

North Ayrshire Housing Partnership
Committee Room1, Cunninghame House, Irvine
Thursday, 24th September 2009

Minutes

Present:	Alex Adrain	North Ayrshire Council, Housing Services (Chair)
	Katie Chan	Scottish Government
	Elaine Gibson	Ayrshire North Community Housing Organisation
	Steven Good	Cunninghame Housing Association
	Damien Griffith	North Ayrshire Council, Housing Services
	Marlene Harkis	North Ayrshire Council, Social Services
	Paul Hillard	Irvine Housing Association
	Cllr John Hunter	North Ayrshire Council
	Marlene McMillan	Ayrshire & Arran Primary Care NHS Trust
	Trudi Stevenston	North Ayrshire Council, Housing Services
	Anne Todd	North Ayrshire Council, Community Planning
	Stephen Youd	Scottish Government
Apologies:	Olga Clayton	North Ayrshire Council, Housing Services
	Margaret Ferrier	North Ayrshire Council, Legal and Protective Services
	James Ledgerwood	Irvine Bay Urban Regeneration Company
	Andrew Martin	Trust Housing Association, Isle of Arran Homes
	Cllr Pat McPhee	North Ayrshire Council
	Blair Melville	Homes for Scotland
	Cllr David Munn	North Ayrshire Council
	Jim Nicols	Arran Council for Voluntary Services
	Cllr John Reid	North Ayrshire Council
Minutes:	Claire McCartney	North Ayrshire Council

1. Introduction & Apologies Received

- Alex Adrain began by welcoming everyone to the meeting and asked everyone to introduce themselves for the benefit of the minute taker.
- Apologies were given.

2. Minutes of Last Minutes and Matters Arising

- John Hunter advised that he had put in his apologies for the last meeting.
- Elaine Gibson asked if the minutes could be sent out earlier due to the number of action points arising from this meeting, possibly within 2/3 weeks – this was agreed by Trudi Stevenson.
- Ann Todd mentioned that CPP send out draft minutes one week after the meeting has taken place.
- Jim Nichols was unable to attend, but had highlighted a number of points

Action

TS

from the previous meeting: -

- There are not 90 units of planned development for Arran, this has been reduced to 11 and Jim expressed concern over the drop in the original figures.
- With regard to the 6 possible development sites, Jim was actually referring to the sites which may emerge as part of the Forestry Feasibility Study.
- The liaison issues with the landowners will be dealt with through the Rural Housing Sub Group (Arran) not the Arran CVS.
- Elaine Gibson advised that there was no mention of Scottish Housing Quality Standards in the plan for the Local Housing Strategy and would like to see RSL progress noted. Paul Hillard concurred and it was agreed that the RSL's would provide details of their progress based on year end returns and include a paragraph of text giving additional information and context. This is to be forwarded by Trudi Stevenson.
- Stephen Youd raised the issue of Open Market Shared Equity advising that it is a 12 month pilot. It is looking increasingly likely that full spending on this will be achieved by the end of the year. To date in the West of Scotland 200 passport have been issued and of those 87 have progressed to purchase stage.

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3. Housing Needs and Demand Assessment

- Damien Griffith went through the Executive Summary for the North Ayrshire Mainland Housing Need and Demand Assessment. Key figures across various tables in the report were highlighted for discussion. He advised that as this was the 5th draft of the Executive Summary he would be raising his concerns with Arneil Johnstone regarding the delay in publication of the final report. He will also be contacting them to request an audit trail on their information and to seek assurances on data verification as well as a quality control statement.
- Damien Griffith also advised that he and Ken McKelvie of Planning Services had gone through the report to identify the anomalies arising from the various drafts.
- He advised he was aware that we were behind with our reporting and that this was due to lack of confidence in the data provided by Arneil Johnstone. However he was aiming to have the report ready by the end of October and possibly report to the LHS Forum.
- Alex Adrain agreed that we needed to have confidence in the report before submitting it. There will be a letter sent to Arneil Johnstone raising our concerns by the end of the week.
- Damien Griffith advised that he was however confident that the key affordable housing shortfall figure would not change. These key figures were based on survey returns with a sampling confidence interval of +5% to -5%. The key data concerns focused on adjustments and calculations in the additional analysis, including inaccuracies and inconsistencies arising from rounding up and down.
- Anne Todd asked if it was possible to get information on the type of houses available and the nature of the demand. Damien advised this information was available at sub housing market area level
- Katie Chan advised that she thought the LHS Forum could raise questions about housing types, while Damien advised that this was all available in the report.
- Steven Good advised that he felt we needed to be clear on the housing shortfall figures and would need to make it clear to tenants what this means for them. There is a need to identify if there is a link between surplus housing, market housing and the shortfall.
- Alex Adrain asked if the summary could be looked over by everyone, as he felt it would benefit from fresh eyes and pass any comments to Damien.

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DG

All

4 Local Housing Strategy

- Trudi Stevenson went through the Visio Map for the LHS. The key topic and sub topic areas included:

LHS: Support

- Includes Care & Repair, Care at Home and Tenancy Support

LHS: Investment

- Includes SHQS, SHIP investment priorities, grants, Council House Building, funding streams, RSL development programme and particular needs housing

LHS: Sustainability

- Includes community sustainability, building social capital, fuel poverty, energy efficiency, tenancy sustainment and care in the community

LHS: Accountability

- Includes monitoring and evaluation framework, consultation strategy (both in terms of developing the LHS and future consultation)

LHS: Housing System

- Sets the context for the strategy based on HNDA, profiling the stock and housing market

LHS: Private Sector

- Covers the requirements within the 2006 Housing (Scotland) Act

LHS: Rural

- Is there a separate strategy needed for this or should it linked into the sustainability. Steven Good raised concerns over sidelining the Rural Strategy. NAC has always been seen as an area with a rural element and it is important that rural issues are highlighted and dealt with. Also NAC's rural areas provide access to funding not open to solely urban areas.
- Alex Adrain asked if anyone felt that anything was missing, while Katie Chan suggested that equalities were missing. She was advised that we were still to carry out the equalities impact assessment and an equalities statement would be included.
- Stephen Youd asked how do the areas speak to each other. Trudi advised that she was thinking of creating working groups for all the various areas and have one designated person to attend them all.

TS

5. Housing Forum

- Alex Adrain asked everyone to look through the proposed agenda for the LHS Forum and invited comments.
- Elaine Gibson advised that the agenda sounded a little dry and that more 'friendly' workshop titles should be adopted. Alex advised that there would only be a 5–10 minute introduction at the beginning of each session before breaking off into working groups.
- Alex Adrain passed out the list of the 5 strategic objectives that would be discussed at the forum.
- Paul Hillard advised that he thought the content was spot on, however was concerned that the content of the day was 'fairly high level' Whilst agreeing with this Alex advised that this was unavoidable due to the timing of the forum and the requirement to consult on key policy and strategy issues.

All

6. Strategic Housing Investment Plan

- Trudi Stevenson went over a report on SHIP investment covering timescales and investment priorities.
- Following a request from Alex Adrain Stephen Youd advised that the resource planning assumptions will be out at the end of September and that it was looking likely that only 60% of the budget from this year will be committed into the 2010/11 budget This means that the NAC allocation would drop from approximately £7.6 million to £4.6 million.
- Paul Hillard asked how long it would take for items to move up the investment priorities list and whether there would be some level of flexibility. Trudi Stevenson advised that there would be some level of flexibility, but was unsure how much. The areas highlighted by the priority list all need to be looked at and if there are issues surrounding one area then it may be possible for us to move onto another area where there are no issues. It is important to keep the SHIP moving forward.
- Elaine Gibson said that she felt the SHIP should reflect what is needed and there could be difficulty in reflecting the implications caused by lack of funding. Trudi Stevenson advised that this is why she will include a shadow program, so that if current priorities are unattainable we have 'back up'.
- Steven Good advised that he felt the Housing Need and Demand Assessment needed to be broken down, possibly into types of housing to give us more targeted information. Development should be steered towards 1 and 2 bed houses. There is a need to keep on top of the low demand areas that are lower down on the priority list while we need to keep updated on the needs affecting different areas.
- Steven Good commented that as all partners now share the Common Housing Register he felt it was not necessary for the RSL's need to provide demand information.
- Paul Hillard said everyone needs to be aware of the problems that can occur as a result of staff changes in planning.
- Alex Adrain asked that feedback be forwarded to Trudi Stevenson by 1st October.

All

7. Rural Housing Sub Group (Cumbrae)

- Damien Griffith went over the outcomes of the last meeting of the Cumbrae Sub Group
- The Sub Group were taken on a tour of potential development sites in Millport. The largest of these is at Copeland Crescent which has an estimated capacity for between 60–80 houses.
- The SEPA River and Coastal Flood Map (Scotland) indicates that the site is not at risk of flooding. However a Flood Risk Assessment Report carried out in 2007 by Kaya Consulting indicated that the lower part of the site is at risk of flooding and also has surface water run off.
- There is also potential for development on a church site in Millport. Part of the site has been offered for lease and part for sale.
- Cumbrae Community Development Company have advised that they are in the process of trying to set up a letting agency to encourage second home owners/holiday home owners to let their properties out of season.
- Damien Griffith also confirmed that the development of Golf Road is still ongoing.
- Damien Griffith advised that there is continuing concern over long term care for the elderly within the sub group. The Cumbrae Elderly Forum have gathered support for the provision of sheltered and amenity housing. It was agreed that this would be carried forward and discussed

Future
Agenda
Item

that the next meeting

8. Future Agenda Items

- Alex Adrain asked for any comments regarding future agenda items.
- Marlene McMillan also advised that she deals with public health and the group seems to be moving towards more community based interests.
- Marlene Harkis suggested that her colleague Mara Currie would be more suitable to attend this meeting as she deals with vulnerable adult groups.
- Marlene Harkins also suggested that she meet with Damien Griffith separately to discuss the situation on Cumbrae.
- Alex Adrain requested that a notice goes out or a phone call is made to all delegates 2-3 prior to the next meeting requesting agenda items.

All

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9. Peoples Panel Survey 2009/10

- Anne Todd went over the People's Panel report and requested suggestions for areas/questions suitable for the thematic survey on the economic recession.
- Elaine Gibson suggested looking at the impact of the recession in deprived areas, especially where effects are possibly less noticeable.
- It was also suggested a survey be done on fuel poverty. Anne Todd advised that a summer survey had been done while Trudi Stevenson suggested that a winter survey might be useful for comparison purposes. Anne advised that she would contact Bill McGhee.
- Damien Griffith will draw up several sample questions in relation to debt, percentage of people with access to mortgages and percentage of people who are able to pay a deposit amongst other things.
- Elaine Gibson also suggested looking at the impact the recession has had on leisure in the community.
- Anne Todd advised that she would liaise further with Damien Griffith.

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10. A O C B

- Marlene Harkis advised that there is a new report out concerning diet, deaths and lifestyle in deprived areas and looks at deprived areas still suffering.
- Marlene Harkins will forward the report to Trudi Stevenson for issue to the group.

MH/TS

11. Date of Next Meeting

- The next meeting will take place on 3rd December 2009 in Committee Room 1, Cunninghame House, Irvine at 10am.

Minutes recorded and produced by: Claire McCartney, Clerical Officer, on 24th September 2009