

Minute/Decision Summary
Housing and Neighbourhood Partnership
30th September 2008

Item/Issue	Decision	Action	Contact
<p>Minutes of Previous meeting The minutes from the meetings of 20th May 2008 were agreed as a true record.</p>			Simon Rogalski Housing Strategy Officer, Stockton-on-Tees Borough Council, (01642) 528359
<p>An assessment of the Impact of the Neighbourhood Renewal Programme for the Borough of Stockton-on-Tees A brief introduction was provided and a DVD was shown highlighting the success of the Neighbourhood Renewal Programme in the Borough from 2001 – 2008.</p>			Haleem Ghafoor Senior Renewal Officer Stockton-on-Tees Borough Council, (01642) 528677
<p>Home Improvement Agency (HIA) Update Dave Stamper, Assistant Private Sector Manager, Stockton-on-Tees Borough Council gave a presentation on the development of a Home Improvement Agency and how it would benefit residents in the borough.</p> <p>It was explained that not all aspects of the qualifying criteria need to be met and to identify a 'vulnerable customer' is anyone who requires a degree of social care.</p> <p>The Care Call and Telecare Service can be interlinked with the proposed Handy man service via good communications. These referral routes can be established and promoted. If a need is present Care Call and Telecare Service can easily notify the handyman who can respond accordingly.</p> <p>In order for the work to be carried out there are to be initially 6 new posts available. All staff will undergo a fully enhanced Criminal Records Bureau checks.</p>		The slides from the presentation to be placed on the Partnership's webpage.	Dave Stamper Assistant Private Sector Housing Manager Stockton-on-Tees Borough Council, (01642) 526589

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<p>There is to be no service user fee but in terms of the future they could look towards the introduction of a small fee in order to keep sustainability. An equity release scheme could be developed and a financial advisor can be provided for users. The Home Improvement Agency is hoping to cover insurance aspects.</p> <p>It was suggested that a fact sheet be produced to promote the HIA and explain the services it will offer.</p> <p>It was suggested that the provider of the HIA is invited to join the Housing and Neighbourhood Partnership.</p>	<p>Agreed that the provider should be invited to join the partnership.</p>	<p>Invite HIA provider to join the partnership.</p>	
<p>Publication of the Core Strategy Development Plan Document (DPD) Jane Elliott, Principal Planning Officer, Stockton-on-Tees Borough Council, presented a report to the group and comments and questions where addressed.</p> <p>It was noted that despite current market conditions, planning still has to continue over the next 15 years. In the current situation development of approved housing sites have slowed down recently. The time frame for consultation on preferred options is being reassessed with a possibility of 12 – 18 months for publication of the draft.</p>		<p>Partnership Members note the timetable for the publication of the Core Strategy DPD.</p>	<p>Jane Elliott, Principal Planning Officer, Stockton-on-Tees Borough (01642) 526053</p>

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<p>Community Cohesion Action Plan Update Julie Higgins, Housing Strategy Team Leader, gave an update on how the partnership's elements of the action plan are to be progressed.</p> <p>EO1 – Has been carried out. Report back with performance. EO2 – Questionnaire is to be distributed in order to establish what position each organisation is at and to share good practice. EO7 – Customer First Level 2 has been achieved in Housing Services. Baseline information is required as well as best practice. EO9 - Marilyn Davies would be happy to provide an update on reporting Offensive Incidents. EO11 – Need to establish what mediation services are being used.</p>	<p>Questionnaire to be distributed to partnership members to collect information to show progress on community cohesion actions.</p>	<p>Distribute questionnaire to partnership members.</p>	<p>Julie Higgins Housing Strategy Team Leader, Stockton-on-Tees Borough Council, (01642) 526662</p>
<p>'A Fairer Housing Market for All' Briefing (attached) Julie Higgins, Housing Strategy Team Leader, gave an overview of the Government's announcement to meet the current changes in the housing market.</p> <p>It was proposed that a special thematic meeting be arranged to discuss issues in detail and how they are affecting each organisation. The proposal was positively received. Requests were made for views on the current housing market in order to exchange ideas and possible solutions.</p> <p>It was noted that it would be beneficial to establish the extent of the problem, i.e. waiting lists. It was mentioned that there is a lot of unknown information and some issues are out of the partnership's control such as mortgages. The idea of looking for positive opportunities rather than the negative consequences was discussed. A campaign for more promotion of advice services to help those in risk of repossession is needed.</p>	<p>Agreed to hold a special meeting of the partnership to discuss the credit crunch and its impact on the housing market.</p>	<p>Date to be set for the special meeting and circulated to the partnership.</p> <p>Contact members of the partnership to request information on how the current housing market conditions are affecting their organisation and the key issues they would like explored at the special meeting.</p>	<p>Julie Higgins Housing Strategy Team Leader, Stockton-on-Tees Borough Council, (01642) 526662</p>

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Renaissance Update Dave Pickard circulated a report highlighting the key items at the Renaissance Board since the last meeting.		Report to be taken away and any comments or questions to be sent to Dave Pickard.	Dave Pickard Housing Management Director Tristar Homes Ltd (01642) 527083
Any Other Urgent Business None			
Date and Time of next meeting Tuesday 25 th November 2008 , 2pm			Simon Rogalski Housing Strategy Officer (01642) 528359

Present:

Partnership Members:

Dave Pickard, Tristar Homes Ltd (Chair)	Stewart Tagg, Fabrick Housing Group	Martin Jefferson, Accent
Wanda Graham, Accent	Michelle Street, Stockton Flats	John Rosser, Western Area Partnership Board
Tracey Bradburn, Stonham	Diane Smith, Endeavour HA (Vice-Chair)	Chris Fixter, Jomast
Cllr Mrs Suzanne Fletcher, Stockton-on-Tee Borough Council	Helen Dixon, ASB Team, Stockton-on-Tees Borough Council	

Advisors/Officers

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	Susanne Gordon, Youth and Leaving Care Team, Stockton-on-Tees Borough Council	Amanda Gallagher, Housing Regeneration, Stockton-on-Tees Borough Council
Joanne Dolan, Benefit Service, Stockton-on-Tees Borough Council	Tracey Oliver, Housing Strategy and Development, Stockton-on-Tees Borough Council	Dave Stamper, Private Sector Housing, Stockton-on-Tees Borough Council
Jane Elliott, Planning, Stockton-on-Tees Borough Council		

Apologies:

Partnership Members:

Cllr Steve Nelson, Stockton-on-Tees Borough Council	Kathryn West, Anchor	Peter Brennan, Eastern Area Partnership Board
Mr Thind, MS Properties	Ian Heginbottom, ISOS	Steve Key, Places for People
Sue Thompson, Teesside Properties		