

## STUDENT/COMMUNITY PARTNERSHIP

14<sup>th</sup> NOVEMBER 2013

10:00 – 12:00

SAFER BRISTOL, PRINCESS HOUSE

### Attendees:

Nigel England, Stuart Pattison, Tom Renhard (chair), Emma Martinez, Trudy Feeney, Jane Day, Gordan Schofield, Jemma Harford, Victoria Thomas, Sonia Vickers, Jonathan Mallinson, Anthony Negus

### Apologies:

Ellie Williams, Julie Norris, Hayley Ash, John Atkinson

### 1. Matters Arising/Actions from Previous Meeting 22.8.13

|   | <b>ACTION</b>   | <b>WHO</b>            | <b>UPDATE</b>  |
|---|---|-----------------------|--|
| 1 | Work-up a full web proposal including costings and content within the next few weeks. Claire to meet with Tom, Nigel and Emma (working party) to develop and sign-off a new site and to bring back and demonstrate to next Partnership. | Claire<br>Routledge   | Carry Forward - Site not yet built with content to demonstrate to partners. Anticipate being ready to launch December. Update next time        |
| 2 | Vice Chancellors details to be added to Student/Community Partnership distribution list   | Stuart Pattison       | Complete   |
| 3 | Set up meeting with Vice Chancellors to discuss student/university issues affecting constituents  | Cllr Anthony<br>Negus | Carry Forward  |
| 4 | Seek response from Pollution Control re proposal to explore joint-funded service with Universities  | Stuart Pattison       | Complete - Nick Carter, Service Manager, confirmed service subject to proposed cuts and options will be revisited after budget set in Feb 2014 |
| 5 | Obtain updated addresses from letting agents. List to be shared with Trudy Feeney and Emma Martinez.  | Jane Day              | Carry Forward  |
| 6 | Contact Student Unions to seek  | Trudy                 | Complete   |

|    |  |                      |   |
|----|--|----------------------|---|
|    | volunteer support for Moving In campaign   | Feeney/Emma Martinez |   |
| 7  | Forward Tom Renhard's contact details to Julie Norris  | Jane Day             | Complete  |
| 8  | Tom to contact Ellie Williams re 'Rate your Landlord' proposal prior to next Partnership meeting                     | Tom Renhard          | Complete  |
| 9  | Contact Ian Wilkinson at Bristol City Council Licensing Dept   | Tom Renhard          | Complete  |
| 10 | Purchase mobile water tank – seek NDT support/funding as necessary   | Emma Martinez        | Cary Forward - NDT funding withdrawn. Referred to Public Health to lead |
| 11 | Private Sector Housing - landlord/letting agent working partnerships and relations to be made focus of future agenda | Stuart Pattison      | Complete  |

## **2. Private Sector Housing**

Jonathan Mallinson, Private Sector Housing Manager provided the following summary report:

### **2.1 Discretionary Licensing update**

- Easton and Lawrence Hill wards
- Estimated 1500 properties – deadline to register at the lower rate lapsed in July. Focus of Licensing Team is to now pursue non-compliance. There is a dedicated team assigned to the project.
- DL may be rolled out to other areas/wards where evidence of need allows.
- Go to the relevant pages on the city council website for more details

### **2.2 Accreditation Review**

- There is no legal requirement to run an accreditation scheme within a local authority area. Ours is a voluntary scheme, linked into initiatives such as above, and is built around incentives for private landlords.
- BCC is undertaking a review of its Strategic Housing Policy now. This will incorporate a review of existing Landlord, Agent and Tenant accreditation schemes. Jane Hamilton leading
- Around 1200 accredited properties in Bristol – make up a small proportion of the private lettings market.

### **2.3 Rogue Landlords**

- Private Housing Team submitted a bid to DCLG in September to develop joint work to identify and map where rogue landlords are operating.
- National funding pot of £3m. DCLG supporting 6 figure bids over 2 years and will award grants on a payment by results framework.

## 2.4 Enforcement Policy Review

- The existing private housing enforcement policy has been out to consultation amongst a wide range of partners and stakeholders, some member of the CSP had contributed. Broadly speaking the review is a refresh of the existing policy document.

Jonathan took questions from the group:

Q Re Accreditation, are there plans to introduce a mandatory scheme?

A No. There may be a requirement for landlords to sign up to a redress scheme and legislation is being brought in for this, along with new published standards in the rented sector and a draft tenants charter. It will be down to local areas to implement a complaints scheme.

Q The current points scheme appears ineffective or lacking in bite.

A This will be considered as part of the proposed review as it applies to licensed premises. The reality is enforcement of the scheme is dependent on resources and it is not practicable to prosecute for minor infringements - but ultimately the accumulation of breaches can trigger a review of landlord's 'fit and proper person' status

Q What is the purpose of discretionary licensing?

A To address two main issues being: 1. Quality of accommodation within a specified area and where there is evidence of poor stock condition and, 2. Good management and neighbourliness of private rented tenancies

## 2.5 UBU Lettings Service

Victoria Thomas introduced herself as the UBU Lettings service manager.

- The service provides UBU with a meaningful stake in the market to influence an set standards and address any negative practice by local agents.
- The website goes live next week <http://ubulettings.co.uk/>, students can register online.
- The agency will be taking on advertising from the UoB Accommodations Office.

## 2.6 Rate Your Landlord Scheme

Tom Renhard introduced a concept being championed by UWE SU

- It is designed as a celebration of good practice. A questionnaire will be developed and will be circulated within this group to comment/feedback.
- Aim is to launch in Feb 2014 and the SU will start to collect data from April/May.

Tom took questions from the group:

Q What consultation has there been with landlords and agents?

A Tom will liaise with Julie Norris, BCC Private Housing to facilitate a dialogue with landlords and agents at Landlord Forum prior to implementation of the scheme. The questionnaire can be tailored for non-student feedback.

**Action 1 – Tom to make necessary arrangements to attend Landlords Forum through Julie Norris**

Q How will you capture good neighbourliness through the questionnaire?

A Will look to capture a picture from both sides by surveying tenants but also enabling other stakeholders (eg people living adjacent to private rented property) to comment on the quality of management

## 2.7 Community Quality Mark

- Cllr Negus talked to the paper that had previously been circulated to the group regarding a proposed Community Quality Mark for private rented accommodation. He asked the SCP to champion the proposal which would see the development of a Quality Mark to be awarded to landlords and agents in return for an undertaking to adopt policies and practices to assist in the regulation of tenant behaviour and to promote positive community relations. Cllr Negus stressed the Quality Mark could be a useful tool for the SCP to have leverage with landlords and agents and enhance student/community relations.
- Jonathan Mallinson confirmed Tom Gilchrist, Private Sector Housing Service Manager, was aware of the paper and had proposed that it was considered as part of that service's review of the existing accreditation scheme (as set out above). Jonathan gave a commitment for that to happen.
- Tom stated the paper was broadly positive and as such supported but expressed concern that the 'enforcement' focus was 'anti-tenant'. He would want assurance any such Quality Mark scheme brought together the interests of tenants/landlords and other parties.

**Action 2 – Tom and Ellie to give the paper further consideration and feedback to Private Housing as part of Accreditation Consultation at:**

<https://www.surveymonkey.com/s/landlordaccreditation>

## 3. Community Priorities

### 3.1 Neighbourhood Partnership/Forum Updates

- Bins on streets, noise, and alcohol related disorder issues remain a concern for residents in the Cabot, Clifton and Clifton East Neighbourhood Partnership area. All have been picked up as Neighbourhood Working priorities and as such John Atkinson and Hayley Ash will be tasking officers from the Council and Police to undertake targeted work on these themes in the area over the coming months.
- Partners asked what the other priorities were. Stuart advised these were publicised through the Neighbourhood Partnership website <http://www.bristol.gov.uk/page/council-and-democracy/neighbourhood->

[partnerships](#) or the Police website under local pages

<https://www.avonandsomerset.police.uk/your-area/>

- Discussions are on-going on the introduction of a reparation scheme to link the university's disciplinary procedures with neighbourhood working activity – eg students can be asked to engage in community reparation following a reprimand for poor conduct. John Atkinson developing with UoB. A meeting has been scheduled at Hawthorns on 5 Dec to take forward.

**Action 3 – John Atkinson to liaise with Nigel England to ensure UWE also involved in proposed scheme.**

### 3.2 Student Body Updates

- UBU running a number of campaigns since the start of term, themes have included bike safety awareness & violence against women and girls.
- RAG will be running a community/family funday event on College Green and student volunteering week will follow on the back of this.
- UWE SU campaigns include a focus on accommodation and tenant's rights/responsibilities. They will be supporting initiatives to encourage market forces to bring increased competition to rationalise and/or bring down fees.
- UWE also running campaigns around sexual health advice and guidance; community organising roles (a joint initiative between UBU and UWESU) to have named student contacts to provide link with Neighbourhood Partnerships and other community liaison meetings (an NUS funded post)..., and an alcohol awareness initiative.

**Action 4 - Stuart asked that Tom liaise with Public Health on any targeted alcohol campaigns, this group's links being Geraldine Smyth and Noshin Menzies.**

- UBU and UWESU both confirmed they no longer support 'Carnage' pub crawl and UBU no longer run the RAG bar crawl – instead promoting a pizza night which has proved more popular.
- UBU and UWESU both confirmed Green issues would be a significant area of focus/activity for the coming year.

### 3.3 Other

- Uptake of Community Grants has been good with both UWE and UoB grants being awarded to local initiatives at the start of term. Case studies discussed.

**Action 5 – Nigel and Gordon to provide written case studies for Community Liaison Group to share with members/local residents and to upload onto CSP website.**

## 4. Student Community Partnership Activity Plan

### 4.1 Website

- Action to run a demo of the new site had been planned for today. Claire Routledge at UoB has been brought on board to build the site. The steering group have met to agree content, format and branding.
- Gordon confirmed the site is no scheduled to go live around end December, subject to content being signed off by partners.
- The web address is: <http://www.bristolstudentcommunitypartnership.co.uk/>
- Cllr Negus asked for clarity around the functionality of the site. Will it be clear to users that any issues/complaints raised will go directly to the relevant university?
- Stuart confirmed the site will signpost visitors to either university, the Council or Police to report issues. Relevant links to these agencies own websites will be embedded within the Student Community Partnership site. We want to keep this site simple, requiring minimal editing/updating. It will not in itself have a facility to receive or respond to complaints and there are no resources available to monitor it for these purposes.

#### 4.2 Moving In Campaign

- The group received a debrief on the recent moving in campaign from Trudy, Nigel and Stuart. All partners thanked for their contribution to what was broadly seen as a very successful campaign. The public will be further briefed at the Community Liaison meeting in two week's time.
- New UWE and UBU post (Green Fund Coordinator) will champion this activity in future with support from Council's Neighbourhood Working workforce.
- Planning for the Moving Out campaign to commence after Christmas.
- Trudy notified the group that the last Moving Out Campaign had been recognised nationally and won the award of CIWM Environmental Champions. A bid will be submitted for a further gong!

#### 5. AOB

- UBU want to offer support to vulnerable people in case of inclement weather. Stuart Advised Gemma to get volunteers to sign up as Snow Wardens at <http://www.bristol.gov.uk/page/community-and-safety/volunteer-be-snow-warden>
- Question raised whether circulation list for group was up to date.  
**Action 6 – Stuart to recirculate with minutes**
- Gemma raised concern about 8% rise of taxi fares in Bristol and the likely impact on students and their safety. Stuart confirmed this would have been considered in the Equalities Impact Assessment put before Licensing Committee.  
**Action 7 - Group members to monitor and any negative feedback to be raised at future meetings.**
- **Next meeting 10.00am, Thurs 27 February at UWE (Building 650)**

Meeting Closed 12:15.

### Table of Action

| <b>No.</b> | <b>ACTION</b>   | <b>WHO</b>                            |
|------------|---|---------------------------------------|
| 1          | Tom to liaise with Julie Norris re attendance at next Landlords Forum   | Tom Renhard                           |
| 2          | Tom and Ellie to give the Quality Mark paper further consideration and feedback to Private Housing as part of Accreditation Consultation at:<br><a href="https://www.surveymonkey.com/s/landlordaccreditation">https://www.surveymonkey.com/s/landlordaccreditation</a> | Tom Renhard<br>&<br>Ellie Williams    |
| 3          | John Atkinson to liaise with Nigel England to ensure UWE also involved in proposed scheme.  | John Atkinson                         |
| 4          | Stuart asked that Tom liaise with Public Health (Geraldine Smyth and Noshin Menzies) on any targeted alcohol campaigns  | Tom Renhard                           |
| 5          | Nigel and Gordon to provide written case studies on successful Community Grants for Community Liaison Group to share with members/local residents and to upload onto CSP website.   | Nigel England<br>& Gordon<br>Scofield |
| 6          | Stuart to recirculate distribution list with CSP minutes  | Stuart<br>Pattison                    |
| 7          | Group members to monitor impact of Taxi fare rise and any negative feedback to be raised at future meetings.  | All                                   |