

CARLISLE HOUSING PARTNERSHIP

DECENT & HEALTHY HOMES GROUP

Date: 18 October 2011 - 11am

Venue: Boardroom, Riverside Carlisle, Englishgate Plaza

Present: Diane Hill (DH - Riverside), Paul Musgrave (PM – Health & Chair), Michael Marris (MM – National Landlords Association), Tom Barlow (TB – Carlisle City Council), Simon Taylor (ST – Carlisle City Council), Robert Cornwall (RC – CSP), Anthony Adrianowski (AA – Carlisle City Council)

Minutes	Actions
<p>1. Apologies</p> <p>Amelia Mandle (Carlisle City Council), Lucy Roberts (Commercial Services Manager - University of Cumbria), Cllr Raynor Bloxham (Carlisle City Council), Margaret Miller (Carlisle City Council)</p>	
<p>2. Minutes from last meeting - 19 July 2011</p> <p>Minutes were accepted as a true record.</p> <p>The group then proceeded to introduce themselves.</p>	
<p>3. Matters arising from the meeting and actions</p> <ul style="list-style-type: none">• Letter was sent to stakeholders (October 14th, 2011) of the Carlisle Housing Partnerships from Phil Houghton (Chair of the Carlisle Housing Partnership) encouraging continued attendance of the '3' housing partnership groups. DH will follow it up with another letter encouraging attendance of the Decent and Healthy Homes Group by RSL's and other stakeholders. AA to forward email addresses of stakeholders.• Riverside is still compiling a list of adaptable properties. RC stated a list of supported housing/adaptable properties through the Choice Based Letting scheme would be helpful in helping support vulnerable people i.e. care packages.• The invite to the Cumbria Association of Local Councils and to the University of Cumbria was dealt with by the letter from Phil Houghton.• The proposals for the NHS restructure are still to be decided as the bill is continuing its process through Parliament because of the pause in the spring/summer to allow further	DH/AA

	<p>consultation to take place.</p> <ul style="list-style-type: none"> The group felt that Allan Dickson should be invited to the meeting in January 2012 to discuss preliminary findings of the Stock Conditions Survey. 	ST / RC
4.	<p>The Local Strategic Partnership - an update</p> <p>ST said there will be an event to discuss the Housing Strategy (HS), The Housing Needs and Demand Study (HNDS) and the Delivery/Action Plans in November (22nd). ST then briefly went through the structure of the Carlisle Housing Partnership. The Executive Summary for the HNDS is currently going through slight changes to take account of the City Council's Corporate priorities - the environment and the economy.</p>	
5	<p>Delivery / Action Plans 2011 - 15</p> <p>The group then proceeding to discuss the draft Delivery Plan for Decent & Healthy Homes.</p> <p>Promoting the landlord Accreditation Scheme</p> <ul style="list-style-type: none"> PM enquired about how long the monthly drop in sessions for landlord and tenants had been running. ST said Amelia had only recently started the drop in sessions. MM raised the issue of whether Carlisle City Council would have sufficient resources available in respect of finance and manpower to continue to promote the Accreditation Scheme. <p>Stock Condition Survey</p> <ul style="list-style-type: none"> Collectively the group asked about the stock condition survey (see Stock Condition Survey - an update). DH requested that the scope/terms of reference of the study and a copy of the blank survey to be used are forwarded to the group. RC/PM requested that the preliminary findings and the final report when written be forwarded to the Health and Community Wellbeing Group. <p>Anti Social Behaviour</p> <ul style="list-style-type: none"> MM said he was generally made aware of anti social behaviour by Lucy Roberts at the University of Cumbria. Collectively it was felt that thought should be given to how we should measure anti social behaviour (ASB) particularly in regard to mapping and collection of baseline data (referenced in the Action Plan and HS), the group felt that they should consult Amelia Mandle on possible solutions. RC requested that any data collected on ASB be forwarded into the Joint Strategic Needs Assessment Process (Action) 	<p>ST/ HB</p> <p>ST</p> <p>AM</p> <p>-</p>

6.

Housing Strategy - challenges

- **Disabled Facility Grants**

ST/RC discussed the DFG situation faced by Carlisle City Council and other LAs within Cumbria. RC believes that some LAs have yet to grasp the potential problems ahead (for example, waiting times going up to 6 months maximum before payment) concerning DFGs and that it's important that LAs and stakeholders consider alternative methods on how to deliver DFGs as presently there is not much flexibility in the scheme. The total budget available to the City Council, including Riverside's contribution, for this financial year (2011/12) is £1.3 million.

- **Stock Conditions Survey - an update**

The SCS is due to start at the beginning of November and the letters will be sent out on October 26th. The survey is only for the Private Sector and it is being carried out by BRS. It has been assumed that in respect to Decent Homes (SAP ratings) within Carlisle District the problem is the private sector and not the RSL properties. The SCS will involve 2,000 household in each LA District of Cumbria but will exclude second homes, RSL properties, properties less than 10 years old and properties that have been empty for 6 months.

- **Homes in Multiple Occupation**

Nothing to report as AM had sent her apologies.

RC did suggest that changes to the Local Housing Allowance could result in residents of Carlisle seeking smaller properties or shared accommodation.

- **Empty Properties - an update**

ST mentioned the New Homes Bonus Scheme and also the £100 million that the HCA are making available national to help bring properties back into use. HCA are seeking bids in preparation for programmes commencing in April 2012 and are looking to encourage partnership working. The City Council have expressed an interest in the continuation of the existing partnership approach in dealing with empty properties, working with Riverside Carlisle, to support a dedicated officer.

Collectively the group felt it was important for the City Council to enter a bid for the Empty Property Initiative, convening a meeting of interested stakeholder's a.s.a.p to discuss and think through any potential bid and even the possibility of employing a consultant to write up the bid. Bringing empty properties back into use is a key part of the Housing Strategy **(Action)**

ST

7.	<p>Affordable Warmth update</p> <p>TB When through a presentation of the Cumbria Warm Homes scheme 2011/12</p> <ul style="list-style-type: none"> • Mainly for the private sector. • Cost for either loft installation or cavity wall installation is £129. • The aim is to deliver affordable warmth and reduce CO₂ emissions. • The main supporter of the scheme is EON and it ends in December 2012. • Cosyseal Insulation Ltd to carry out installation of properties for Carlisle District. • Surveyors will only call on properties by appointment and will carry company ID. The survey will include; Insulation measures; heating options; renewable option and behavioural change. Installers will also wear company uniforms and ID. • Every customer will receive a written quotation. • Duty of Care is to the residents living in the property and the customer will receive a Customer Support Pack. • Media coverage is important to promote the advantages of the scheme. • Using the Cumbria Warm Homes website (www.cumbriawarmhomes.org.uk) you will be able to; Signpost to installer for their area; make applications online and download a range of information leaflets. • Customer satisfaction surveys to be undertaken by EON. <p>It was felt that disabled clients/residents should be contacted about the scheme so that they could take advantage of what it has to offer. (Action)</p>	TB
8.	<p>Stakeholders' update</p> <p>This was not discussed as the meeting came to an end at 1pm</p>	
9.	<p>Agenda Items for Next Meeting</p> <p>DH to discuss Riverside Carlisle affordable warmth strategy</p> <p>Any other suggestion for agenda items at the next meeting are to be forwarded to AA.</p>	DH AA
10.	<p>Dates for Next Meeting</p> <p>Tuesday January 17th, 2012 Tuesday April 24th, 2012 Tuesday July 24th, 2012 Tuesday October 23rd, 2012</p> <p>The venue for the meeting above is the Boardroom at Riverside Carlisle, Englishgate Plaza starting at 11am and finishing 1pm.</p>	

--	--	--