

**MINUTES OF A MEETING OF THE WREXHAM TENANT AND MEMBER
PARTNERSHIP HELD AT HOUSING SERVICES, RUTHIN ROAD, WREXHAM
ON FRIDAY, 7 MARCH 2008**

MEMBERS

Representing Wrexham County Borough Council

Councillor	A C Bailey (Chair)	Councillor	* P Jeffares
“	J J Colbert	“	R Alun Jenkins
“	Nick S. Colbourne	“	* P M Shone
“	* Terry Evans	“	* J R Skelland
“	K H Hett	“	Malcolm Williams

Representing the Wrexham Tenants

* Ms Sonia Benbow-Jones	Ms Dorothy Mitchell
* Mr Charles Devlin	Mr Eric Moore
Mrs Jacqui Finn	* Mr Joe Skerritt
* Miss Natasha Hill	Mr Brian Stapley
Mr C R Lloyd	* Mrs Dilys Torrens

*Absent

1 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Terry Evans, P. Jeffares, P.M. Shone and J.R. Skelland, also Ms Sonia Benbow-Jones, Mr Charles Devlin, Mr Joe Skerritt, Mrs Dilys Torrens and Mr Andy Lewis.

2 Declarations of Personal Interest

There were no declarations of personal interest.

3 Minutes

AGREED – That the Minutes of the Meeting held on 28 January 2008 be received and confirmed as a correct record.

Matters Arising

(i) Minute 3 (i) – Minutes – Matters Arising

It was noted that a report regarding the HRA Budget would be considered at the April Meeting.

(ii) Minute 6- Overall Performance of Landlord Services

It was noted that Voids would be considered as part of the overall performance report at the April Meeting.

4 Stock Condition Survey

Alan Jenkins, Asset and Development Manager gave a presentation to Partnership Members on the results of the Housing Stock Condition Survey which outlined the following:

- Welsh Assembly Government expectations.
- Progress made – including improvements at difficult to let properties, HRA problems addressed and conversions at Royal Court.
- Welsh Housing Quality Standard – a common standard for all housing in Wales. Social Landlords to deliver by 2012 and identify funding and investment to maintain standard over 30 years.
- Stock Condition Survey results – the majority of Council properties failed the WHQS.
- 30 year business plan – projected 30 year capital Council expenditure was £827.3m. In addition to the projected capital expenditure, further funding would be required for Hightown flats.

Members and tenants considered the presentation and asked questions of the Officer. During debate the following points were noted:

- Hightown flats – structural, electrical and mechanical surveys being undertaken. Future options appraisal to be presented to Members once completed. Acknowledged that considerable financial resources would probably be required.
- Acknowledged that the 30 year business plan figures would be affected by factors such as rental streams and inflation on building costs.
- WHQS was aspirational and currently unachievable.
- Acknowledged that many homes in the private sector would be unlikely to meet the WHQS also.
- Tribute to the work of housing officers and housing working groups.
- The likely need to consider alternatives such as stock transfer and community housing mutuals if WHQS was to be achieved.

AGREED – That the information contained in the Housing Stock Condition Survey presentation be noted.

5 Date and Time of Next Meeting

It was noted that the next meeting would be held on Friday, 25 April 2008 at 10.00 am.

Councillor A.C. Bailey
Chair