

MINUTES OF: BARLO BUSINESS DEVELOPMENT GROUP

HELD ON; WEDNESDAY 24th January 2007 @ 6.00pm

VENUE: Ucan Centre, Hatfield Road, Halliwell, Bolton.

Members Present	Linda Thomas	Councillor
	John O'Donnell	Private Landlord
	Jane Caldwell	Private Landlord
	Kath Gough	Independent
	Philip Ward	Private Landlord
	Andy Patel	Private Landlord
	Stuart Lever	Councillor
	Stephen Gallagher	Contour Housing [BCH]

Also Present	Cath Conniffe	Strategic Housing Unit
	Julianne Scarlett	Private Landlord Project
	Glenys Campbell	Regeneration Team

Apologies	Firaz Alnaimi	Private Landlord
	Derek Gradwell	Councillor
	Bill Singleton	Independent
	Viv Hare	Private Landlord

1. Welcome and Apologies

FA is currently working in Bristol and VH is unwell.

2. Minutes and Matters Arising

Minutes were confirmed by all present as an accurate record. And JS provided an update on actions agreed.

Item 1. All contacted by phone / email

Item 2 ASB presentation scheduled for 14.03.07

Item 4 BBSU allocated funding / consultant to BARLO Housing Ltd from Dec 06 after meeting now consultant has better understanding of our business and able to support development of BARLO Business Plan

John confirmed NWLA members preference for workshops in IT and Marketing

Item 5 Carbon Trust Loans Julianne to provide more details

Item 6 Agenda item to be discussed later

Item 7 Agenda Item to be discussed later

3. New Members / Representatives at Board / BCH

a) Stephen Gallagher welcomed as nominated Independent Business Development Group Member. Stephen gave a brief overview of relevant experience / expertise. Stephen also

confirmed his interest in stepping up to Board position which was discussed and fully supported by all members present.

Action JS to verify and implement process for Stephen Gallagher board director status to be confirmed

b] The group wish to acknowledge and thank Vivienne and Vince Hare involved in a number of forums / groups over many years for all their support and contributions in BARLO / BCH roles. Both are stepping down and semi retiring to Isle of Man we all wish them well. Viv retiring leaves us with a vacant position representing BARLO and on Bolton Community Homes Board.

BDG members invited to propose / volunteer new representatives. Following discussion group agreed to invite Nick Burton to [Viv Hare agent] attend as observer initially and consider taking Viv position on BARLO BDG. Jane offered to step up to BCH Board representative and the group accepted.

Action: JS to advise BCH manager of new representative details and invite NB to attend next BDG meeting as observer

4. Choice Based Lettings Presentation

Paul Smith Homesforyou manager gave update on development of Greater Manchester Choice Based Letting [CBL] Model and opportunities for private landlords to be consulted and influence outcomes Group discussion followed presentation confirmed NWLA representative is on the CBL Consultation Group, still very early in project and at this time proposals for private landlords will focus initially on offering access to a new advertising media for property available to let.

5. BCH Briefing Paper

KG verified that the Street Scene pilot had received excellent feedback from residents. Homesforyou branding still a lot of uncertainty how this might affect BARLO implications as member of BCH, questions include can any business sign up as a member of the Bolton family.

Bolton Town Centre a nother request for more information about Bolton approach / future plans and links to private rented sector

BCH Business Planning influenced by recent House Stock Condition Survey which highlighted two primary hazards damp and excess cold and trips or falls over levels particularly in pre 1919 properties where a m significant number of properties are private let.

Action JS to identify appropriate officers and forward plan presentations / sharing of information on Homesforyou branding, Town Centre Strategy, House Stock Condition / Housing Needs Surveys.

6. BARLO Housing Ltd 1st Annual Dinner

JS circulated draft invitation / flyer and testimonials for guest speaker, programme and format for the evening has been discussed and agreed with landlords via a task group. Confirmed generous response from potential sponsors to date and event expected to generate good level of interest from landlords. Target sales x 250 landlord tickets.

7. Private Rented Sector Progress Update

JS reminded group that this is a snapshot services and support available in private rented sector much more is delivered and available from various sources within Bolton at Home and Bolton Council.

8. Forward Planner

Note that the next meeting is included on previous planner this is for all meetings from 28.03.07. Cath and Glenys advised that at least one of them would attend future meetings as not always necessary for both to attend.

Action All to check and identify any issues / confirm currently available for dates proposed.

9. AOB

None

Next Meeting:

BARLO Business Development Group - Wednesday 14th March 2007 @ 6.00pm