

**Minute/Decision Summary
Housing and Neighbourhood Partnership
24th March 2009**

Item/Issue	Decision	Action	Contact
<p>Minutes of Previous meeting The minutes from the meeting of 27th January 2009 were agreed as a true record.</p>			<p>Simon Rogalski Housing Strategy Officer Stockton-on-Tees Borough Council (01642) 528359</p>
<p>Matters Arising Stockton and District Advice and Information Service have now been invited to join the partnership.</p> <p>A briefing note on the 'National Conversation' being carried out by the Tenant Services Authority has been added to the partnership website at www.stockton.gov.uk/hnp under 'what's new'.</p> <p>The Credit Crunch Information Event had been very well attended and two further events in Billingham and Thornaby are being planned.</p>			
<p>Communities Fund Update Kay Glew, Tristar Homes Ltd and Kevin McAuley, Norton, Newtown and Clarences Community Resource Centres, gave a presentation on the £7.2 Communities Fund and the tendering process recently carried out.</p> <p>It was noted that 3 Lead Providers had now been chosen.</p> <p>There is a key role for BOOST housing consortium (Tristar Homes, Fabrick, Stockton Flats, Places for People, Fabrick, Endeavour, Accent). Other housing providers are welcome to join consortium.</p> <p>Questions following the presentation included:</p> <p><i>What sanctions are available if residents choose not to engage?</i></p>			<p>Kay Glew Housing Operations Manager Tristar Homes (01642) 527986</p>

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<p>There are no sanctions if they choose not to engage.</p> <p><i>Can targets be re-visited particularly in the light of the current economic climate?</i> It was noted that there might be scope to re-negotiate targets within contract framework.</p> <p><i>How will families be identified?</i> A number of ways including working with housing providers. Procedures for this are to be agreed. It was noted that the ASB team might have information that could assist in identifying appropriate households.</p> <p>SBC are biggest employer in the borough therefore working with them in the process will be very important.</p> <p>There was a discussion around how the housing sector can be more fully engaged with the worklessness agenda.</p>		<p>Invite back to a future meeting for an update on progress.</p>	
<p>Home Improvement Agency (HIA) Update A presentation was given by Stuart Oliver, Supported Housing Manager, Broadacres Housing Association on the Home Improvement Agency for the borough.</p> <p>HIA's are not for profit, local organisations that assist older, disabled and vulnerable people by helping them achieve practical solutions to their housing related problems. The contract was awarded to Broadacres in late 2008 by Stockton Council.</p> <p>They provide free, impartial and confidential advice and their primary purpose is to help people to continue to live independently in their own homes in comfort and safety for as long as they wish. Free service for residents of the borough who are 60 or over or disabled or identified as vulnerable. Some services have a small fee.</p>			<p>Stuart Oliver Supported Housing Manager Broadacres Housing Association (0845 2008646)</p>

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<p>A local office would be opening shortly in Stockton Business Centre.</p> <p>Questions following the presentation included:</p> <p><i>Concerns over giving loans to the over 60s?</i> The governments view is that homeowners should be expected to pay for work to their property. Broadacres already provide Home Appreciation loans in North Yorkshire. They are interest free loans and only re-payable on death or when the house is sold. They are not commercial loans.</p> <p><i>Where is that money for loans provided from?</i> The Home Improvement Agency, Local Authority or Regional Housing Board could provide money for a loan scheme. More information on the regional work on homeowner loans will be brought to a future partnership.</p>			
<p>Linking Self-directed support with housing - particularly supported housing Peter Smith, Personalisation Manger, Stockton-on-Tees Borough Council gave a presentation on personalisation and its impact on the housing sector.</p> <p>It was noted that the impact on the housing sector would be: Linking housing with care and support The role of the local community Providing information and advice to customers</p> <p>Questions following the presentation included: <i>Could individuals opt out of the services provided by their supported housing provider?</i> They would not be able to opt out of the landlord relationship but they might be able to opt out of the support services provided for all the residents of a particular scheme.</p>			<p>Peter Smith Personalisation Manager Stockton-on-Tees Borough Council (01642) 528446</p>

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<p><i>Who decides on the size of the entitlement?</i> This is points scored and depending where they are on the points scale this will determine how much they're entitled to.</p> <p><i>Will people have the confidence to choose and arrange their own support, particularly older people?</i> Evidence suggests that older people do want to do this. People that require assistance will be able to access it.</p>			
<p>Renaissance Update Dave Pickard gave an update on the recent items discussed at Stockton Renaissance. This included: Renegotiating the Local Area Agreement targets Supporting Asylum Seekers and Refugees Update on the current economic climate and how the Council and its partners are responding.</p>			David Pickard Housing Management Director Tristar Homes (01642) 527083
<p>Any Other Urgent Business There was no other urgent business.</p>			
<p>Date and Time of next meeting Tuesday 19th May 2009, 2pm Venue to be confirmed</p>			Simon Rogalski Stockton-on-Tees Borough Council Housing Strategy Officer (01642) 528359

Present:

Partnership Members:

Dave Pickard, Tristar Homes Ltd (Chair)	Rodger Till, Fabrick Housing Group	Martin Jefferson, Accent Group
Val Scollen, Billingham Partnership Representative	Michelle Street, Stockton Flats	Christine Allen, HOME Group
Cllr Julia Cherrett, Stockton-on-Tees Borough Council	Helen Dixon, ASB Team, Stockton-on-Tees Borough Council	Peter Smith, Adult Strategy Team, Stockton-on-Tees Borough Council
Diane Smith, Endeavour Housing Association	Roy Parker, Central Renaissance Area Partnership Representative	John Rosser, Western Renaissance Area Partnership Representative
Kellie Hopkins, Parkfield and Mill Lane Neighbourhood Management Pathfinder		

Advisors/Officers

Kevin McAuley, Newtown Community Resource Centre	Simon Rogalski, Housing Strategy and Development,	Louise Etherington, Housing Strategy and Development,
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	Stockton-on-Tees Borough Council	Stockton-on-Tees Borough Council
Stuart Oliver, Broadacres Housing Association	Kay Glew, Tristar Homes Ltd	Catherine Hattam, Housing Options Department, Stockton-on-Tees Borough Council
Dave Stamper, Assistant Private Sector Housing Manager, Stockton-on-Tees Borough Council		

Apologies:

Partnership Members:

Cllr Mrs Suzanne Fletcher, Stockton-on-Tees Borough Council	Peter Brennan, Eastern Renaissance Area Partnership Representative	Julie Nixon, Head of Housing, Stockton-on-Tees Borough Council
Mr Thind, MS Properties	Ian Heginbottom, ISOS Group	Chris Fixter, Jomast Properties
Sue Thompson, Teesside Properties	Mike Mealing, Tees Valley Living	Stewart Tagg, Fabrick Housing Group
Kathryn West, Anchor Housing		