

B&NES/CURO Strategic Partnership Meeting

Monday 8 June 2015, 10.00 – 12.00

Lewis House, Manvers St, BA1 1JG (Room 3.2)

Present: Roger Thomas (RT) - Chair, Victor da Cunha (VdC), Louise Swain (LS), John Wilkinson (JW), Graham Sabourn (GS), Cllr Lynne Patterson (LP), Karrieanne Howard (KH)

Apology: Cllr Tim Ball, Louise Fradd

1	<p>Minutes of the previous meeting held 26 January 2015</p> <p>The minutes of the previous meeting held on 26 January 2015 were approved as a correct record and will be published on the Curo public website for information.</p> <p>RT welcomed everyone to the meeting and introductions were given. The Cllr attendance of these meetings was confirmed as follows:</p> <ul style="list-style-type: none">• Marie Longstaff – Cabinet member for Homes & Planning. It was agreed to ask Marie if she would be willing to act as Chair for the next 12 months.• Cllr Lynne Patterson – Green party, independent party representative• Cllr Tim Ball – Liberal Democrat representative• Cllr Eleanor Jackson – Labour representative (to be confirmed)• Other Independent representatives - to be confirmed <p><u>B&NES Officer attendance:</u> Graham Sabourn – Head of Housing Louise Fradd – Place Strategic Director John Wilkinson – Divisional Director Community Regeneration</p> <p><u>Curo attendance:</u> Victor da Cunha – Chief Executive Roger Thomas – Chair of Curo Board Louise Swain – Executive Director Customer Services Gerraint Oakley – Managing Director Curo Homes Karrieanne Howard – Executive Team Administrator</p>	
2	<p>Matters Arising Report</p> <p>Number 121 - Initial regeneration meeting to take place as soon as possible to include Emily Price, Louise Davidson, Graham Sabourn and Louise Swain. LS to arrange as soon as able.</p> <p>The matters arising report was noted.</p>	LS

3	<p>Curo – Progress against Strategic Plan - Presentation</p> <p>This item was deferred to the next meeting.</p>	
4	<p>Key areas of joint work over the next 5 years - Discussion</p> <p>Curo is awaiting further detail about the government proposal to extend “right to buy” legislation to all HA tenants. VdC set out that the policy could represent a huge risk to the sector, the organisation and the local authority. This was because if funding is not made available from Government, then replacement of any homes lost could not be made and therefore there would be a significant reduction in the numbers of affordable homes in the district.</p> <p>VdC suggested that B&NES and Curo would need to find ways to work together to mitigate problems for both organisations and their customers.</p> <p>It was agreed that there was a pressing need to review the high level numbers as soon as the proposed legislation is published.</p> <p>VdC, GS and other officers to meet once to discuss further Cllr LP suggested that Curo explore the legal avenue sooner rather than later. VdC advised that this was something which the sector was already considering.</p> <p>LS advised that there had recently been a few issues around waiting list administration which needed to be resolved. A joint meeting has been arranged with B&NES officers.</p>	<p>GS</p> <p>GS</p>
5	<p>Curo Update:</p> <p>Mulberry Park</p> <p>VdC gave an update on Mulberry Park and explained the story so far. It was noted that Curo are using the land they have purchased to regenerate the existing Foxhill estate.</p> <p>Curo are currently implementing the masterplan working on phase 1 – reserved matters.</p> <p>House designs were presented and explained. Reserved matters were submitted at the end of May and Curo is hoping for approval in the Autumn. If successful, building would commence in March 2016.</p> <p>A marketing strategy is being put together and Curo are looking to sell some parcels of land which will reduce some financial exposure and accelerate the build out rate. A joint meeting has been scheduled to discuss section 106 with B&NES officers.</p> <p><u>Damp and Condensation</u> LS advised that there are various issues around damp and condensation across the Curo stock. Some of these issues are to do with life style (for example fuel poverty) and others are intrinsic issues due to the design and</p>	

	<p>structure of the property.</p> <p>LS informed the meeting that Curo would be providing “condensation monitors” for all residents to help them manage the levels of heating and ventilation in their homes. She would provide some for councillors at the briefing session planned for later in June.</p>	LS
6	<p><u>AOB</u></p> <p><u>Passport to housing</u></p> <p>This is a new scheme that has been piloted by Curo. Passport to housing is for people currently on the B&NES waiting list and provides an advice service for those already in debt who might not be able to sustain their rent payments without support. Curo have now worked with around 120 people. 28 of these people have subsequently accepted a new home but impressively so far none have fallen into debt. As a result, Curo believe that the pilot has proved to be highly successful and will be moving the approach into the business as part of the standard pre-tenancy arrangements.</p> <p>A key issue has been addressing large debts. Cllr LP requested further information and statistics about the passport to housing scheme. LS to send.</p> <p>Cllr LP reported an incident that took place recently in Larkhall regarding a tenant who witnessed an assault outside her home. Cllr LP asked if there could be more policing in the area for a while to keep an eye on things.</p> <p>LS advised that she will speak to Andrew Snee, Head of Tenancy Solutions to understand the issues and to ensure we are liaising with the police to see what work we are currently doing in the area.</p> <p>GS mentioned Curo’s recent decision to withdraw from Maynard’s Terrace in Clutton and asked that Curo let B&NES officers know when these kinds of situations arise in future. VdC accepted this point and gave apologies for not communicating with B&NES first.</p>	<p>LS</p> <p>LS</p>