

CARLISLE HOUSING PARTNERSHIP

DECENT & HEALTHY HOMES GROUP

Date: Tuesday October 23rd, 2012

Venue: Boardroom, Riverside Carlisle, Englishgate Plaza, 11.30am

Present: Stuart Burns (SB - Riverside), Andrew Hunton (AH - Cumbria Police), Robert Cornwall (RC - CSP), Paul Musgrave (PM Chair - NHS), Simon Taylor (ST - Carlisle City Council), Anthony Adrianowski (AA - Carlisle City Council), Ursula Seddon (US - Carlisle City Council) and Patricia Christie (PC - Riverside)

	Minutes	Actions for the next meeting
1.	<p>Introductions</p> <p>The group introduced themselves; Stuart Burns, Patricia Christie and Ursula Seddon attended the group for the first time.</p>	
2.	<p>Apologies</p> <p>Michael Marrs (Cumbria Branch of the National Landlords Association) and Diane Hill (Riverside Carlisle) SB attending in her absence.</p>	
3.	<p>Minutes from last meeting - Tuesday 24th April, 2012</p> <p>Minutes were accepted as a true record.</p>	
4.	<p>Matters arising from the meeting and actions</p> <ul style="list-style-type: none"> • Group to invite representative from Environmental Quality concerning anti social behaviour, including noise nuisance complaints, currently running at roughly five a month. • Anti social behaviour policy for Riverside, PC stated the best person to contact was Tracey Edmondson • Riverside (DH) reported that Fuel Poverty Action Areas for them included Botcherby and Currock wards. • The City Council stated that in respect of loft and cavity wall insulation hotspots/target areas were being looked at. However, in the financial year 2010/2011 the Council did run a scheme for replacing full central heating systems, including boiler, in the wards of Botcherby, Castle, Morton and Upperby. 	<p>AA /ST</p> <p>AA</p>

	<ul style="list-style-type: none"> AA explained the mapping of the income deprivation areas for Carlisle. Based solely on the 68 wards, lower super output areas; no's 1 to 5 represent worst areas - coloured red, 6 to 10 not quite so deprived - orange, 11 - 58 mid rankings - grey and 59 to 68 the wealthiest in green. Therefore, most of the deprived areas are in Botcherby, Newtown area, Currock, Upperby and Harraby . RC updated the group on green deal, a new scheme called Eco available to private households on incomes less than £10,000 per year. Bids have to be in place by November 30th, it's unclear, for the moment, whether bids will be submitted by individual local authorities or collectively in a County wide approach on behalf of the LA's in Cumbria. The City Council is also doing a leaflet drop about the affordable warmth scheme to encourage private households to take up the scheme. 	RC to update
5.	<p>Stock Condition Survey for the Private Sector in Carlisle</p> <p>ST went through the handout produced by Opinion Research Services for the presentation of the Survey Results in July 2012. The Housing Condition Survey involved all the 6 Districts of Cumbria, the sample size of the survey in each district was 1,000 households and is a snapshot of Private Sector Housing Conditions when the survey was carried out in the summer of 2011.</p> <p>A key issue for households in Carlisle is fuel poverty (concern over energy bills) 23% of households were found to be in fuel poverty. Another issue identified was the growth of the private rental sector up to 14.5% from approximately 9.7% at the time of the 2001 Census.</p> <p>RC did state that many of those in fuel poverty would qualify for Eco Green Deal. Concerning the Green Deal scheme, a decision still has to be taken by City Council as to whether or not it should be a provider or work in partnership with a provider, such as, an RP. RC also mentioned the welfare reforms and the possible impact on vulnerable households. The group felt this was an agenda item for the next meeting in January.</p> <p>Overall, the group supported the finding of the Survey Report, but felt an area of work the group could be involved in was improving the thermal comfort of households, such as, loft installation.</p>	RC to report back to the group
6.	<p>Carlisle's Draft Tenancy Strategy</p> <p>AA informed the group of Tenancy Strategy Consultation Document which is currently going through a consultation period. It is in response to the Localism Act requiring all Local Authorities to publish a Tenancy Strategy by January 2013 which all registered providers will have to have due regard to when developing or reviewing their own tenancy policies.</p> <p>The draft tenancy strategy contains proposals of the Council's position on fixed term tenancies, affordable rents, allocations and the homelessness duty of Carlisle City Council. We would like stakeholders, partners and those with an interest in housing to consider the 10 questions within the draft document and send responses to anthonya@carlisle.gov.uk by Friday November 23rd 2012.</p>	

	PC requested that an electronic version of the draft strategy be forwarded to Diane Hill at Riverside for circulation.	AA
7.	<p>Updates on:</p> <p>Disabled Facility Grants</p> <p>Riverside will carry out DFG on their own up to a value of £7,000 per household. Their main jobs include over bath showers and level floor access showers. An issue has been identified in respect of boarding used in DFG's. Since April 2012 the City Council has completed 110 jobs.</p> <p>Home Improvement Agency</p> <p>RC informed the group of the setting up of the HIA with the agency providing services beyond the DFG's by introducing, for example, assisted technology. It will involve working with various organisations like Age UK, NHS Primary Care Trusts, Fire Services and the Police amongst others. The agency will also include a handyman service. The overall aim of the agency is to allow households to stay in their homes for longer.</p> <p>Homes in Multiple Occupation</p> <p>A programme of re-inspections is ongoing with renewals of licences every 5 years. The decision of the group is that the updates on HMO's should be replaced with updates on affordable warmth.</p> <p>Empty Properties</p> <p>The budget for empty properties is approximately £900,000 and includes:</p> <p>£530,000 for the YMCA to bring 45 empty properties back into use by March 2015.</p> <p>£240,000 for a successful cluster bid, with partners Allerdale and Copeland, 8 areas within Carlisle have been identified and the money must be spent by March 2014.</p> <p>The delivery programme is still to be sorted out but US is to attend the Cumbrian Branch of the National Landlord's Association today (23rd) she also wants to talk to local lettings/estate agents.</p> <p>Under the cluster bid funding is available in terms of grants and loans and properties must have been empty for least 6 months. Landlords in the private rental sector must rent the property at an affordable rent for a minimum of 1 year.</p> <p>The aim for the Council is to bring 91 properties back into use, including the 45 of the YMCA.</p> <p>US said any advice the group had to offer on the setting up of the administration of the empty property scheme would be appreciated.</p>	All
8.	<p>Stakeholders' Update</p> <p>ST enquired about how the group felt about the possible removal of the</p>	

	anti-social behaviour targets from the Housing Strategy as it's a minor target within the Housing Strategy.	
9.	<p>Any Other Business</p> <p>Attendance of the group was raised again, it was decided that the next main agenda items for January would include the Green Deal and fuel poverty. The group hope that this will improve attendance of RPs. If it doesn't, there will be another letter sent to encouraging better attendance.</p>	
10.	<p>Agenda items for the next meeting.</p> <ul style="list-style-type: none"> • The Green Deal • Fuel Poverty • Welfare Reforms and the possible impact on vulnerable households • Election of a new chair, PM to stand down after the meeting in January <p>Please forward any further suggestions for agenda items to anthonya@carlisle.gov.uk by Monday January 14th 2013.</p>	
11.	<p>Dates for Next Meeting</p> <p>The date of the next meeting is Tuesday January 22nd 2013. The meeting will be held at Riverside's Boardroom between 11am and 1pm.</p>	