

TEES VALLEY LIVING BOARD

Meeting held at Cavendish House, Thornaby at 5.00pm on Thursday, 25th March 2010

ATTENDEES

Angela Lockwood (AL)	Endeavour Housing Association	Chair
Cllr David Budd (DB)	Middlesbrough Council	
Stuart Drummond (SD)	Hartlepool Council	
Cath Purdy (CP)	Housing Hartlepool	

OBSERVERS

C Munro (CM)	Homes & Communities Agency
Jim Darlington (JD)	One NorthEast
Diana Pearce (DP)	Government Office North East
Alan Glew (AG)	Darlington Council
Janine Turner (JT)	Middlesbrough Council
Julie Nixon (JN)	Stockton BC
John Lowther (JL)	Tees Valley Joint Strategy Unit
Jim Johnstone (JJ)	Tees Valley Living
Michael Canavan (MC)	Tees Valley Living
Sarah Johnson (SJ)	Stockton Council

APOLOGIES

Richard Buckley	Tees Valley Regeneration
Mark Leigh	Home Builders Federation
Cllr Lynn Pallister	Redcar & Cleveland Council
Cllr Steve Nelson	Stockton Council
Alison Thain	Tees Valley Housing/Fabrick
Dave Stubbs	Hartlepool Council
Ian Wardle	Redcar & Cleveland Council
Kevin Parkes	Middlesbrough Council
Pauline Mitchell	Darlington Council
Jennine Robson	Tees Valley Living
Mike Mealing	Tees Valley Living

1 CONFLICTS OF INTEREST

None.

2 NOTES OF THE MEETING HELD ON 21st JANUARY 2010

It was noted that in relation to Item 2 of the minutes that the reference should be to Kickstart 'Phase 1'.

The minutes of the meeting held on 21st January 2010 were agreed as a true record.

3 MATTERS ARISING

It was noted that a meeting had been held to discuss the sub regional housing strategy. As a result of the meeting further work was needed on the strategy and it would be presented to the July meeting of the Tees Valley Living Board.

RESOLVED that the information be noted.

4 DISCUSSION OF CURRENT MARKET CONDITIONS

AL, Endeavour Housing Association, provided the Board with a summary of the current market conditions in the housing market. The key points were as follows:

- Bids were currently being submitted to pick up any money nationally with the intention to be on site before the end of March 2010.
- There was limited money available for 2010/11.

CP, Housing Hartlepool, provided the Board with a summary of the current market conditions in the housing market. The key points were as follows:

- House sales had been slow.
- There had been good take up of shared ownership.

CM, Homes and Communities Agency, provided the Board with a summary of the current market conditions in the housing market. The key points were as follows:

- The HCA had looked at the approach by Keepmoat on volumetrics. The Tees Valley would also look into this.
- Spend for 2009/10 was fully committed. The RSL's had been asked to submit bids for next year and this was currently being looked at with Local Authorities in terms of strategic fit.

JJ, Tees Valley Living, gave a summary of the key points from the Housing Market Intelligence Update report:

- The average house price doubled to £178k from 2002-2007. This fell to £124k in Q4 2008-09. At the end of Q4 2009-10 the average price was £137,500. Middlesbrough had the lowest prices with Stockton and Darlington with the highest prices.
- The average price in the Housing Market Renewal Area was £87,800 and £76,500 in Areas of Major Intervention.
- From 2008-2009 three quarters of wards saw prices decline.
- With regards to sales volumes this was almost 60% less than recorded in Q3 2006-2007.

RESOLVED that the information be noted.

5 TEES VALLEY UNLIMITED REVIEW

JL, Tees Valley Joint Strategy Unit, informed the Board that Deloitte had been appointed to carry out the review. As part of the review Deloitte would be looking at the governance for Tees Valley Unlimited.

It was expected that Deloitte would complete a draft report by the end of April which would go through consultations with a view to being approved by the Leadership Board in June 2010. Following this staffing structures would need to be looked at.

It was noted that Tees Valley Regeneration would become part of Tees Valley Unlimited from 1st April 2010.

The Board suggested that it may be useful to have a special Board meeting to consider the draft report from Deloitte.

JL, informed the Board of the visit of Sir Bob Kerslake to the Tees Valley to discuss Tees Valley Unlimited and the housing and regeneration agenda.

RESOLVED that the information be noted.

6 AUDIT COMMISSION PERFORMANCE REVIEW OF TEES VALLEY LIVING 2009

The Board considered a report on the final Audit Commission (AC) Performance Review which was issued on 8th March 2010. The AC had assessed Tees Valley Living (TVL) as “performing well” overall.

It was noted that the AC report contained five recommendations to improve future performance. An Action Plan had been produced in response to the recommendations. A meeting had been held on Tuesday 16th March 2010 between the AC and TVL to discuss the preparation of the Action Plan and the advice and assistance which the AC could offer TVL (and the other Pathfinders) throughout the course of 2010/11. It was noted that the Action Plan would evolve throughout the course of the year.

The Board was provided with an outline Action Plan in response to the AC Performance Review recommendations.

The Board discussed the recommendations and made the following comments:-

- Recommendation 1 – Research and Evaluation - it was noted that in relation to evaluation it was important to recognise that it was the early years of a long term programme.
- Recommendation 2 – Design, Heritage & Sustainability - it was considered that it would be useful to have a lead person for the areas of work.
- Recommendation 3 – Community Engagement - it was noted that there could be an overarching strategy.
- Recommendation 4 – Value for Money/Efficiency - the employment and skills toolkit should be utilised. It would be useful to look at what each authority already has and adapt it for the others as appropriate.
- It was noted that the action plan would be a standing item on each agenda.

RESOLVED that:-

1. The Board endorses the approach outlined in the report as the means by which recommendations in the Audit Commission's 2009 performance review will be addressed and new practices introduced to ensure that the HMR programme remains relevant to the revival of housing markets and the development of sustainable communities.

2. The commissioning of a study into the overall impact of investment in all housing regeneration programmes since 2002 be authorised.

3. The steps outlined in the draft Audit Commission Action Plan report be agreed as the basis for further negotiation with partners to improve future performance and to assign responsibility for taking initiatives forward.

4. The Audit Commission be appointed, at a cost not to exceed £10,000, to advise and assist in the development of actions and initiatives to improve performance during 2010-11.

5. The Directors of Regeneration Group be authorised to approve expenditure on further studies should the need arise over and above the expenditure identified in the report.

7 HMR PROGRAMME UPDATE PRE END QUARTER 4

The Board considered a report that provided a summary of expected end of year outturn for TVL assisted schemes based on the latest positions reported by each Council and other investment levered into the HMR programme.

RESOLVED that the information be noted.

8 TEES VALLEY HMR PROGRAMME 2010/11

The Board considered a report that provided an opportunity to review the details of the HMR programme for 2010-11 and to formally sign off the HMR grant allocations for 2010-11. It was noted that the details were due to be submitted to HCA by the end of March.

RESOLVED that:-

1. The HMR Pathfinder grant allocations for 2010-11 be approved.
2. The need for Councils to discuss with TVL any proposed changes to the SHIP Objective 1 grant allocation be supported.
3. The 2010-11 programme of grant expenditure and outputs be approved, with the knowledge that these will form the basis of targets agreed with HCA for the 2010-11 Funding Agreement.
4. The risks and contingency arrangements set out for each TVL-assisted HMR scheme be acknowledged.

5. The Board considers what steps should be put in place to position the sub-region for further HMR funding post 31.03.11.

9 TEES VALLEY GROWTH POINT PROGRAMME OF DEVELOPMENT 2010/11

The Board considered a report that gave an update on the current position with regard to the implementation of the Tees Valley Growth Point (GP) Programme of Development (PoD). The Board was also given details of any potential changes to the PoD for 2010/11.

The Board's attention was drawn to the emerging issues with regard to volume of work required and the potential costs of the mandatory Flood Risk Assessment work associated with the GP PoD.

It was noted that any changes to approved projects would be confirmed at the next Board meeting.

RESOLVED that the report be noted.

10 HMR REVENUE BUDGET 2009/11

The Board considered a report that advised of expenditure and commitments in relation to the revenue budget for 2009-10. Funding allocated from the Housing Market Renewal Fund was already committed and, subject to confirmation at the end-of-year out-turn, would be expended.

RESOLVED that the current revenue position be noted.

11 EXTENSION OF GROWTH POINT MANAGER'S SECONDMENT

The Board was requested to approve the extension of the Growth Point Manager's temporary secondment until 30 September 2010. By this time the final proposed staffing structure for Tees Valley Unlimited should be finalised and more permanent arrangements can be put in place.

RESOLVED that the information be noted.

12 ANY OTHER BUSINESS

It was noted that a report led by the HCA in conjunction with Pathfinder Chairs to pitch for HMR funding would now just be going to Government, rather than all parties pre election, due to delays.

Tees Valley visit to the Building Research Establishment (BRE)

JJ

It was suggested that the Board and partners could visit the BRE in Watford after a pathfinder visit had been successful. It was also noted that BRE nationally were looking for exemplar projects and that Tees Valley partners may wish to make nominations.

RESOLVED that the information be noted.

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The next meeting of the Board will be held at 5pm on Thursday 15th July 2010. at Cavendish House.

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