

Minute/Decision Summary
Housing and Neighbourhood Partnership
25th November 2008

| Item/Issue | Decision | Action | Contact |
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| <p>Minutes of Previous meeting The minutes from the meetings of 30th September 2008 were agreed as a true record.</p> | | | Simon Rogalski Housing Strategy Officer, Stockton-on-Tees Borough Council, (01642) 528359 |
| <p>Matters Arising Home Improvement Agency providers are to be invited to come to future meetings after the launch.</p> <p>Cllr Mrs Fletcher requested further information on the Regional Loans Scheme to assist homeowners with repairs and improvements to their properties.</p> | | <p>To be arranged January 2009</p> <p>Request that the Council's Private Sector Housing Division provide further details on the scheme.</p> | |
| <p>Local Housing Allowance Update A brief update on the implementation of the Local Housing Allowance since its introduction in April 2008 as a new way for paying Housing Benefit in the private rented sector was given.</p> <p>A follow up session where private landlords are to be invited will follow in the new year to provide more information and an opportunity to ask any questions.</p> <p>The Safeguarding Policy has currently been drafted and is now in place.</p> <p>The Council's Housing and Council Tax Benefits team and Housing Options team will be working closely together in order to identify those who struggle with payment of rent.</p> | | | Linda Stephenson Benefits Manager Stockton-on-Tees Borough Council, (01642) 526245 |
| <p>The Housing Market and the impact of the Global Credit Crunch A summary of Partnership Members' responses to questions circulated prior to the meeting on how the current housing market conditions were affecting their organisation and</p> | | | Simon Rogalski Housing Strategy Officer, Stockton-on-Tees Borough Council, (01642) 528359 |

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| <p>customers was given. Ian Heginbottom, ISOS Group, provided a brief explanation of the governments Mortgage rescue scheme that his organisation are considering taking part in. The rescue package would be for homeowners with mortgages who are in risk of repossession. Options within this scheme include 'mortgage to rent' where RSL purchases the property and rents this back to the vendor. Another option is for the RSL to part buy the property resulting in a shared equity agreement. This will result in a gained equity stake for the RSL. A major issue with both schemes is cost implications. ISOS and other regional HomeBuy agents are highlighting this to government and suggesting other organisations are invited in some way to participate in the scheme. It was noted that the Council's Housing Options team will be attending a briefing on the 'Home buy' scheme on 2nd December 2008 in Newcastle.</p> <p>The group was divided into two groups to discuss and identify how the partnership can work to address some of the issues. Outcomes of each discussion will be collated and circulated to the Partnership.</p> | | <p>Circulate Discussion Outcomes to Partnership.</p> | |
| <p>Housing Futures An update was provided on the outcome of the recent option appraisal undertaken on the Council's housing stock.</p> <p>In August 2007 the approval for the options appraisal of housing stock was granted.</p> <p>Since the introduction of Tristar homes £170 million has been spent on Council properties. However tenant demands and expectation have increased and housing over the next 30 years requires major investment.</p> | | | <p>Jane Edmends, Housing Strategy Manager, Stockton-on-Tees Borough (01642) 526682</p> <p>Chris Davey, Lead Project Officer, Stockton-on-Tees Borough (01642) 526776</p> |

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| <p>Various options for housing stock are: Retaining stock – keep it under council ownership, the problem with this option is no more money can be accessed. Round 6 PFI programme – only relevant to existing projects. Regeneration delivery vehicle – still undergoing investigation. Stock transfer – Transfer of ownership to a new or existing Housing Association.</p> <p>So far Stock Transfer is the only viable option available and in November 2008 the Council's Cabinet gave approval for this option to be pursued and for further consideration be given to the findings of the Housing Revenue Account review to be published early next year by the government. Discussions surrounding whom the stock could be transferred to are now underway.</p> <p>Once a preferred partner is chosen this will go to Cabinet in 2009 for approval.</p> <p>After this an offer document, which will take around 8 months to complete, will be prepared and tenant approval via a ballot will be required before any decision is made.</p> | | | |
| <p>Green Infrastructure Strategy for the Borough A presentation on the functions and benefits of green infrastructure, including the contribution it makes to the liveability of our towns and cities was given.</p> <p>Community safety issues were discussed including youth congregation and antisocial behaviour on open spaces. Measures have been taken to prevent this occurring by working in partnership with the police service. Other principles are to be adopted such as liaising with Safer Stockton partnership, people on the ground providing 'real' engagement. The 'Playing Out' scheme provides a range of activities to educate people in using spaces in a creative way. In terms of preventing anti social behaviour and youth</p> | | | <p>Graham Clingan Strategy and Development Manager, Countryside and Greenspace, Stockton-on-Tees Borough Council, (01642) 526870</p> |

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| <p>congregation a balance is needs to be taken, open public spaces remove large groups of young people from residential areas.</p> <p>Consultation is taking place with young people to gather opinions about what would be welcome. Possible community ownership/involvement may be the scope to achieve this successfully.</p> | | | |
| <p>Renaissance Update Dave Pickard gave an update on the issues discussed at Stockton Renaissance in October and November. This included items on:</p> <ul style="list-style-type: none"> • Community Cohesion Strategy -Six month update • Results of the Ipsos MORI Annual Residents Survey in Stockton-on-Tees • Developing a Green Infrastructure Strategy • Planning Policy for Student Accommodation • The Communities Fund | | | Dave Pickard Housing Management Director Tristar Homes Ltd (01642) 527083 |
| <p>Any Other Urgent Business Stockton Renaissance Annual Event – Partnership Members were notified of the Stockton Renaissance Annual Event on 13th January 2009, 4pm-6.30pm, Wynyard Rooms, Samsung, Wynyard. As a sub-group of the Local Strategic Partnership (LSP), Housing and Neighbourhood Partnership members are invited to attend the event which will look back at the achievements of the LSP over the last year and look forward to the future.</p> | | Invite and reply slip to be sent to all Partnership members. | Simon Rogalski Housing Strategy Officer (01642) 528359 |
| <p>Date and Time of next meeting Tuesday 27th January 2009, 2pm – 4pm</p> | | | Simon Rogalski Housing Strategy Officer (01642) 528359 |

Present:**Partnership Members:**

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| Dave Pickard, Tristar Homes Ltd (Chair) | Peter Fleming, Fabric Housing Group | Joanne French, Community Campus |
| Sharon Nockels, Places for People | Cllr Mrs Suzanne Fletcher, Stockton-on-Tee Borough Council | Helen Dixon, ASB Team, Stockton-on-Tees Borough Council |
| Ian Heginbottom, Isos Housing Group | Diane Smith, Endeavour HA (Vice-Chair) | Chris Fixter, Jomast |
| Michelle Street, Stockton Flats | Sue Thompson, Teesside Properties | |

Advisors/Officers

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| Jane Edmonds, Housing Strategy and Development, Stockton-on-Tees Borough Council | Caroline Wood, Housing Options, Stockton-on-Tees Borough Council | Simon Rogalski, Housing Strategy and Development, Stockton-on-Tees Borough Council |
| Julie Higgins, Housing Strategy and Development, Stockton-on-Tees Borough Council | Rachael Swales, Regeneration Project Officer, Stockton-on-tees Borough Council | Catherine Hattam, Housing Options Co-ordinator, Stockton-on-Tees Borough Council |
| Linda Stephenson, Benefits Manager, Stockton-on-Tees Borough Council | Tracey Oliver, Housing Strategy and Development, Stockton-on-Tees Borough Council | |

Apologies:**Partnership Members:**

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| Cllr Steve Nelson, Stockton-on-Tees Borough Council | Kathryn West, Anchor | Geoff Harrison, Billingham Partnership |
| Mr Thind, MS Properties | Tracey Bradburn, Stonham | Kevin Holmes, Places for People |
| Peter Smith, Personalisation Manager, Stockton-on-Tees Borough Council | Martin Jefferson, Accent Group | |