

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL TENANTS' AND LEASEHOLDERS' CONSULTATION FORUM MINUTES OF MEETING HELD ON MONDAY 11th July 2011

Present

Bob Dawe - (Chair), Linford & Verdon Tenants' & Leaseholders' Association (BD)
 Pat Guymer – Linford & Verdon Tenants' & Leaseholders' Association (PG)
 Joan Cox - Linford & Verdon Tenants' & Leaseholders' Association (JC)
 Gloria Richardson – Greenhill Tenants' and Resident's Association (GR)
 Jeanette Collins - Greenhill Tenants' and Residents' Association (JC)
 Sheila Sharpe – Tenant (SS)
 Kate Nicholls – (vice Chair) Riverview Tenants and Residents Association
 Val Potter – Tenant (VP)
 George Potter – Tenant (GP)
 Rosie Brown – Tenant (RB)
 Teresa Tatler – Tenant (TT)
 Trevor Tatler – Tenant (TT)
 Cllr Derek Howe - (DH)
 Cllr Roger Bayliss - Portfolio Holder for Housing (RB)
 Sue Stevenson – Housing Advice Team Leader, NWLDC, (SS)
 Amanda Harper –Housing Management Team Leader, NWLDC, (AH)
 Sue Hallam – Strategic Housing Team Manager, NWLDC, (SH)
 Elaine Taylor – Senior Allocations Officer, NWLDC, (ET)
 Nick Jones – (note taking) Resident Involvement Officer, NWLDC, (NJ)

1.	APOLOGIES John Baggaley – Tenant Kath Whittaker – Tenant Roger Ludgate - Tenant Tara Loveday – Tenant Chris Lambert – Head of Housing and Customer Services, NWLDC Beverley Curry - Resident Involvement Officer, NWLDC,	Lead/Action
2.	MINUTES OF LAST MEETING 23RD MAY 2011 Minutes for the open and closed sessions of the meeting 23 rd May were proposed by PG and seconded by KN as a true and accurate record.	
3.	MATTERS ARISING PG Asked if Constitution has been signed BD stated that the constitution has been signed and individual Code of Conducts were being signed by all members present.	

<p>4.</p>	<p>COMMUNITY FOCUS TEAM – TONY SMITH</p> <p>TS explained to the forum that new 'Community Focus' Team started in April the aim is to be a face of North West Leics District Council. The team can look at boarder issues in the district which are divided into three areas:</p> <p>Coalville – Tony Smith Ashby, Moira and Measham - Balwinder The Valleys – Wendy Jones</p> <p>Community Focus can support local groups and initiatives and access funding for community issues. Its aim is also to improve communication between the council and its customers and make the processes more transparent and accessible.</p> <p>TS informed the forum that the team does not have 'targets', but is community lead. The Community Focus Team need to know the issues faced by its communities in order to respond to them.</p> <p>BD Thank Tony Smith for attending.</p>	
<p>5.</p>	<p>IMPACT TEAM – KAM CHAUHAN</p> <p>KC introduced himself from the Impact Prevention Team headed by the Youth Offending Service.</p> <p>The Impact team are involved in prevention, support and signposting 8 - 16 year olds at risk of offending and re-offending.</p> <p>KC continued that the team receives referrals from the Council and the Police and that they also have a Parenting team.</p> <p>The Impact team works with young people on the streets aged 10-19 in identified 'hot spots'. They also work with larger groups of youths using diversionary techniques into positive activities and support vulnerable young adults.</p> <p>The referrals that KC's team receive are assessed and prioritised. They require clear evidence of ASB and encounter a lot of perception issues. Each referral is assessed as low, medium or high risk and the team will begin work the following week.</p> <p>KC informed the forum that his role is to manage the project and has three senior officers who use informal education techniques and positive activity signposting. The officers are also expected to challenge behaviour and report incidents to the police if necessary.</p> <p>KC gave the forum an example of the work the team have done in Thurmaston with the Parish council, which has resulted in a group that regularly attracts 30 young people.</p> <p>KN suggested that in the past it seemed as though they had just moved</p>	

	<p>the problem with youths around.</p> <p>AH responded that the Impact team can now use 'multiple locations' within a 3-5 mile radius of original referral.</p> <p>GP enquired whether in assessing the perception of ASB how the victim's got redress.</p> <p>AH replied that if a report come through that the Housing Officer will investigate the complainant and alleged perpetrator.</p> <p>KC stated that issues involving older people are referred on but that there are officers in his team who work with young people diagnosed with autism.</p> <p>RB asked KC about mentoring schemes and KC responded that they work with local businesses to provide this support.</p>	
6.	<p>CHOICE BASED LETTINGS</p> <p>BD stated that several members of the forum have concerns about choice based lettings.</p> <p>AH gave the forum an overview of the CBL explaining that it was split into housing advice and allocating processes. The new system has had an impact since it went live in February, for example void times had increased from 18 to 29 days.</p> <p>PG asked who carried out the assessment of new applicants and how did the banding process work? In addition were medical conditions taken into consideration?</p> <p>SS responded that assessments were carried out, mostly on line by 2 officers in the Housing AdviceTeam. Medical conditions are taken into consideration when banding applicants.</p> <p>AH stated that there are four bands – Priority, High, Medium and Low.</p> <p>GP suggested that the process was not recognising the need of the applicant and were the forms prioritised based on when they were received?</p> <p>SS replied that the team has 10 working days in which to process each application.</p> <p>SH then explained the criteria for each of the four bands and various points were discussed around the banding.</p> <p>BD asked for more transparency and requested that information about the banding of applicants who had bid was available.</p> <p>ET informed the forum that some details about the successful homeseeker are included as feedback on the following round of advertisements.</p>	

	<p>A review is scheduled 6 months after all partners have been operating the Choice Based Lettings system and the forum will be involved in the review.</p>	
<p>7.</p>	<p>REVIEW OF SHELTERED HOUSING SCHEMES - AMANDA HARPER</p> <p>BD stated that he had asked for this item to enable residents to be involved sooner.</p> <p>AH ran through the report circulated prior to the meeting and explained that the council had experienced a decline in demand for sheltered accommodation and consequently there are three schemes which have no occupants which cost £130,000 in rent loss and service charges. The decline was due in part to a recent push for independent living.</p> <p>AH continued that it there were difficult decisions to be made and that it was important to focus on the schemes as buildings.</p> <p>AH said that a report was due to go to Cabinet in late July to get consent to consult with local communities.</p> <p>PG said that there were more elderly people but fewer properties available and asked if the schemes could be modernised.</p> <p>AH replied that no decisions had been made and the consultation would be a critical part of the process.</p> <p>GP stated that with an ageing population and the courts being empty should the council be selling them off?</p> <p>KN enquired about Queensway. AH responded that this scheme has 47% occupancy.</p> <p>BD suggested that the remaining bedsits at Greenacres could be converted into 15 flats at cost of £250,000</p> <p>AH said that the options for each individual scheme needed to be considered. For some of the schemes it may be that it is more cost effective to redevelop the sites. In addition there are currently approximately 800 people on the waiting list, but very little demand for elderly accommodation.</p> <p>PG put forward a proposal to ask the council to make the retention of housing for the elderly their priority when looking at the future of the schemes. JC seconded it and the proposal was agreed.</p> <p>BD requested that there was additional tenant representation on the High Investment Needs Working Group that SS attends.</p> <p>AH stated that currently the group comprises Ruth Robinson (Housing Enabling Officer), Tracey Ashe (Financial Systems Manager), Alan Glover (Planned Investment Manager), Chris Lambert (Head of Housing and Customer Services) and Grainne McAndrew (Older Persons Service Team</p>	

	<p>Leader).</p> <p>GP and VP volunteered, were proposed by KN and seconded by PG and the decision was carried.</p> <p>BD requested an invitation to future meetings if required.</p>	
8.	<p>TENANT NOMINATION TO HOUSING REFORM GROUP - FORUM</p> <p>BD proposed that forum member Isaac Foy was nominated as Tenant Representative to the HRA Reform Group.</p> <p>The forum voted unanimously to elect IF and requested that he reported back to the forum.</p> <p>GP suggested a ballot.</p> <p>AH advised that she would seek directions for a postal ballot for 2 places and use the 1st and 2nd choices.</p>	
9.	<p>WORKING GROUPS FORWARD PLAN</p> <p>BD stated that a Tenant Representative was needed to report back to the forum each of the working groups to the forum.</p> <p>BD asked the forum if there were representatives from each of the forum present.</p> <p>AH informed the forum that the forward plan was taken from the team plans.</p> <p>BD said that some time was needed for representatives to be nominated from the groups to the forum.</p>	
10.	<p>AOB</p> <p>SS explained to the forum the background to the funding request for the purpose of the 'Kegworth Dig'. SS described the anticipated benefits to the community and the proposed dates for the initiative between 22nd – 27th August.</p> <p>SS informed the group of the cost breakdown of the £1050 for the support and assistance of the community archeologist team at the Sir John Moore Foundation.</p> <p>JC stated that the proposal sounded like a great idea.</p> <p>JC proposed the funding request , GR seconded and the forum voted unanimously in favour of the proposal.</p> <p>KN asked the forum about the Decoration Allowance proposal that she had been advised by the Repairs Working Group (RWG) to raise at this forum. The forum requested that the issue was referred back to the RWG.</p>	

11.	DATE OF NEXT MEETING	
	Monday 26 th September 2011, 6.00 pm, Council Chambers	