

**Minute/Decision Summary  
Housing and Neighbourhood Partnership  
12 February 2008**

<b>Item/Issue</b>	<b>Contact</b>
<p><b>Sub Regional Choice Based Lettings Policy</b> A presentation was given by Caroline Wood, Housing Options Manager on the Sub Regional Choice Based Lettings Policy. A discussion followed which included:</p> <ol style="list-style-type: none"> <li>1. Discussion around the clients who would need to be housed urgently because of imminent loss of property because of regeneration. The choice of property would be offered to all of those in that priority band. This should be controlled to match the phases of the regeneration process and in close liaison with the Regeneration team to address priority clients' needs.</li> <li>2. Issue of clients who may have complex needs and an ASB history. It is intended that clients should not be excluded and there would be checks to ensure that clients are working with relevant partner agencies that they are referred to, where applicable. If there is continued non-compliance in working with these agencies – this may prevent clients from obtaining a property.</li> <li>3. There was a discussion around whether the scheme would be extended in the future to include special needs housing. It was acknowledged that working this sub-regionally would pose challenges however developing the scheme had promoted more sub-regional work in this area.</li> <li>4. Where properties had been modified and invested in so to give clients living in them protection when fleeing domestic violence, it would be preferable for these properties to be a direct let, as it would be inappropriate to advertise to all as a property open to those who have fled domestic violence only. This would also make best use of resources currently available.</li> <li>5. Sharing of information with private landlords was discussed. Resource implications for the Police were discussed as every tenant is to be referenced, this would take up considerable time. The application form is currently in development and will go out for consultation. This should include information to tenants that would advise them that the Police will be contacted for tenant referencing.</li> <li>6. Concern over tenants with a history of repeated ASB was raised. This is being addressed through multi-agency working with clients and non-compliance is addressed and can lead to suspension. The possibility of publishing property statistics was discussed, which would include the number of people</li> </ol>	<p>Caroline Wood Housing Options Manager (01642) 526639</p>

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<p>suspended. However, the potential negative consequences were discussed – this would be subject to both negative and positive criticism.</p> <p>7. Requesting ideas from consultees regarding branding. Work with a professional advertising company narrowed down the suggested names. The final name has yet to be decided.</p> <p>8. The visual appearance of the final system, once developed should be tested and consulted on and comments fed back to the working groups.</p> <p>9. There will be ongoing evaluation/review. There is a steering group which oversees the development group and meets monthly. This will continue and any negative impact on disadvantaged groups should be tackled.</p> <p>10. The link to affordable housing was discussed. It is intended that working between Housing Options and Housing Strategy would address this future need to be incorporated into CBL.</p>	
<p><b>Date and Time of next meeting:</b>            Tuesday 25<sup>th</sup> March 2008, 2pm-4pm, Newtown Resource Centre, Durham Road, Stockton on Tees, TS19 0DE</p>	

**Present:**

Partnership Members:

Julie Flinn, Home Group	Christine Fixter, Jomast Properties	Geoff Harrison, Billingham Partnership
Wanda Graham, Accent	Michelle Street, Stockton Flats	Tracey Bradburn, Stonham
Stephen Bray, Accent		

Advisors/Officers:

Simon Rogalski, Stockton-on-Tees Borough Council	Marilyn Davies, Stockton Borough Council	Michelle Sawalha, Stockton Borough Council
Caroline Wood, Stockton-on-Tees Borough Council	Jane Edmends, Stockton-on-Tees Borough Council	Dave Pickard, Tristar Homes Ltd
Sharon Thomas, Stockton Borough Council	Dawn Atterton, Tristar Homes Ltd	

**Apologies:**

Pat Grainger, Stockton Borough Council  
 Nick Winn, Teesside Probation  
 Sue Thompson, Private Landlord  
 Julie Higgins, Stockton-on-Tees Borough Council  
 Linda Stephenson, Stockton-on-Tees Borough Council