

Hall Green District Housing Liaison Board Meeting

**Minutes of meeting held on
Monday 18th November 2019
At Common Room, Fleetwood House, B13 8BL
6.00 PM – 7.30 PM**

Present	Jeff Horton (JH) Chair Peter Weston (PW) Member Raj Srivastava (RS) Vice Chair Arshad Butt (AB) Member Norma O'Regan (NO) Member Izzy Knowles (IK) Member Shaheeda Choudhary (SC) Member
In attendance	Derek Fellows (DF) Housing Officer Mandy Williams (MW) Tenant Participation Officer
Apologies	Wendy Kempson (WK) Member Firoza Loonat (FL) Tenant Participation Officer Ronda D'Aguilar (RDA) Wates

1	<p>Welcome and Introductions</p> <p>JH welcomed everyone to the meeting</p>
2.	<p>Minutes of last meeting</p> <p>Minutes agreed by NO and PW</p> <p>Matters Arising</p> <p>RS needs to speak to Sufik regarding relocating the pool table – NO was under the impression that the pool table was staying where it was – RS said that he needs to speak to the Support Officer – To be referred to Residents meeting and removed from these minutes.</p> <p>AB said that the tenant's meetings were bi-weekly not monthly.</p>

3	<p>Invited Guests</p> <p>Police:</p> <p>No one in attendance and no report received</p> <p>Wates:</p> <p>RS asked about the central heating boiler at Belgrave Middleway and asked if an electrical heater can be fitted in the meantime – MW to pass onto RDA: POST MEETING: Response from Ronda: I have been in conversation with Ian Morris on this one as the boiler is commercial and Ian wanted possible alternative heating solutions. No decisions have been made yet as Ian is waiting for plans and drawings relating to future use of Belgrave Road. Andy Brown from Wates is yet to provide Ian Morris with this info. Once Ian has been provided with the information as decision is likely to be made.</p>
4.	<p>Councillors update</p> <p>No councillors in attendance</p>
5	<p>CHLB update</p> <p>JH attended the CHLB in October.</p> <p>JH shared from the last CHLB meeting regarding ARCH Conference, BMHT properties, Fire safety, Sheltered Housing and housing complaints – ombudsman</p> <p>The report will be sent out with the minutes, although the CityHLB Newsletter was disturbed</p> <p>Next meeting is 28th November 2019</p>
6	<p>HLB Walkabout & Projects</p> <p>DF shared the last Walkabout which was on 7th November along Brighton Road</p> <p>Next walkabout is on Thursday 16th December 2019 at 11am meeting Woodnorton Drive and Alcester Road</p> <p>New HLB Projects.</p> <p>Dropped kerb to Lenches Green – DF to complete project form Install gate and Fence to access way to Rear 2 to 9 Princess Road</p>

	<p>Thirlmere Drive renewal of gate – DF to visit</p> <p>Block signs in Pensby Close and Thirlmere Drive – quoted accepted – Board agreed</p>
<p>7</p>	<p>Tenant Participation Updates:</p> <p>MW shared that the Birmingham in Bloom award ceremony took place at the Council House on 6th November 2019</p> <p>The East Quadrant ceremony awards took place on Wednesday 13th November 2019 at Hall Green United Community Church</p> <p>MW distributed the meeting dates for next year.</p> <p>The Christmas Meal has been agreed from Central (£85 budget) and agreed to go to the Robin Hood on Wednesday 18 December 2019 - 2pm for 9 people</p>
<p>8</p>	<p>AOB</p> <p>NO mentioned that they are having their Christmas Party on 9 December at 1pm and all the members are invited.</p> <p>SC said that the councillor walked around her area and that the barrier in Kyrwicks Lane and that the combination is not working (code) – DF to check</p> <p>RS asked how people move from one flat to other – DF explained that they need to complete an on-line application form and then bid on properties once they have received their application number and points.</p> <p>RS mentioned a resident in Belgrave Middleway who is begging as a homeless person in the City centre. A discussion took place regarding which public sector body (police or Local Authority) deal with this issue. IK advised him to report this to police as she believed that there was a Public Space Protection order in place.</p> <p>RS asked if Belgrave Middleway was to be sold and demolished – DF advised that this was not the case.</p> <p>RS asked if Belgrave Middleway was being changed to a homeless centre – DF explained that the City are making best use of their current stock and that there may be homeless people placed in the block. IK advised that this is part of Housing First.</p>

9	<p>Date and Time of Next meeting : Monday 20th January 2020 @ Fleetwood House Time: 6pm – 7.30pm</p>
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24th October 2019



The Chair of CHLB, Joan Goodwin, commenced the meeting promptly at 6.30pm with introductions and a review of the meeting held on 26th September 2019.

Chairs Comments

The Chair began the meeting with a sad announcement, Harry Bennett, the Chair of Bartley Green HLB has sadly passed away. Joan has known Harry for over 25 years and expressed her sadness that the movement has lost a long-standing stalwart member. Harry will be greatly missed by all.

Joan explained that there is a delay regarding his funeral, however members will be notified once we know more. Family flowers only, however there will be a collection for charity. Joan will notify TPOs of the details.

Joan then asked for all members to stand and a 1-minute silence was observed in respect to Harry Bennett.

Joan confirmed that the Welfare Reform Group met on 8th October 2019. Please see the minutes on the website for more details. The next meeting will be held on 5th November 2019.

The ARCH Conference met in Bridlington on 3rd October 2019. It was a long way for some members to travel; some delegates travelled over 9 hours. But it was a good conference, and Joan later gave a full update to the Board.

The Xmas HLB allowance will be the same as last year. The next PMG meeting will be held on 28th October 2019.

Feedback on the ARCH Tenant Conference 2019- Joan Goodwin, MBE

- **100 Years of Council Housing-** ARCH tenant group members from Sheffield and Rotherham Councils explained the work they and their council had done to celebrate the milestone of 100 Years of Council Housing.

- **Fire Safety-** There were talks on fire, gas and electrical safety. Pictures were shown on the dangers of home improvement, and the message was given that it is imperative tenants understand their tenant handbook.
- **The Future of Safety Regulation-** The deputy chief executive of the Regulator of Social Housing spoke about the economic and consumer standards, how the regulator came to be and where he saw the service going.
- **Workshop 1 “The Future of Sheltered Housing”-** Delegates from the East Riding of Yorkshire Council explained the consultation and resulting changes to their Sheltered Housing Schemes.
- **Workshop 2 “Housing Complaints- what can we expect?”-** Sector Development Lead for the Housing Ombudsman Service spoke about the role the service plays, their escalation process, and the various tools available for tenants and landlords on their website.
- **ARCH Chief Executive speech-** John Bibby showed the Government approach to housing, and how that has changed from the coalition government to Boris Johnson, and especially in light of the Grenfell tragedy. ARCH’s key requests to government are:
 - For an investment in housing, increased grants available and amounts available
 - Support for the building of more council homes and self-financing
 - Reform the Right to Buy, and ensure support to have 1:1 build on every home sold

BMHT Update - Jane Tretheway and Mumtaz Mohammed

Jane Tretheway and Mumtaz Mohammed gave a presentation on the BMHT programme and Perry Barr development. For more detail please see the full presentation.

- The BMHT is part of the council. It is a brand for the development that the council undertakes to deliver housing, both for market and for council housing. It was first set up in 2009.
- Overall across all developments, the BMHT needs to give 35% as affordable housing (not on every development but this will even out across the board). The average house costs £130,000, and MBHT funds the cost of building council housing by including houses for market rent and/or sale as part of each development. All houses will look the same from the outside, but there will be mixed tenured estates.
- For every home built, the developer gives £500 to go to the Building Birmingham Scholarship, which helps train young people in Birmingham to build houses.
- **Athletes Village-** Phase 1 development will have an estimate of 1177 properties, subject to design. This will be shared accommodation for the Commonwealth Games Athletes, and then turned into housing after the event. 22% will be affordable homes on this development and there will also be an extra care scheme. This is a large development, and will cost a lot of money, so they need to sell more homes in order to make it viable. As this isn’t through BMHT only they are not sure how many homes will be bought by the council yet. Phase 2 development is bigger in terms of land but will be a lower density with more houses than flats. Estimated 500 houses, 35% affordable.