

THE PRIVATE SECTOR HOUSING FORUM

MINUTES OF THE PRIVATE SECTOR HOUSING FORUM HELD ON 12 JANUARY 2011

PRESENT: The following members signed the attendance record for the meeting.

Penny Walton	Landlord
Sam Jackson	Landlord
Rachael Southcombe	Landlord
Gary Twin	WDGB/ Landlord
Ken Neilson	DKN Limited
Graham Moore	Landlord
S. Moore	Landlord
Lisa Osborn	NSC
Rhona Hall	Liberata
Kate Eames	Liberata
Mick Gray	DKN Limited
John Trudgian	DKN Limited
Tracey Santo	Landlord
Maria Reeve	Supporting People NSC
Carol Plenty	Mendip YMCA
Penny Ashby	Ashby Properties
Louise Davey	Ashby Properties
Julia Manning	Ashby Properties
Ed Thorne	
Andy Mackenzie	Landlord
Jo Buchan	NSC
Ian Woodbury	Landlord
Ami Patel	Councillor
M Richards	
Antony Dishkin	Plaister Properties
Howard Evans	NSC
Gerry Laws	Landlord
Pete Jobling	Amberleigh
Martin Haynes	
Pip Bodalia	Landlord
Drew Elkins	Hiltons Properties
Grahame Middle	Landlord
Jane Barton	Landlord
Terry Gilbert	Landlord

CHAIRPERSON

Gary Twinn
WDGB
Room 1 St. Johns Hall
4-6 The Boulevard
Weston-super-Mare
BS23 1NA
Tel: (01934) 617617

VICE CHAIR

Gerry Laws
66 Greenhill Road
Winscombe
Somerset
BS25 5PB
Tel: (01934) 852525

SECRETARY

Amanda Searle
Private Housing Services
Town Hall
Weston-super-Mare
Somerset
BS23 1UJ
Tel: (01934) 426717

THE PRIVATE SECTOR HOUSING FORUM

1. **Apologies** Liz Hughes, Harriet Stephens, Xavier-Michel Duverger

2. **Minutes of the last meeting**

The Minutes of the last meeting were held as a true record.

3. **Matters Arising**

None

4. **Workshop – Changes to Housing Benefit Legislation - Rhona Hall, Jo Buchan**

Please see attachments on email of presentation by Rhona.

If minutes received by post then presentation available on request.

This is the link for checking the LHA rates:

http://www.voa.gov.uk/lhadirect/lha_percentile_rates.htm

5. **Any Other Business**

HMO Licensing – Licensing Fee's for Houses in Multiple Occupation - Lisa Osborn, Private Sector Housing Team Manager

Mandatory licensing of Houses in Multiple Occupation has been in force for almost five years. All HMO's of three or more storeys, with five or more residents where there is some sharing of facilities should be licensed with council.

The fees for licensing are increasing from 1st April 2011 to £500 for a five unit HMO with an extra £40 for each additional unit of accommodation.

The fee for processing a fit and proper person assessment are unchanged at £33.

For further information contact Lisa direct on 01934 426847 or

lisa.osborn@n-somerset.gov.uk

CHAIRPERSON

Gary Twinn
WDGB
Room 1 St. Johns Hall
4-6 The Boulevard
Weston-super-Mare
BS23 1NA
Tel: (01934) 617617

VICE CHAIR

Gerry Laws
66 Greenhill Road
Winscombe
Somerset
BS25 5PB
Tel: (01934) 852525

SECRETARY

Amanda Searle
Private Housing Services
Town Hall
Weston-super-Mare
Somerset
BS23 1UJ
Tel: (01934) 426717

THE PRIVATE SECTOR HOUSING FORUM

Howard Evans – Changes to Planning and HMO's. Update due in April linking to issues with sub division and relevant standards apply when doing that, this will link to Planning legislation.

Discussion regarding tenancies and tenancy relations.

Information on Snow & Ice Cleaning from Government website.

Point made that Housing Benefit frontline staff are good, but one landlord had been sent letter regarding a claim from 26 years ago, which was not going to pay after such a long period has passed.

6. Date of Next Meeting:

7.00pm
Wednesday 13 April 2011
Old Council Chamber, Town Hall, Weston-super-Mare

CHAIRPERSON

Gary Twinn
WDGB
Room 1 St. Johns Hall
4-6 The Boulevard
Weston-super-Mare
BS23 1NA
Tel: (01934) 617617

VICE CHAIR

Gerry Laws
66 Greenhill Road
Winscombe
Somerset
BS25 5PB
Tel: (01934) 852525

SECRETARY

Amanda Searle
Private Housing Services
Town Hall
Weston-super-Mare
Somerset
BS23 1UJ
Tel: (01934) 426717