

STRATEGIC HOUSING PANEL

MINUTES OF MEETING HELD ON 18 OCTOBER 2011

Present: Councillors George Clements, Jon Downie; Reg Heathcote; Alan Jacob; Sam Pollen; Peter Stephenson; Paul Whalley

Julie Betteridge, Head of Regeneration and Community; L Priebe, Housing Services Manager; K Skillicorn, D James Member Services Officer

SH 18 Minutes

RESOLVED - That the Minutes of the meetings held on 16 August 2011 be signed by the Chairman as a correct record.

SH 19 Future Tenancy Strategy and Affordable

Members received a verbal update on the proposals for the future Tenancy Strategy and Affordable Rents from 2012.`

SH 20 Performance Report

The first report on the monitoring of operational performance was submitted and noted. It was noted that these report would be submitted quarterly in future.

SH 21 Draft Cumbria and Housing Strategy & Investment Plan 2011 - 15

Consideration was given to the draft Cumbria Housing Strategy & Investment Plan which had been developed by the six District Councils and will replace the Cumbria Housing Strategy 2006-11.

RESOLVED – That taking on board comments made by Members Executive be recommended to consider and endorse Executive is asked to endorse the Cumbria Housing Strategy as a sufficient indication of the Council's support.

SH 22 Supporting People Contracts

It was **AGREED** that this item be deferred to the next meeting of the Panel.

The meeting closed at 12.25am

Chairman

Date

SPECIAL STRATEGIC HOUSING PANEL

MINUTES OF MEETING HELD ON 15 NOVEMBER 2011 at 2:30pm

Present: Councillors George Clements; Jon Downie; Reg Heathcote; Sam Pollen; Peter Stephenson and Paul Whalley.

Apologies for absence were received from Debbie Cochrane, Housing Policy Manager.

Officers: Julie Betteridge, Head of Regeneration and Community; Laurie Priebe, Housing Services Manager; Kate Skillicorn, Housing Research & Policy Officer; Cathy Andrews, Housing Officer and Clive Willoughby, Member Services Technical Support Officer.

Also Present: Ms A Thorn and D Ripley, Home Group; S Soars and G Denwood, Two Castles Housing Association; S Wilson and Ms A Willmott, Impact Housing.

SH 23 Declarations of Personal and Prejudicial Interests

Councillors Paul Whalley and Peter Stephenson declared a personal interest in the agenda item due to being tenants of a housing association.

SH 24 Tenancy Strategy and Affordable Rents

The Housing Services Manager introduced his report to the panel on the two issues of Social Housing Tenure in Copeland and Affordable Rents.

With regards Tenancy Strategy, it was outlined that the Government wished to end the virtual monopoly of lifetime security for new tenants (existing tenants being fully protected). Social landlords would then be empowered to grant fixed term tenancies.

The representatives of Impact Housing, Two Castles Housing and Home Group then provided the Panel with their plans for the future.

Impact Housing stated they had no clear strategy yet to respond to the new legislation and would not be introducing any changes from next April.

Two Castles Housing stated they will be continuing as now, with fully assured tenancies and would not be offering flexible

Home Group stated they would also be continuing as now with lifetime tenancies

The Panel moved on to discuss Affordable Rents.

At this point, the meeting divided into three groups where each of the Housing Associations had discussions with Members and Housing Officers in private.

Members and Officers then reconvened to share the information obtained in the three work groups.

Members were advised that the Tenancy Strategy would now be worked on by Housing Officers and a further report would be brought to a future meeting of this Panel.

It was requested that details of the shared knowledge be collated and shared with Members

Members wished to thank the Housing Associations for their input.

RESOLVED – That

- a) the Housing Associations be thanked for their input
- b) the Housing Strategy be worked on and brought to a future meeting
- c) details of the shared knowledge be collated and shared with Members.

SH 25 **Date of Next Meeting**

It was suggested that the next meeting of this Panel be moved from 13 December 2011 at 10:00am to 8 December 2011 commencing at 9:30am

RESOLVED – That the next meeting be held on 8 December 2011 at 9:30am and the venue would be published on the Agenda and Weekly List.

The meeting closed at 5.00pm

Chairman

Date