

# CARLISLE HOUSING PARTNERSHIP

## DECENT & HEALTHY HOMES GROUP

Date: Tuesday 24<sup>th</sup> April 2012

Venue: Flensburg Room, Carlisle Civic Centre

**Present:** Margaret Miller (MarM - Carlisle City Council & Chair), Lucy Roberts (LR University of Cumbria), Diane Hill (DH - Riverside), Amelia Mandle (Carlisle City Council), Michael Marris (MM - Cumbria Branch of the National Landlords Association), Andrew Williams (AW - Carlisle City Council), Simon Taylor (ST - Carlisle City Council), Robert Cornwall (RC - CSP), Tom Barlow (TB - Carlisle City Council), Anthony Adrianowski (AA - Carlisle City Council), Greg Denwood (GD -Impact Housing Association), Andrew Hunton (AH - Cumbria Police)

	Minutes	Actions
1.	<p><b>Introductions</b></p> <p>Greg Denwood (Two Castles) and Andrew Hunton (Cumbria Police) attended the group for the first time. As Paul Musgrave was absent, Margaret Miller chaired the meeting.</p>	
2.	<p><b>Apologies</b></p> <p>Paul Musgrave (Public Health), Dave Pearson (npower), Phil Davis (Impact)</p>	
3.	<p><b>Minutes from last meeting - Tuesday January 17<sup>th</sup>, 2012</b></p> <p>Minutes were accepted as a true record.</p>	
4.	<p><b>Matters arising from the meeting and actions</b></p> <ul style="list-style-type: none"> <li>• Attendance of the group; a draft letter has been written to encourage the continued support and representation of stakeholders asking them to nominate suitable candidates to attend the Decent &amp; Healthy Homes Group. The letter is to be sent before the next DHH meeting of July 24<sup>th</sup>.</li> <li>• It was agreed that the final report of the Stock Conditions Survey (SCS) will be circulated to the members.</li> </ul>	<p>AW/AA</p> <p>ST/AA</p>
5.	<p><b>Carlisle Housing Strategy 2012 - 2016 - Action Plan</b></p> <p>The group proceeded to discuss the action plan, led by the Chair, to establish the key priorities for 2012/13.</p> <ul style="list-style-type: none"> <li>• <b>Work together to improve standards in the private rented sector</b></li> </ul>	

	<p>The key aim of this action is to carry out 350 inspections by March 2013 and acquire 40 additional accredited landlords to the accreditation Scheme by March 2013. The University of Cumbria is prepared to assist in the promotion of the Landlord Accreditation Scheme.</p> <p>AH suggested that ensuring the security of older properties needed to be taken under consideration when improving standards in the private sector.</p> <ul style="list-style-type: none"> <li>• <b>Work innovatively to bring more empty properties back into use.</b></li> </ul> <p>It was felt that, at this time, the City Council would be the organisation pushing this forward. However, there are currently funding opportunities that may lead to partnership working with organisations such as the YMCA. The work plan will be updated should these bids be successful.</p> <ul style="list-style-type: none"> <li>• <b>Work in partnership to reduce anti-social behaviour.</b></li> </ul> <p>The aim of this action is to reduce the number of complaints about anti-social behaviour, currently running at roughly five a month. It was collectively agreed by the group that noise nuisance complaints should also be taken into account. To that end, it was felt that a representative from Environmental Quality should be invited to attend the group.</p> <p>DH to check Riverside Carlisle’s current position on ASB and report back to the group.</p> <p>Two Castles currently have no-one in post dealing with ASB matters. Riverside and Two Castles both use starter tenancies to reduce problems of anti-social behaviour and noise nuisance. Problem solving groups exist in the west and east of the city, and were set up to help deal with matters of anti social behaviour.</p> <ul style="list-style-type: none"> <li>• <b>Work to reduce fuel poverty, including implementing the Cumbria Warm Homes (CWH) project across Carlisle</b></li> </ul> <p>It was agreed that addressing fuel poverty should be the key priority of the group.</p> <p>Both RPs and many landlords in the private rented sector have undertaken programmes of damp proofing, loft insulation and cavity wall insulation, in order to address fuel poverty. The group felt that efforts should be targeted towards the private rental sector and privately owned properties</p> <p>TB informed the group about a company which is prepared to complete 2,500 surveys in Cumbria to identify ‘hotspots’ of households in fuel poverty. So the matter could be taken further by TB, it was agreed by the group that the members would provide a list of priority areas where action is required to reduce fuel poverty. The list to be sent to AA via email (<a href="mailto:anthonya@carlisle.gov.uk">anthonya@carlisle.gov.uk</a>) by Friday May 25<sup>th</sup>.</p>	<p>AM</p> <p>DH</p> <p>All</p>
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	<p>It was also agreed that Carlisle City Council would map the low income areas of Carlisle and identify areas in Carlisle where work on fuel poverty still needs to be carried out and report back to the group at the next meeting.</p> <p>RC raised the issue of more engagement with the Health Service on housing issues of fuel poverty.</p> <ul style="list-style-type: none"> <li>• <b>Develop new ways of provided enough disabled facility adaptations, while integrating services more closely with Health and Social Care.</b></li> </ul> <p>The aim is to limit the loss of adapted properties. It was agreed by the group that the work currently being carried out by RC (to encourage joint-working on DFGs) is important. Further work needs to be done to develop formal protocols with the private sector.</p> <p>Two Castles are currently attempting to forecast likely requirement for adapted properties.</p> <p>MM stated that although private sector landlords do not, at present, seek to let to tenants who require major adaptations preferring instead to stick to general needs. If a private sector landlord did own a property with major adaptations they would be reluctant to see it returned to general use once it had been adapted.</p> <p>A proposal was put to the group that perhaps Carlisle City Council could identify adapted properties which came up for resale that RPs might considering purchasing and letting them to tenants who require adapted properties - a target figure of two per annum was proposed. However, there is still the issue of who will own the adaptations - will it be the tenant or the RP.</p>	AA/ST
6.	<p><b>Stock Condition Survey - an update</b></p> <p>The Stock Condition Survey for Carlisle has now been completed and will be circulated to members. A presentation of the SCS to the members of the Carlisle Partnership will be arranged in due course.</p>	ST / AA
7.	<p><b>Updates on:</b></p> <p><u>Disabled Facility Grants</u></p> <p>The integrated process for Cumbria is still ongoing.</p> <p><u>Homes in Multiple Occupation</u></p> <p>Currently, there are 108 licensed and 250 unlicensed HMOs in Carlisle.</p> <p>The Private Sector Housing team at the City Council has gone through a reorganisation; a more generic approach, involving all members of the team, will now be taken to dealing with DFGs, empty homes, HMOs et al.</p>	

8.	<b>Stakeholders' Update</b> Nothing to report.	
9.	<b>Dates for Next Meeting</b> The date of the next meeting is Tuesday July 24 <sup>th</sup> 2012. The venue is to be confirmed.	