

MINUTES OF BARLO BUSINESS DEVELOPMENT GROUP
WEDNESDAY 20 AUGUST 2008
UCAN Centre, Hatfield Road, Halliwell, Bolton

Members present:	John O'Donnell	Private Landlord
	Margaret Clare	Councillor
	Alan Walsh	Councillor
	Philip Ward	Private Landlord
	Nick Burton	Private Landlord
Also present:	Shauna Morton	Bolton at Home
	Julianne Scarlett	Community Housing Services
	Cath Conniffe	Community Housing Services
Circulation:	Stephen Rock	Councillor
	Stephen Gallagher	Independent
	Sharon Betton	Bond Board
	Kath Gough	Independent
	Andy Patel	Private Landlord
	Jane Coldwell	Private Landlord

1. Introductions and Apologies

Apologies from Cllr Stephen Rock, Kath Gough and Sharon Betton. Welcome to Councillor Alan Walsh and Margaret Clare nominated by the Council as our new representatives. Cllr Margaret Clare takes up Linda Thomas role also as Chair of BARLO Board. Also welcome Shauna Morton, Knowledge and Information Manager for Bolton at Home.

2. Minutes and matters rising

Agenda Item 2] Circulated draft Survey with diversity questionnaire deadline for feedback 10.09.08 when final copy will be circulated at BARLO Board for approval.

Agenda Item 3] LHA rates will added to Money Skills pack where sessions are not targeted at Housing Association / Bolton at Home Tenants. Link to Money Skills on website and BARLO website currently being updated / refreshed.

Agenda Item 5] BARLO Action Plan will present updated copy to next BARLO Board

3. Migrant Workers Presentation

Julianne reminded that presentation was requested by Jane Caldwell following a presentation at BCH Board on the same subject, Jane felt it would be both interesting and useful for private landlords to have some knowledge and understanding of the findings from research recently carried out in Bolton

Shauna provided BARLO with overview on how the migrant workers survey had been carried out and the interim findings which includes both positive and negative experiences of migrant workers living in the private rented sector. This led to a discussion and the following comments & feedback from landlords

- Wrong impression that migrant workers have it all too easy own experience is far from the case.
- Can make excellent tenants but often issues with Housing Benefits / Local Housing Allowance
- Overcrowding is sometimes self imposed and suits tenants sharing expenses.
- Others landlords experience of nightmare tenancies involving migrant workers
- What can a private landlord do when things go wrong

CC suggested we invite Citizens Advice Bureau to do a session for private landlords

SM Invited BARLO to attend launch of the full report when ready for distribution. An action plan will be developed which will help to respond to the issues.

Action SM to advise on launch details
JS to enquire with CAB regards future attendance

4. BARLO Housing Ltd

JS confirmed Companies House details have been updated to remove Linda Thomas as retiring director, and Margaret Clare added as new director. BARLO Housing Limited registered address has been changed to Silverwell Street. JS asked all directors advise if any of their own details including addresses require updating

5. Membership Suspensions

JS explained BARLO needs to consider how we will respond to issues with landlord members who despite all efforts to assist and support continually fail to meet accreditation scheme requirements, potential or actual prosecution for failure to comply with legal obligations and responsibilities.

BARLO group asked for process that gives maximum information including landlord name / address / property to let details, previous history of support / complaints / enforcement activities. Rather than a defined 'route' for BARLO sanctions a menu of sanctions should be developed that ensures the 'Membership Review Panel' can select the best route for each on a case by case basis.

Action JS to develop a process with Legal that reflects this approach.

6. Sub Regional & national Landlord Organisations

Proposal to add a standard item on the agenda that prompts private landlord representatives to identify and discuss any hot topics / issues for BARLO members and other private landlord organisations ie NWLA, RLA, NLA, ARLA, ANUK particular where this may have an impact locally & benefit BARLO members to be aware or involved in further discussions.

Action JS to work with Chair in ensuring Agenda items maximise individual and landlord organization feedback on issues facing PRS

7. AOB

Bolton Community Homes Partnership Manager has suggested that a presentation from BARLO at BCH could help raise profile further of private rented sector potential contributions in housing

Action JS to speak to JC about possible joint presentation.

Next Meeting Date details to be confirmed as clash on 22.10.08 with Full Council Meeting