
TEES VALLEY LIVING BOARD

Meeting held at Cavendish House, Thornaby at 5.00pm on Wednesday, 25th March
2009

ATTENDEES

Neil Etherington	Tees Valley Living	Chair
Cllr David Budd (DB)	Middlesbrough BC	
Alison Thain (AT)	Tees Valley Housing/Fabrick	
Cath Purdy (CP)	Housing Hartlepool	
Cllr Lynn Pallister (LP)	Redcar & Cleveland BC	
Stuart Drummond (SD)	Hartlepool BC	

OBSERVERS

Peter Scott (PS)	Middlesbrough BC
Julie Nixon (JN)	Stockton BC
Kevin Parkes (KP)	Middlesbrough BC
Donald Urquhart (DU)	Homes & Communities Agency
Diana Pearce (DP)	Government Office North East
Jim Darlington (JD)	One NorthEast
Ian Wardle (IW)	Redcar & Cleveland BC
Jim Johnson (JJ)	Tees Valley Living
Mike Mealing (MM)	Tees Valley Living
Jennine Robson (JR)	Tees Valley Living
Linda Edworthy (LE)	Tees Valley Joint Strategy Unit
Sarah Johnson (SJ)	Stockton BC

APOLOGIES

Iain Sim	Coast & Country Housing
Angela Lockwood	Endeavour Housing Association
Cllr Steve Nelson	Stockton BC
Mark Leigh	Home Builders Federation
Pauline Mitchell	Darlington BC
Richard Buckley	Tees Valley Regeneration

1 CHAIR'S WELCOME AND INTRODUCTIONS

The Chairman, NE, welcomed attendees to the meeting. He also looked forward to welcoming Mark Leigh, Taylor Wimpey, Regional Director, to the next meeting following his agreement to join the Board.

2 DECLARATIONS OF INTEREST

Mr D Urquhart declared an interest due to being employed by the Homes and Communities Agency (HCA).

Mr N Etherington declared an interest in the item entitled 'Tees Valley Growth Point Programme of Development 2009/11', as his employer, Able UK, owned the Queens Park North Site.

RESOLVED that the information be noted.

3 NOTES OF THE MEETING HELD ON 22ND JANUARY 2009

The minutes of the meeting held on 22nd January 2009 were agreed as a true record.

4 MATTERS ARISING

With regards to the Tees Valley Market Recovery Programme the Board was informed that a meeting had been arranged with Pat Ritchie of the HCA in April to discuss expectations on the Single Conversation.

RESOLVED that the information be noted.

5 PRESENTATION OF KEY FINDINGS OF THE TEES VALLEY STRATEGIC HOUSING MARKET ASSESSMENT

The Director of TVL, JJ, presented to the Board the key findings of the Tees Valley January 2009 Local Housing Assessment Update & Strategic Housing Market Assessment Report, which had been produced by Arc 4 and Nathaniel Lichfield & Partners.

The Board made the following comments:-

- The findings of the report would need to be considered alongside the current economic climate as things had changed dramatically.
- In relation to the Sub Regional Housing Strategy, aspects such as Executive Housing and the Private Rented Sector would need to be included as the strategy evolved
- Housing policies and proposals need to respond to the research findings eg by catering more specifically for the anticipated growth in the elderly as a proportion of the population

- An updated review of the economic assessment work should be completed in the next 12 months.
- An understanding of where 'mobile' groups wanted to live, how they could be attracted and how they could be catered for was important.
- Positive images of the area needed to be publicised more.

RESOLVED that the presentation be noted.

6 TEES VALLEY GROWTH POINT PROGRAMME OF DEVELOPMENT 2009/11

The Board considered a report relating to the Tees Valley Growth Point programme of Development 2009/11.

It was explained that the Tees Valley had been designated as a Round 2 Growth Point. Communities & Local Government had awarded £6.2m to Tees Valley for expenditure in 2009/11. A Growth Point working group had assembled a programme of expenditure for the available funding which aimed to respond to current market conditions, by aiming to keep the market moving on key sites in Tees Valley and to undertake preparatory works in order that the maximum benefits could be derived when the market upturn eventually started. The Board was provided with the Draft Growth Point Programme of Development.

It was noted that there were no requirements for any further "external" approvals to commence the programme from CLG, GONE or the Homes & Communities who would manage the national and regional programmes in the future. Quarterly monitoring returns were required to be submitted to demonstrate that TVL was seeking "value for money" in the programme.

The Board was given details of a number of compulsory items of revenue expenditure specified by the original CLG offer letter of July 2008 and also details of a number of revenue schemes which could exploit a number of Tees Valley locational advantages and meet the Government's aspiration for innovative programmes.

The report acknowledged that the PoD monitoring requirement went far beyond the defrayal of expenditure and required detailed liaison with wide range of key stakeholders and the promotion of collaborative working at city region and full regional level. Therefore a Programme Manager's post was being proposed as recommended revenue expenditure. The financial implications of the role were being investigated.

The Board was given details of the thirteen projects proposed for implementation over 2009/11.

The Board was given details of SBC's proposal that all their GP capital expenditure should be given out as loans to developers. It was noted that SBC were currently checking detailed financial regulations regarding the proposal and that any issues could be addressed by the first quarterly monitoring report on 30th April 2009.

RESOLVED that the Growth Point Programme of Development be approved for implementation, subject to quarterly monitoring reports considering adjustments to the programme.

7 TEES VALLEY HOUSING MARKET RENEWAL FORWARD PROGRAMME 2009/11

The Tees Valley Chief Executive's group had requested that consideration of the circulated report be deferred until the next meeting of the TVL Board, scheduled for 30th April 2009. This would allow proper consideration of the full implications of all public sector Housing Market Renewal funding being allocated within Tees Valley in the 2009/11 period.

RESOLVED that an updated report be presented to the next meeting.

8 REVIEW OF TEES VALLEY SUB REGIONAL HOUSING STRATEGY

The Board considered a report that advised of the progress being made on the review of the Tees Valley Sub-Regional Housing Strategy, 2007.

The Board was given details of the process by which Tees Valley Councils, Tees Valley Unlimited and Tees Valley Living hoped to achieve a replacement Sub Regional Housing Strategy by mid-July.

It had been agreed at a joint meeting of the Heads of Housing, Housing Strategy Managers and officers from TVL that external support should be sought to improve capacity in order to produce an early draft of a replacement strategy, to inject an independent element into the scrutiny of identified priorities, and to coordinate and manage the preparation of the final document. A consultant had since been appointed to assist in the process and help assimilate the collective thinking of stakeholders into a considered statement of policy. The Board was provided with a copy of the terms of reference for the commission.

By mid-July 2009, it is intended that a draft of a replacement for the current Tees Valley Sub-Regional Housing Strategy, 2007 will be ready for Councils to consider through individual democratic processes, with a view to an alternative Strategy being available for final endorsement by the Tees Valley Living Board in October 2009.

The Board was also provided with details of the first meeting of the Tees Valley Housing Forum including comments made at the Forum and a summary of the highlights coming out of the discussions.

RESOLVED that progress be noted and a further update be received at the next meeting.

9 CITY REGION FORERUNNER SUBMISSION

The Board considered a report that had been presented to a meeting of the TVU Leadership Board on 18 March 2009 on the City Region Forerunner Submission.

It was explained that the Government had written to all upper tier Chief Executives in England on 22 December 2008 inviting them to submit proposals to become a City Region Forerunner, as announced in the Pre Budget Report in November 2008.

TVU had submitted to Government an Expression of Interest in becoming one of a City Region Forerunner to build on the Multi Area Agreement and officers from TVU had attended a workshop with Government on 10 February 2009.

It was explained that the proposals had been developed during January and February and involved detailed discussions with key partners. The draft submission had been considered by the TVU Executive at its meeting in February and had the support of the all partners on the Executive. The final submission had been cleared by the Executive and the TVU Chair in advance of its submission to Government on 6 March 2009. The Leadership Board, at its meeting on 18 March 2009, had endorsed the submission.

The Board was provided with a briefing note which set out the basis of the submission and also a full copy of the submission.

The Board was informed that the Government would announce the successful areas (at least two) for the City Region Forerunner in the Budget announcement on 22 April 2009.

NE welcomed the impressive progress that had been achieved to date and the fact that the Tees Valley was seen as *the* National exemplar. He commented that the role of TVL had however perhaps been understated in respect its considerable contribution to both the sub region's growing national reputation and the significant success that had seen TVL secure major levels of investment.

NE added that the fundamental role of Housing, central within the context of meaningful economic development strategy, appeared to be in danger of losing a level of representation in the proposed organisational structure. Indeed the sector's importance needed to be more clearly articulated within existing TVU structures and he welcomed the invitation to TVL to present to the Leadership Board in the near future.

NE explained that the recent changes, and not least the effective demise of TVR, needed to fully acknowledge the contribution and commitment of a number of key individuals. He remarked that the small TVL team, that had delivered so much, had effectively been under review for the last two years and that staff had – despite further success – to endure only minor extensions to short term contracts.

RESOLVED that the information be noted.

10 ANY OTHER BUSINESS

None

11 DATES OF FUTURE MEETINGS

Thursday 7TH May 2009

Thursday 16th July 2009

Thursday 8th October 2009

Thursday 21st January 2010

Thursday 22nd April 2010

Thursday 15th July 2010