

## CARLISLE HOUSING PARTNERSHIP

# DECENT & HEALTHY HOMES GROUP

Date: 17th January 2012 - 11am

Venue: Boardroom, Riverside Carlisle, Englishgate Plaza

**Present:** Diane Hill (DH - Riverside), Paul Musgrave (PM – Health & Chair), Michael Marris (MM – Cumbria Branch of the National Landlords Association), Allan Dickson (AD – ORS), Simon Taylor (ST – Carlisle City Council), Robert Cornwall (RC – CSP), Anthony Adrianowski (AA – Carlisle City Council), Phil Davis (PD -Impact Housing Association), Dave Pearson (DP) plus colleague Natalie (N Power)

	Minutes	Actions
1.	<p><b>Introductions</b></p> <p>The group proceeded to introduce themselves.</p>	
2.	<p><b>Apologies</b></p> <p>Amelia Mandle (Carlisle City Council), Lucy Roberts (Commercial Services Manager - University of Cumbria), Tom Barlow (Carlisle City Council)</p>	
3.	<p><b>Minutes from last meeting - October 18<sup>th</sup> 2011</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 by RP's was discussed, it was agreed a further letter to Chief Executives of the Housing Associations should be written asking them to nominate suitable candidates to attend the Decent &amp; Healthy Homes Group.</li> <li>• It was also agreed that there should be an event held on Tuesday April 24<sup>th</sup> to promote the publication of the Stock Condition Surveys (SCS) for Cumbria, the first draft report is planned for release in February 2012, PM stated the findings of the SCS could link into the Health and Wellbeing agenda - the next meeting is due to be held in May.</li> <li>• In respect of collecting &amp; mapping of baseline data for anti social behaviour this is still ongoing.</li> </ul>	<p>DH/AA to engage with the other providers</p> <p>ST/AA to arrange booking of room</p> <p>AM</p>

<p>5.</p>	<p><b>Housing Demand and Needs Survey / Housing Strategy - an update</b></p> <p>ST started by going through the organisation chart of how the 3 theme groups (Balancing the Housing Market, Decent &amp; Healthy Homes &amp; Supporting Vulnerable People) fit structurally within the context of the Carlisle Housing Partnership . ST then proceeded onto the Housing Strategy (HS) itself, changes are to be made to the actions and challenges of the HS and Action Plans following the feedback from the event held in November (The Future of Housing Development in Carlisle) before going to the Executive in February</p> <p><b>Disabled Facility Grants (DFG)</b></p> <p>The DFG working group has now been set up to look at ways of integrating more successfully with Health and Social Care. Mapping is underway to identify resources available, points of good practice and possible area where work can be done more effectively.</p> <p><b>Homes in Multiple Occupation</b></p> <p>PM read out an update concerning HMOs in AM absence (copy attached). PD commented that Welfare reforms (LHA) will have a big impact on HMOs and MM stated large numbers of Private Landlords (77%) are moving away from accepting LHA tenants.</p> <p><b>Empty Properties</b></p> <p>Carlisle City Council have been working with Riverside Carlisle and Two Castles Housing Association on a scheme to offer grants and loans to bring empty properties back into use, dependant on how long the properties are to be leased (between 5 to 15 years). The City Council role would be to provide expertise, knowledge and backup support to the RPs. The deadline for bids to the empty property initiative is Monday January 23 2012.</p>	
<p>6.</p>	<p><b>Stock Condition Survey - Allan Dickson</b></p> <p>At the moment the only completed draft report is Barrows. The LAs decided to form a consortium in a bid to achieve ‘economies of scale’ - the average price of a typical report is approximately £33,000. There will also be a Cumbria wide report available. The SCS is not just a report about the condition of private houses, it also details demographic changes (aging population), no’s of empty properties, levels of fuel poverty and levels of disability. Carlisle currently has about 49,000 households in the district.</p>	

	<p>The sample size used by all the LAs for the survey was 1,000 households. Work begun on the surveys in August 2011 and is scheduled to finish in March 2012. The computer software package used collate the data from the Survey is SPSS, (Action) ST / RC to talk to the Cumbria Observatory to see if they have a licence for SPSS from IBM. Some problems arose in the early stages of the survey work, mainly the issue of holiday and second homes.</p> <p>The findings from the draft report for Barrow indicate the following.</p> <ul style="list-style-type: none"> <li>• A rapidly expanding private sector</li> <li>• Great levels of older properties with issues of costs towards maintenance for the LA and an increasingly elderly population.</li> <li>• Incomes are below the Northwest and national averages.</li> <li>• Increased levels of disability</li> <li>• Poor levels of health with the knock on effect for DFG as funding is reduced of more people attending A&amp;Es at hospital</li> <li>• House prices below the average for the Northwest and nationally - creating difficulties for releasing equity, raising deposits and matters of affordability.</li> </ul>	
<p>7.</p>	<p><b>Riverside Carlisle's Affordable Warmth Strategy - Diane Hill</b></p> <p>DH proceeded to discuss the strategy highlighting the following items.</p> <ul style="list-style-type: none"> <li>• Cavity wall / loft installation</li> <li>• Heating programme - lifetime of boilers</li> <li>• The issuing of over eighties survival packs to be used in the event of a power cut</li> <li>• Plans to educate staff by providing training</li> <li>• The use of an energy resource centre providing surgeries to tenants offering advice on such things as saving water, reducing CO<sub>2</sub> emissions and renewable.</li> </ul> <p>PD stated Impact Housing Association had a similar programme to Riverside, mainly:</p> <ul style="list-style-type: none"> <li>• introducing wall installation through a Capital Refurnishing programme</li> <li>• creating a resource programme for the staff; all the staff are currently trained to an acceptable standard on matter concerning affordable warmth</li> <li>• providing information to new tenants, such as, reducing the cost of fuel bills when heating the house</li> </ul> <p>Impacts aim for the strategy is to reduce the impact of fuel bills to their tenants.</p>	

8.	<p><b>Stakeholders' update</b></p> <p>Affordable Warmth update (Tom Barlow)</p> <p>As TB could not attend the meeting he provided an update of the progress to date for the affordable warmth strategy for Cumbria (copy attached).</p>	
9.	<p><b>Any Other Business</b></p> <p>AA informed the group of the City Council hosting a Landlord and Tenants Open Day at the Civic Centre on Tuesday March 20<sup>th</sup> 2012 from 12.00 until 17.00. The contact for anyone interested is Amelia Morphet or Haydn Bannister.</p>	
10.	<p><b>Agenda Items for Next Meeting</b></p> <p>Agenda items for the meeting of Tuesday July 24<sup>th</sup> are to be forwarded to AA. Please note the proposed meeting for Tuesday April 24<sup>th</sup> is now going to be used as a launch event for the SCS at the Civic Centre.</p>	AA
11.	<p><b>Dates for Next Meeting</b></p> <p>The date of the next meeting is Tuesday April 24<sup>th</sup> and the venue will be at the Civic Centre in the Flensburg Room starting at 11am and finishing at 1 pm.</p>	