

WOLVERHAMPTON FEDERATION OF TENANTS' ASSOCIATIONS C.I.C

Minutes of the General Meeting 7pm Monday 15th July 2019 at Coven Lodge.

Attendance: as per list.

Ann welcomed Jean Hill and Pauline Fellows from Lower Bradley, and Graham Woolley from the Scotlands. She said that it was sad to hear that John Pemberton had passed away and said the funeral is at 10am on 26th July at Bushbury Crematorium.

1. **Apologies:**

Jean Spence, Maureen Dickinson, Val Deakin, Gloria Binfield, Jean Jones, Dave Cocker, Maureen Smith.

2. **Declarations of interest:**

None.

3. **Minutes of the meeting on 17th June 2019:**

Agreed.

4. **Matters arising:** Ann asked about the ASB pilots and Linda Boys said she would get further details. Jean Hill said Lower Bradley is to be a pilot area. There was a discussion on the estate custodian. Linda said the officers will be Tenancy Officers but have a custodian role – it will be a way of working.

6. **Finance:** Details not available.

7. **Community Development Strategy – Linda Boys, WHs**

Linda said the strategy has been agreed by the senior management team and the Board and they are now formally consulting on it. She expanded on the reasons for the strategy and said that they need to enhance community and customer focus in light of the Green paper and post Grenfell. She said that they need to increase engagement with tenants and will target certain underrepresented groups ie men and younger people. They also want to provide support for and work with TRAs and the Federation. They are working on a national trail blazer with TPAS that looks at different ways to involve people. They are refreshing the GTGs and will show case support services and consult on agenda items. She said it is about reaching out to people they have not previously engaged with. They will hold an annual celebratory event linked to the WHs AGM. They will also target hot spot areas under the corporate social responsibility to include Heath Town, Whitmore Reans, Bradley and to some extent Castlebridge Gardens. There will be a £70,000 pot but priorities to be set by the communities but they will also look to get match funding. Graham asked why The Scotlands had not been chosen. Linda said they had looked at various statistics. Bob said we need to see those statistics. Ann asked if Spring Valley could get support for an event they are holding in August. Linda said they see the Fed as a key partner and want to work closely with us in the future. She spoke about a menu of involvement. There was a discussion about focus groups and it was said that there needs to be greater transparency and better publicity about them. Linda spoke about the Tenants' and Leaseholders' Deal that will be an agreement between WHs and their tenants and outlines what each can expect. She said this is in addition to the legal tenancy agreement. Ann said she is concerned that the tenancy agreement is not enforced. Linda said that they welcome people's comments about the strategy and that there is an online survey.

8. **Housing Strategy – Mila Simpson WCC**

Mila said the Strategy is for 5 years and is part of the Council's plan and covers all tenures. She said the vision is 'Better Homes for All' and there are 3 priorities. The first is Access to a Secure Home that is about making the best use of housing stock and developing new options that meet

diverse needs. It is also about planning for the future to support an older population with the help of technology and specialist schemes. She said it also covers prevention of homelessness and rough sleeping. Bob expressed concern about the lack of infrastructure to support new housing developments. He said at Heath Town the community facilities have been taken away. Mila said the second priority is Safe and Healthy Homes for All. This is about excellent property management standards and raising private tenancy standards through rent with confidence. They will be tackling criminal landlords and responding to building safety and they will also look to improve health outcomes. Ann said she is concerned that leaseholders in flats do not have to have a gas safety check. The third priority is 'More and Better Homes' and Mila said the Council are taking a lead on new build. Lal said she was concerned that the new build rents are to be affordable and not social. Mr Motawalla said he is concerned about the future of housing with increased rents. Alvine said Wolverhampton needs to be more welcoming and assist groups looking to support new communities. Andrew felt it would be difficult to monitor the condition of housing across the City. Mila said they are looking to consult widely on the strategy and that it will go to Cabinet in October 2019 and will be monitored by the Better Homes Board that is an officer panel. Bob said residents need to be at the heart of implementation of the strategy and that it should not be led by officers.

9. Local Lettings Plan – Mila Simpson WCC

Mila apologised for her colleague not being able to attend our previous meeting due to personal circumstances. She said the plan had now been adopted by Cabinet. She briefly outlined the Local Lettings Plan and said the Council are set to build or acquire over 500 new affordable rent Council properties by 2024. She said the plan has been developed to integrate these properties to create and sustain balanced and cohesive communities. She outlined how the properties would be allocated.

10. Correspondence: None

11. AOB: None.

Date/time next meeting: Monday 16th September 2019, 7pm at Coven Lodge. There is no meeting in August.