

# Strategic Housing Partnership Executive

13<sup>th</sup> October 2011 9:30am-11:30am

## 1. Attendees:

|                  |                            |
|------------------|----------------------------|
| Matthew Gardiner | Trafford Housing Trust     |
| Kate Forrester   | Harvest                    |
| Peter Bojar      | Great Places Housing Group |
| Richard Morris   | Trafford Council           |
| Richard Roe      | Trafford Council           |
| Chris Page       | Arawak Walton              |

Also Present:

|             |                      |
|-------------|----------------------|
| Fiona Slack | Trafford Partnership |
|-------------|----------------------|

Apologies:

|                  |   |
|------------------|---|
| Tony McMahon     | Adactus   |
| Cym D'Souza      | Arawak Walton                                       |
| Cllr Mike Cornes | Executive Member for Economic Growth and Prosperity |
| Neil Baumber     | Irwell Valley HA                                    |

Trafford Housing Trust were thanked for hosting the meeting.

## Note

### Minutes of the last meeting and matters arising

## Action

The minutes from the meeting were accepted by all present.

### 2.1 Welfare Benefit Changes

Residents affected by the changes are being indicated quickly at the moment and therefore concerns are being raised about residents losing their tenancies. Protocols are being worked out to support the process for both tenants and RPs.

2.2 Trafford Housing Trust are collecting data on under-occupation of their properties, however sharing this information may breach the Data Protection Act. It was agreed to obtain the view of Housing Benefit and invite them to attend the next Strengthening Communities meeting.

RR – to invite Housing Benefit representatives to the next Strengthening Communities sub-group meeting.

### 2.3 Performance Framework

Questions were raised over whether it would be more effective to have an Action Plan to accompany the performance reporting. Some new measures were suggested to the Executive including % of planning consent being carried out, value for money for residents, customer satisfaction, condition of property, affordability index, access to housing.

ALL – consider how these could be developed into an action plan and who could be responsible for measuring any of these suggested indicators.

## 3. Affordable Rent Framework

3.1 Compared to other AGMA authorities, Trafford were very well prepared for the programme and were the 2<sup>nd</sup> most successful Borough after Manchester. Each RP shared what they had been

RR – to circulate the list of sites that are currently available.

allocated and at what stage of the process they were up to.

Adactus has 95 units in total throughout Greater Manchester with two sites in Trafford for this year and one planned for 2013/14. They have signed their contract.

Great Places Housing Group have secured the Grange Road site with 24 units and an additional two sites for Years 3&4 with approximately 12 units in each, which they are still looking for land options for. They have signed their contract.

Trafford Housing Trust will be signing very soon for their 194 units. There was a slight reduction in the expected numbers. The identification of sites is complete; however they are looking at planning issues.

Arcon originally were allocated 24 units but now have 12. They are currently yet to sign.

Persimmon have been allocated 6 units and also yet to sign. There is still opportunity to look at slippage properties.

3.2 There will need to be some monitoring of the conversions on where they are and rent levels. The HCA is expected to produce a template for monitoring; however it may not meet the SHP's needs as if the measuring is completed at Borough level, average results will be produced.

RR – to produce a proforma on what will be collated.

3.3 The Affordable Homes Programme Forum at AGMA is held on the 13<sup>th</sup> October and HCA are expected to attend.

RR – to feedback the outcomes of this meeting to the Executive.

#### **4. Working Groups Update**

4.1 The Strengthening Communities have set their priorities, which includes looking at worklessness. They are mapping Old Trafford at the moment, especially concentrating on ASB, grounds maintenance and asset management. The minutes of the last Strengthening Communities group were shared with the group.

4.2 The Trafford Housing Offer will be delivering the programme of Affordable Homes. The JCP will meet following the signing of contract agreements from each RP.

4.3 The Supporting Housing Work Group are looking at how providers can prepare themselves for possible changes in funding. Ideally they would like to maintain good customer service yet deliver some savings.

NB to make representation to Ann Higgins, Nick Gerrard and Linda Harper to discuss budget consideration.

#### **5. Performance Reward Grant**

5.1 The mortgage rescue bid has received initial feedback from the Development Working Group of the Partnership Executive where additional information on the bid was requested. The deadline for the revised bids is the 21<sup>st</sup> October 2011.

MG to get bid in for deadline on 21<sup>st</sup> October 2011.

## 6. AGMA Issues

6.1 The Greater Manchester Tenancy Strategy Framework was shared with the Exec. It was felt that there was no interest for an AGMA-wide strategy, and instead there would be a framework for each authority to create their own strategies. These are expected to be ready by early 2012.



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6.2 HCA announced the bidding schedule for empty properties. The council, RPs and 3<sup>rd</sup> sector organisations are welcome to apply. It has been suggested that there is a joint GM bid which would add some strength in collaboration, however would require strong partnership working.

RR – to continue to update the Exec and to also consider whether it would be worth doing a separate Trafford bid.

## Part B: Governance Issues

### 7. Trafford Partnership Annual Report

7.1 The Annual Report was shared with partners at the meeting and a request for feedback was made. Since the meeting the Annual Report has been published on the Trafford Partnership website:

<http://www.traffordpartnership.org/documents/keydocuments/annual-report1011.pdf>

ALL – to publicise the Report throughout their organisation.

### 8. Follow up SHP Event

8.1 A potential date was set for next SHP event for the 24<sup>th</sup> April in the morning. However there should be some communication for the rest of the partnership prior to that to keep them up to date on all the progress that has been made over the last year. It was agreed to discuss the proposed programme for the event at the next SHP Exec meeting.

ALL – to consider some ideas for locations and hosting of the event as well as proposals for content.

8.2 It was suggested that the attendees could be extended to include the HCA and the CLG, who could perhaps do a keynote speech.

### 9. SHP Risk Map

9.1 The internal audit of the SHP identified the need for the SHP to have a risk map that focuses on partnership working risks rather than general organisational risks. It was thought that issues around funding and welfare benefit changes could be added to the register.

RR – to continue to update and monitor the risk register.

### 10. Date of Next Meeting

12.1 The next meeting will be held on the 8<sup>th</sup> December 2011 at 9am at Irwell Valley Housing Association.

### 13. Any Other Business

13.1 There are plans to develop a Homelessness Strategy for all

RM – to email the

partners to sign up to and get involved in writing. HOST and Salford Council will also be involved.

information to the SHP Exec.

ALL – to provide names to RM of people who can contribute to the Strategy.

13.2 Harvest Housing and Arena are merging as of the 2<sup>nd</sup> April 2012. There will be a new name and branding exercise. Brian Croner will be the Chief Executive and Michelle Greg will be the Deputy Chief Executive of the new company. Some time will be needed for the alignment to shared services and the merged company will have 32000 units.

## Actions

| <b>Owner</b> | <b>Action</b>   | <b>Minute Related To</b>               |
|--------------|---|--|
| RR           | To invite Housing Benefit representatives to the next Strengthening Communities sub-group meeting.                                      | 2.2 Welfare Benefit Changes            |
| ALL          | Consider how these could be developed into an action plan and who could be responsible for measuring any of these suggested indicators. | 2.3 Performance Framework              |
| RR           | Circulate the list of sites that are currently available.   | 3.1 Affordable Rent                    |
| RR           | To produce a proforma on what will be collated.   | 3.2 Affordable Rent                    |
| RR           | Feedback the outcomes of this meeting to the Executive.   | 3.3 Affordable Homes Forum             |
| NB           | To make representation to Ann Higgins, Nick Gerrard and Linda Harper to discuss budget consideration.                                   | 4.3 Supported Housing Work Group       |
| MG           | To get bid in for deadline on 21 <sup>st</sup> October 2011.  | 5.1 LAA Reward Grant Bid               |
| RR           | Continue to update the Exec and to also consider whether it would be worth doing a separate Trafford bid.                               | 6.2 AGMA Issues                        |
| ALL          | Publicise the Annual Report throughout their organisation.  | 7.1 Trafford Partnership Annual Report |
| ALL          | Consider some ideas for locations and hosting of the event as well as proposals for content.  | 8.1 Follow up SHP Event                |
| RR           | Continue to update and monitor the risk register.   | 9.1 SHP Risk Register                  |
| RM           | To email the Homeless Strategy information to the SHP Exec.   | 11.1 AOB Homeless Strategy             |
| ALL          | Provide names to RM of people who can contribute to the Strategy.   | 11.1 AOB Homeless Strategy             |