

**South West Area Board
7pm, Tuesday 10 August 2010
South West Neighbourhood Office**

In Attendance

Maud Wylie	Hailesland Neighbourhood Council
Cllr Alistair Paisley	Pentland Hills Ward
Pat Carr	Saughton Mains Residents Association
Anne Denholm	Dumbryden Neighbourhood Council
Judy Wightman	Ratho & District Community Council
Norman Tinlin	Fairmilehead Community Council
Hellen McDonough	Longstone Community Council
Tommy Walker	SWNO
Scott Neill	SWNO
Graham Budd	SWNO

Observers

David Simpson	Local Resident
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Apologies

Cllr Ricky Henderson	Pentland Hills Ward
Cllr Jason Rust	Colinton/Fairmilehead Ward
Cllr Ronald Cairns	Pentlands Ward
Cllr Elaine Aitken	Colinton/ Fairmilehead Ward
Councillor Andrew Burns	Fountainbridge / Craiglockhart Ward
Maureen Jarvis	Oxgangs Central Residents Association
Lyn Bryan	Dumbryden Neighbourhood Council
Ken Shade	Balerno Community Council
Debbie Herbertson	SWNO
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 Pat Carr	
Matters arising:	
<ul style="list-style-type: none"> • NT did not received previous attachments with papers 	
3. Updates	
<u>NEP's</u>	
TW handed out the project report for August 2010, asking members to note the following points:	
<ul style="list-style-type: none"> • 2 projects to date have been completed no's 341 & 394 both in the SW. • Currently waiting for Community Safety team to identify sites for CCTV cameras and the Parks team to decide areas for tree planting. In the PNP NT wanted to see the sightings for potential cameras. • A number of drawings have been issued to contractors • Projects 289, 343, 347, 377 were now subject to the scrutiny of the Roads/ 	TW

Highways. This means that these projects have to be registered on the Roads Work Register and details start/ finish dates are supplied by the contractor carrying out the works. This process takes 3 months hence the late start times in the report. Some NP's are not following this process however SWNO with assistance from our own Roads Team (Andy Edwards) will be doing the project by the legislation.

- Projects confirmation works which have been signed in the last two weeks are: 287, 288, 291, 322 & 325.

Housing Performance

DH provided a report from June 2010, presented by SN giving the following information:

- **Empty Homes**

Objective: - is to let properties in the shortest time

Our average time to re-let a property in June was 30 days; the city wide target is 28 days.

There are various reasons for this delay from issues with gas meters- to multiple refusals on specific properties.

Looking at ways to improve our performance in relation to turnaround of keys – unfortunately we are still receiving high numbers of refusals on some properties/areas.

Average spend on void properties for June was £2,434.00, however one Broomhouse property required £10,000.00 to bring it back to a lettable standard.

Kitchen and Bathrooms Programme from April 2010 – March 2011

All Calder's high rise – various miscellaneous properties in Currie/Balerno and Ratho and Dumbryden (approx 1/3) remaining to be carried out 2011/12 programme

Objective: - To let Empty Homes at Minimum Void Rent Loss and Maximise Income Potential to Department

We are currently £10,234 below our void rent loss target of £68,408. Team are working well to ensure we continue to achieve excellent results with this figure.

Debbie Herbertson and Julie Harris met with Hailesland Park Residents Association to consult on the Interim Lettings Policy currently for all blocks previously advertised for applicants 35 years and over.

The residents association are happy with the current interim policy with some suggestions being agreed locally.

- **Rent Collection**

Objective: - To Provide Rent Arrears Service Based on Prevention of Arrears that Promotes Social Inclusion in the Communities of Edinburgh

Current Arrears

Our arrears are currently £478,978. At the same point last year our arrears were £539,834 this is a £60k improvement on last year!

Surgeries

Gordon Cunningham has set a date for his first Rents/ Benefits Surgery in Hailesland Park – this is scheduled for the 21st July.

AP1. There was some confusion over notification, however all door entries in the areas had posters advertising the service. Also Susan Crawford was contacted. There are other officers offering this service and these should be advertised in the

DH

<p>areas of concern</p> <p>Rents staff have started attending the “Employability and Support Project” at the Calders High Rise once a fortnight to provide advice and support to tenants with rent issues.</p> <ul style="list-style-type: none"> • Homelessness <p>Objective: to prevent homelessness and provide comprehensive assistance to applicants who are homeless or threatened with homelessness – to allow them to sustain a tenancy.</p> <p>The team has been down one member of staff over the last few months – However homeless presentations and advice provided have continued to be covered.</p> <p>Team managing 192 homeless cases</p> <p>In June 72 applicants were provided with a full homeless assessment. 96 applicants were provided with housing advice.</p>	
<p>4. Community Feedback</p> <p><u>Longstone Community Council</u></p> <p>HMCD felt the walkabouts were not working. Problems had arisen when SWNO official failed to meet the LCC reps on the date specified. All Community Councils should receive a walkabout report within 28 days from the officer concerned. PC had an example to show the Board.</p> <p>AP2. TW to check walkabout diary and distribution list and alter accordingly</p> <p>HMCD also requested that CC’s are informed when major road works will disrupt service in any area. Local Cllrs used to in the past give the CC’s the heads up when work was being programmed into an area. Can this warning be resumed to assist CC’s inform local people work.</p> <p>AP3. GD to be asked about possibility of this reporting system</p> <p><u>Dumbryden Neighbourhood Council</u></p> <p>AD reported that the returns to the allotment flyer (460 set out in area) totalled 36, there had been some problem with distribution and CD will look into it. From the total received 3 people were against the proposal and wished some development of play areas, 3 were undecided and 30 were in support of the idea, however only 15 provided names and addresses.</p> <p>AP4. CD to review problem with distribution of promotional flyers</p> <p>There will be a meeting on 17 August at the WHHA to discuss the way forward.</p> <p>AD had received a Proposal if Application Notice for the intended development of the school site. The developers are working on behalf of Prospect Housing. A consultation series of meetings will be held at the WHHA on 31 August, one at 10-12 noon and the second 6-8pm.</p> <p>AP4. AD to keep Area Board Informed of developments</p> <p><u>Hailesland Neighbourhood Council</u></p> <p>MW informed the Board that the HNC had been judged in the Edinburgh In Bloom Competition recently and are waiting for the result to be released. Traditionally the HNC does well in this competition.</p> <p>They are also gearing up to enter the Scotland in Bloom event and face stiff competition this</p>	<p>TW</p> <p>GD</p> <p>CD</p> <p>AD</p>

