

MINUTES OF BARLO BOARD
WEDNESDAY 1st October 2008
UCAN Centre, Hatfield Road, Halliwell, Bolton

Members present:	Philip Ward	Private Landlord
	Margaret Clare	Councillor
	John O Donnell	Private Landlord
	Stephen Gallagher	Independent
	Andy Patel	Private Landlord
Also present:	Julianne Scarlett	Community Housing Services
	Sharon Betton	Community Housing Services
Circulation:	Cath Conniffe	Community Housing Services
	Kath Gough	Independent
	Jane Caldwell	Private Landlord
	Alan Walsh	Councillor
	Nick Burton	Private Landlord
	Stephen Rock	Councillor

1. Introductions and Apologies

Kath Gough sends sincere apologies due to family commitments unable to attend again but still committed to supporting BARLO meetings in the future. Margaret Clare has another meeting commitment which means she will have to leave earlier than normal. Phil Ward volunteered to step in as Chair.

2. Minutes and Matters Arising

Letter of thanks to GR has been sent out.

Options for amending Articles of Association are being investigated with focus on relaxing criteria regarding representation of small, medium, large property portfolio holders on BOARD and BDG and ability to introduce / involve co-opted members

Electrical Standards presentation has now been delivered at recent landlord forum which included changes recommended at our last meeting and was found very useful by landlords.

Revised Code of Standards has been in use since May.

Deferred timetable for developing ideas regarding introduction of accredited landlord status.

Presentations on Money Skills / Migrant Workers delivered at May & August business development groups.

Action JS to finalise details for AGM regards landlord representation at BARLO BDG /Board

3. Delivery Plan 2007 - 2009

JS circulated updated plan highlighting actions and progress to date, indicates most of what BARLO set out to do in its first two years has been achieved. Now time to review and update to reflect planned and priority activities for 2009 – 2011. Discussion on how the plan should reflect housing market / climate and provide support to both private landlords and their tenants.

- MC asked in the updated action plan could be circulated to all elected members to help keep them informed about what had been achieved so far in private rented sector.
- MC asked if landlord stories could be used to demonstrate human aspect of what has been undertaken
- AP suggested we could invite Managing Agents to attend and contribute to BARLO meetings recognising the potential breadth of their portfolios and therefore experience.
- JOD asked if details of the action plan could be presented to landlords in a more user friendly / simpler format
- SG commented private rented sector strategy / action plan should reflect general view that majority of landlords are responsible with overall tone echoing this and offering primarily support for BARLO members.
- AP enquired about increasing focus on landlords who have never registered / inspected properties

Long discussion followed about how local authority approaches / attitudes to the private rented sector will change to reflect housing climate, could landlord organisations become more important / stronger partners, state of housing markets, impact on private rented sector SG commented on the anticipated numbers of empty properties building societies are about to drop on market including a significant number in Bolton.

Action: Agreed due to level of interest and length of discussion that the next BARLO agenda would be given up to a general discussion on buy to let / credit crunch type issues.

4. Membership Review Panel

Further to discussions at business development group now confirmed with legal services full details of landlords / properties / issues could be shared if using a confidentiality statement. Options for action should be wide ranging and flexible and could include advice or

warning letters, individual or group training, documents and toolkits, suspension, probationary, revocation of membership.

Agreed Nominate on rota Review Panel from Business Development Group and Review Appeal Panel from BARLO Board. External validation must be offered otherwise in breach of natural justice

Action: JS to request details from ALIST NW[Authorities and Landlords Improving Standards Together North West] of their appeals procedures for external validation.

Note MC left for another meeting and handed over chair to Phil Ward

5. Landlord Members Survey

JS circulated and explained purpose of BARLO survey. Aim is to help identify how aware landlords are of the benefits of BARLO membership, which are they used,/ accessed by landlords, considered to be of most value / importance, what other benefits / services would landlords like to see introduced, would landlords be willing to pay for more or improved members services to be developed eg legal advice / assistance, serving Notices, tackling ASB. JS invited landlords to comment / contribute to format, submit any ideas for encouraging a good return rate.

Action: JS to mail out questionnaire in November to allow time for feedback / amendments as required.

7. AOB

JS advised the BARLO AGM needs to take place by 14.02.09 to meet organisational requirements, any suggestions for format / content / venue welcome. Aim is to attract attendance from additional BARLO members this is an opportunity to promote the excellent work and commitment of BARLO Board and Business Development Group representatives on behalf of the landlord members.

Legal Services advised JS to expect more information shortly on changes to legislation relating to Companies Act that will require some further domestic / secretariat duties to be carried out.

Next Meeting of Barlo Business Development Group to be held 6.30pm on Wednesday 3rd December at UCAN Centre Halliwell.