

TEES VALLEY LIVING

**MINUTES OF THE EXECUTIVE GROUP MEETING
HELD ON FRIDAY 17 NOVEMBER, 2006 AT 10.00 A.M.
AT ENDEAVOUR HOUSE, THORNABY**

Present:	Bernard Williams	Erimus Housing (Chair)
	Mark Dutton	Hartlepool BC
	Janine Turner	Middlesbrough BC
	Angela Lockwood	Endeavour Housing
	Stephen Bray	Accent North East
	Alan Glew	Darlington BC
	Clare Butterfield	Redcar and Cleveland BC
	Maggie Begg	Housing Corporation
	Judy Mackley	Housing Corporation
	Sam Elkin	Stockton BC
	Jim Rafferty	Home Group
	Susan Douglas	Guinness Group
	Steve Turner	Tees Valley Joint Strategy Unit
	Richard Falconer	Tees Valley Joint Strategy Unit
	Jim Johnstone	TVL Director
	Mike Mealing	TVL Strategy Manager
	Jennine Robson	TVL Programme Monitoring Officer

		ACTION
268/06	<p>Apologies</p> <p>Apologies were received from Irene Sams and Alison Thain.</p>	
269/06	<p>Minutes of the Meeting held on 13th October 2006</p> <p>These were agreed. It was noted that some actions were still outstanding and that these would be followed up by the respective party.</p>	
270/06	<p>Matters Arising</p> <p>There were no matters arising.</p>	
271/06	<p>Report back from TVL Board 9th November 2006</p> <p>JJ provided feedback on the main items discussed at the last Board meeting. The main action points coming out of the Board meeting for the Executive are listed below:</p> <ul style="list-style-type: none"> • The need to identify common issues experienced by each of the Councils in relation the utilities companies. • The need to explore ways in which Councils can work together more closely particularly in relation to 	JJ

the joint procurement of business services.

Resolved

In light of the issues with utilities companies, it was agreed that through the Executive, each of the LAs should inform JJ of the problems encountered after which JJ and NE will set up a dialogue to address these.

JJ

In light of the potential cost savings to be gained through joint procurement, it was agreed that through the Executive, each LA should consider ways in which this can be achieved and inform JJ of these opportunities. The Joint Procurement sub-group is a vehicle for moving this forward.

JJ

272/06 Report back from the HMR Pathfinders' Chief Executives Group (verbal report)

It was reported that TVL had not been asked to provide comments on the questionnaire (monitoring template) that has been developed with EKOS Consulting (this will be used to collate HMR & Private Sector Information and in turn assist with CSR07 Discussions). JJ noted that whilst the timescale was tight, he would pursue this further to provide an opportunity for local authorities to make a contribution.

JJ advised that Yvette Cooper and her representative were unable to meet with TVL, as arranged. He advised that only Vera Baird MP and Stuart Bell MP attended the pre-meeting that was arranged with the Tees Valley MPs. The Middlesbrough representatives were Councillor Budd and Kevin Parkes. JJ stated that the presentation was well received and that he would continue to build alliances with key personnel at DCLG.

JJ

Resolved

To provide an opportunity for each Council to participate in the consultation with Pathfinders on the draft monitoring template.

JJ

To continue to build alliances with key personnel at DCLG and Treasury.

JJ

272/06 Monitoring Housing Market Renewal – Progress – JSU Information and Forecasting Team Report

ST presented a detailed report on HMR to outline progress to date.

273/06 Comparing Core Indicators – JSU Information and Forecasting Team Report

ST provided an update on progress made in relation to the five core indicators. It was confirmed that the core indicators help to describe housing market problems and potential failure and will form the basis of the new Vitality and Viability Index (VVI). The five core indicators are house price, house price change, properties in Band A, vulnerable housing and physical environment.

The following key points were highlighted. Full details are available in the report.

- Whilst work to date confirms that both price and price change are useful in identifying problem areas there is a need to consider patterns of volumes of sales further.
- A number of mixed messages were coming out of the analysis of volume of sales within the intervention areas.
- Sales volumes are polarised with areas either experiencing high or low volume of sales.
- A brief discussion took place and it was generally accepted that council acquisitions cannot account entirely for the significant increase in the volume of sales in certain parts of the intervention areas.
- The numbers of private speculators and ongoing exchange of landlord portfolios were also identified as key drivers behind the increased volume of sales in the bottom end of the market.
- The majority of neighbourhoods within the HMR area are within band A.

Next Steps

ST will explore this area further taking on board suggestions around the tracking of RSL waiting lists and plotting of acquisitions to see if there is any direct correlation between volumes of acquisitions and areas with particularly high volume of sales.

ST / RF

ST suggested that based on analysis to date, monetary change in house price is likely to be the most effective core indicator to continue to monitor

ST / RF

274/06

Data needs for appraisal, monitoring and SHIP/HMR returns

MM alerted the group to the nature of information that each Council will be responsible for providing as part of the Q2

SHIP Return to the Regional Housing Board.

MM advised Councils to collate and submit the data by 28th November to allow time for the full preparation of the return due 8.12.06.

MM also advised that whilst Councils should use the existing monitoring forms to return project information for the Q2 return, he is currently working with JR to fine-tune the monitoring forms with view to maximising the effectiveness of the monitoring process. The revised version will be agreed with Councils and will be available for future returns.

Resolved

Nominations for an appraisal and monitoring working group were made at the last Executive meeting.

Nominations were Nigel Johnson, HBC; Roger Kay, R & C; Alan Glew, DBC; Tracey McQuade, Coast & Country. The group will provide a sounding board for testing out and agreeing the revised versions of the monitoring forms.

Councils to collate and submit all relevant monitoring information to TVL by 28th November.

**ALL
Nominated**

**ALL
Project
Officers**

275/06 Future Investment Approaches, Housing Corporation Report

MB summarised the report and its purpose. The report is a consultation paper to scope out the responses of RSLs to some of the new approaches proposed by the Housing Corporation. The report introduces the concept of Partnership Plus status which provides an opportunity for super partnerships to access longer-term funding (3-5 years). It marks a shift in emphasis away from the funding of individual schemes to wider partnership schemes. The proposals are in line with the Treasury's focus on getting better value for money. MB confirmed that all comments are currently being reviewed. The HC will then see how the proposals sit with Ministers and the implications for policy / legislation.

276/06 'Sustainable Suburbia'

JJ introduced the report; 'Sustainable Suburbia' which was produced by an architectural practice, MacCormac, Jamieson, Pritchard (MJP) who were commissioned to investigate ways in which attractive 'family housing' can be re-introduced into inner city areas in the UK. The Executive group also had the opportunity to view a DVD presentation of a 10 minute item from a Yorkshire television programme,

where Maxwell Hutchinson, former President of the Royal Institute of British Academics sets out a case to say that central Leeds (and other Northern cities) are at risk of developing too many high density urban apartments – the antithesis of sustainable communities. JJ felt that both items provided a useful reference point for the Tees Valley HMR process.

Resolved

Urban Design Control is a key issue for the Chief Development Officers to take on board and it was agreed that the item appear on the next meeting of the CDOs. MM agreed to review the key messages emerging from the Heritage and Design Study to act as a starting point.

**ALL
Project
Officers**

277/06 Update of the North East Housing Strategy

MM stressed the importance of providing a sub-regional response as part of the pre-consultation phase to provide Tees Valley with an opportunity to influence what goes into the consultation draft of the Regional Housing Strategy.

Resolved

MM and JT to co-ordinate a sub-regional response to reach TVL by the end of November.

MM / JT

278/06 Any Other Business

267/06 Date of Next Meeting

Friday 15th December @ 10.00 a.m. at Endeavour House Teesdale.