

**South West Area Board
7pm, Tuesday 1 June 2010
South West Neighbourhood Office**

In Attendance

Maud Wylie	Hailesland Neighbourhood Council
Anne Denholm	Dumbryden Neighbourhood Council
Hellen McDonaugh	Longstone Community Council
Helen Kelly	North Sighthill Residents Association
Ken Shade	Balerno Community Council
Tommy Walker	Estates & Tenancy Management
Scott Neill	Partnership Development Officer
Rachel Somerville	Business Assistant (Minutes)

Observers

Justine Bradd	Edinburgh Tenants Federation
David Simpson	Local Resident

Apologies

Councillor Ricky Henderson	Pentland Hills Ward
Councillor Andrew Burns	Fountainbridge / Craiglockhart Ward
Judy Wightman	Ratho & District Community Council
Norman Tinlin	Fairmilehead Community Council
Maureen Jarvis	Oxgangs Central Residents Association
Lyn Bryan	Dumbryden Neighbourhood Council

1. Welcome & Apologies	
The Chair welcomed the group and apologies were read out as above.	
2. Minute of Previous Meeting / Matters Arising / Action list	
Minutes passed by Anne Denholm and Hellen McDonaugh.	
There were no matters arising.	
3. Stair Cleaning Presentation	
A copy of the presentation is available on request.	
Stair cleaning costs - £104.88 / £2.19 over 48 weeks (tenants) - £75.10 over 26 weeks (private) - Any profits are fed back into the Housing Revenue Account.	
If a person does not take their turn to clean the stair, there is little enforcement available despite it being a breach of missives. The individual will be referred to public health; however it is usually a number of weeks before they will be referred.	
The Edinburgh Stair Partnership have requested an amendment to the Tenement Act to allow owners to address the issue, however this has not been heeded as yet. An alternative would be to make it a Fixed Penalty Offence.	

<p>City of Edinburgh Council is unable to force individuals to use the service (where they do not have the majority) as they are running the service as a business.</p> <p>Stair cleaning is compulsory in stairs where the Council have the majority. Housing Benefit covers the cost of stair cleaning.</p> <p>The Stair Cleaning Partnership were praised in the recent Scottish Housing Regulator draft report, however it is not clear if they visited the stairs themselves. The service is monitored through the statistics provided on the web site, and were accredited through the Charter Mark Customer Excellence Programme.</p> <p>AD queried how often the mops were changed as a resident had been told by the contractors that the mops were changed every 50 stairs. MMc advises that the contractors are told to use common sense – when a mop is dirty it should be changed. Any complaints regarding the stair cleaning should be made to 529 7827. The Edinburgh Stair Cleaning Partnership aim to resolve complaints within 24 hours. In the main, the service is consistent and the low complaint numbers reflect this, however they are aware that some areas do not raise complaints.</p> <p>The contract is not time limited and is based on the tasks completed. This means that the time spent in the stair can be very quick.</p> <p>After receiving a complaint about a stair, the following clean will be monitored, without the knowledge of the contractor. The walls are not included in the standard clean but can be requested however this will attract an additional cost. With ETF's agreement, a standard clean consists of Sweep / Wash / Mop / Dry Mop, with the handrail wiped down.</p> <p>A Housing officer is part of the team that carry out inspections of stairs. If any tenancy issues are apparent, they will refer this onto the neighbourhood office. This includes dog fouling.</p>	
<p>4. NEP Project Update</p> <p>Please see the appended report from Tommy Walker.</p> <p>The budget for 2010/11 has been increased and as such projects on the reserve list can be done this year. The group agreed to bringing forward the 3 highest scoring projects on the reserve list as a starter, with the remaining projects to follow based on the budget allowances.</p> <p>AP1; A report on Project 326 will be available at the next meeting following further consultation with residents.</p> <p>Hellen Kelly thanks TW for fixing the ponding on Sighthill Green path.</p>	
<p>5. Community Feedback</p> <p><u>Longstone Community Council</u></p> <p>HMCD queried why she had not been receiving the walkabout reports. TW will investigate.</p> <p><u>Dumbryden Neighbourhood Council</u></p> <p>Dumbryden Neighbourhood Council had a meeting with Mike Avery and Stewart Farquhar to discuss allotments in Dumbryden. Using the former playing fields at Dumbryden Primary School, 40 allotments are proposed in a combination of full plots, half plots and raised beds. Local residents would be given first refusal. This funding comes separately from the Allotment Strategy.</p> <p>Toilets and storage facilities could potentially be in the portacabin on site – however it is rumoured that Maggie's Centre may be purchasing the unit as a local centre.</p>	

<p>In addition to the allotments, Prospect are looking at the purchase of the school site to create 50 homes.</p> <p>Double Yellow lines around the back of the school are preventing people who use the Wester Hailes Health Agency from parking, and they are now using residents parking – preventing residents from parking outside their homes.</p> <p><u>North Sighthill Residents Association</u> The residents association will be holding their AGM next Wednesday 9th June.</p> <p><u>Hailesland Neighbourhood Council</u> Hailesland NC held their AGM last week, with Mike Avery in attendance. Mike advised that further to the pilot held in Greendykes, dogs will be allowed in multi – storey blocks in future.</p> <p>Residents are particularly anxious about the removal of the over 35's clause for Hailesland Park. The recent Scottish Housing Regulator Inspection advised that having such a policy was unlawful and it must be lifted.</p> <p>A consultation is taking place with residents regarding the Heat with Rent option. MW reported that this is a popular scheme amongst residents.</p>	
<p>6. A.O.C.B</p> <p>The 'meet and greet' session held prior to the last Area Board did not see any additional Registered Tenants Organisations attend, however 2 members of Firrhill Community Council came along. They will not attend regularly themselves, however they will speak to their members to see if someone can attend.</p> <p>Throughout the summer break and into the start of next year, SN will visit the RTO's at their own meetings to talk about the work of the area board. This will be done through establishing a working group to decide what information to take to the RTOs.</p> <p>An informal meeting relating to the attack at a Wester Hailes underpass was also held tonight.</p> <p>Graham Budd is the new Partnership Development Officer and will be attending meetings in the future.</p>	
<p>Date of Next meeting</p> <p>This will be established in the summer recess. The meeting dates are based around the full council and committee meetings, and these have not yet been confirmed. The community council and neighbourhood council's own dates will be built into the schedule to try and minimise clashes.</p> <p>In future, the meeting cycle will be stretched to 8 – 10 weeks.</p>	