

**Borough of Poole & Poole Housing Partnership  
Housing Options Appraisal  
Residents' Panel Meeting**



**MINUTES OF THE MEETING OF THE RESIDENTS' PANEL**

**HELD ON TUESDAY 7<sup>TH</sup> APRIL 2009 AT 1730HRS**

**AT BEECH HOUSE**

The meeting commenced at 1730hrs and finished at 1940hrs

[PHP staff left the meeting at 1900hrs]

**Present:**

**Panel Members:**

Brian Jones (Chairman)	Andy Ross	Dee Knights
Norman Farenden	Ali Khan	Val Wood
Chris Moody	Julie Bagwell	Maureen Churchill
Rob Saunders	Sheila Evans	Rod Wood
Ann Sorge	Norma McLaughlan	Julie Bagwell
Eric Peel	Fran McCudden	Jennie Vincent
Angelie Atak	Liz Fackerell	Thomas Holmes
Elizabeth Harker	Graeme Wellman	Michael Stanley-Brown
Peggy Robinson		

**Staff/others in attendance:**

Carmelina Brown (PHP) Mike Harrison (PHP) Claire McKenna (PHP) Deborah Walthorne (DWA) David Mullany (Project Mgr on behalf of the Borough of Poole)
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**Apologies:**

Mrs M Williams Ali McGrail Brian Muspratt Jean May John Tyrrell	Harry Martin Lou Knight Helen Ross Ann Deacon
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<b>1.0</b>	<b><u>WELCOME AND INTRODUCTION</u></b>	
1.1	Brian Jones welcomed all to the meeting and introduced himself, Carmelina Brown, Mike Harrison, David Mullany and Deborah Walthorne.	
1.2	BJ reported that the Residents' Panel had formed a sub-group to check DWA invoices and agree their work plan. The Panel had also elected Andy Ross and Rod Wood to represent them on the Communications Group.	
1.3	BJ reported that the sub-group had suggested that a resident chairs the Panel and sub-group and that he had been nominated to fulfil this role.	
1.4	BJ asked if those present were happy for a resident to chair both meetings.	
1.5	The Panel voted in favour.	
1.6	As there were no other volunteers, BJ asked if those present were happy for him to chair both meetings.	
1.7	The Panel voted in favour.	
<b>2.0</b>	<b><u>PROJECT PLAN UPDATE – DAVID MULLANY</u></b>	
2.1	David Mullany introduced himself and stated that he had been appointed by the Borough of Poole to manage the options appraisal project on its behalf.	
2.2	DM reported that the options appraisal project would ultimately determine the future ownership and management arrangements for the Borough's housing stock.	
2.3	DM reported that Poole Housing Partnership had been set up as an arms length management organisation (ALMO) in 2004, and following an 'excellent' inspection result, were granted Government permission to borrow £35m to invest in the housing stock.	
2.4	A resident asked if the money was granted from the EEC.	
2.5	DM clarified that the additional money was not provided by means of a grant, but by permission to borrow beyond the normal permitted levels. DM reported that the permission to borrow additional funds ceases in 2010.	
2.6	Questions were raised about the source of the borrowing,	

	the financial markets and interest payable.	
2.7	DM stated that there is nothing new about Councils borrowing money; Council houses were built using loans. The Government has a tight control over the amount that they borrow. This control was relaxed in Poole's case as they proved, via inspection, to be delivering an excellent housing management service, thus allowing them to borrow additional money to invest in the housing stock for a period of time to bring it up to the Decent Homes standard.	
2.8	DM reported that the project was underway and that the Working Party had been set up to oversee the project and ultimately make the recommendation to Council. The Residents' Panel had been set up, DWA had been appointed as the specialist residents' advisor and Steve Partridge had been appointed as the specialist financial advisor.	
2.9	DM reported that the first phase of the project was to consult with residents about their priorities for service delivery and aspirations for the future. DM reported that the results from the 2008 status survey were used as a basis, and then tested for accuracy at numerous meetings with residents.	
2.10	DM reported that, in parallel, the various financial models were being worked on to assess the levels of investment necessary in the future.	
2.11	DM reported that the priorities, aspirations and financial models will be reported to the Working Party in May to assess the viability of the various options.	
2.12	DM stated that detailed consultation with residents will take place between June and September, and asked that those present assist with the consultation process to ensure that as many residents as possible are reached.	
2.13	DM confirmed that leaseholders will be involved.	
2.14	A resident asked if the wider community of Poole would be consulted.	
2.15	DM stated that the consultation would be primarily with Council tenants and leaseholders, but that the wider community has an interest and that the best way to inform them was being addressed.	
2.16	DM thanked everyone for their involvement.	

<b><u>3.0</u></b>	<b><u>STOCK CONDITION – MIKE HARRISON</u></b>	
3.1	Mike Harrison delivered a presentation about the stock condition survey information.	
3.2	<p>The presentation (attached) included:</p> <ul style="list-style-type: none"> <li>- stock condition background</li> <li>- stock condition update</li> <li>- elements surveyed</li> <li>- quality control</li> <li>- future standards</li> <li>- the Poole standard</li> <li>- the Poole standard with residents' aspirations</li> <li>- works completed to 31 March 2009</li> <li>- the Decent Homes standard</li> <li>- Current Housing Revenue resources</li> <li>- Capital investment required versus funding 2009-2039</li> </ul>	
3.3	MH was asked how the Poole standard compares with the national standard.	
3.4	MH said that the national 'decent' standard allows for 1 element (kitchen/bathroom) to be dropped. MH added that the quality standard would also drop if the 'decent' standard was adopted.	
3.5	Bill Durrant asked if there was any news relating to the review of the national housing finance system.	
3.6	MH reported that the subsidy review is ongoing and that the outcome is anticipated in the Spring.	
3.7	Bill Durrant asked if the present economic climate would change the financial situation.	
3.8	MH reported that the present climate acts in PHP's favour.	
3.9	RS asked why the life of a bathroom is longer than that of a kitchen.	
3.10	MH stated that kitchens receive greater use and therefore have a shorter lifecycle.	
3.11	BJ reiterated to the Panel, that the Council owns the stock and that PHP manage the stock on its behalf.	
3.12	A number of questions relating to specific properties were raised and it was agreed that MH would address these	

	outside of the meeting.	
4.0	<b><u>REPORT ON THE FIRST PHASE OF CONSULTATION – CARMELINA BROWN</u></b>	
4.1	Carmelina delivered a presentation about the first phase of consultation.	
4.2	The presentation (attached) included the following subject areas: <ul style="list-style-type: none"> <li>- how data and evidence is collated</li> <li>- how many people have been involved</li> <li>- how to reach the hard to reach</li> <li>- what residents are saying</li> <li>- priorities for general needs residents</li> <li>- priorities for sheltered housing residents</li> <li>- emerging aspirations</li> <li>- staff consultation</li> </ul>	
4.3	CB invited questions from the Panel.	
4.4	A resident asked why PHP residents do not apply directly to the Council for additional funding that is apparently available.	
4.5	CB reported that PHP try to link in to all sources of funding available to support residents. The team support residents in making bids for additional funding. CB reported that there is a ring-fenced budget available for neighbourhood improvements.	
4.6	BJ added that the Reinvestment Panel discuss bids for funding from PHP and that there is money available.	
4.7	A number of residents raised questions that were related to their specific area and it was agreed that these would be addressed outside of the meeting.	
4.8	BJ stated that if anyone required further information that they should contact Carmelina Brown.  ALL STAFF MEMBERS LEFT THE MEETING.	
<b><u>5.0</u></b>	<b><u>DATE OF NEXT MEETING</u></b>	
5.1	Wednesday 6 <sup>th</sup> May 2009 at 1730hrs	

## **SCHEDULE OF KEY DECISIONS MADE**

**7<sup>th</sup> April 2009**

- **Brian Jones was elected as Chairman of the Residents' Panel and the Residents' Panel sub-committee.**

**11<sup>th</sup> February 2009**

- **The Panel selected a sub-group to meet with DWA in between meetings.**

**14<sup>th</sup> January 2009**

- **Andy Ross selected by interested volunteers to represent residents on Communications Sub Group Group. Rod Wood selected to act as deputy**
- **Ray Aggett and Rob Saunders elected to represent residents on the Working Party**
- **Logo, strapline and colour scheme for project brand approved**
- **Residents' priorities agreed by Residents' Panel and refined**

**10<sup>th</sup> December 2008**

- **Brian Jones, John Tyrrell, Ali Khan, Helen Ross and Ray Aggett to form panel for selection of the Specialist Resident Advisor.**
- **'Your Home, Your Decision' approved as strapline for the project**