

**MINUTES OF BARLO BUSINESS DEVELOPMENT GROUP**

**WEDNESDAY 13<sup>th</sup> Feb 2008**

**No 9, RUSHEY FOLD LANE, BOLTON**

<b>Members present:</b>	Jane Coldwell	Private Landlord
	Philip Ward	Private Landlord
	Andy Patel	Private Landlord
	John O'Donnell	Private Landlord
	Stephen Gallaghen	Independent
	Linda Thomas	Councillor
<b>Also present:</b>	Cath Conniffe	Community Housing Services
	Julianne Scarlett	Community Housing Services
<b>Circulation:</b>	Glynis Roebuck	Independent
	Firas Alnaimi	Private Landlord
	Nick Burton	Private Landlord
	Derek Gradwell	Councillor
	Kath Gough	Independent
	Diana Brierley	Councillor

**1. Introductions and Apologies**

Apologies received from GR and KG

Due to unexpected problem with access to usual venue anticipated NB may not be able to attend tonight

**2. Minutes and matters rising**

Energy Performance Certificates, looking if opportunities here to promote external providers who have already approached BARLO via newsletter / events. Also investigating if feasible to train staff and offer preferential rates to accreditation scheme members

**Actions: JS to keep group updated**

Training Needs Questionnaire, based on lack of responses seems majority of this group not entirely convinced this is best way forward at this time. Agreed to put this idea on hold for the time being.

LHA rates have now been confirmed for February 07. The discussion that followed included points covering

- First cheque will go to landlords if exceeds 8 weeks or if vulnerability confirmed
- Services will work closely together, landlords need to flag up any issues early
- Single tenants / prospective tenants in 2 bed houses will be affected
- Shared room / one room rate considered low and LA is appealing to rent officer service

**Actions: JS & JO'D members of LHA steering group will feedback**

Forward planner for future meetings circulated no significant problems identified, members to keep JS informed of any planned absence / apologies

**Actions: ALL to confirm attendance / apologies**

### **3. Bolton Community Homes**

JC acting as BCH representative highlighted the following agenda items from BCH Board Meeting held 7<sup>th</sup> Dec

#### Telecare

JC described products and services that help elderly residents remain in their homes, for landlords this could mean more sustainable tenancies, useful for other landlords to be made aware of the services available at a cost of around £6 per week. There are leaflets and a mock up flat showcasing products / services

**Action: JS to make contact, request leaflet / article**

#### The Work Shop

LT confirmed aim of initiative is to encourage people who are intimidated at prospect of going into jobcentre to go into 'Work Shop' on Newport Street. People getting help include those on Incapacity Benefit, informal approach is very successful. So far 100 people have been 'matched' and successful in entering back into employment

### ASB Service Centre

JC described how BCH is financing this approach to deliver ASB services from a central point involving a range of stakeholders. Cost implications for those involved, discussion that followed focused on the following

- Would private landlords pay to access a ASB service centre JC
- Private landlords more likely to pay when in urgent need JO
- Link ASB services with Accreditation / BARLO JC
- Should there be options for landlords to buy in / dip out when required AP
- Not easy being a private landlord, should act early to prevent problems JC
- Cost of ASB services could be viewed as an 'insurance policy' by landlords JO

### **4. AGM Feedback**

30 landlords attended of which a couple are now actively involved in other landlord related groups. Chairpersons statement was a useful reminder of all the achievement and success of BARLO including the work of BARLO Board and Business Development Group. Action Plan will need to be reviewed regularly to update on progress and determine priorities including

- What else has happened / changed since agreed plan
- Links to local / regional / national agenda and priorities
- Role of BARLO as a business / feasibility of charging for membership
- Ask members what they use / like / need / want / value most
- Encourage new and wider membership in various groups

The discussion that followed included the following comments / proposals

- Regular landlord forum needed to shape future activities LT
- Promote the pros & cons of not being a members PW
- Two landlord organisations offering help – which do landlord join AP
- All landlord associations should work together when delivering same thing JO
- There is conflict of interest sometimes, prepared to stick with BARLO, could LA be part of NWLA board? JO

- Common aim to improve standards awful lot in between happens, recognise it's a challenge. Protocol required for dealing with conflicts CC
- Survey landlords about BARLO AP
  - Link to AGM, if landlords get something physical. CC
  - How do we get all properties accredited JO
  - Still need to get across importance / value of accreditation JC
  - Use a landlord forum for wider discussion CC
  - Increased chance of HHSRS inspections for those not accredited JO
  - Don't persecute landlords who don't want accreditation AP
  - Promote BARLO more AP
  - Agents like Miller Metcalfe are more interested JS

**Actions: JS Set up larger landlord forum for debate  
 JS / CC/ JO develop a draft protocol for conflicts  
 JS develop survey of BARLO members**

### **5. Private Rented Sector Update**

Qtr 3 statistics circulated, noted 242 associate members not yet met / completed accreditation scheme requirements focus for future activities.

### **6. AOB**

No other matters raised

**Next Meeting Wednesday 21<sup>st</sup> May 6.30pm UCAN Centre**