

Minutes
The Housing and Neighbourhood Partnership
Wednesday, 21st July, 2010, 02.00 p.m. at Education Centre, Junction Road, Stockton-on-Tees, TS20 1PR

DRAFT: SUBJECT TO APPROVAL

Chair:

Dave Pickard (Tristar Homes)

Members:

Donna Matthews (Accent), Samantha Devonport (Accent), Roy Parker (Renaissance Central Area Partnership), Lesley Wardle (Places for People), Michelle Street (Stockton Flats), Cllr Mrs Suzanne Fletcher (SBC), Joanne French (Community Campus), Tracey Bradburn (Stonham), Jim Johnstone (Tees Valley Living), Stewart Tagg (Fabrick), Janine Browne (SDAIS).

Advisors:

Emma Booth (SBC), Julie Higgins (SBC), Louise Etherington (SBC), Dave Stamper (SBC)

Apologies

Members:

Kathryn West (Anchor), Jeff Evans (Probation Service), Phil Toal (FHM), Chris Fixter (Jomast), Wanda Graham (Accent), Matthew Reeves (Cleveland Police), Andrea Ainsley (Places for People), Kelly Taylor (ISOS), Cllr Steve Nelson (SBC), Sue Thompson (National Landlords Association - Teesside Branch), Susie Thompson (Fabrick), Lesley Cannon (Job Centre Plus)

Advisors/ Observers:

Rachael Swales (SBC), Susanne Gordon (SBC), Linda Stephenson (SBC)

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ITEM/ISSUE	ACTION
1. Welcome and Introductions	
2. Minutes from the previous meeting - Tuesday 11th May 2010 Comments and Decisions The minutes were agreed as a true record.	
3. Election of Chair and Vice-Chair Julie Higgins reminded members that the partnership must elect its chair and vice-chair every 12 months. One nomination had been received for chair (Dave Pickard, Tristar Homes) and one for vice-chair (Susie Thompson, FABRICK). Comments and Decisions The partnership agreed Dave Pickard as chair and Susie Thompson as vice-chair. Dave thanked the partnership for their support over the last 12 months. Contact: Julie Higgins Housing Strategy Team Leader Stockton on Tees Borough Council (01642) 526662	
4. Tees Valley Local Investment Plan Jim Johnstone, Director of Tees Valley Living updated the partnership on the work currently taking place to develop the Tees Valley Local Investment Plan, also known as the Economic and Regeneration Investment Plan.	

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<p>The plan is being driven by Tees Valley Unlimited. It has two ambitions: (1) Drive the transition to a high value low carbon economy (2) Create a more diversified and inclusive economy. These will be achieved through the following themes: People, Business and Place. Housing will appear in the Place theme.</p> <p>It was noted that the priority in the plan for Stockton Borough would be Stockton town centre/riverside including north shore, northern gateway and housing market renewal areas to the west of Stockton town centre.</p> <p>It was important that growth (as Tees Valley is a growth point) did not undermine ongoing housing market renewal (HMR) work.</p> <p>Jim explained some of the research taking place including research into adjacency and displacement of HMR schemes and research into whether we are creating the communities expected through HMR.</p> <p>There were a number of discussions including: Whether the research on the outcomes of regeneration schemes should go back further than just 6 or 7 years and look at more historical schemes. Whether some of the affordable homes built in the borough are actually affordable to local people. The effect of the recession on housing regeneration schemes. Mandale Park, however, has performed well, when many schemes nationally have struggled. Retrofitting - It was suggested that there were more examples of this working in the public sector and fewer in the private sector. There was a need to educate residents on new energy options. Energy Efficiency - There was some regional research to suggest that people were not acting more energy efficiently, but rather higher prices were leading to more fuel poverty.</p> <p>The first draft of the investment plan is expected in September. The partnership will be kept updated of progress.</p> <p>It was noted that a number of partners were involved in developing the plan and that this showed there was good partnership working across the Tees Valley.</p>	

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<p>Contact: Jim Johnstone Tees Valley Living (01642) 264903</p>	
<p>5. Priorities for Private Sector Housing Renewal in the borough</p> <p>Dave Stamper, Private Sector Housing, Stockton on Tees Borough Council, gave some background on how priorities for private sector housing renewal had been developed. Those priorities were then presented to the partnership.</p> <ol style="list-style-type: none">1) Improve the condition of the private sector stock and the health of our residents by removing Category 1 hazards and ensure wherever possible that homes meet the decent homes standard.2) Ensure the issues caused by empty homes are quickly and efficiently addressed3) Ensure the private rented sector is able to offer a good quality and affordable housing alternative to households who are unable to access home ownership and to those who choose to rent.4) Address the needs of an increasingly elderly population through the provision of well maintained and suitably adapted homes which maintain the safety, mobility and independence of our vulnerable, elderly and disabled residents.5) Improve the energy efficiency of the private sector stock and reduce fuel poverty, excess winter deaths and carbon emissions6) Improve cross boundary and partnership working to develop and improve links with health and social care professionals providing greater value for money, efficiency savings and positive outcomes for our residents.	

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<p>It was noted that a big issue for residents was that many are unable to fund the improvements that are required to their property.</p> <p>Dave explained that the priorities reflected the focus on improving the health of residents in the private sector rather than on specific neighbourhoods. This means that investment is spread widely than focussed on a small number of areas.</p> <p>The Council already has good working relationships with health and the PCT and it was important to communicate the message to them that prevention of health problems is extremely important.</p> <p>It was noted that demand for adaptations is expected to grow significantly and other options need to be considered to meet that demand including better use of Choice Based Lettings to provide suitable accommodation, effective use of the adaptations register. It might also involve educating and providing incentives to help people to move when this is a more appropriate option.</p> <p>It was suggested that priority 6 (Improve cross boundary and partnership working to develop and improve links with health and social care professionals providing greater value for money, efficiency savings and positive outcomes for our residents) crosses over the 5 previous priorities and perhaps this should be more of a cross cutting theme rather than a specific priority.</p> <p>Finalised priorities for Private Sector Housing Renewal will be brought back to the partnership.</p> <p>Contact: Dave Stamper Assistant Private Sector Housing Manager (01642) 526589 dave.stamper@stockton.gov.uk</p>	

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6. Refreshment Break	
7. Local Offers Dave Pickard presented the approach of Registered Social Landlords in the Stockton Borough to develop 'local offers' to residents. Local Offers are part of the Tenant Services Authority's framework for regulating social housing. In local offers Housing providers must explain what standards of performance customers can expect, how this will be monitored and scrutinised by tenants, what will happen if this is not delivered and how they will be reviewed. It was noted that the joint working approach of RSLs developing local offers together will mean that more consistent services could be provided and potentially efficiencies could be realised. Examples given were co-ordinating grass cutting times and dealing with anti-social behaviour. There was a discussion around whether the partnership should be involved at some level in monitoring progress against the local offers. It was felt that this should be more about highlighting good practice than a heavy scrutinising role. Registered Social Landlords would continue to work on the local offers and update the partnership on progress. Contact: Dave Pickard Housing Management Director Tristar Homes (01642) 527083	
8. Future Partnership Work Programme Following the work carried out at the May meeting of the partnership, a provisional work programme for the next	

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<p>12 months for the partnership was tabled.</p> <p>It was noted that this work programme will be flexible and if partnership members have other items they want to put on programme then this can be done.</p> <p>Contact: Julie Higgins Housing Strategy Team Leader Stockton on Tees Borough Council (01642) 526662</p>	
<p>9. Terms of Reference Review</p> <p>The terms of reference for the partnership were circulated with the agenda and no suggested updates to them had been received. They had been reviewed by the secretariat and no required changes had been identified.</p> <p>Comments and Decisions Agreed that these will be the partnership terms of reference for the next 12 months.</p> <p>Contact: Julie Higgins Housing Strategy Team Leader (01642) 526662 julie.higgins@stockton.gov.uk</p>	
<p>10. Stockton Renaissance Update</p> <p>Dave Pickard gave an update from recent Stockton Renaissance meetings. Topics discussed had included: The Alcohol Strategy for the borough - which included a discussion about whether minimum pricing would be</p>	

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<p>explored by the Council. The Local Economic Assessment. An update on the Local Area Agreement - some targets have shifted due to the current economic climate. Reflections by the Council on recently announced Public Sector cuts.</p> <p>Agendas and minutes of previous Renaissance meetings are available at www.stockton.gov.uk/renaissance.</p> <p>Contact: Dave Pickard Housing Management Director Tristar Homes (01642) 527083</p>	