

**TEES VALLEY LIVING
MINUTES OF THE BOARD MEETING
HELD ON THURSDAY 14th JUNE 2007 AT 5.00 PM AT
ENDEAVOUR HOUSE**

Present:	Neil Etherington	Chair
	Stuart Drummond	Hartlepool BC
	Kevin Parkes	Middlesbrough BC
	Dave Budd	Middlesbrough BC
	Julie Allport	Stockton BC
	Pauline Mitchell	Darlington BC
	Bernard Williams	Erimus
	Cath Purdy	Housing Hartlepool
	John Lowther	Tees Valley Joint Strategy Unit
	Terry Laing	Stockton BC
	Peter Scott	Hartlepool BC
	Ian Wardle	Redcar & Cleveland BC
	Lynne Pallister	Redcar & Cleveland BC
	Bryan Kitchen	Redcar & Cleveland BC
	Richard Buckley	Tees Valley Regeneration
	Jim Johnson	TVL Director
	Jennine Robson	TVL
	Katie Dunstan	TVL

307/07 Apologies

NE noted a clash of the TVL Board meeting with a meeting of the Regional Housing Board which meant that a number of Board members had given their apologies.

Apologies were received from Diana Pearce, Donald Urquhart, Julie Jacques, Tom Warburton, Linda Wright, Alison Thain, Mike Mealing and Irene Sams.

NE welcomed new TVL Board member; Cllr Lynne Pallister, representing Redcar and Cleveland and also Cllr Steve Nelson, representing Stockton Borough Council. Apologies were received from Cllr Steve Nelson and Cllr Terry Laing had kindly attended on his behalf.

The Chair thanked Cllr Bob Gibson and Cllr Chris Abbot for their advocacy and support that they had both provided to the TVL Partnership during their time as Board members.

308/07 Notes of meeting held on 29th March 2007

Agreed.

309/07 Matters Arising

The Housing Corporation have received a number of bids which in total exceed total funding that is available through this funding stream. Applicants have been asked to revise their bids with view to exploring scope for reducing the demand on public subsidy.

310/07 Tees Valley Sub-regional Housing Strategy Action Plan

NE introduced the item. The Heads of Housing have steered the development of an Action Plan for 2008-11 and update of the Strategy. The whole process has been overseen by the Chief Development Officers. TVL have provided support to the Heads of Housing and Strategy Managers in completing the first draft of the Action Plan and update of the Strategy.

JJ,
MM

Background and progress update

JJ provided some background to the process for new Board members and update on progress to date for all.

The following points were made:

- 14 housing market renewal (HMR) projects were already operational when TVL was set up in 2003. The 14 projects had secured funding through NDC, NRF, round 1 of SHIP funding and the Government's Sustainable Communities Initiative.
- The 14 projects were absorbed in TVL's HMR Strategy. This formed the basis of a submission to Central Government as part of the Comprehensive Spending Review and set out the case for funding to support HMR activity in the Tees Valley.
- TVL and partners were successful in securing funding through two main sources for the period 2006-08:
 - ✓ Single Housing Investment Programme (SHIP)

managed by the Regional Housing Board (RHB). C. 13m was secured from objective one element of SHIP which deals with housing market renewal.

- ✓ Housing Market Renewal Programme managed by DCLG. C £18m was secured providing a total funding package of c £30m for 2006-08 to support HMR activity in the Tees Valley.
- However, this initial allocation of resources was not based on need or ability to deliver and TVL and partners will be making the case for a more realistic allocation in the next funding round (from both RHB and DCLG).
- The deadline for submission of a costed Action Plan to the Regional Housing Board (RHB) is 31st July. This Action Plan will set out funding requirements across all strategic objectives of the Regional Housing Strategy.
- 60% of the RHB budget for 2008-11 is accounted for by objective one which covers HMR activity. The TVL Board are asked to endorse only the housing market renewal (HMR) element of the housing Action Plan (objective one).
- The current draft of the Action Plan (all Board members have received a copy) is work in progress but sets out the projects and outline costings.
- A final draft (subject to editing and refinement) will be circulated on 19th July.
- TVL will work with partners to produce a business Plan which must be submitted to DCLG by November as the second key funding source for HMR activity in the Tees Valley. TVL Board members will receive further details of this approach in due course.

SHIP Objective one bid and allocation of resources

JJ noted that the current draft of the Action Plan does not yet confirm the amount for funding that the Tees Valley are bidding for from objective one SHIP funds for 2008-11. An initial exercise with local authorities was indicating that total funding required was actually greater than that which will be available in the regional budget for objective one. For this

reason, TVL are reviewing funding requirements with each local authority. Councils are required to consider two scenarios; firstly, what can be delivered with a flat line settlement of funding from 2008-11, and, secondly what could be delivered if HMR activity reached the scale of intervention that is needed and funding was forthcoming.

In terms of the allocation of resources from SHIP objective one and DCLG HMR funding, Darlington have accepted a position whereby they receive funding from 2011. It is acknowledged that there is increasing evidence to suggest the need for intervention albeit the need as not as significant as the current intervention areas. The sub-regional Housing Strategy will set out the approach for intergrating Darlington in to the HMR programme 2011 onwards. The Heads of Housing have also agreed to progress with the same % split of resources from SHIP objective one for the next 3 years, as was applied in 2006-08. In this instance, Middlesbrough receive a slightly larger allocation (36% for Middlesbrough and 21% for the other three local authorities).

HMR funding from DCLG

The % split of HMR funds from DCLG has not yet been discussed or agreed. This will be explored as part of the preparation of the business Plan to DCLG.

Report noted

Final sub-regional Housing Action Plan and Strategy to be circulated for next TVL Board meeting on 19th July.

Local Authority Presentations

Four local authorities had prepared a presentation to set out the background to the HMR activity in the borough and confirm what could be delivered with a flat line settlement of funding for 2008-11. The presentations were delivered as follows:

- Peter Scott, Hartlepool BC
- Kevin Parkes, Middlesbrough BC
- Ian Wardles, Redcar and Cleveland BC
- Julie Allport, Stockton BC

All members found the presentations helpful in building the understanding of HMR activity in each of the boroughs. Copies of the presentations are available from TVL.

Presentations noted

311/07 TVL Update on Progress on HMR projects 2006-08

JR referred to her report. On the whole, progress is good and Local Authorities are managing delivery of outputs and spend.

A full review of progress will take place at the end of quarter one and implications for the rest of the programme considered.

Report noted

312/07 TVL Projected Outturn 2006-08

JR referred to her report. Based on progress during 2006-07 and projections for 2007-08, the programme is on target to deliver outputs and spend. However, this will depend on the ability of each Local Authority to manage their programmes during this financial year. The Programme Monitoring Officer is completing monthly visits with Local Authorities as part of the monitoring exercise.

Acquisitions have exceeded projections to date. Demolitions are currently behind schedule. Ongoing problems surrounding the disconnection of utilities for certain projects have further delayed the demolition programme. Issues surrounding the CPO process have added some complication to the matter which has had implications for the scheduling of demolition.

However, where this was an issue, disconnection of utilities has now improved through direct negotiation with the utility services. Current projections show that demolitions will be brought back on target.

Relocation packages have fallen behind initial targets. Take up has been lower than anticipated. This is partly a result of factors outside the control of the programme, for example, higher levels of elderly people or concentrations of private land lords who are not eligible for relocation packages.

Any underspend in this area, has helped to deliver additional

acquisitions which is key to driving forward HMR activity in the sub-region.

Report noted

313/07 New TVL Board Members Induction (verbal report)

NE had welcomed new Board members at the beginning of the meeting.

314/07 Bus Tour of Tees Valley HMR locations (verbal report)

As part of the induction, JJ explained that the intention is to schedule a bus tour of HMR sites in the Tees Valley for all Board members. This will be particularly helpful in introducing new members to the nature of the housing problem. It is likely that this will take place sometime in the summer or Autumn.

JJ

315/07 Any Other Business

Tees Valley Unlimited Business Case

JL provided an update on progress to date. The key points were made:

JL

- The Tees Valley HMR Strategy must align with new Government agendas by demonstrating how HMR activity links in to the wider economic development and regeneration context.
- Tees Valley authorities submitted a city-region business case in September 2006 accompanied by an evidence base, 10 year investment plan showing resources required to implement the programme, and a proposal for a Multi Area Agreement.
- The MAA would secure resources for implementing the business case, including housing market restructuring.
- The MAA covers three main funding streams:
 - economic development funding stream from One NorthEast
 - transport funding from the Regional Transport

Board, DfT

- HMR funding from the Regional Housing Board and DCLG.
- The governance arrangements for Tees Valley Unlimited are in shadow form for the current financial year.
- The TVL Board is currently accountable to the Tees Valley Partnership Board but it is intended that it will be accountable to the Leadership Board of Tees Valley Unlimited.
- The remit of TVL will be as present together with additional responsibility of dealing with coordinating the development and implementation of the sub-regional housing strategy.

317/07 Date of Next Meeting

10.00 a.m. Thursday 19th July 07 at Cavendish House.