

**DEARNE APPROACH STEERING GROUP**

**Notes of the Meeting held at the Salvation Army Hall Goldthorpe:  
13 April 2015**

**Present:** W Lowder; J Micheli; C Dawson; Cllr M Noble; S Cartwright; H Jaggar; J Hayes; A Gollick; A Sykes; P Phillips; D Bramham; and A Fisher.

Following BMBC Officer were present for part of the meeting: I Prescott; Richard Kershaw; and H Gaskin.

**Apologies:** M Farran; Cllr Gardiner; A Shaw; J Ellor; P Brannan; and J Whitehead

<p><b>1.0 Introductions:-</b> A round of introductions took place</p>	
<p><b>2.0 Apologies:</b> - As listed above</p>	
<p><b>3.0 Notes of Meeting held 16 Feb 2015:-</b>            Minor amendments required to 4.1 the Big Local Update:            - There were 15 applications for the post of support worker but none were shortlisted; and            - The amount available for the group grant scheme was only £50 not £500 as stated.</p> <p>Matters Arising:- 3.1 Housing:            Cllr Noble informed the meeting that along with Alison Sykes, (Salvation Army), and Suzanne Storey, (Health Agenda), she had met with 6 Private Sector Landlords to look at what could be done to address the problems. Actions arising from this meeting included:            - agreement that there would be a further meeting on 1 May            - the landlords would present their action plan for addressing the issues at this meeting;            - referrals for support to 2 vulnerable tenants had been made to the Salvation Army  <b>Action: Cllr Noble to provide an update to the next meeting</b></p> <p>J Hayes added that the Goldthorpe Development Group had been in discussion with the landlords and agents with respect to properties 1- 27 Frederick Street and it had been agreed that the volunteers could make external improvements.            A request was made in the meeting to H Jaggar for any support that Berneslai Homes could provide.            Post Meeting Note:            HJ clarified with the GDG representatives that Berneslai Homes is funded from the rent paid by Council tenants and it is unable to provide material for private properties. However, support was provided to identify the following potential options to take the proposed project forward:            1. Work with BCB direct who could provide trainees and use the Big Local funding to</p>	<p>Cllr Noble</p>

<p>cover the materials and supervisory costs;</p> <p>2. Cost out the works and get contributions from the home owners and again maybe match fund from Big Local; and/or</p> <p>3. Get any landlords who are not accredited with BMBC to get accredited and access the £500 improvement grant.</p> <p><b>Action: John Hayes/Big Local to give an update to the next meeting</b></p> <p>S Cartwright provided an update on the Goldthorpe Housing Action Plan explaining that:</p> <ul style="list-style-type: none"> <li>- a report was to go to the council requesting approval for the demolition of 1-37 Beaver Street (odd numbers only)</li> <li>- funding for a feasibility study on improvements to Beaver Street, Victoria Street, Cooperative Street is being sought</li> <li>- fencing for the Allotment site at the rear of Beaver Street is not looking promising at the moment</li> </ul> <p><b>Action S Cartwright to update at the next meeting</b></p> <p>With respect to the proposal to build new dwellings to the side of the Dearne Playhouse it was confirmed that detailed plans have yet to be presented to the Planning Committee and that a further meeting was to be held with the Coalfield Regeneration Trust about the proposals on 15 April 2015.</p> <p><b>Action Cllr Noble/S Cartwright to update at the next meeting</b></p>	<p>JH / Big Local</p> <p>SC</p> <p>Cllr Noble SC</p>
<p><b>4.0 Private Sector Landlords - Presentation as circulated with notes</b></p> <p>Additional information presented by Richard Kershaw:-</p> <p>4.1 Long- term Empty Dwellings:</p> <ul style="list-style-type: none"> <li>- The 'Goldthorpe Clusters' programme is still on-going. It has provided grants of £15,000 to help owners of empty dwellings to bring them back in to use.</li> <li>- There is still £500,000 of uncommitted funding still available for investment although consideration may be given to use some of this to fund some further demolition in areas where bringing long term empties back into use is identified as undesirable or unsustainable.</li> </ul> <p>4.2 Barnsley Accreditation Scheme:</p> <ul style="list-style-type: none"> <li>- Aims to improve standards in the private rented sector by providing landlords with access to help and advice on meeting basic housing management and health and safety standards.</li> <li>- There is a grant of £500 available to accredited landlords to help meet the standards set out in the Housing Health and Safety Rating System (HHSRS)</li> </ul> <p>4.3 Licencing Schemes</p> <ul style="list-style-type: none"> <li>- Currently there is only a legal requirement for Houses in Multiple Occupation (HMO's) to be licenced.</li> <li>- The Council has discretionary powers to implement Selective Licencing Schemes (SLS) for which Private landlords are charged a fee.</li> <li>- Consideration is being given to whether the Council should consider developing a</li> </ul>	

<p>SLS for some areas of Goldthorpe.</p> <ul style="list-style-type: none"> <li>- It was acknowledged that to progress this will require extensive consultation and could be challenged by landlords if a SLS is introduced without the proper process being followed.</li> </ul>	
<p>4.4 General Discussion</p> <p>J Hayes raised an issue of a dwelling on Frederick Street where the property was inhabited by 6 people but there was only 1 domestic bin for rubbish.</p> <p><b>Action: H Gaskin to raise this issue with waste services to see if any alternative provision can be made.</b></p>	<p>HG</p>
<p>Post meeting note: following the meeting the information on this dwelling has also been referred to Paul Stelling, the senior private sector projects officer responsible for the licencing of HMO's.</p> <p><b>Action: E Mussett to liaise with Paul S and to update at the next meeting</b></p>	<p>EM</p>
<p>Cllr Noble raised the issue of access for private landlords that even when they want to get in to inspect their properties this could only be at the consent of the tenant. She asked if this could be addressed in any legal way as part of any SLS. For example could tenants be required to sign a waiver to say if access hasn't been provided 3 occasions following a written request the landlord can arrange to gain access?</p> <p><b>Action: R Kershaw to address this if a SLS is developed.</b></p>	<p>RK</p>
<p>H Jaggar asked for consideration to be given to ensuring that the positive benefits of a SLS for the landlords are identified. For example using some of the fee to provide a proactive, visible, housing management service for the landlords as this would reduce the costs in dealing with neglect and misuse of their properties.</p>	
<p>It was identified that there is clearly a need to link any proposals for a SLS with other approaches such as a neighbourhood management approach and building on the existing provision:</p>	
<ul style="list-style-type: none"> <li>- Berneslai Homes' – 'private sector property management service' offer is currently being reviewed to see if the service offer can be improved in any way; initial indications are that private landlords would welcome intensive tenancy and management support.</li> </ul> <p><b>Action: H Jaggar/R Kershaw to provide an update for the next meeting</b></p>	<p>HJ/ RK</p>
<ul style="list-style-type: none"> <li>- A question was raised on whether there is any potential for support from the Area Council to resource some local housing management in the short term? It was acknowledged that 2 enforcement/support officers are already being provided by Area Council although perhaps the remit / targets for these officers may need to be reviewed. Greater clarity was needed on whether the role that the Area Council has commissioned is about enforcement as opposed to proactive neighbourhood management as they are different things.</li> </ul> <p><b>Action: Claire Dawson: Agenda item for the Area Council meeting to be held 1 May 2015. To provide greater clarity on the role of the existing commission.</b></p>	<p>CD</p>

<p><b>Housing Actions Summary</b></p> <p><b>Short-term Activities</b></p> <p>Establish a basic Neighbourhood Housing Agreement</p> <ul style="list-style-type: none"> <li>- Starting with what Goldthorpe has already got and work up a plan/intent.</li> </ul> <p><b>Action E Mussett to co-ordinate the drafting of a plan to be presented to next meeting.</b></p> <ul style="list-style-type: none"> <li>- Cllr Noble to progress with the work that has been started with 6 (potentially 9) private landlords – to include the possibility of a HMO being funded in the BH structure to provide support?</li> </ul> <p><b>Action Cllr Noble to invite E Mussett, BH and BMBC reps to be invited to attend the meeting on 1 May 2015 at 10 am in the Goldthorpe Library</b></p> <ul style="list-style-type: none"> <li>- Identification of the families that are generating a lot of the problems, moving around and leaving a mess for the landlords, council and communities to address.</li> </ul> <p><b>Action Cllr Noble to chase up the provision of this information.</b></p> <p><b>Medium-term Activities</b></p> <p>Gain Cabinet approval for a Selective Licencing scheme and associated resources.</p> <p><b>Action I Prescott / P Brannan – supported by P Spurr &amp; W Lowder</b></p> <p>Identify the process to deliver a Housing Neighbourhood Agreement setting out the proposed role of all the partners: i.e. landlords, communities, ward members and partner agencies.</p> <p><b>Action: J Micheli to provide an outline for the July meeting.</b></p>	<p>EM</p> <p>Cllr Noble</p> <p>Cllr Noble</p> <p>IP / PB</p> <p>JM</p>
<p><b>5.0 Fly-Tipping /Litter:- Presentation as circulated with notes</b></p> <p>General Discussion:-</p> <ul style="list-style-type: none"> <li>- Areas with transient communities do tend to increase the issues around rubbish and waste disposal</li> <li>- Enforcement action is very slow and resource intensive – the initial letter requires occupier to clear within 2 weeks, if no action is taken then the landlord is written to advising they have a further 4 weeks to clear or the council will remove the rubbish and charge the landlord the removal costs. It was noted that even if rubbish is moved it is often only as far as the garden of the nearest empty property.</li> <li>- Access to household waste recycling sites varies across the borough and that a safe route for pedestrians to access the Goldthorpe site would be helpful.</li> </ul> <p><b>Action: Wendy Lowder to raise this with the Leader</b></p> <ul style="list-style-type: none"> <li>- The community are willing and eager to help with the rubbish issues – if they could get a permit to take a van to the household waste recycling sites they would hire a van and help residents do an initial clear up to get the problem down to a manageable level for individuals. Driving the van could give someone a job. H Gaskin identified that this could result in confusion between what is classified as commercial and domestic waste. It was also acknowledged that if commercial waste could be taken to household waste sites for a minimal cost this might actually reduce the costs associated with dealing with fly-tipping and dumping.</li> </ul>	<p>WL</p>

<p><b>Action: Wendy Lowder to liaise with waste management on the potential for developing a community licencing arrangement and for looking at alternative service delivery mechanisms.</b></p> <p>Post meeting note: WL actioned and Paul Castle ( BMBC Service Director responsible for Waste Management in BMBC ) has agreed to facilitate a discussion to consider how we might develop a Community License scheme. April Fisher &amp; John Hayes proposed as community reps for this piece of work.</p> <ul style="list-style-type: none"> <li>- Railway Embankment – Network Rail have fenced off Railway View at the rear.</li> <li>- Allan Sneddon is looking into the resources and costs for effective camera surveillance of the area and publicity to deter dumping and Big Local have been approached for funding but they are still waiting for the costs information to be provided.</li> </ul> <p><b>Action: Cllr Noble to contact Allen to see if this can be provided in advance of the next Big Local meeting on 22 April 2015</b></p> <ul style="list-style-type: none"> <li>- It was identified that a coordinated approach involving all relevant agencies is needed. (Police, N.Pride, Regulatory Services etc.)</li> </ul> <p><b>Action: J Micheli to check to see what setting up such a task force would mean in practice</b></p> <ul style="list-style-type: none"> <li>- As the cost of enforcement action is very high the Council has identified that an intensive local campaign could be more appropriate and P Brannan is seeking legal advice on progressing this.</li> </ul> <p><b>Action: E Mussett to liaise with P Brannan on this.</b></p> <p><b>The meeting noted and congratulated the Goldthorpe Development Group on being nominated for the Pride of Barnsley Awards</b></p> <p><b>The Supporting Officers for items 4 &amp; 5 were thanked for their contribution and left the meeting at this point.</b></p>	<p>WL</p> <p>Cllr Noble</p> <p>JM</p> <p>EM/P B</p>
<p>Additional Agenda Item – Reflection</p> <p>Following the recent media attention the group was asked to provide a summary of what this had meant for the local community: Cllr Noble advised that the Leader had made a presentation setting out just how much had/was being invested by the Council in Goldthorpe. It was acknowledged that the Community was still not happy despite what they had been told; the Facebook Community page set up by LD was causing some challenges; volunteers are being abused and have been subject to slanderous comments; and children at schools outside of Goldthorpe are experiencing bullying</p> <p><b>Action: Ensure that positive messages do go out and that people are thanked for their contribution.</b></p> <p>On a More Positive Note</p>	<p>ALL</p>

<ul style="list-style-type: none"> <li>- 2 landlords have expressed an interest in getting involved with the GDG.</li> <li>- Big Local are in negotiations with the owners of the Coop building with a view to set up a skills centre hub including a furniture recycling project.</li> <li>- A network event, to which relevant Council services and agencies will be invited, is to take place in the Dearne Playhouse in June - the media are also to be invited to attend.</li> </ul> <p>Further Opportunities          Could more be done with the schools and the Advanced Learning Centre? It was acknowledged that the ALC is involved with the 'I know I can' initiative and the cinema.          GDG expressed an interest in clearing up the 'old school' site</p> <p>Newsletters          Big Local and the Area Council are both looking at developing some sort of a community magazine, and the Community Safety Partnership have expressed an interest in taking some space.</p> <p><b>Action: - All organisations need to work together to progress this</b></p>	<p>ALL</p>
<p><b>6.0 Dearne Community Plan</b></p> <p>It was agreed by the group that using master plan terminology was not helpful and therefore this would now be referred to as the Dearne Community Plan.          It was agreed that this will be an overarching inclusive plan for the whole area capturing all the 'added value' activity that is taking place in the area. (i.e. Housing, Health, Skills, Education, Environment)          It will need to be a smart plan which helps people to see the connections between the Area Council, Big Local and Housing.          It will need to be a short simple plan setting out the themes / activities that are going to happen.          The priorities will still align with the ones that came out of the Turning Point research.</p>	
<p><b>7.0 Any Other Business</b></p> <p>Railway embankment – options for clearance and future management was discussed including the GDG suggestion that it should be filled in and landscaped to create areas for the Community to manage.</p> <p>Yorkshire Housing Association are building 6 fully disabled bungalows in Goldthorpe</p> <p>The proposal is for 6 houses to be built either side of the Dearne Playhouse – CRT has a meeting arranged to discuss the application before it is submitted with Planning.</p>	
<p><b>8.0 Date of Next Meeting</b></p> <p>11 May 2015 at 4pm in the Salvation Army Hall</p>	

**9.0 Proposed dates of Future Meetings**

13 July 2015  
14 September 2015  
16 November 2015  
18 January 2016  
14 March 2016

To be held at 4pm in the Salvation Army Hall