

MINUTES OF: BARLO BUSINESS DEVELOPMENT GROUP

HELD ON; WEDNESDAY 14th March 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
	Stuart Lever	Councillor
	Stephen Gallagher	Independent
	Firaz Alnaimi	Private Landlord
	Nick Burton	Private Landlord
	Also Present	Gill Hughes
	Sharon Pendlebury	Anti Social Behaviour Team
	Cath Conniffe	Strategic Housing Unit
	Julianne Scarlett	Private Landlord Project
Circulation	Derek Gradwell	Councillor
	Bill Singleton	Independent
	Andy Patel	Private Landlord
	Glenys Campbell	Regeneration Team

1. Welcome and Apologies

Bill Singleton sent apologies he retires from BBSU on Friday, JS confirmed on behalf of this group thank you for all his support, a new representative from BBSU has been proposed as either Ayyub Patel or Glynis Roebuck yet to be confirmed

Action JS to contact BBSU and confirm new arrangements

2. Minutes and Matters Arising

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

- Item 3a] SC completing JS returning necessary forms to Companies House
- Item 3b] JC attending BCH [AGM] meeting 16.03.07 NB here today as observer with view to joining group longer term
- Item 4] Copies of CBL presentation now available
- Item 6] Complimentary ticket x 1 for each group member provided sponsored by Bolton at Home / Bolton Council extra tickets can be purchased for your guests if required
- Item 8a] Forward planner circulated for new members, no diary clashes yet notified to JS

3. BSAFE Partnership Presentation

GH gave an overview of strategy, partnerships, tools and powers used for responding to and tackling Anti Social Behaviour in Bolton.

Main points from following question and answer session include

- Bolton achieved target of 23% reduction in key crime
- Police use crime data mapping to determine which streets to target
- Additional leaflets available for Respect Agenda / Bolton Mediation
- Mediation service offer better longer term gains rather than enforcement
- Landlords experience shows early action / serving a notice can stop the nuisance
- Landlords who have good local knowledge could share this with other services
- 1000's more contact cards available for single reporting line Its Your Call
- Landlords registered through BARLO more easily contacted and supported
- Bolton Families Project can take referrals for families from private rented sector
- Schools can make referrals to relevant agencies where appropriate
- Landlords who feel they don't want to jeopardise relationship with tenant are not considering impact on neighbourhoods

Presentation was informative and very well received GH and SP were thanked for their contribution.

Action JS to ensure leaflets / presentation available / circulated on request.

ALL consider and propose ideas for how BARLO can improve communication between Private Landlords / Services / Agencies

JS / SP draw together ASB related documents for landlords and investigate if funding available to produce ASB folder / pack

4. Tenancy Deposit Protection Scheme [TDS]

JO'D gave an overview of TDS which becomes effective on 06.04.07. The following were the main points covered in the question and answer session.

- Three schemes 2 apply to landlords 1 applies to agents
- Landlords cant claim interest on deposit as it's the tenants money
- Rent in advance is a deposit unless stated in the tenancy agreement
- Landlords are looking for ways around the scheme
- Some landlords are proposing to accept guarantors / bonds instead
- Bolton Bond Scheme is a local option
- Landlords may take 'under the table deposits' leaving tenants with no protection
- Possible deposits increase to pay for TDS
- Real concerns that some tenants will suffer even more as landlords try to get around TDS requirements

JS informed group of a number of actions being taken to ensure landlords in Bolton have access to information and opportunity to ask questions on TDS

- Link on BARLO website to TDS,
- Article in BARLO newsletter due out next two weeks,
- Leaflets ordered from Government office,
- Literature available on request from Landlord Accreditation Scheme
- Housing Advice Services and Bond Board planned event for May 08

- Housing Advice Services – Landlord and Tenant Guide being reprinted with TDS details
- Citizens Advice Bureau / Housing Advice Services links established on TDS

Action JS preparing and sending TDS packs on request for landlords already contacting BARLO and to support landlord newsletter article

5. BARLO Housing Ltd Board Development

JS has been looking at learning training opportunities for herself and BARLO / Board which include courses run by BBSU [Business Planning Course], The Board Development Agency [Accredited Status], Organisational Development Team [Bolton at Home] Resources, commitment and costs vary considerably, group agreed to invite Eileen Entwistle, Learning and Development Manager, Bolton at Home to talk BARLO through the options and benefits of informal discussions covering areas such as individual and team skills, team building, understanding roles, observing Bolton at Home boards, and buddy / mentoring systems

Action JS invite EE to next BDG meeting

6. Private Rented Sector Update

JS reported adding new information about services operating in the private rented sector and the main point to note on the paper circulated are

- New statistics on Lease Management, HMO licensing, Bond Board...
- 2 x learning events planned TDS May 06 [Electrical Standards / Inland Revenue and Tax / Changes in HPHU to be scheduled]
- PLP Spring Newsletter out in next two weeks
- Private lease management scheme new enquiries being accepted
- Bond Scheme opportunity to engage as another option to TDS

7. AOB

JO'D advised group that Government are currently carrying out a review of Housing Act 2004 / HMO licensing.

KG gave her apologies for Board Meeting 28.03.07

Next Meeting:

BARLO Business Development Group - Wednesday 25th April 2007 @ 6.00pm