



Shared Housing Group Meeting

1st July 2008, 2.00pm, Civic Hall

Attendees:

Cllr Martin Hamilton (Chair)
Sarah Charlton, NW Area Management, Leeds City Council (LCC)
Andrew Crates, Development Department, LCC
Mike Leonard, University of Leeds
Freda Matthews, Little Woodhouse Residents Association
Diane Pedder, Leeds University Union
Anne-Marie Watkinson, Unipol
Richard Tyler, HMO Lobby
Amanda Jackson – University of Leeds
Carole Munsey – West Yorkshire Police
Sgt Tim Holland - West Yorkshire Police

Apologies:

Barry Payne, HMO Lobby
Huw Jones – Re'new

1.0 Welcome and Introductions

2.0 Minutes of the last meeting and matters arising

- 2.1 2.1 – A letter has been sent to Leeds Metropolitan University from Cllr Hamilton expressing concern at their lack of regular attendance at this group. It was agreed that a copy of this letter be sent out with the minutes. **SC**
- 2.2 2.2 – A group will meet to discuss additional licensing and report back to the next meeting. R.Tyler noted that Oxford City Council have now applied for additional licensing and that Hounslow and Hartlepool are about to apply. An update on the Oxford application will be provided at the next meeting. **SC**
- 2.3 7.2 – This article arose from the Government review of the Use Classes Order.
- 2.4 2.4 – A meeting has been arranged to discuss the provision of affordable housing off site, an update on this will be provided at the September meeting. **MH**
- 2.5 Miles Pickard updated that the first planning application for the Tetley Hall site had been refused, the main issue with it being the lack of provision of affordable housing. Applications will now be submitted for student accommodation on the site and a further application for family homes and older peoples accommodation.
- 2.6 The minutes were agreed as an accurate record.

3.0 Annual Policing Update

- 3.1 Landlords – There has been much more contact with landlords over the past 12 months and there are now systems in place to get information out to landlords quickly and easily.
- 3.2 Neighbourhood Helpline – This has been operating successfully . There have been issues around parties being advertised on facebook. The facebook site is now monitored by both the Police and Leeds University Union.
- 3.3 Neighbourhood Policing Team – The team have been through a restructuring process and there are now 2 teams covering inner north west. One that covers Kirkstall, Headingley and parts of Weetwood and another team for Hyde Park and Woodhouse.
- 3.4 Cllr Hamilton noted that during the student changover there were many items containing personal identity information that had been discarded into skips and bins which raises concerns about opportunities for identity theft. Diane Pedder advised that there had only been 2 cases of identity theft reported at the advice centre in the past year. This is not a matter that the neighbourhood policing teams get involved in as it is a locationless crime.

4.0 Student Induction & House hunting Information

4.1 Anne Marie Watkinson presented a report on student induction and househunting 2007/08:

4.2 Student Induction

- Students living in Unipol managed properties receive a copy of safety certificates, advice on how to use burglar alarms and other household appliances.
- Tenants in off street and larger developments receive 'bed-drop' packs in their accommodation with information on bus services, the Students Union, TV licenses and local safety and crime information.
- Unipol initiatives are also detailed including 'Keep the Peace' which aims to reduce the amount of inter tenant conflict.

4.3 Househunting

- Unipol have held 9 househunting events this year with a further 6 to go before the new academic year.
- Students are provided with information about tenancy agreements, accreditation and the code of standards.
- The Unipol Tabloid is delivered to 26,000 households in LS6 3 times per year and includes information on areas of Leeds in which to live, waste disposal and legislation. Next year there will be 5 editions of this publication.

4.4 2009/10

- Issues relating to managing agents will need to be distributed next year especially in relation to agents whose duties are 'let only'.
- Unipol will review the code of standards with new sections planned on community issues, sustainability and environment.

4.0 Community Rep Scheme Update

- 4.1 Diane Pedder reported that there had been generally positive feedback from the scheme over the previous 12 months. Some community reps were much more active than others, therefore the impact of the scheme varied between neighbourhoods. There was still work to do around managing the expectations of what the reps could do and enhancing links between the Students Union and community organisations.
- 4.2 Richard Tyler noted that he is supportive of the concept of the scheme but that the community rep for South Headingley had only attended one meeting of the South Headingley Community Association in the previous 12 months. RT also noted that the use of the word 'patch' was unhelpful and asked for it to be substituted with 'neighbourhood'.
- 4.3 It was agreed that minutes from local forums and meetings should be sent to the University Union. SC to send a list of forums to Diane Pedder. **SC**

5.0 Update On Developments In Other Towns & Cities

- 5.1 Other Authorities that have applied for Additional Licensing are: Oxford, Hounslow, Swansea, Hartlepool.
- 5.2 NUS, Students in the Community, Conference, 9 June 2008, Leeds
- 5.3 Universities UK, Universities Planning Guidance, UUK, May 2008
- 5.4 Communities & Local Government Committee, The Supply of Rented Housing, 21 May 2008 references issues that are generated as a result of a concentration of HMOs in an area.
- 5.5 DIUS, A New University Challenge (March 2008): HEFCE consultation, July 2008
- 5.6 House of Commons, Private Rented Sector, Debate, 24 June 2008, Westminster Hall

6.0 2008 Work Programme

- 6.1 Report on mapping of distribution of students to be circulated or brought to next meeting – Huw Jones.

7.0 Any Other Business

- 7.1 F Matthews noted that the St Anns site has had 2 applications for flats approved. A suggestion has been put forward for the site to be used as an allotments whilst it is not being used. A leaflet has been produced and will be sent to the developers.
- 7.2 R Tyler updated that there is now an international HMO lobby.
- 7.3 Headingley Development Trust is now a landlord in the Area of Housing Mix. They are optimistic that they may be able to take on more properties in the

future.

- 7.4 An application has been made to DCLG for a to-let board directive area covering Royal Park. A Crates to email details of this to Universities. **AC**
- 7.5 An NUS conference will be held in November in Manchester to consider Use Classes and Houses of Multiple Occupation.
- 7.6 The Yorkshire landlords day that was held in May had over 400 people attend, another will be held next year.
- 8.0 **Time and date of next meeting**
- 8.1 9th September 2008, 2 pm, Civic Hall