

## Hartlepool Housing Partnership

### Minutes of Meeting

26<sup>th</sup> May 2010

#### **Present:**

Dave Stubbs	Hartlepool Borough Council (Chair)
Stuart Drummond	Hartlepool Borough Council
Mark Dutton	Housing Hartlepool
Andy Powell	Housing Hartlepool
David Hunt	Hartlepool Borough Council
Lynda Igoe	Hartlepool Borough Council
Nigel Johnson	Hartlepool Borough Council
Karen Kelly	Hartlepool Borough Council
Amy Waters	Hartlepool Borough Council
John Smalley	Hartlepool Borough Council
Peter Morgan	Hartlepool Borough Council
John Lynch	Hartlepool Community Network
Alison Mawson	Hartlepool Borough Council
Sally Forth	Hartlepool Borough Council
Dale Thompson	Three Rivers Housing Association
Catherine Wright	Guinness Northern Counties
Maurice Brazell	Hartlepool Revival
Julia Histon	North Star Housing Group
Chris Joynes	Fabrick Housing Group
Jude Anyanwu	BME Representative

#### **Item**

#### **Action**

#### **1. Apologies for Absence**

Cath Purdy	Housing Hartlepool
Joanne Smithson	Hartlepool Partnership
Colin Wilson	Housing Hartlepool
Sue Wharam	Guinness Northern Counties
Sarah Robertson	JRF (Hartfields)
Charlotte Hope	JRF (Hartfields)
Phil Toal	FHM
Stewart Tagg	Fabrick Housing Group
Pat White	Chair of Housing Hartlepool TCP
Alex Ross	Yuill Homes

#### **2. Minutes of the meeting held on 3<sup>rd</sup> March 2010**

Minutes of the previous meeting were agreed.

#### **3. Matters Arising**

There were no matters arising.

#### **4.1 Local Area Agreement Delivery Plan 2009/10 – Performance and Actions**

##### Balancing Housing Supply and Demand

##### Quarter 4 performance 2009/10

- AW advised that successes were achieved during 09/10
- 82 social rented units are on site – LA SHG scheme
- End of year completions is on target
- Affordable Homes – target 60, delivered 127
- Homes brought back into use – target 15, delivered 15

- Sustainable homes constructed – target 75, delivered 104
- Houses demolished by HH – target 50, delivered 111
- Empty Homes Strategy – has been completed and action plan circulated

#### Housing Market Renewal

- All targets for acquisition and spend have been met
- Since the last meeting the work required by Cabinet has been done and now moving forward serving formal CPO notices – this should be complete within a few weeks

#### New Build

- All schemes have started on site and on track for delivery
- They will be built to code level 4
- Phase 1 should be complete this year. DS suggested the Partnership could be invited to visit them on a general invite

**AW**

#### 2010/11 Delivery and Improvement Plan

- AW discussed the targets and actions
- MD discussed the position at Belle Vue – funding confirmation from the HCA is still awaited
- Schemes will still go ahead but they might be delivered in a different way – there is a strong commitment to deliver
- SD advised about letters received from Sir Bob Kerslake - £50m cut from HMR (HBC will lose 16%) and risk of spending Growth Point money
- JH asked for clarification about Rodney Street periphery. DS confirmed there is no change and that high numbers of empty houses in surrounding HMR areas will be tackled.
- MD advised that the post NDC exit strategy will be developed with HBC.
- NJ advised that the Business Case is being developed.

## **4.2 Improving the Quality of Existing Housing**

#### Quarter 4 Performance 2009/10

- JS discussed performance
- The main issue was the target for DHS. 73.46% performance exceeds the 70% target set by government.
- This needs to be revised however as a result of the Stock Condition Survey
- JS advised that British Gas have funding for energy efficiency

**JS**

#### Private Sector Improvements – NDC (M Dutton)

- In partnership with HBC this project is being finalised
- 190 improvement packages have been delivered
- This has provided good learning opportunities and a framework for the future

#### Private Sector Stock Condition Survey (J Smalley)

- JS summarised the main findings from the survey
- The survey concentrates on decent homes and the Housing, Health and Safety Rating System (HHSRS)
- The results using the HHSRS show that 61.9% of vulnerable households live in decent homes against the 70% target.
- There is work to be done on demolitions and improvements
- Disrepair has increased
- Funding is needed for disabled adaptations

- The fuel poverty calculation for the NI indicator was discussed
- It was agreed that the executive summary will be sent out with the minutes
- SD confirmed that the draft report needs to be taken to Portfolio

**JS**

#### 2010/11 Delivery and Improvement Plan

- JS discussed the targets and actions
- DHS mentoring needs to continue for both social and private sectors
- Key actions will be Regional Loans work and delivery of the Empty Homes Strategy Action Plan
- DS confirmed the target for bringing 63 empty homes back into use is an aspiration, the Strategy was approved on 24.5.10, an Empty Homes Officer will be appointed and there will be a concerted effort in this area.

### **4.3 Changing Housing Needs and Meeting the Housing Needs of Vulnerable People / Access to Housing**

#### Quarter 4 Performance 2009/10

- LI discussed key performance achievements with CBL and schemes at Orwell walk and St Columbus
- The introduction of CBL and the 6 month review was discussed in detail
- A report will be brought back to the Partnership at the end of the year
- LI advised that CBL has been well received by vulnerable people
- AP confirmed that re-let performance has not been affected
- JH advised that their re-let times slipped initially but have now been improved
- LI advised that any inconsistency in policy interpretation and procedures will be highlighted through the review
- JL confirmed that tenants had a positive view of CBL

**LI**

#### Adaptations Review (N Johnson)

- A group has been established to develop a policy
- 5 keys areas of priority are being looked at and processes are being analysed
- A draft policy should be available at the end of July and will be circulated to the Partnership
- DS confirmed that HBC are leading on the policy – the Action Plan however will be the responsibility of everyone in the Housing Partnership – investment decisions around future adaptations are a statutory responsibility
- RSL and PCT involvement was also discussed. AP suggested that a single policy for the town regardless of tenure should be considered
- A standard assessment across the Tees Valley was discussed and the links back to CBL

**NJ**

#### Draft Homelessness Strategy (Lynda Igoe)

- LI confirmed that the strategy was currently being consulted on until 11<sup>th</sup> June. DS requested partners should comment as the Partnership needs to own the strategy
- LI summarised the issues that have been raised to date
- The recent ruling on 16/17 year olds was discussed and LI agreed to include arrangements to respond to this
- It was agreed that AM would speak to Sally Robinson as part of the forthcoming Safeguarding Inspection about placing young people in B&Bs
- It was agreed that the completed document will be presented at the

**LI**

**AM**

2010/11 Delivery and Improvement Plan

- LI discussed the targets and actions
- One of the main priorities will be to bridge the gap when some of the short-term floating support contracts end
- The supported housing panel will be reviewed
- PM updated the partnership about remodelling that has taken place with some of the accommodation based services to release units of floating support

**5. Themed Partnership Workshop – 23<sup>rd</sup> June 2010**

- NJ confirmed that invites have gone out
- It was agreed to change the date as it falls in the middle of the annual CIH conference in Harrogate. A new date will be circulated.

**6. Evaluation report of the Good Tenants Scheme**

- SF summarised the report
- The main findings are that it has been largely well received, is easy to use, landlords are using to base decisions and it has had no impact on homelessness or support
- SF confirmed that the officers involved would be moving into the Housing Options Centre and some of LI's team would be implementing the scheme.
- DS suggested that the scheme needs further development to have more impact
- LI advised that the long-term aim would be to bring it together with referencing for the social sector

**7. Any Other Business**

- JH advised that she had attended the Local Investment Plan meeting on 24<sup>th</sup> May. RSL involvement in mortgage rescue, Kickstart etc is not being captured and sold to the HCA as their focus. It was agreed that this needs to be done.
- DS advised that the LA Mortgage Scheme proposal is going to Cabinet
- SF advised that the Safer Hartlepool Partnership are reviewing their strategy and will be requesting ASB strategies from all Registered Providers
- JA raised concerns about community safety
- PM discussed the impact of Anchor closing their sheltered housing scheme on the Headland (due to the level of investment needed)
- Options for the building / land were discussed. NJ advised that Anchor had not yet contacted him.
- LI also advised that Anchor are not engaging with CBL
- DS agreed that a separate meeting with Anchor should take place
- AP advised that HH are going to close Claremont Park for the same reasons – rehousing needs to be co-ordinated – AP agreed to liaise with LI and PM
- The issue over bedsits generally was discussed and it was agreed that a strategy would need developing. NJ agreed to lead on this.
- JL discussed a recent meeting he had attended about refugees and immigrants

DS

AP

NJ

**8. Date and time of next meeting**

Wednesday 1<sup>st</sup> September 2010 at 10.00am, Greenbank