

EXETER CITY COUNCIL

TENANT & LEASEHOLDER COMMITTEE

MINUTES OF THE MEETING HELD AT 7PM ON THURSDAY 2 OCTOBER (following Special General Meeting)

RENNES MEETING ROOM, CIVIC CENTRE

Present:	Terry Anderson	Stephan Bouloux
	Stephen Collier	Barbara Haizelden
	George Hood	Lyn Kaczanow
	Jackie Laskey	Gemma Lissaman
	Alison Moore	David Payce
	Viv Phelps	Tony Powell
	Rod Simons	Marion Watkins
	Councillor Rob Hannaford	
	Steve Warran (ECC)	Lawrence Blake (ECC)
	Tony Bodgin (ECC)	Steve Deakin (ECC)
	Ron Mayers (ECC)	Gary Stenning (ECC)
	Jenny Berry (ECC)	

- 1. Apologies:** Alison Baxter, Liz Belchamber, Joan Smith.
The Chair welcomed Councillor Rob Hannaford (portfolio holder for Housing), Ron Mayers (Strategic Housing Manager) and Gary Stenning (Housing Enabling Officer)
- 2. Accuracy of the minutes of the meeting held on 1st September was agreed.**
However, it was decided that the formal minutes (as a public document) should be revised to exclude the details of the disciplinary discussion.
- 3. Matters Arising from the Minutes – none**
- 4. Proposal to co-op Anthony Powell (East area) and Jayne Bennellick (South area) – Agreed**
- 5. Council land in-fill programme (Power Point presentation attached)**
Gary Stenning stressed the confidentiality of this item and dealt with the background to the land in-fill programme, the current situation and what is hoped for the future. He advised that when plans are sufficiently advanced public meetings will be held in the areas affected by the land in-fill proposals.

The question was raised of why the University was able to double its student accommodation whilst general social housing is not increasing to that degree. The reason for this is that social housing has insufficient resources to buy valuable land for family accommodation.
- 6. Feedback from TALC Conference**
Tenant and Leaseholder feedback on the whole day in general scored highly, those who attended seemed happy, and staff were very pleased with the day. Over 90 residents attended. The following comments should be considered for next year's conference:

- Venue was ideal
- Food good
- Car parking issue needs to be addressed – arrangement to use ECC car parks?
- Staff helpers to be better organised and help clearing away at end of the day needed
- First Aid qualified member of staff to be present
- Prizes were fantastic and should be on offer again
- Decided to hold conference on Saturday 19th September to enable more people to attend
- Speakers to be invited – Professor Chinn?
- Other ECC departments to provide displays and Housing to have prepared display
- Leisure and youth groups to do displays/drama/dance/art etc to involve youth
- Need exciting, well publicised agenda
- Possibly put 'on camera' for those unable to attend

7. **Income Recovery Service Review**

The Review will look into rents, arrears of former tenants, service charges, re-charges for damage to property, liaison with Housing Benefit. Prevention work regarding arrears is to be considered with possibility of pro-active work regarding help available to tenants/leaseholders that will save them money (Housing Benefit, Tax Credits, etc). As a social landlord ECC has a duty towards preventing homelessness and Devon Pound has already produced evidence to support this idea through working with new tenants re. mental health and single parenting issues.

The first Review meeting will consider the remit, expected outcomes and an action plan. Members of the review team will go away with tasks and will feed results back at the next meeting. The whole review is expected to last for about 4 to 6 months with meetings about every 6 to 8 weeks. Volunteers for the group as follows:

Viv Phelps	Stephan Bouloux	Alison Moore
Lin Kaczanow	George Hood	Terry Anderson

8. **Any Other Business**

Training Budget - Viv Phelps reported that Terry, Alison and herself had attended training at Sandy Park and at Torquay, but apart from themselves, only one other member had expressed an interest in attending. These events had only incurred costs of £75 each out of the Training Budget of £3,000. The Chair encouraged interest from other TALC members, as they need to know and understand housing issues and problems experienced by other tenants and landlords. Training offers opportunities to meet other tenants and landlords and gives these insights. Work commitments prevent some from attending but the opportunity is offered to all on the Committee. Members can summarise the training with any useful information gained and this can be fed back to the TALC meeting.

Resignation - The Chair announced that sadly Alison Baxter would be offering her resignation because of moving home. Joe Marchant, one of her neighbours, is interested in filling the vacant position and is to be contacted, along with Marion Snow, the next member in line for the Central area.

The Chair thanked the Committee for the high level of attendance and the meeting was closed.

Next Meeting: 7pm on Monday 27th October, 2008 at the Buckerell Lodge Hotel