
TEES VALLEY LIVING BOARD

Meeting held at Cavendish House, Thornaby at 5.00pm on Thursday, 22nd January 2009

ATTENDEES

Cllr David Budd (DB)	Middlesbrough BC	Chair
Alison Thain (AT)	Tees Valley Housing/Fabrick	
Cath Purdy (CP)	Housing Hartlepool	
Richard Buckley (RB)	Tees Valley Regeneration	
Cllr Lynn Pallister (LP)	Redcar & Cleveland BC	
Stuart Drummond (SD)	Hartlepool BC	
Cllr Steve Nelson (SN)	Stockton BC	

OBSERVERS

Angela Brockbank (AB)	Redcar & Cleveland BC
Julie Nixon (JN)	Stockton BC
Kevin Parkes (KP)	Middlesbrough BC
Donald Urquhart (DU)	Homes & Communities Agency
Diana Pearce (DP)	Government Office North East
Pauline Mitchell (PM)	Darlington BC
Iain Sim (IS)	Coast & Country Housing
Jim Johnson (JJ)	Tees Valley Living
Mike Mealing (MM)	Tees Valley Living
Jennine Robson (JR)	Tees Valley Living
John Lowther (JL)	Tees Valley Joint Strategy Unit
Sarah Johnson (SJ)	Stockton BC

APOLOGIES

Ian Wardle	Redcar & Cleveland BC
Angela Lockwood	Endeavour Housing Association
Jim Darlington	One NorthEast
Neil Etherington	Tees Valley Living

1 APPOINTMENT OF CHAIRMAN

The TVL chairman was unable to attend due to illness. In his absence, the Board agreed that Councillor David Budd should be appointed as Chairman for the meeting.

RESOLVED that Councillor David Budd be appointed Chairman for this meeting only.

2 DECLARATIONS OF INTEREST

Mr D Urquhart declared an interest in the item entitled 'Tees Valley Housing Market Recovery Programme' due to being employed by the Homes and Communities Agency (HCA) and took no part in the discussion or agreement of the item.

Mr D Urquhart declared an interest in the item entitled 'Housing Market Renewal Business Plan Update 2009/11' due to being employed by the Homes and Communities Agency (HCA) and took no part in the discussion or agreement of the item.

RESOLVED that the information be noted.

3 NOTES OF THE MEETING HELD ON 10TH OCTOBER 2008

The minutes of the meeting held on 10th October 2008 were agreed as a true record.

4 MATTERS ARISING

The Board referred to the discussions on the transition to Tees Valley Unlimited Housing Board at the last meeting.

It was informed that a report was currently being prepared on the future of the Board. An Officer Working Group had been set up to look at the future direction and structure of the Board. Members of the Board suggested that a representative from the Registered Social Landlords (RSL's) be appointed to the Group. The Director of Tees Valley Joint Strategy Unit, JL, informed the Board that he intended to meet with the RSL's as part of the process in order to identify what they wanted the Board to do in the future. Meetings were also being arranged with the Local Authority Chief Executives and Directors of Regeneration and also Pat Ritchie from the HCA.

RESOLVED that the information be noted.

5 GROWTH POINT PROGRAMME OF DEVELOPMENT – PROGRESS UPDATE

The Board considered a report that provided an update on progress being made on the Tees Valley Growth Point Programme of Development (PoD). Since the last TVL Board meeting, Communities and Local Government's had approved the Tees Valley Growth Point PoD submission and awarded £6.2m of funding for Growth Point expenditure for the 2009/11 Financial Years.

The Board was informed that, as further information on the marking system was available, it appeared that the sum was the maximum that the Tees Valley could have been allocated.

Details of the letter from CLG was given to the Board and it was noted that all appraisal, monitoring, financial management, governance and audit of individual projects were the responsibility of the lead authority for the grant. The only stipulation was that the specified capital/revenue split of £5,736,912 and £446,668 respectively be adhered to.

A working group of senior representatives from the five Boroughs and Tees Valley Living (TVL) had been established to discuss how to meet the responsibilities and allocate the resources.

In terms of the Community Infrastructure Fund bid, the Board was informed that the announcement was now expected in February 2009 and not January. It was explained that this was due to an extended assessment period in response to a level of bidding which was five times more than the national budget could accommodate.

The requirement to update the Flood Risk Assessment for the Tees Valley and commission a Water Cycle Study was discussed. It was informed that a request had been made for a representative from the Environment Agency to do a briefing on the flood risks in the Tees Valley in order to clarify various issues on the housing side.

The Board commented that it was important to accelerate discussions over the next 6-7 weeks and it was suggested that a project plan be produced.

The Director of TVL, JJ, informed the Board that he had spoken to each Local Authority initially and would be drafting a report for discussion.

It was suggested that a special meeting of the Board could be held in order to endorse the details once finalised.

RESOLVED that the report of progress be noted.

6 TEES VALLEY HOUSING MARKET RECOVERY PROGRAMME

The Board considered a report relating to the Tees Valley Credit

Crunch Task Force. The Group had been set up in July 2008 to assess the impact and future implications of the Credit Crunch. It was recognised that there was a need for a coordinated Tees Valley response. The Group included representatives of the five Tees Valley Councils; Registered Social Landlords operating in the City Region; the Housing Corporation; English Partnerships; Tees Valley Regeneration; Tees Valley Living; Tees Valley Joint Strategy Unit; and the Home Builders Federation.

The Board was presented with the final report of the Task Force. The report recognised that the major contributor to the slump in house building was the inability of households to access mortgages and suggested initiatives to reverse the decline in the housing market. The report recognised the interdependent nature of the different elements of the housing market and also that no single initiative would be sufficient to affect the decline in housing provision.

The Board considered the report and made the following comments:-

- Other issues relating to the Credit Crunch had emerged since the setting up of the task force and this needed to be considered and reflected within the report.
- A dialogue with the Homes and Communities Agency was important in order to maximise the effects of any initiatives.
- A summary was needed as part of the report.
- It would be useful to have the guidance of the RSL's in terms of what kind of direction to go in.

JL informed the Board that a meeting would be arranged with the HCA to discuss the issues, a meeting of the working group would be convened and an agenda drawn up from the issues raised by the Board and an action plan would be drawn up.

RESOLVED that, incorporating the comments of the Board above, the 'Tees Valley Housing Recovery Programme' be endorsed as the basis for negotiation with the Homes and Communities Agency over the potential for constructive investment in housing.

7 HOUSING MARKET RENEWAL BUSINESS PLAN UPDATE 2009/11

The Board was presented with a copy of the Business Plan update submitted to CLG in November 2008. Each Pathfinder had been given the opportunity to prepare a Business Plan update on a voluntary basis.

The Board was given a summary of the following four key areas covered in the report:-

- Re-cap of targets and priorities for the current 3 year HMR programme as set out in the original Business Plan

(submitted in November 2007).

- Discussion of the implications of the current economic climate for the Tees Valley HMR programme.
- Consideration of how Tees Valley partners were managing the challenges and opportunities presented by the current economic and housing downturn.
- Importance of HMR Pathfinder funding.

The Board was informed that once HMR grant allocations had been confirmed by HCA and RHB, it would be important to review projections for HMR schemes for 2009-10 and 2010-11 and forward plans post March 31st 2011. The relevant sections of the Business Plan would be further updated after the update exercise had been completed. It was noted that at the end of the current financial year, TVL would also prepare an annual report as part of the review of progress of the HMR programme as a whole in relation to Business Plan targets and priorities for 2008-09.

RESOLVED that the progress be noted.

8 HOUSING MARKET RENEWAL END OF Q3 REPORT

Members of the Board considered a report that provided an update on progress made by TVL-assisted HMR schemes as at the end of Q3.

The Board was reminded that at its meeting in October 2008, it had supported the acceptance of CLG's offer to bring forward 10% of the HMR funding allocation for 2009/10 into the current financial year. In December 2008, the HCA had provided TVL with confirmation that the additional £1,196,000 was available to claim in the current financial year. Those Councils in receipt of TVL funding had the opportunity to confirm their interest in being considered for a proportion of the funds. Only Middlesbrough Council had expressed an interest and the funds had been added to their allocation for 2008/09. The sum would be deducted from their allocation for 2009/10.

The Board was provided with the annual targets for TVL funded outputs for the two different funding streams as agreed with the two funding bodies at the start of the financial year and also the re-profile agreed with funding bodies post Quarter 2. It was noted that HCA had agreed to the revised profile.

The Board was also provided with tables displaying the projected outturn for Quarter 3 based on projected grant expenditure across each of the TVL funded schemes and the actual outturn for Quarter 3. It was noted that expenditure for HCA was largely in line with projected spend at only -1% variation and the expected level of grant expenditure for SHIP Objective 1 was greater than anticipated at +29%. It was also noted that schemes had delivered additional

acquisitions and relocation packages.

RESOLVED that progress be noted.

9 ANY OTHER BUSINESS

JL provided the Board with an update on the TVU Conference on the 16th February and also the Single Programme.

RESOLVED that the information be noted.