

Minutes

The Housing and Neighbourhood Partnership

Tuesday, 14th September, 2010, 02.00 p.m. at Watersports Centre Castlegate Quay, Moat Street, Stockton-on-Tees, TS18 3AZ

Chair:

Dave Pickard

Members:

Chris Fixter (Jomast), Helen Dixon (SBC), Michelle Street (Stockton Flats), John Rosser (Western Area Partnership), Susie Thompson (Fabrick Housing Group), Val Scollen (Northern Area Partnership), Janine Browne (SDAIS), Cllr Mrs Suzanne Fletcher (SBC), .

Advisors:

David Stamper (SBC), Neil Coleman (SBC), Mike Raw (SBC), Linda Stephenson (SBC), Simon Rogalski (SBC), Julie Higgins (SBC), Marilyn Davies (SBC), Louise Etherington (SBC)

Apologies**Members:**

Sue Thompson (National Landlords Association - Teesside Branch), Kelly Taylor (ISOS Housing Group), Andrea Ainsley (Places for People), Phil Toal (FHM), Cllr Steve Nelson (SBC), Julie Nixon (SBC)

Advisors/ Observers:

Caroline Wood (SBC), Melanie Howard (SBC)

Minutes

The Housing and Neighbourhood Partnership

Tuesday, 14th September, 2010, 02.00 p.m. at Watersports Centre Castlegate Quay, Moat Street, Stockton-on-Tees, TS18 3AZ

ITEM/ISSUE	ACTION
HNP 21/10. Welcome and Apologies for Absence	
HNP 22/10. Minutes Comments and Decisions Agreed as a true record.	Ensure the following items are brought back to a future partnership meeting to update members: Tees Valley Investment Plan Private Sector Housing Renewal Strategy Local Offers
HNP 23/10. Matters Arising	
HNP 24/10. Crime and Disorder Audit 2010 Marilyn Davies, Community Safety Manager, Stockton-on-Tees Borough Council updated the partnership on the 3 yearly crime audit which is currently taking place. The consultation that is taking place to identify residents views is running until the end of October 2010. Groups such as children in school and older people respond well to completing the audit. It is more difficult to collect the views of people in the 25 -34 age bracket and people from BME communities. It was asked whether crime can be analysed by tenure. It is collected at arrest but sometimes difficult to make use of. It is known that domestic violence is usually linked to Council properties, however this might be because Council tenants usually understand how to report issues to others.	

Minutes

The Housing and Neighbourhood Partnership

Tuesday, 14th September, 2010, 02.00 p.m. at Watersports Centre Castlegate Quay, Moat Street, Stockton-on-Tees, TS18 3AZ

ITEM/ISSUE	ACTION
<p>Areas can be mapped to compare their perceptions with reality. This has led to some focussed work in some areas where for instance there is a high perception of violent crime however actual violent crime is very low. The audit can also be analysed to show how reading the crime audit magazine has affected the perception of crime.</p> <p>Additional analysis can be carried out and should members have requests for certain analysis to be included in the final report they should contact Marilyn.</p> <p>The issues that are currently being highlighted by residents in the audit that are relevant to housing are anti-social behaviour and dwelling burglary. Despite burglary rates falling, target hardening needs to continue.</p> <p>It was asked whether analysis was carried with the data to predict future crime trends. This is done as well as other factors being monitored which can identify future crime such as gold and metal prices and changes in the illegal drugs market.</p> <p>It was noted that Renaissance had suggested looking into minimum pricing for alcohol due to the link between antisocial behaviour and alcohol. Minimum pricing is a complicated issue with a range of factors that need to be taken into consideration.</p> <p>Contact: Marilyn Davies Community Safety Manager Stockton-on-Tees Borough Council (01642) 527610</p>	
<p>HNP 25/10. Joint Strategic Need Assessment (JSNA) for Stockton-on-Tees</p> <p>Julie Higgins, Housing Strategy Team Leader, Stockton-on-Tees Borough Council gave a presentation on the borough's draft joint strategic needs assessment (JSNA) for 2010.</p> <p>The JSNA, a joint document between the Primary Care Trust and the Local Authority sets out the health, well-</p>	<p>The draft document has been added to the consultation page on the partnership's webpage (www.stockton.gov.uk/hnp). Should members have any comments on the housing chapter of the document they</p>

Minutes

The Housing and Neighbourhood Partnership

Tuesday, 14th September, 2010, 02.00 p.m. at Watersports Centre Castlegate Quay, Moat Street, Stockton-on-Tees, TS18 3AZ

ITEM/ISSUE	ACTION
<p>being and care needs of the population of the borough.</p> <p>Concerns were raised regarding vulnerable people who might be forced to move due to benefit changes to be implemented e.g will they lose the benefit of adaptations within their home or support networks or where moving might have a negative effect on their mental health.</p> <p>It is positive that the link between health and homelessness is being made.</p> <p>Susie Thompson made the partnership aware of the home relocater scheme that Fabrick operate which can help someone find a suitably adapted property (within the Fabrick group).</p> <p>Contact: Julie Higgins Housing Strategy Team Leader Stockton-on-Tees Borough Council (01642) 526662</p>	<p>should forward them to Simon Rogalski by Monday 27th September 2010.</p>
<p>HNP 26/10. 21st Century Welfare Consultation and Changes to the Local Housing Allowance</p> <p>Linda Stephenson, Benefit Manager, Stockton-on-Tees Borough Council updated the partnership on the proposed changes to the Local Housing Allowance (LHA) and an overview of the government's consultation paper, 21st Century Welfare.</p> <p>It was asked whether any analysis has been carried out to identify whether LHA has achieved one of its aims of assisting people to move to better or more appropriate properties. It was thought that this had not been carried out but that there was evidence to show that LHA has led to an increase in private rents. The recession had also influenced this.</p> <p>The Benefit Service will be working with financial inclusion team within SDAIS and with Housing Options to ensure that the right support is available around debt, arrears and eviction action should the proposed changes to the LHA increase these.</p>	

Minutes

The Housing and Neighbourhood Partnership

Tuesday, 14th September, 2010, 02.00 p.m. at Watersports Centre Castlegate Quay, Moat Street, Stockton-on-Tees, TS18 3AZ

ITEM/ISSUE	ACTION
<p>It was noted that the council would not be submitting a response to the consultation but should any members wish to do so, they can contact the Department for Work and Pensions direct.</p> <p>Contact: Linda Stephenson Benefit Manager Stockton-on-Tees Borough Council (01642) 526245</p>	
<p>HNP 27/10. Community Engagement Strategy</p> <p>The Council is currently consulting on a community engagement strategy. A response form has been circulated with the draft strategy and partnership members can forward any comments on it by completing and returning the form by 24th September.</p> <p>It was suggested that the strategy doesn't identify how communication will be developed and improved with private rented sector tenants and that this needs to be addressed.</p>	<p>Partnership members to return comments on the draft strategy by 24th September to linda.murphy@stockton.gov.uk.</p>
<p>HNP 28/10. Renaissance Update</p> <p>There was no update as no meetings had been held since the last partnership meeting.</p>	
<p>HNP 29/10. Any Other Urgent Business</p> <p>None</p>	
<p>HNP 30/10. Date and Time of Next Meeting</p>	

Minutes

The Housing and Neighbourhood Partnership

Tuesday, 14th September, 2010, 02.00 p.m. at Watersports Centre Castlegate Quay, Moat Street, Stockton-on-Tees, TS18 3AZ

ITEM/ISSUE	ACTION
Tuesday 9th November 2010, 2pm, Castlegate Quay Watersport Centre, Moat Street, Stockton-on-Tees	