

North Ayrshire Housing Partnership
Committee Room 1, Cunninghame House, Irvine
Monday, 4th October 2010

Minutes

Present:	Olga Clayton	North Ayrshire Council, Community Care & Housing (Chair)
	Alex Adrain	North Ayrshire Council, Community Care & Housing
	Caroline Adams	North Ayrshire Council, Community Care & Housing (minutes)
	Colin Hamilton	North Ayrshire Council, Community Care & Housing
	Damien Griffith	North Ayrshire Council, Community Care & Housing
	Elaine Gibson	ANCHO
	Elaine Munroe	Consultant for LHS: Rural Areas
	Jim Nichols	Arran Council for Voluntary Services
	Joanna Voisey	Trust Housing Association
	Katie Chan	Scottish Government
	Margaret Ferrier	North Ayrshire Council, Legal and Protective Services
	Marlene McMillan	NHS Ayrshire & Arran
	Morna Rae	North Ayrshire Council, Community Planning
	Paul Hillard	Irvine Housing Association
	Steven Good	Cunninghame Housing Association
Apologies:	Allison Craig	North Ayrshire Council, Economic Development Services
	Blair Melville	Homes for Scotland
	Frank Sweeney	Cunninghame Housing Association
	Ian Cathcart	North Ayrshire Council, Infrastructure & Design Services
	Janeine Barrett	North Ayrshire Council, Community Care & Housing
	James Ledgerwood	Irvine Bay Regeneration Company
	Cllr John Hunter	North Ayrshire Council
	Cllr John Reid	North Ayrshire Council
	Sheena Gault	North Ayrshire Council, Children, Families & Criminal Justice
	Trudi Stevenson	North Ayrshire Council, Community Care & Housing

Action

1. **Introduction & Apologies Received**

O Clayton welcomed everyone to the meeting. Introductions were made and then apologies were noted.

2. **Minutes of Previous Minutes and Matters Arising**

The group agreed the minutes of the previous meeting were an accurate record.

3. Update on LHS Forum & overview of LHS Development

A Adrain advised the LHS Forum was held on Friday 10th September 2010 and had over 100 delegates in attendance. It was noted this was held earlier than previous years due to the tight timescales of the LHS.

A Adrain talked the group through the Newsletter which had been produced to give feedback on the LHS Forum. The following points were highlighted:

- The feedback received regarding accountability
- The outcomes for each of the 3 topic areas
- The feedback from the groups regarding the 3 topic papers, noting a number of the groups raised their concerns on the proposed Sustainability timescales

A Adrain noted the discussion on the Rural Areas paper was limited due to a large number of the delegates not having the knowledge or understanding around the issues which relate to Arran and Cumbrae.

It was stated overall, the LHS Forum was a very successful day.

A Adrain asked the group to refer to their copy of the LHS: Briefing & Revised Timetable paper.

Paragraph 1.2: A further update was given on the HNDA. Last week 12 recommendations were received from the CHMA with regard to the need and demand evidence submitted. NAC are relatively pleased with this response and are hopeful it will be signed off in 2-3 weeks.

Paragraph 1.4: The vision document was originally going to be an executive summary but as the LHS has progressed it has become clear this should be the main document.

It was noted the SEA & main LHS document requires a minimum of 4 weeks consultation. Due to the robust consultation needed the LHS will now seek approval from the Executive in December (instead of November).

4 LHS: Sustainability

D Griffith delivered a short presentation on LHS: Sustainability, listing the 10 outcomes. He explained he was looking for partnership agreement that the outcomes were relevant, meaningful and clear.

Outcome 1

Action 5: O Clayton suggested this action should be re-worded as NAC already assist tenants and residents.

Outcome 2

It was noted the actions should relate to all tenures, not only NAC stock and to existing stock, no only new build housing.

A discussion took place regarding NAC & RSL's having the same pass rates. The group agreed it would make sense to have further discussions regarding having common goals and targets.

Action 4: J Voisey advised IoAH embrace eco homes, however they do not currently have their homes assessed due to the cost of this verification. There has been ongoing internal debate within IoAH regarding this topic and how it is not a HAG allowance cost.

O Clayton suggested a separate meeting be held to enable a more in-depth discussion.

Outcome 3

J Voisey raised her concerns regarding monitoring the actions listed under this outcome. A discussion took place regarding this issue and O Clayton advised NAC will go away and have further thoughts on how the actions could be monitored.

DG

O Clayton asked all delegates to actively come back to NAC to advise what actions they are agreeable to, what actions they think need re-phrased and with any other comments they may have.

All

Outcome 4

J Voisey noted loHA should be noted in the 'responsibility' column.

Outcome 5

Action 3: E Gibson advised ANCHO currently monitor tenancy sustainment. O Clayton stated this would be useful information however it would need to be thought about how to capture this information across all social housing landlords.

EG

Action 5: M McMillan asked for NHS Ayrshire & Arran to be added to the 'responsibility' column.

Outcome 6

E Gibson suggested this outcome could be 'wider'. She noted community involvement could potentially be a 2 way thing with regard to funding and there are more 'softer' issues in the community. O Clayton asked E Gibson to forward a form of words.

EG

Action 1: Tenant Participation – should be wider e.g. to cover landlords in the area.

J Nichols raised the issue of what is the definition of a 'neighbourhood'?

K Chan advised she did not think that established neighbourhoods/existing tenancies were reflected strongly enough within this outcome and association actions. O Clayton agreed this should be made more explicit.

Outcome 7

A discussion took place regarding why Care & Repair had been omitted from this outcome. O Clayton advised this was due to current budget reviews.

Outcome 8

Action 1: O Clayton advised a caveat should be inserted.

Partners were asked if they could advise if they can contribute and are therefore happy to be put against responsibility.

Partners

Outcome 9

The group agrees there is potential to link this outcome to 7 & 10

Outcome 10

Again, O Clayton asked partners to confirm what actions they could commit to.

Partners

O Clayton suggested the role of the Environmental Partnership should be thought about.

The Partnership agreed all outcomes for LHS: Sustainability, however further work is required on some of the wording/content contained within the 'actions'.

5. **LHS: Affordable Housing Provision**

D Griffith read through the outcomes of the LHS: Affordable Housing Provision Topic Paper with the group.

Outcome 1

C Hamilton asked that disability issues be noted along with 'size and type'.

P Hillard suggested investigating new funding models. A Adrain advised the relevant action will be 'teased out' in order to capture this.

Outcome 2

Indicator 2.1 typo was noted as should read compliant (also in Action 1 output column).

O Clayton explained previous experience has proven it will be difficult to carry out a needs assessment with regard to gypsy/travellers as they are hard to engage with.

Cluster model housing: the group agreed this should overlap with health & social care.

Outcome 3

O Clayton advised 6 options had been submitted to Scottish Ministers for consideration. Included within these options were elements of competition. It was explained this would give challenges which would need to be thought about.

It was agreed this section would be re-worded to make it more general.

Outcome 4

E Gibson suggested monitoring SHQS returns. The group agreed this was a good suggestion.

The Partnership agreed all outcomes for LHS: Affordable Housing Provision taking into account the above comments/amendments.

6. **LHS: Rural Areas**

E Munroe delivered a brief presentation on LHS: Rural Areas, listing the 3 outcomes.

Outcome 1

A discussion took place regarding the Affordable Housing Policy where it was advised a developer on Arran had triggered the policy. It is a complex case due to the large site size and low number of units being built.

J Voisey noted the importance of being able to spend the developer's contribution as if the monies are not used within 5 years it goes back to the developer.

A further discussion took place regarding bringing empty properties back into use. It was noted this would not always be ideal on Cumbrae as there are a lot of tenement properties which would be unsuitable and undesirable.

A discussion took place regarding Montrose House and O Clayton advised initial discussion are due to take place. By end March 2011 it will be decided if there will be a way forward for a joint partnership.

Outcome 2 & 3

No comments were made on these outcomes.

The Partnership agreed all outcomes for LHS: Rural Areas.

7. LHS: Accountability

A Adrain asked everyone to refer to their copy of the Outcomes & Actions for LHS: Accountability.

He advised the first North Ayrshire Landlord Forum was held last week and was pleased to report it was well attended and will be taken forward.

The Partnership agreed the outcome for LHS: Accountability.

8. Rural Housing Sub Group (Arran)

J Nichols advised the last Rural Housing Sub Group (Arran) Meeting took place on 24th June 2010 and the next meeting is being held on 13th October 2010.

He raised his concerns that the Sub Group would not understand how the LHS: Rural Areas paper got to this stage and they had not seen sight of the paper. A discussion took place and it was agreed the process would be explained to the sub group at the next meeting. A Adrain also noted members from the Sub Group had participated in the working groups and workshop held.

J Voisey explained crofting had not been listed in the Action Plan as it had already been explored.

A discussion took place regarding the desktop exercise which took place on Corrie Quarry. It showed only 2 'off-islanders' would have been allocated a house. O Clayton suggested we try and do more to make 'islanders' aware of the allocations made to local people.

A Adrain reminded the group the LHS: Rural Areas paper was an exceptions paper.

9. AOCB

M Rae carried out a PP vote for the governance review. She explained each group would be asked the same questions and the purpose was to ensure the rights groups were being involved in the right way.

The next stage is to feedback into the improvement plan which has an end of year deadline.

M Rae agreed to circulate a copy of the remit to the group.

O Clayton closed the meeting by requesting all comments on the LHS Outcomes & Actions be submitted by Monday 25th October 2010.

MR

All

10. Date of Next Meeting

Monday 19th January 2011 – Committee Room 1, 3rd Floor, Cunninghame House.