

MINUTES OF: BARLO BUSINESS DEVELOPMENT GROUP
HELD ON; WEDNESDAY 6th June 2007 @ 6.00pm
VENUE: UCAN Centre, Hatfield Road, Halliwell, Bolton.

Members Present	Philip Ward	Private Landlord
	Nick Burton	Private Landlord
	John O'Donnell	Private Landlord
	Kath Gough	Independent
	Stephen Gallagher	Independent
	Jane Caldwell	Private Landlord
Also Present	Julianne Scarlett	Private Landlord Project
	Cath Conniffe	Strategic Housing Unit
	Steve Jordan	Strategic Housing Unit
	Su Goldthorpe	Strategic Housing Unit
	Rachel Owen	Strategic Housing Unit
Circulation	Andy Patel	Private Landlord
	Glynis Roebuck	Independent
	Diana Brierley	Councillor
	Glenys Campbell	Regeneration Team
	Firas Alnaimi	Private Landlord
	Derek Gradwell	Councillor
Linda Thomas	Councillor	

1. Welcome and Apologies

LT unfortunately has a diary clash with an earlier commitment / appointment...
GR and AP both send their apologies.

Cllr Diana Brierley has been nominated as a result of the recent local elections as a new representative for BARLO Business Development Group replacing Cllr Stuart Lever. DB has been contacted by JS regards BARLO briefing / update and will be attending future meetings. BARLO group thanked SL in his absence for his contributions and attendance to date and wished him well in his new roles and responsibilities.

2. Minutes and Matters Arising

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

Item 2] ASB Information Pack for Landlords first draft in progress

Item 3] Waiting for dates with Hospice / Bolton News to be confirmed for BARLO donation / cheque presentation

Item 4] 30.06.07 confirmed as next landlord training session for 'Creating, Managing & Ending a Tenancy' all BARLO / NWLA landlords invited to attend JOD to forward JS copy of NWLA invite

GR & JOD to identify if appropriate speakers within their range of contacts for Inland Revenue / Financial Planning

Item 5] and Item 6] See Agenda

Item 7] Discount cards and leaflets circulated in mail out May 2007

3. New Housing Priorities For Bolton Presentation

SJ assisted by SG and RO explained to the group their roles and responsibilities in developing a Housing Strategy for Bolton, shared details of what findings had come out of Housing Condition and Housing Needs Surveys of particular importance and relevance to the private rented sector, and the proposals for how this information might shape the new and emerging priorities for housing in Bolton. [See presentation attached for details] The group discussion during and following the presentation included the following comments and issues raised.

Affordable Housing

- Private landlords may want to assist by providing larger 4 bed affordable housing but quite often it just does not stack up financially
- Rents have not increased so significantly over recent years as house prices have therefore some landlords are still cash poor
- Larger properties can be expensive to run and maintain can be difficult to make a property wash its own face.
- Private landlords are in business to make a profit.

Sustainable Communities

- More ASB officers in private sector could help more landlords tackle and resolve problems
- No problem with idea of introducing charges for services and assistance

Quality Housing

- Generally older housing in private rented sector has more hazards
- Landlord experiences indicate half of his tenants have disability, depression, alcohol, mental health problems

Health and Well Being

- Even where properties are energy efficient one of main issue that needs addressing is the cost of fuel

Strong Futures

- Strong links / communication with private landlords
- House prices are also preventing some landlords from investing

Action JS to continue to liaise with Housing Strategy Team on behalf of BARLO as the proposed priorities and actions are being developed and set.

4. Model Accreditation Scheme

Further to the discussion at the last BARLO meeting 25.04.07 Accreditation Network UK has now circulated the revised Model Code of Standards that they promote nationally. The regional network A&LIST which includes Bolton has previously adopted this Code as its own for any new or relaunched accreditation schemes to adopt also.

JS pointed out that while there at first glance might appear to be a significant jump from the current 2 page document to the proposed 6 page document much of what is written in detail is actually implicit in the current scheme.

JS advised that A&LIST has invited feed back to the regional network Group agreed that nominated individuals representing BARLO should study the content and feedback on any matters or issues arising that might make the revised Code difficult for BARLO to adopt.

Action ALL read and review revised Code of Standards feedback and comments to A&LIST via JS

5. Private Rented Sector Progress

Joint Services Group Update - Accreditation landlord / property figures circulated are for April all other statistics are for end of May

Action JS to include up to date figures in minutes.

Actual number of landlords registered with BARLO at end of May = 423 [+22]

Actual number of properties registered with BARLO at end of May = 1051 [+61]

Private Rented Sector Delivery Model – Council has agreed changes to management of certain private rented sector services that enable them to develop further and become even more closely aligned. This means that officers of the private landlord project team and housing and public health unit have moved across to Community Housing Services in the Council with some joint management arrangements in place between the Council and Bolton at Home. This will mean changes in work locations and any contact details will need to be publicised to all BARLO members.

Action JS to inform landlords of new contact details as appropriate.

Bolton has commissioned and invited to contribute to three pieces of private rented sector research including

The private rented sector in Bolton - to establish the level, extent type and location of the private rented sector, differences across landlord portfolios and a demographic and economic profile of tenants and their experiences as a tenant

Secondary and Economic Migrants in Bolton – to explore the levels of migration and determine settlement patterns their skills contribution and long term plans for their families.

Buy to Leave – The impact of buy to let / leave is being researched by the Northern Housing Consortium, Bolton were invited to contribute their comments and view points on how this impacts on Bolton, the region and nationally

6. AOB

Updated schedule of BARLO meetings circulated highlights guest speaker / presentations delivered and planned any suggestions / topics requested. Also note that the August meeting has been cancelled as a key holiday period.

Next Meeting of

BARLO Business Development Group - Wednesday 18th July 2007 @ 6.00pm