

**TEES VALLEY LIVING
MINUTES OF THE BOARD MEETING
HELD ON THURSDAY 7TH DECEMBER 2006 AT 5.00 PM AT
THE OFFICES OF TEES VALLEY REGENERATION**

Present:	Neil Etherington	Chair
	Tim White	Middlesbrough BC
	Ian Wardle	Redcar & Cleveland BC
	Chris Abbott	Redcar & Cleveland BC
	Julie Allport	Stockton BC
	John Lowther	Tees Valley Joint Strategy Unit
	Cath Purdy	Housing Hartlepool
	Bernard Williams	Erimus
	Alison Thain	Tees Valley Housing
	Linda Wright	Home Builders Federation
	Richard Buckley	Tees Valley Regeneration
	Diana Pearce	GONE
	Jim Johnson	TVL Director
	Mike Mealing	TVL Strategy Manager
	Jennine Robson	TVL Programme Monitoring Officer
	Irene Sams	TVJSU

	Action
<p>275/06 Apologies</p> <p>Apologies were received from Peter Scott, Tom Warburton, John Holmes, Donald Urquhart, Stuart Drummond, Dave Budd, Bob Gibson, Julie Jacques and Pauline Mitchell</p>	
<p>276/06 Notes of meeting held on 9th November 2006</p> <p>Agreed.</p>	
<p>277/06 Matters Arising</p> <p>261/06 Utility Companies - JJ advised that he has received the requested information. He is to collate the information in a matrix detailing the problems and the action that TVL would like taken to rectify the problems. The Housing Corporation have indicated their willingness to assist in whatever way they can. It was agreed that the gas companies create the most problems and JJ will focus on trying to resolve the issues with these.</p> <p>Commercial Properties – JJ advised that he is still gathering</p>	JJ

information to allow him to produce the requested short paper.

JJ

Joint Procurement – JJ advised that the sub group has been formed and that Janine Turner, MBC has provided a lot of background information and additional information has been gathered from the other LAs.

Equity Sharing Schemes – JJ advised that the Pathfinders view this as the way forward. However, mortgage lenders view them as high risk and are therefore not eager to pursue them. He advised that there is pioneering work in New Heartlands Pathfinder in Merseyside and suggested that this should be watched closely.

JJ

270/06

Contact still to be made with Jo Boaden, North East Assembly.

JJ

271/06

TW confirmed that HBC had produced the requested report.

272/06

JJ advised that the sub group had met and extracted the information on joint working from JT's work. NE stated that everyone realises the potential opportunities and requested that MM continues to progress this.

MM

278/06 Executive Chairman's Report

BW gave a report on the last Executive Group meeting.

Northern Housing Challenge

BW advised that it had been expected that an announcement of successful bids would be made last week at the Northern Housing Consortium Conference. It is now anticipated that the announcement will be in January 2007. CP advised that the expectation is that unsuccessful bids can be re-submitted for Annual Development Programme, which she found encouraging.

Sustainable Suburbia

BW advised that a television programme presented by Max Hutchinson, former President of the RIBA was shown. Although it focussed on Leeds it did pose the question as to whether the same mistakes are being made over again. JJ advised that there is to be a meeting about family housing in cities. Architects MacCormac Jamieson Pritchard have produced a report entitled Sustainable Suburbia, which has

proved interesting and provoked many questions. The issue will be explored further with the house builders.

JJ

Work of Information and Forecasting, TVJSU

BW advised that Steve Turner, Assistant Director Information & Forecasting updated the group on the work that his team are doing on the evidence base. JJ stated that there is a lot of good information there. It has highlighted that there are still streets where the average sale price is less than £20,000, that gaps are widening between the top and bottom of the local market, that several inner areas continue to move out of owner occupation and are further destabilising despite rising prices

279/06 Housing Market Renewal Pathfinders Chief Executive's Meeting, York, 29th November 06

JJ referred to his report.

He stated that the merger of the Housing Corporation with English Partnerships to form Communities England has still not been confirmed. If or when it happens it is likely that HMR funding will be managed from there

He advised that members had to make their submissions for the meeting on 15th December 06 and TVL had done this. The meeting is with Joe Montgomery, Senior Civil Servant, DCLC and both he and NE are attending. EKOS consultants are presenting a report on the scale of leverage from both the other public sector programmes and the private sector involved to date in the whole HMR programme and prospects for the future, for discussion.

JJ advised that there is concern for the future within the Pathfinders Director's Group, in relation to the commitment of the Government to HMR, due to the changes taking place within it.

JL advised that he is attending a meeting at the Treasury on Tuesday 12th December 06. As yet he does not have any briefing material. He stated that he will report back at the next Board meeting.

JL took the opportunity to update the Group on the Tees Valley City Region Business Case. Phil Woolas, Local Government Minister, has signed off the City Region Business Case. Civil servants from the Treasury, DCLG, Department of Transport, DTI and DWP to visit for 2/3 days in January 07 to go through the evidence base and issues

arising. They are looking at how the strategy will improve economic performance and how the Government can help. Following their visit they will produce a report, co-ordinated by GONE, that will be sent to Phil Woolas. JL stated that he considers this a real opportunity to promote the case for HMR. No other City Region is going through this.

Resolved
Report noted

ALL

280/06 TVL Communications Strategy

NE referred to the draft Communications Strategy and asked for comments. All discussed. It was identified that the Target Audience lists need to be reviewed, as they are out of date. It was agreed that an easier to read, shorter version is required. AT expressed her disappointment at the document, in particular the wording. NE stated that the CSR submission read more excitingly. In response to a question he stated that the purpose of the document is to guide TVL's activity forward but admitted that it does lack a degree of clarity.

The role of DTW remaining the PR Consultant was also discussed. It was agreed that the time had arrived when more specialist help was required and this would in all probability not be from the local market.

Resolved
The communication strategy to be amended as discussed
The recommendations in Section 11 agreed.

JJ
ALL

281/06 Tees Valley Liaison with the Home Builders Federation

JJ referred to his report. All discussed the suggested agenda items for the proposed meeting between TV Development Officers and the HBF Regional companies. It was questioned whether it should be a philosophical debate or specific issues. LW confirmed that she was willing to organise and facilitate but suggested that the philosophical debate should over arch the specific issues otherwise the HBF companies would have little interest in attending.

DP informed the group that the PPS3 was published a few days previously. She stated that the intention is to organise a consultation event in each region in the near future. A discussion ensued about 106 Agreements.

Resolved
Progress is noted

ALL

282/06 Verbal Update on Individual Projects – LA reps to highlight ‘headline’ issues

HBC

In the absence of PS, CP gave the update. The approach for the remaining sites has been agreed and will go to Cabinet in January 07.

MBC

Older Housing Project – Good progress is being made. 137 residents have agreed to negotiate, 66 have offers out and 22 are with solicitors.

St Hildas – Only 13 properties remain occupied.

North Ormesby – Continuing work to move forward.

Grove Hill – continuing to work in partnership with Erimus.

R & C

Phase 1, South Bank – 90 properties acquired, 54 agreed terms and 14 are negotiating.

Phase 1, Low Grange Farm – 1000 units detailed. In discussion with Barratts and anticipate that the planning application will be submitted in the summer 2007.

They have been out to tender for the strategic masterplan and have received 3 tenders. These are to be vetted next week. They anticipate having the Masterplan completed by end April 2007.

SBC

Phase 1 – Problems with the utilities have now been resolved. Demolitions are now taking place.

Phase 2 - This is progressing according to plan.

Phase 3 – Revisiting Masterplan. It will need to go back to Cabinet.

NE suggested that at future meetings RB provides an update on behalf of Tees Valley Regeneration.

283/06 Any Other Business

JJ advised that he and NE met with Dari Taylor. She has offered to try to arrange a meeting with Yvette Cooper for the new year.

JJ advised that the meeting with Baroness Andrews,

Minister for Planning, has been rearranged for 22 February 07 at 2.00 p.m.. Careful consideration will be given as to how to gain the most benefit from the meeting.

DP gave details of some new publications

Planning Policy Statement

This is not that different to the draft.

- There is a strong requirement for evidence based assessment.
- There has to be a 5 year rolling supply of land.
- There has to be a mix of housing
- LAs can vary the density if local circumstances justify this.
- States collaborative working is the way forward.
- A companion document expands on the definition of affordable housing.

Eddington Report

Has been published recommending an overhaul in the way transport is planned in the UK

Barker Report

Generally quite supportive of existing planning system. It will be included in the Planning White Paper next spring.

Pre Budget Report

Consists of 2/3 chunky consultation documents.

Puts onus on LAs to set the parameters

New Homes must be carbon neutral by 2016. More information is included in the Climate Change Paper. The first wave will be exempt from stamp duty.

JL advised that he is impressed and pleased with the Eddington and Barker reports.

DP advised that if consultation events are organised she will send an invitation to TVL.

LW stated that there was some nervousness amongst their members regarding the PPS3 content. She advised that a meeting has been arranged on 10 January 2007 at the Copthorne Hotel, Quayside, Newcastle to discuss the PGS. People from other regions in the north have been invited. She will send an invitation to JJ.

AT raised the issue of the article in the New Northern Way publication, which includes incorrect information about TV. JJ advised that he has registered his protest at the content of the original document, which this was extracted from, on

a number of occasions. It was agreed that strong representation needs to be made to ensure that the TV is not misrepresented in reports and articles.

Resolved

Representation to be made to Charlotte Carpenter regarding misleading information on the TV.

JJ

284/06 Date of Next Meeting

Thursday 8th February at 5.00 p.m. at Cavendish House.