

**TEES VALLEY LIVING
MINUTES OF THE BOARD MEETING
HELD ON MONDAY 2 MARCH 2006 AT 5.00 PM AT
THE OFFICES OF TEES VALLEY REGENERATION**

Present:	Neil Etherington	Chair
	Pauline Mitchell	Darlington BC
	Peter Scott	Hartlepool BC
	Kevin Parkes	Middlesbrough BC
	Dave Budd	Middlesbrough BC
	Chris Abbott	Redcar & Cleveland BC
	Bob Gibson	Stockton BC
	Julie Allport	Stockton BC
	Charlie Hughes	Endeavour Housing
	Bernard Williams	Erimus Housing
	Geraldine Wilcox	Tees Valley Housing
	Donald Urquhart	English Partnerships
	Diana Pearce	GONE
	Maggie Drury	Housing Corporation
	John Lowther	Tees Valley Partnership
	Jim Johnstone	TVL Director
	Mike Mealing	TVL Strategy Manager
	Katie Dunstan	TVL
	Irene Sams	TVJSU

208/06 Chairman's Introduction

NE introduced himself and informed the group that he shares their passion for the challenges that lie ahead. He suggested that this meeting was about catching up and discussing options rather than making decisions.

209/06 Apologies

Apologies were received from Stuart Drummond, Julie Jacques, Alison Thain, John Holmes, Maurice Bates, Richard Buckley, Cath Purdy and Linda Wright.

210/06 Introductions

All present introduced themselves.

211/06 Notes of meeting held on 19 September 2005

These were agreed

Action

212/06 Matters Arising

None

213/06 Tees Valley Living, progress review and revised structure – Presentation by Jim Johnson, Director TVL

JJ advised that since the last Board meeting the Chief Executives had discussed the distribution of the funding and had agreed that any under-spend should be vired to another LA. He then gave a presentation reviewing the progress to date and future key tasks.

Following the presentation a number of issues were discussed and reference made to JJ's report.

Governance

DP and DU stated that in future it is essential that the Board is seen to be responsible for the key decisions and that the ODPM can be assured that strong governance arrangements are in place.

Funding

DP stated that although the Housing Board strongly support TVL receiving the funding of £23m, ministers have to be convinced that the proposals are robust, value for money and still achievable. She stated that the Housing Board have received further advice from ODPM with a number of questions that need clarification. Concern was expressed that further clarification was being sought at this late stage. She also stated that a more detailed account of community engagement may be required.

JJ advised that he had spoken to Ian Scotter (Head of HMR at ODPM) who had informed him that in his opinion the SHIP element had been approved by the RHB and spending could begin on April 1st. As far as the ODPM element of HMR funding is concerned, TVL is in a queue, behind two groups of Pathfinders. TVL approval will be given together with West Cumbria and West Yorkshire. Concern was expressed about this, as funds are required to finance various aspects of projects.

In response to comments from DU, JJ stated that TVL had not bid for £23m, but that this was the sum allocated to the RHB by the ODPM and they had recommended that TVL receive 100% of the funding. The sum allocated bore no relationship to the scale of the TVL challenge or its capacity to deliver. He continued to state that the funding was insufficient to meet the Council's aspirations and commitments within the TVL. The funding was divided into relatively equal parts to ensure that no LA was in the position of being unable to meet existing commitments. This is implied in the reference made to funding distribution reflecting political realities in Tees Valley.

Consultants Studies

Two consultants studies were also proposed to complement the

TVL research base. The studies can be funded from the budget for the current Financial Year.

Resolved:

Paper to be produced reviewing TVL governance issues.

JJ

A sum of £15000 is allocated from the TVL budget for the current financial year for the purchase of dwelling-specific data from the District Valuer's Service

MM

A sum of £10000 is allocated from the TVL budget for the current year towards the joint funding of the application of the Building Research Establishment Housing Centre's Predictive Housing Stock Model to the Tees Valley situation.

MM

That the decision regarding the appointment of a Programme Manager be deferred until a work programme and resources schedule is produced.

JJ/MM

That decisions on proposals to secure financial contributions to the TVL budget from Local Authorities and RSLs be deferred for consideration alongside work programme.

NE

214/06 The Tees Valley Living "gap funding model" – Presentation by Matthew Spry and Anup Shah of Deloitte

MS explained the purpose of the commission was to prepare a financial model capable of generating, at a strategic level, the potential gap funding requirement associated with different market renewal projects/development sites, as a means of highlighting potential opportunities to package projects and use value captured to help support and deliver subsequent elements of the market renewal programme. Following the presentation MS stated that the model has essentially been designed with TVL and the LAs and that it is a tool for TVL to use and not developers. He confirmed that the RSLs had also been consulted.

All discussed. DU stated EP are available to offer advice and support and stated that

- The private sector should be engaged at the masterplan stage
- The Board needs to consider how receipts are recycled
- Tax efficiency is a major issue
- Governance issues are a major issue
- Most of the projects involve communities and require a large capital outlay at the beginning and therefore the private sector needs to be involved from the outset.

MM stated that the issues highlighted by DU prompted the commissioning of this model. The model was to allow TVL and partners to explore alternative packages under varying assumptions, to assess where and when within the market renewal process future enhanced values may be sufficient on the one hand to extend the range of public gain yet on the other hand persuade the private sector to share risk earlier in the

redevelopment process, accepting a reasonable return over the longer term. The model is to be tested by the LAs with real information and then it is proposed a general workshop is held to discuss the outcome of the testing and involve a wider audience in the process.

Resolved:

The model will be used by the LAS

JJ/MM

215/06 Individual Local Authority TVL Board member's update on community engagement in their HMT priority area (verbal reports)

The member or representative from each LA gave an update on their schemes.

Resolved

Updates are provided in written format to the Board.

LAs

216/06 Feedback from TVL's visit to the West Yorkshire Housing Partnership 9th February 2006

MM referred to JJ's report and highlighted a number of points.

Resolved:

Report noted and further interaction between Tees Valley Living and the West Yorkshire Housing Partnership endorsed.

JJ

217/06 TVL Staff Contracts (verbal report from the Chair)

NE reminded the Board that JJ and MM's contracts end 31 March 2006 and suggested 3 options:-

1. Defer making a decision until a review of the tasks and resources required completed
2. Extend the contracts for 2 years to coincide with the period of agreed funding
3. Provide permanent contracts.

He proposed that it is taken to the Executive Group on 7th April for comment and approval and then presented to the Board. It was agreed that an interim measure was required until completion of the review of the tasks and resources required.

Resolved

JJ's and MM's contracts be extended for an interim period of 6 months.

NE

218/06 Any Other Business

Agenda

DP suggested that it would be helpful if the agenda documented the decisions to be made.

Presentations

BG requested that business meetings and presentations are kept separate to enable an individual to make a conscious decision as to whether they need to see the presentation.

Resolved

Presentations will not be made at business meetings.

NE

219/06 Dates of Future Meetings

The next meeting is scheduled for Thursday 6th April @ 4.00 p.m. This needs to be reviewed together with the Executive Group meetings to ensure that Board meetings are held after Executive Group meetings.

Resolved

Dates of future meetings will be reviewed.

NE