

# THE PRIVATE SECTOR HOUSING FORUM

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## MINUTES OF THE PRIVATE SECTOR HOUSING FORUM HELD ON 13 APRIL 2011

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

David Goodship	NSC Streets & Open Spaces
Maria Reeve	NSC Supporting People
Lisa Osborn	NSC Private Rented Housing
Gerry Laws	Landlord
Rhona Hall	Liberata
Kate Eames	Liberata
Antony Dishkin	Plaister Properties
Martin Wride	Rent Well
Penny Ashby	Ashby Properties
Ken Neilson	DKN
John Trudgian	DKN
Jim & Debbie Corbett	Avon Property
Grahame Middle	Landlord
Drew Elkins	Hilton Properties
Keith Bennett	Landlord
Martin Haynes	Landlord
Harriet Stephens	Valuation Office
Tracey Santo	Landlord
Ronald Santo	Landlord
Howard Evans	NSC
Ed Thorne	Landlord
Claire Ward	NSC
Ami Patel	NSC

- 1. Apologies** Xavier-Michel Duverger, Ian Woodbury, Carol Plenty
- 2. Minutes of the last meeting**  
The Minutes of the last meeting were held as a true record.
- 3. Matters Arising**  
None

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### *CHAIRPERSON*

Gary Twinn  
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4-6 The Boulevard  
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Tel: (01934) 617617

### *VICE CHAIR*

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## 4. **Presentation – Recycling and Waste, Landlord Responsibilities** *David Goodship, (Streets and Open Spaces)*

David looked at the changes which North Somerset Council have made to improve the way rubbish is collected and how recycling is incorporated into that. Changes have been driven by environmental and financial implications, it considered the amount of waste produced and collected and that residents wanted a better service.

The Landfill Allowance Trading Scheme limits local authorities landfilling biodegradable waste, fines are imposed if NSC goes over their limit.

New service for flats and HMO's which include: Mini Recycling Centre system, Bulk Bins, Green box and food caddy, Individual bins and areas where there is no recycling.

As no system fits all, then changes to the system can be made depending on several factors. Landlords can call Streets and Open Spaces on 01934 888802 for more advice and help if the system they have is not appropriate.

Responsibility for waste disposal is shared between residents, landlords and NSC.

Landlords should inform tenants of their responsibilities, collection day and encourage recycling. They should check new properties have sufficient bin stores and report any problems to Streets and Open Spaces.

Several questions from landlords including one relating to clearing a house when a tenant vacates, but are often accused of being a business. David is going to look to see if there is a method by which landlords clearing properties after tenants have vacated do not get charged.

There is also a bric-a-brac area at the Tip where items too good to be disposed of can be left and recycled by other people; items can also be taken from here.

## 5. **Rhona Hall – Liberata update**

Outlined new changes with the Local Housing Allowance.

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New claims get 30<sup>th</sup> percentile. Existing claimants have until the anniversary date of the claim, there will also be a further transitional protection of nine months for existing claimants. On anniversary date the claimant will lose the £15 top up. Four-bed cap comes in, no longer pay the five-bed rate. Maximum rate caps do not apply in North Somerset area.

On the plus side, Liberata are allowed to pay for a second-bed allowance for live in carer. There is a small increase in the discretionary fund (majority went to London) so landlords can put in a claim but is not guaranteed they will get it. Non dependants – deductions are increasing in line in excess of inflation as these have been ignored for about 10 years and the government is now bringing them into line over approximately 2 years. The first increase has just come into force and there will be further increases – probably October and April.

Proposal to increase single room rent from 25 years to 35 years to be brought in early next January 2012.

Link for checking the LHA rates:

[http://www.voa.gov.uk/lhadirect/lha\\_percentile\\_rates.htm](http://www.voa.gov.uk/lhadirect/lha_percentile_rates.htm)

## 6. Lisa Osborn – Feedback from West of England Landlord Panel

Topics on the agenda were Licensing of HMO's, details on how they were to be run; Planning and HMO's, Bristol looking to introduce Article 14 in some areas; Police gave a talk on Security in the Private Rented Sector. There was some talk about EPC's, the government's Green Deal, discussions on Band F equipment.

## 7. Any Other Business

Harriet Stephens would be happy to answer any questions the Forum may have. Gerry wished Gary a speedy recovery and thanked Amanda for organising the meeting and the speaker, and asked landlords if there were any subjects they would like to have people to speak about.

**Date of Next Meeting:**  
*(please note new meeting date)*

**7.00pm**

**Wednesday 27 July 2011, Old Council Chamber, Town Hall,  
Weston-super-Mare**

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