on this topic and urge THT to stand by this excellent key service.

Gas Servicing and Gas Certificates : Recent Daily Mail articles show the results of recent gas explosions that had destroyed peoples homes and disrupted their lives, destroying whole blocks of property these explosions were a frequent occurrence. Whilst tenants have to obtain Gas Certificates leaseholders are presently under no legal obligation to provide certificates to the Local Authority and or the Housing

Associations property in which they dwell. Fortunately many responsible leaseholders do send copies of gas certificates to landlords. It is not clear whether or not all relevant properties that use gas are in receipt of a gas certificate? To clarify the topic for residents your sub group will be making an effort to obtain a list of properties at Broomwood which as yet do not possess a valid gas certificate.

Any other Business: A mention of Broomwood Fun Day on the Park was made and we were pleased to hear that most people hope to attend.

Those present stressed the need to pursue feedback following the recent Petition on the THT Caretaker Service in support maintaining the very highest standards (See Above)

Break in of property near to the Park ?

Date and Time and Venue of Next Meeting : Because of various recent operational reasons some or all Housing Associations staff cannot all manage either Monday's or Tuesday's it is proposed that future BPHSG meetings be now moved to Wednesdays at 2:30pm and that a suitable venue and date to be fixed in August or September.

Please forward all Agenda items to info@broomwoodvoice.com