

Chisling Away

Committee Members Newsletter

Feb 2003



What's going on?

A good question, and that's why a monthly newsletter is planned for members of all CHISEL's Committee members. Each Committee meeting makes decisions, discussed a wide range of issues, and by the time you get to the next meeting you've forgotten what you decided.

The last Management Committee made a number of important decisions, including agreeing the consultation process with tenants over the proposed changes on CHISEL's

constitution, the Annual budget and rent increase, and changing the staffing structure with a Director and line management.

The Finance Committee (followed by the Management Committee) will be considering the 30-year financial projections—vital for the future of CHISEL

Feedback and contributions from members will be most welcome—the aim is to produce the newsletter by 20th of each month

Date of Next meetings.....

Finance

20 Feb

29 May

4 Sept

27 Nov

Housing Mgt

6 March

12 June

30 Sept

11 Dec

Staffing

17 April

Management

Committee

20 March

15 May

24 July

16 Oct

PLANNING

DAY 12 July

AGM 25 Sept

Briefing... Sustainable Communities Plan

Significant changes were announced for social housing by the Deputy PM, John Prescott in the *Sustainable Communities Plan*.

From 2004, the Approved Development Programme (ADP) and the Housing Investment Programme (HIP) will be merged into a Single Housing Post (SHP). HIP represents the amount central government allows local government to



borrow, while the ADP is the amount that the Housing Corporation have to distribute to Housing Associations.

The SHP will be distributed to 9 regions where a Regional Housing Board (RHB) will make recommendations on how to spend it. RHBs will comprise representatives from government, Housing Corporation and the regional Development Agencies.

The Government remains committed to the Decent Homes Standard. Resources are being increased to enable stock transfers or Alms Length Management

Organisations (ALMOs) to expend, but LA's will not get additional resources to go it alone.

The government announced new resources for growth areas in the South-East, at Ashford, Stanstead, Milton Keynes and especially for the Thames Gateway.

Empty houses may be subject to compulsory leasing, and there will be an end to council tax discounts on empty homes.

Finally there are substantial new resources but there are bound to be arguments over how these are distributed.

Chisel News



Colchester Stock Transfer set to go ahead!

The documents transferring the 5 houses currently owned by Shaftesbury HA at Marks Tay, Colchester to Chisel, have been signed.

Completion should take place within the next few weeks. The cost is £75k. The houses are self-built and provide suitably adapted homes for people with disabilities who manage and maintain the houses through a Co-op.

Blackheath Rd external works almost completed

The contract for external works (cost c£40k) should be completed within a couple of weeks.


Negotiations on early handback are continuing with the owner, the Director visited the site on 13 Feb.

CHISEL Constitution—Now out to consultation with tenants

The Management Committee approved the newsletter and questionnaire sent to CHISEL tenants. There are two questions, Do you support the Charity or Co-op option, and if the Co-op option is chosen, would you join.

The consultation ends on 24 February

Bits & Pieces

- Government 'Sustainable Communities' plan—checkout www.odpm.gov.uk/communities/plan/index.htm
- Unity Trust bank likely to provide £2m loan to fund transfers 
- New ways for tenants to pay the rent (such as the internet) are being considered
- Cyclical maintenance programme for year completed successfully