



Shared Housing Group Meeting

22nd April 2008, 2.00pm, University House

Attendees:

Cllr Martin Hamilton (Chair)
Sarah Charlton, NW Area Management, Leeds City Council (LCC)
Andrew Crates, Development Department, LCC
Huw Jones, Re'New
Mike Leonard, University of Leeds
Steve Crocker, Area Management, LCC
Freda Matthews, Little Woodhouse Residents Association
Barry Payne, HMO Lobby
Diane Pedder, Leeds University Union
Peter Warneford, Environmental Health, LCC
Anne-Marie Watkinson, Unipol
Richard Tyler, HMO Lobby
Amanda Jackson – University of Leeds
Carole Munsey – West Yorkshire Police

Apologies:

Miles Pickard, Leeds Property Association

1.0 Welcome and Introductions

2.0 Minutes of the last meeting and matters arising

- 2.1 Richard Tyler noted that Leeds Metropolitan University are acting contrary to the aims and objectives of the shared housing group and proposed that they are suspended from the group. The Chair proposed that a letter will be drafted to the University on behalf of the group to express the concerns that had been raised, but they would not be suspended. **MH**
- 2.2 5.2 – This refers to the current policy position. The option of provision of affordable housing off site is currently being looked at.
- 2.3 5.4 – This is running slightly behind schedule but a document should be available by June/ July. Huw Jones will put together some wording for the SPD discussions to reflect the shared housing requirements. **HJ**
- 2.4 It was agreed that a meeting would be set up between Cllr Hamilton, Headingley Development Trust, Andrew Crates and Phil Crabtree to discuss the provision of affordable housing off site. **SC**
- 2.5 The minutes were agreed as an accurate record.

3.0 Housing Strategy For The Area Of Housing Mix

- 3.1 Huw Jones presented a draft report on the housing strategy for the area of housing mix.
- 3.2 It was explained that the next phase of work will be to look at what could be delivered as a common package across all geographic areas and what specific measures need to be taken in targeted areas.
- 3.3 Any comments on the draft should be sent to Huw within the next 2 weeks. A further draft will be brought to the next Shared Housing Action Plan group on 1st July. **All**
- 3.4 It was agreed that at the next meeting the group would need to look at how this document could be promoted and used.

4.0 Impact of HMO Licensing & The Need For Additional Licensing

- 4.1 Pete Warnford presented a report on the impact of HMO licensing.
- 4.2 Cllr Hamilton noted that at the last Area Committee a resolution was passed for the Shared Housing group to look at additional licensing of HMOs within the Area of Housing Mix and to submit an application on this by 1st April 2009.
- 4.3 Pete Warnford stated that it was important to get an initial view of the overall problem and any possible need for additional licensing through the current licensing requirement. Environmental Health are leading on an application to the Department for Communities and Local Government for additional licensing requirements. Pete suggested that if an additional license was brought in it should be done for specific types of accommodation.
- 4.4 It was agreed that a small working group be set up to meet before 1st July to look at this. **SC**

5.0 Private Rented Sector Consultative Group

- 5.1 Pete Warnford presented information on the private rented sector consultative group and explained that this was not a decision making group but does have definable functions – to report back to the Shared Housing Group and to the Private Rented Sector Strategic Group (PRS). He explained that the aim of the group was to understand the role of the PRS and Leeds City Council as housing providers/ facilitators and to promote closer working between both parties.
- 5.2 R Tyler asked why some of the major developers such as Unite and OPAL were not involved. P Warnford explained that all the large developers adhere to the ANUK code of standards so they would not all need to be represented.
- 5.3 This group is of interest to all landlords not just student landlords.

6.0 Review Of The Landlord Accreditation Scheme

- 6.1 Pete Warnford presented a report on the Leeds landlord accreditation scheme (LLAS) and explained that the PRS strategy has a target of 20,000 bed spaces coverage by the LLAS by 2010 . The figure currently stands at around 17,000.
- 6.2 Environmental Health have an emailed mailing list of around 1000 accredited landlords and regular newsletters and emails are sent out to this group.
- 6.3 Leeds landlord accreditation service hold a landlords form which meets quarterly in Civic Hall and attracts between 80 and 100 attendees. This is very successful compared to other Cities.

7.0 Update On Developments In Other Towns & Cities

- 7.0 The Councillors Campaign on Balanced Communities held a conference in March in Nottingham which was a well attended event.
- 7.1 A private rented sector review by the Department for Communities and Local Government held a round table on student housing in March
- 7.2 An article in the Yorkshire Evening Post about 'Summer Ghost Towns' listed hotspot areas which are considerable fluctuations in numbers of residents. This is not just a student housing issue as Blackpool is on the list.

8.0 2008 Work Programme

- 8.1 A report on social trends will be brought to the July meeting. SC
- 8.2 Mapping of the student population in 2007 to be brought to the July meeting. HJ
- 8.3 An agenda item on additional HMO licensing will be added to the July agenda.

9.0 Any Other Business

- 9.1 A Yorkshire landlords event is being held at Elland Road Stadium on 14th May.
- 9.2 It was noted that some local landlords are in the process of selling off housing – a whole row of terraces in Woodhouse are shortly due for auction.
- 9.3 To-let sign applications – some issues have been referred back to Richard Jones and further discussions are needed.

10.0 Time and date of next meeting

- 10.1 1st July 2008, 2 pm, Civic Hall