

**Present:**

Councillor I Taylor, in the Chair

Councillors

Clapham                      Critchley

**In Attendance:**

Mr Andy Foot, Head of Housing  
Ms Vikki Piper, Housing Options Manager  
Mr Scott Butterfield, Transformation Manager  
Mrs Sharon Davis, Scrutiny Manager

Mr John Donnellon, Chief Executive, Blackpool Coastal Housing (Item 4 only)  
Mr David Galvin, Managing Director, Blackpool Housing Company (Item 5 only)  
Councillor Lynn Williams, Chair, Blackpool Coastal Housing and Blackpool Housing Company

**1 DECLARATIONS OF INTEREST**

There were no declarations of interest on this occasion.

**2 EXCLUSION OF THE PRESS AND PUBLIC**

The Advisory Board agreed that under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the restricted set of minutes within Item 3 'Minutes of the last meeting held on 5 November 2019', part of Item 4 'Blackpool Coastal Housing Limited' and the whole of Item 5 'Blackpool Housing Company Limited' on the grounds that they would involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

**3 MINUTES OF THE LAST MEETING HELD ON 5 NOVEMBER 2019**

The Advisory Board considered the minutes of the last meeting held on 5 November 2019, noting that there was a public and restricted version.

The Advisory Board agreed that the minutes of the meeting be signed by the Chairman as a true and correct record.

**4 BLACKPOOL COASTAL HOUSING LIMITED**

Mr John Donnellon, Chief Executive, Blackpool Coastal Housing Limited (BCH) and Councillor Lynn Williams, Chair, BCH Board provided an update on the recent work undertaken by the company including a summary of performance for Quarters 1 and 2 2019/2020.

The Advisory Board was informed that a benchmarking exercise had been undertaken to compare the performance of BCH against other similar organisations and had generated a positive picture of the level of cost effectiveness of the company.

The key performance indicators were also discussed and Members noted that performance had dipped in relation to the 'percentage of emergency repairs completed on time'. Mr Donnellon advised that the target was challenging to meet each quarter but that he expected the overall year-end target would be achieved. The 'percentage of empty properties not available for letting, excluding planned development activity' was also not achieving target and Mr Donnellon explained that the figure had been inflated due to properties deliberately held empty to carry out major work.

Mr Donnellon further highlighted that the Housing Revenue Account debt cap had been lifted, building work had begun at 'Troutbeck' and that BCH had commenced work on a plan to meet the Council's objective of achieving 'carbon zero' by 2030. The plan would be submitted to the Shareholder's Advisory Board for consideration in due course.

Members also discussed the positive work being undertaken with care leavers and the More Positive Together project. The commencement of the review of BCH, the Arm's Length Management Organisation was also noted with the report expected in March 2020.

## **5 BLACKPOOL HOUSING COMPANY LIMITED**

(The press and public were excluded prior to the consideration of this item as defined in paragraph 3 of Part 1 of Schedule 12A of the Act).

Mr David Galvin, Managing Director, Blackpool Housing Company Limited (BHC) provided an update on the recent work undertaken by the company including a summary of performance for Quarters 1 and 2, 2019/2020. He highlighted the ongoing work on the implementation of Council policy such as climate change, single use plastics and modern slavery.

Members discussed the steps taken to establish Lumen Housing Limited as a subsidiary of BHC registered with the Financial Conduct Authority as a Community Benefit Society with exempt charitable status in order to become a registered provider. Mr Galvin advised that it was important that Lumen be independent of the Council and that the Board of the company was developing a business plan and the relevant documentation to achieve registered provider status.

The Advisory Board went on to consider the key performance indicators of BHC, noting that all were meeting target. The potential impact of universal credit was discussed as a key concern in relation to the future achievement of rent collection rates and Members also discussed whether the increase in providers of supported housing through the housing benefit route could impact the company due to increases in the cost of house purchases.

## **6 DATE AND TIME OF NEXT MEETING**

The Advisory Board noted the date and time of the next meeting as Tuesday, 10 March 2020, commencing at 2.00pm.

## **Chairman**

(The meeting ended at 3.17 pm)

Any queries regarding these minutes, please contact:

Sharon Davis, Scrutiny Manager

Tel: 01253 477213

E-mail: [Sharon.Davis@blackpool.gov.uk](mailto:Sharon.Davis@blackpool.gov.uk)

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