

**TEES VALLEY LIVING  
MINUTES OF THE BOARD MEETING  
HELD ON THURSDAY 6<sup>th</sup> DECEMBER 2007 AT 5.00 PM AT  
CAVENDISH HOUSE**

<b>Present:</b>	Neil Etherington	Chair
	Cllr Dave Budd	Middlesbrough BC
	Janine Turner	Middlesbrough BC
	Julie Allport	Stockton BC
	Cllr Steve Nelson	Stockton SBC
	Bernard Williams	Erimus Housing
	Alison Thain	Tees Valley Housing
	Cllr Lynn Pallister	Redcar & Cleveland BC
	Ian Wardle	Redcar and Cleveland BC
	Cath Purdy	Housing Hartlepool
	Pauline Mitchell	Darlington BC
	Donald Urquhart	English Partnerships
	Bill Carr	Housing Corporation
	Diana Pearce	GONE
	Jim Johnstone	TVL Director
	Mike Mealing	TVL
	Jennine Robson	TVL

**344/07 Apologies**

Apologies were received from Irene Sams, Peter Scott and John Lowther.

NE welcomed Bill Carr to the meeting as the nominated representative for the Housing Corporation.

**345/07 Minutes of Meeting Held on 16<sup>th</sup> October 2007**

The minutes were agreed.

**346/07 Matters Arising**

A discussion took place around Tees Valley's representation on the Regional Housing Board. NE is now representing TVL on the NEHB. Cllr Bob Gibson is now chair of the NEHB and is also an ANEC representative. JA is the ANEC representative on the North East Housing Executive Group.

It was agreed that each Council would decide on any further representation on the above.

**Tees Valley Unlimited (TVU)**

BW initiated a discussion on the new TVU structure and

implications for the Tees Valley Living Executive and Board. It is acknowledged by all that there is a need to better understand the future role and remit of the Housing Sub-board (which will report to the TVU Leadership Board). The current TVL Board will form the basis for the Housing Sub-board with the understanding that the structure will inevitably need to evolve and adapt accordingly to embrace and deliver its new remit. The structure of the Housing Sub-board will in turn shape the role and format of the TVL Executive and Programme Delivery Group, as well as other supporting groups such as the TVL Research Group.

It was agreed that there needs to be a comprehensive review of the role and function of the TVL Governance structure within the context of Tees Valley Unlimited. JJ agreed to present an outline paper for presentation at the next TVL Board meeting. JJ will liaise with the Directors of Regeneration and Heads of Housing in preparing the reports.

#### **Resolved**

**JJ to liaise with Heads of Housing and prepare an outline proposal for future role and format of the Housing Sub-board and supporting groups.**

**JJ**

#### **Pathfinder Chair's Meeting 4.12.07**

##### **Housing Minister's positive attitude to HMR**

NE attended the meeting where Yvette Cooper was present. NE reported a marked difference in the Housing Minister's attitude to the Housing Market Renewal Programme in that it now seemed to be regarded as a key part of her remit. Positive reference was made to the progress made by the Multi-Area Agreements.

##### **Pathfinder Communication**

The Chairs acknowledge that the Pathfinders need to take a more pro-active stance to marketing and in controlling misconceptions that the press take advantage of. It was also noted that Iain Wright MP will be playing an increasingly important role within the context of the national HMR programme.

##### **HMR funding allocations for 2008-11**

Due to departmental protocols, Iain Wright, the Junior Housing Minister and MP for Hartlepool, will not be in a position to make the decision on the funding allocation that is finally approved for the Tees Valley. Andrew Vaughan from CLG has indicated that Baroness Andrews may be asked to make a decision based on her experience during

her visit to the Tees Valley in the summer.

### **Independent Review**

In November, the National Audit Office published a scrutiny report on the National Pathfinder Programme. On the whole, the report presents a fairly balanced view. During the Chair's discussion, reference was made to the importance of independent evaluation. TVL will need to give this some attention.

### **Northern Growth Points**

Henry Cleary has acknowledged the high quality of the Tees Valley submission of a Northern Growth Point bid.

### **Resolved**

**JJ to consider how TVL might address the issue of independent review for TVL and the HMR Programme.**

**JJ**

## **347/07 Proposed Distribution of SHIP Round 3 Funding**

JJ presented a report. The key messages are outlined below:

- The regional housing allocation of £283m equates to only 2.7% of the national budget for housing.
- 75% of the region's housing allocation has been ring fenced for delivery of the region's affordable housing target of 3,300 homes between 2008-11.
- A further £51.5m has been ring fenced for decent homes work for local authority retained stock in the region.
- The remaining local authority stream amounts to £69.5m for the region. The regional bids exceeded £280m in total. Tees Valley's original bid was for £100m.
- The Tees Valley indicative allocation for Objective 1 (HMR activity) is proportionately high when comparing against Objectives 3 and 4. However, the proposed allocation is still below a flatline settlement.

TVL Board members agreed that whilst the sub-region performs well in terms of lobbying for resources, the region as a whole is poor and it is believed that this is reflected in the funding settlement for the North East.

Tees Valley local authorities fully recognise the importance

of affordable housing provision in the Tees Valley. The concern is that the funding shortfall for Objectives 3 and 4 means continued delivery of core statutory services will be compromised. Local authorities are currently considering the implications.

The North East Assembly is currently exploring the feasibility of Sub-regional virement between Objective 1 and Objectives 3 and 4 of the Regional Housing Strategy. Core statutory services under Objective 3 and 4 are currently threatened. However, some local authorities are wary of viring funding from Objective 1. For the Tees Valley, Local Authorities, continued HMR funding at required levels is essential to delivering commitments made to local communities and HMR activity is also essential to releasing sites for affordable housing provision.

Dialogue between Tees Valley partners, TVL and the North East Assembly will continue over the coming weeks. In the interim, JJ will prepare a briefing note for Iain Wright, Junior Minister for Housing and Nick Brown, Minister for the North East flagging the key implications (of the CSR in respect of housing) for the sub-region. JJ is meeting with Iain Wright on 14<sup>th</sup> December and will also forward the briefing note to Nick Brown.

It was agreed that the briefing note would be circulated to partners as it would provide a helpful reference point for others that may get involved in lobbying.

**Resolved**

**JJ to prepare briefing note for Iain Wright and Nick Brown.**

JJ

**348/07 Tees Valley Growth Point Bid Current Position**

JJ introduced the item.

Growth Point Status in the Tees Valley would support an accelerated development programme with more than 40% increase in output in terms of housing units, over 2002 RPG targets

Directors of Regeneration have steered the preparation of the bid which was produced by DTZ and submitted 2<sup>nd</sup> November 2007.

The bids are currently the subject of a cross government department assessment. JJ noted that there will be further dialogue between CLG and other Government Departments

as well as the RDA and EP.

There will be the potential to use Growth Point funding on infrastructure and site assembly if HMR needs additional support to accelerate the programme.

There have been five local authority submissions within the North East. Northumberland, Tyne and Wear and County Durham have submitted bids.

The announcement on whether the bid has been successful or not is expected in February 2008.

**Resolved**  
**Progress noted**

### **349/07 Tees Valley Strategic Housing Market Assessment**

MM presented a report.

Consultants arc4 and Nathaniel Lichfield and Partners have been appointed to carry out an update of Local Housing Assessments (LHA) and the Tees Valley Strategic Housing Market Assessment (SHMA).

In view of the fact that the commission involves an element of updating the LHAs, the Councils have agreed to cover the cost of this update and will be collectively responsible for £20,000 for this element of the commission.

The Board were asked to endorse a contribution from TVL to the sum of £60,000 to fund the core part of the SHMA work. It is considered that the strategic role and value of the SHMA in adding to the understanding of evolving housing markets, justifies the level of commitment.

**Resolved**  
**The Board endorsed TVL's contribution of £60,000.**

### **350/07 Programme Monitoring Update**

JR presented a report.

The purpose of the report was to seek in-principle agreement from Board members that virement of HMR funds between Councils is considered a realistic approach during the later part of the current financial year if an underspend in one area of the programme becomes a likely eventuality and virement therefore deemed necessary (in order to ensure total funding is defrayed and required

outputs delivered by 31<sup>st</sup> March 2008).

If Board members agreed to the contingency arrangement, members were also asked to consider the delegation of the management and responsibility of virement from the Board to the Programme Delivery Group to allow for speedy resolution of any issues emerging in this late part of the financial year.

**Resolved**

**Board members endorsed the proposed approach to contingency arrangements.**

**JR is to forward a summary of projected end of year spend and outputs to members.**

**JR**

**351/07 TVL Budget Update**

MM presented a budget report. No issues to report.

**Resolved**

**Budget position noted. A further update will be provided at the Board meeting on 23<sup>rd</sup> January 2008.**

**352/07 Dates of Future Meetings**

The next meeting is scheduled for Thursday 23<sup>rd</sup> January 2008 at 5pm at the offices of Tees Valley Regeneration, Cavendish House. The last meeting of the financial year is scheduled for 27<sup>th</sup> March 2008, 5pm, Cavendish House.

**353/07 Any Other Business**

BNG have asked for TVL's participation in a study they have recently commissioned; Value by Design. BNG are seeking a £5,000 contribution from TVL. The Board approved the principle of participation.

**354/07 Date of Next Meeting**

5.00 p.m. **Thursday 23<sup>rd</sup> January 2008** at Cavendish House