

**TEES VALLEY LIVING
MINUTES OF THE BOARD MEETING
HELD ON THURSDAY 8th JUNE 2006 AT 5.00 PM AT
THE OFFICES OF TEES VALLEY REGENERATION**

Present:	Neil Etherington	Chair
	Pauline Mitchell	Darlington BC
	Stuart Drummond	Hartlepool BC
	Peter Scott	Hartlepool BC
	Dave Budd	Middlesbrough BC
	Tim White	Middlesbrough BC
	Chris Abbott	Redcar & Cleveland BC
	Bryan Kitchen	Redcar & Cleveland BC
	Julie Allport	Stockton-on-Tees BC
	Cath Purdy	Housing Hartlepool
	Diana Pearce	GONE
	Steve Turner	TV Joint Strategy Unit
	Jim Johnson	TVL Director
	Mike Mealing	TVL Strategy Manager
	Katie Dunstan	TVL

Action

229/06 Apologies.

Apologies were received from Bob Gibson, Bill Dixon, Alison Thain, Bernard Williams, Richard Buckley, Linda Wright, Julie Jacques, John Holmes, Donald Urquhart, Maurice Bates, John Lowther

230/06 Notes of meeting held on 11 May 2006.

These were agreed as a true record.

231/06 Matters Arising.

Market Renewal Fund.

NE asked if DP was able to give the Board any indication of when confirmation was likely to be received that Tees Valley is to benefit from market renewal funds and by how much.

DP advised that, because of Ruth Kelly's announcement on Wednesday in relation to the final round of bidding for stock transfer and ALMOs, the final confirmation on the allocation of market renewal funds would be unlikely before the middle of the following week.

NE asked how Board members considered TVL should react once the overall figure is known. It was agreed that no useful purpose would be served by voicing annoyance at any reduced sum.

DP pointed out that Tees Valley had not been singled out to receive a reduced sum.

Representation of Registered Social Landlords on the Board.

NE advised that Erimus Housing (Bernard Williams), Housing Hartlepool (Cath Purdy) and Tees Valley Housing Group (Alison Thain) had been elected to represent the RSL sector for the forthcoming 12 months.

CP indicated that she had offered to circulate agendas, papers and minutes to the RSLs not represented on the Board.

NE suggested that this could be undertaken by the TVL team

Resolved that:

The TVL team circulates copies of agendas, papers and minutes to the RSLs not represented on the Board.

JJ/MM

232/06 Tees Valley Living Staff Structure.

JJ outlined the future direction of the project team given the new Governance structure and the implementation implications of SHIP Round 2 and HMR funding and the City Region status of the sub-region. He explained the need to expand the team to allow for the workload to be managed and dealt with expeditiously, and outlined what would be the main responsibilities of the Director, a Strategy and Budget Manager, and an Implementation Officer (a new post) in a restructured set-up.

In terms of budget for the balance of the year, JJ explained the likely costs associated with the employment of the Implementation Officer, and offered suggestions as to the nature of further research that could be undertaken within the recommended budget allocation.

Additional costs associated with the new post and with research could be met from the Tees Valley allocation from the housing market renewal fund, if the Department for Communities and Local Government confirms that such an approach is acceptable. It was generally accepted that this

would be an expedient means of covering additional costs without burdening stakeholder partners or compromising the delivery of the programme.

JA felt it was important to be absolutely sure that future staffing arrangements are those that are specifically required to deal with the problems ahead, given the context of what was being done on the ground by the local authorities.

PS considered that certain roles had not been reflected in the report and these needed to be addressed before the Board could endorse either the respective functions or an expansion of the team. The new post may be more appropriately called 'Monitoring and Coordination Officer.'

It was suggested that the Programme Delivery Group (at its meeting on 29th June) should be used to discuss outstanding issues and recommend a course to the Board. In the meantime, JJ should circulate partners to ascertain whether there is interest in a secondment to the Implementation Officers post, and should prepare a job advertisement, to be ready for 7th July if the Board accepts the post at its meeting on the 6th July.

Given outstanding issues, Board members agreed that a further report should be presented at the next Board meeting, providing answers to questions raised, so that the Board would be in a position finally to make a decision.

Resolved that:

- 1. A decision on the staffing position would be postponed until the next meeting of the Board but in the meantime the matter should be considered by the Programme Delivery Group at its meeting on 29th June 2006.**
- 2. A sum of £50,000 be reserved in the 2006-07 budget for future research.**
- 3. Funding required in relation to further research and the employment of additional staff, should this be agreed in due course, will be obtained from the Tees Valley allocation from the Housing Market Renewal Fund, subject to the approval of the Department for Communities and Local Government.**

233/06 Project Appraisal of Housing Market Renewal Projects in Tees Valley.

The Board considered a report detailing further work that had been carried out in developing a system of project appraisal for use by Tees Valley Living in assessing future schemes requiring housing market renewal funding. The detail of the report had been discussed by the TVL Executive Group.

Members agreed that the framework in the report should be adopted as the basis for appraising future schemes in the context of the Housing Market Renewal Strategy. The Board supported the Executive Group's view that the process should not include a scoring system at the present stage.

Resolved that:

The report be accepted as the basis for the future appraisal of schemes and projects submitted for funding through Tees Valley Living.

234/06 Monitoring Housing Market Renewal in Tees Valley

The report suggested that responsibility for the monitoring of the impact of intervention and the completion of such data- and information-sharing protocols as may be needed throughout the process should be delegated to the Tees Valley Living Executive Group.

The Group should report progress to the Board every three months, alerting the Board to any trends that indicate interventions are failing to have the desired effect or where positive impact can be demonstrated.

Resolved that:

1. Responsibility for the further development of the monitoring process, and the drafting of and agreement to Protocols for information- and data-sharing between partner stakeholders and other agencies is delegated to the Tees Valley Executive Group.

2. That the Executive Group be required to report to the Board every three months (starting from the date of this current meeting) on the progress being made on housing market renewal, unless monitoring identifies circumstances requiring the urgent attention of the Board.

235/06 Verbal Update on Individual Projects.

Hartlepool.

Planning permission has been granted for the redevelopment of Phase One of North Central Hartlepool.

A masterplan for the Belle Vue area was in course of consultation with residents who appear to be supporting radical change.

Middlesbrough.

Planning permission has been granted for the redevelopment of West Lane.

Financial packages were being worked up to help families in Gresham to meet their relocation aspirations. A Master Plan Working Group has been established to take forward the development of future proposals with all stakeholders.

Redcar and Cleveland.

Current strategy is well supported by the community and the local support team in South Bank has been expanded to enable more one-to-one counselling to take place to identify how families can benefit from the support package now in place.

Proposals include a 4-year programme to acquire and demolish 350 houses (plus the demolition of 140 houses at Costa and Aire Streets). Dwellings excluded from the process at this stage will be monitored to determine whether programmed demolition improves local market potential.

Work is progressing on a compulsory purchase order.

The Low Grange development framework is close to agreement and it is hoped this will form part of Supplementary Planning Guidance by the end of 2006.

Stockton-on-Tees.

All dwellings in Phase 1 of the Parkfield/Mill Lane redevelopment are now empty.

There is a willingness to sell by owners in Phase 2.

In relation to Phase 3, concerns have been expressed by members of BME communities in the area over the prospect of losing larger properties. The Council has taken a step back and is reviewing future proposals to see whether a more limited demolition programme coupled with improvement and facelift work would be sufficient to give the area sufficient up-lift. Links are being developed with the Bank of Islam to explore future financial packages that might benefit local residents.

The facelift scheme carried out to the South of Phase 1 has brought about a significant change in the appearance of the area and the optimism felt by residents.

NE suggested that the Board should visit sites to familiarise themselves with locations within which future decisions will be made.

Resolved:

That the presentations be noted.

236/06 Any Other Business.

1. DP referred to the Department for Communities and Local Government announcement in relation to the last call for ALMOs and LSVTs under the Decent Homes programme.

There was reference to a consultation paper relating to future inter-authority working, sub-regional groupings and the exploration of better ways of integrating funding streams through Local Area Agreements (LAA). DP suggested it would be appropriate for the Board to consider the implications post-2008 of TVL funding being absorbed in the LAA.

A ½ day seminar/discussion session is to be arranged by GONE. Deadline for comments on the consultation paper is mid-September 2006.

2. PM requested update on the application of the 'gap funding' model. MM due to visit local authorities to discuss the detail of the model. Will arrange meeting with Darlington as soon as possible.

MM

237/06 Date of Next Meeting.

The next meeting is scheduled for Thursday 6th July @ 5.00 p.m. in Cavendish House.