

MINUTES OF BARLO BUSINESS DEVELOPMENT GROUP
WEDNESDAY 3rd December 2008
UCAN Centre, Hatfield Road, Halliwell, Bolton

Members present:	Sandra Harris	Private Landlord
	Alan Walsh	Councillor
	Philip Ward	Private Landlord
	Harold Lever	Private Landlord
	Stephen Rock	Councillor
	Andy Patel	Private Landlord
Also present:	Julianne Scarlett	Community Housing Services
	Cath Conniffe	Community Housing Services
Circulation:	Margaret Clare	Councillor
	Stephen Gallagher	Independent
	Sharon Betton	Bond Board
	Kath Gough	Independent
	Jane Caldwell	Private Landlord

1. Introductions and Apologies

Welcome to Harold Lever and Sandra Harris both attending and contributing informally & gaining a better understanding of BARLO activities. Apologies from Margaret Clare, Sharon Betton, Kath Gough and Stephen Gallagher.

2. Minutes and Matters Arising

Lead on migrant workers research and findings have been handed over to Alan Broadbent to progress as Shauna Morton has a new role. Confirmed that a Membership Review Panel can operate as described with full disclosure and a menu of options
Agenda today provides maximum opportunity for flexible discussion on any aspect of the private rented sector

Action JS to liaise with AB regards keeping BARLO updated or involved as appropriate

3. Credit Crunch Discussion

Experience of demand in private rented sector, some reports on high level of demand for private rented differs from certain landlords experience. Seems to be a significant number of properties available to let with no applicants expressing interest is this sign of oversupply

Could prospective tenants be holding back because they are concerned about the other associated costs ie rise in fuel prices / utility bills

Situation is too uncertain, landlords, existing and potential home owners don't have any idea what's going to happen next, while there is still a lot of pressure from Estate Agents, many landlords unwilling to make a decision either to buy or sell.

General discussion on rapid changes in attitudes to borrowing and lending, lack of confidence in borrowing, reluctance of banks to lend or refinance mortgages.

Support expressed by landlords for Bond Board and recent experience of family bond introduced 18 months ago, landlords stated would recommend to others..

Landlords requested if some kind of acknowledgement certificate for Accreditation Scheme Members should be devised which would make a distinction between properties that have been self certificated and those that have been inspected and verified as accredited. [See attached for further reference]

Action: JS to develop an Accreditation Certificate

4. Julie Rugg Report

A summary of a review 'The private rented sector its contribution and its potential' undertaken by Julie Rugg Centre Of Housing Policy

Action: Due of length of previous discussions comment invited at next meeting ALL

5. Law Commission Report

A reminder of the findings of this earlier consultation paper ON Encouraging Responsible Lettings

Action: Due of length of previous discussions comment invited at next meeting ALL

7. AOB

Minutes from BARLO meetings to be made widely available at future NWLA meetings

Community Housing Services are continually reviewing how services linked to the private rented sector, interact with each other and private landlords.

Next BARLO meeting is the AGM which will take place on Thursday 29th and be linked to the Landlord Forum.