

**Minute/Decision Summary**  
**Housing and Neighbourhood Partnership**  
**26<sup>th</sup> January 2010**

Item/Issue	Decision	Action	Contact
<p><b>Minutes of Previous meeting</b>            The minutes from the meeting of 1<sup>st</sup> December 2009 were agreed as a true record.</p>			Simon Rogalski Housing Strategy Officer Stockton-on-Tees Borough Council (01642) 528359
<p><b>Matters Arising</b>            None to note</p>			
<p><b>Housing Futures Update</b>            An update was provided on the proposed transfer of homes from the Council to a new-style Tristar Homes. A handout containing information on the process to date was provided. Jane Edmends to return to the group with a clearer time table for future stages once this is available. The offer document is available on request and an easy guide to the offer document is to be produced.</p> <p>Members of the partnership requested access to the offer document.</p>		Circulate offer document summary to partnership and make available link to full document on partnership webpages.	Jane Edmends Housing Futures Stockton-on-Tees Borough Council (01642) 526682
<p><b>The Private Rented Project</b>            A brief outline will be given on how the Council's Housing Conditions team are proposing to improve private rented housing in the borough. Gary Knight gave a presentation and handout was provided. Empty dwellings management orders are missing from handout. RPT hearing scheduled 21<sup>st</sup> March 2010. Voluntary leasing is likely to be introduced in the future. Grants and loan scheme introduced April 2010 to help return properties back to use. The contact number for Landlord Liaison is wrong in the handout, the correct number is: 01642 527620</p>			Gary Knight Private Sector Housing Stockton-on-Tees Borough Council (01642) 526621
<p><b>Housing Benefit Reforms</b>            Linda Stephenson presented proposals by the Department for Work and Pensions to reform the housing benefit system, which included how housing benefit can:</p> <ul style="list-style-type: none"> <li>- Support customers into work</li> <li>- Increase the supply of good quality social and affordable housing in mixed communities</li> </ul>			Linda Stephenson Housing Benefits Stockton-on-Tees Borough Council (01642) 526245

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<ul style="list-style-type: none"> <li>- Be affordable and sustainable in the long term</li> <li>- Provide a fair level of support whilst meeting the housing needs of low incomes households and preventing homelessness.</li> </ul> <p>Discussion included the link between housing standards and benefit and the impact of the Local Housing Allowance.</p> <p>For direct opinions/view on consultation members can also visit the DWP website.</p>		<p>If anyone has further comments to be included in the consultation please contact Linda - Linda.stephenson@stockton.gov.uk</p>	
<p><b>Comprehensive Area Assessment</b> CAAs were published for areas in December 2009. The issues highlighted around housing were discussed as well as the positive practice in housing (green flags) highlighted in other areas. It was suggested to use information from the CAA to suggest future agenda items for the partnership. As the partnership shares good practice this can be taken forward to tackle the negatives and strengthen the positives highlighted.</p>			<p>Julie Higgins Housing Strategy Team Leader Stockton-on-Tees Borough Council (01642) 526662</p>
<p><b>Items for Next Meeting</b> The agenda items proposed for the March meeting of the partnership were presented. Julie Higgins talked through requested agenda items people wished to cover. Any further suggestions to be brought to future meeting.</p>			<p>Julie Higgins Housing Strategy Team Leader Stockton-on-Tees Borough Council (01642) 526662</p>
<p><b>Renaissance Update</b> Dave Pickard will provide an update from recent Renaissance board meetings</p>			<p>Simon Rogalski Housing Strategy Officer Stockton-on-Tees Borough Council (01642) 528359</p>
<p><b>Any Other Urgent Business</b> None</p>			
<p><b>Date and Time of next meeting</b> Tuesday 9<sup>th</sup> March 2010, 2pm, Venue to be confirmed</p>			<p>Simon Rogalski Stockton-on-Tees Borough Council Housing Strategy Officer (01642) 528359</p>

**Present:****Partnership Members:**

Lesley Wardle, Places for People Michelle Street, Stockton Flats	Janine Browne, Stockton SDAIS Julie Higgins, Housing Strategy and Development, Stockton-on-Tees Borough Council	Roy Parker, R.C.A.P S. Davenport, Accent
Phil Toal, FHM Northeast Chris Fixter, Jomast Properties	Diane Smith, Endeavour HA Cllr Steve Nelson, Stockton-on-Tees Borough Council	Dave Pickard, Tristar Homes Ltd (Chair) J. Rosser, Western Area
Helen Dixon, ASB Team, Stockton-on-Tees Borough Council	Wanda Graham, Accent	

**Advisors/Officers**

Dave Stamper, Private Sector Housing, Stockton-on-Tees Borough Council	Simon Rogalski, Housing Strategy and Development, Stockton-on-Tees Borough Council	Tracey Oliver, Housing Strategy and Development, Stockton-on-Tees Borough Council
Gary Knight, Private Sector Housing, Stockton-on-Tees Borough Council	Eleanor Foster, Private Sector Housing, Stockton-on-Tees Borough Council	Carole Straughan, Planning, Stockton-on-Tees Borough Council
Susan Symmonds, Stockton-on-Tees Borough Council	Linda Stephenson, Housing Benefits, Stockton-on-Tees Borough Council	Adam Thorn, Housing Options, Stockton-on-Tees Borough Council
Jane Edmonds, Housing Futures, Stockton-on-Tees Borough Council		

**Apologies:****Partnership Members:**

Val Scollen, Billingham Partnership	Peter Smith, Adult Strategy Team, Stockton-on-Tees Borough Council	Cllr Suzanne Fletcher, Stockton-on-Tees Borough Council
Kathryn West, Anchor Housing	Kelly Taylor, Nomad E5	Matt Reeves, Cleveland Police