

**Minutes –Unconfirmed**  
**The Central Area Partnership Board**  
**30<sup>th</sup> September 2010, 10.00 a.m.**  
**Castlegate Quay Watersports Centre, Moat Street, Stockton.**

**Chair:**

**Paul Thomas** (Tilery Residents Association)

**Members:**

Roy Parker (Durham Road Residents Association), Jim Fenwick (Community Partnership), Gareth Rees (Thorpe Thewles Residents Association), Anne Howard (Primrose Hill Neighbourhood Watch), Cllr Cockerill (SBC), Edna Brown (Over 50s Assembly), Marilyn Surtees (Elm Tree Community Centre), Cllr Fletcher (SBC), Edna Chapman (St John's Living Well), Neville Anderson (Trade Union Council), James Hadman (SRCGA), Judith Turner (Stillington Residents Association), Cllr Mrs Fletcher (SBC), Tina Williams (Community Partnership)

\* Members are representing their nominating body.

**Advisors:**

Sarah Upex (SBC), Kelly Smith (SBC), Claire Hill (YMCA), Emma Booth (SBC), Anna Clark (SBC), Lynn Sparrey (SBC), Karen Merrick (SBC), Di Simms (SBC)

**Observers:**

**Apologies**

Jim Beall (Vice Chair, SBC), Laura McGuinness (PCT), Lesley Cannon (Job Centre Plus), Insp Young (Police) Judith Turner (Stillington & Whitton), David Headland (Salvation Army), Mary Cartwright (NECIL), Jill Anderson (ISA), Mohammed Farook (BME Network), Cllr Rix (SBC), Cllr Woodhead (SBC), Cllr Cains (SBC), Alex Bain (Parkfield Residents Association), Kath Dowson (Viva)

ITEM/ISSUE	ACTION
<p><b>1. Welcome and Apologies</b> The Chair welcomed everyone to the meeting.</p>	No
<p><b>2. Declarations of Interest</b> None</p>	No
<p><b>3. Minutes of the last meeting held on 29<sup>th</sup> July 2010</b> Minutes were agreed as an accurate record. Anne Howard thanked Jim Beall for the information he provided following the FACS presentation and the discussion that took place regarding if day centres were closing. Anne commented that this was a very good piece of work.  Gareth Rees noted that discussions have taken place with the user group committee regarding the issues with the A177  It was requested that John Tierny contact Paul Thomas to attend a meeting of the Voice Box. It was also requested that an update</p>	<p>Noted  Noted  Noted  SU to inform JT</p>

DOI – Declaration of Interest

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on Voice Box is provided to the Board.	
<p><b>4. Affordable Housing Update – Emma Booth, Housing Team, Stockton Borough Council</b></p> <p>The Board were informed that affordable homeownership is:</p> <ul style="list-style-type: none"> <li>- Helping those who aspire to own their own home but can not afford to do so</li> <li>- Bridges the gap between social and full ownership</li> <li>- Includes a range of Intermediate Tenures through various provides.</li> </ul> <p>It is important because:</p> <ul style="list-style-type: none"> <li>- Meets the gap in the market as identified by the SHMA</li> <li>- Significant barriers to full ownership remain given current economic climate</li> <li>- Research shows a high number of people on social housing waiting lists could afford an ‘intermediate’ rent</li> <li>- Offers a better choice of tenures important for sustainable communities</li> <li>- Introduces choice of location</li> </ul> <p>The Board were informed of the products available:</p> <ul style="list-style-type: none"> <li>• Shared Equity <ul style="list-style-type: none"> <li>- Applicants usually pay for between 70% and 85% of the property (although could be as low as 50%)</li> <li>- Remainder of equity held by another party – usually housebuilder/Government</li> <li>- Minimal interest payable on equity stake after year 5</li> <li>- Can staircase up</li> </ul> </li> <li>• Shared Ownership <ul style="list-style-type: none"> <li>- Applicants buy between 25% and 75% of the property</li> <li>- Other share owned by another party</li> <li>- Rent payable on part not owned</li> <li>- Can staircase up</li> <li>- Some RP’s allow staircasing down <ul style="list-style-type: none"> <li>• Discount for Sale</li> </ul> </li> <li>- Property sold at a discount</li> <li>- Usually house builders offer this product</li> </ul> </li> <li>• Intermediate Market Rent (IMR)</li> </ul>	

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<ul style="list-style-type: none"> <li>- Tenants charged 80% or less of an open market rent</li> <li>- Lower rent gives opportunity to save and raise a deposit</li> <li>- Assessed for suitability for buying property at a later date</li> <li>- May have option to purchase the property in the future               <ul style="list-style-type: none"> <li>• Rent to Buy</li> </ul> </li> <li>- As IMR but intention is that tenant will definitely purchase</li> <li>- May receive a deposit back from the provider</li> </ul> <p>The Board were informed that the current provision in Stockton Borough is the Governments Home Buy initiative; Council's own Rent to Buy scheme; Affordable Homeownership Register and House Builders/Registered Providers own products.</p> <p>To qualify the eligibility criteria is:</p> <ul style="list-style-type: none"> <li>- Must earn under £60,000 but above £12,000</li> <li>- Must be unable to purchase a property on the open market</li> <li>- Cannot own or have an interest in another property</li> <li>- Must be able to sustain homeownership in the longer term</li> <li>- Must be able to demonstrate access to savings or have sufficient funds to pay a deposit (if required), legal fees, costs of moving etc. If have under £10,000 savings, would not make them contribute towards the purchase.</li> </ul> <p>The following discussion took place:</p> <ul style="list-style-type: none"> <li>- It was queried how the process is safeguarded and monitored. The Board were informed that there is not currently a mechanism in place and this needs to be looked at. The costs of monitoring the schemes were discussed and to ensure that people not applying for houses under a different name. The Board were informed that in terms of the Home Buy Schemes, if people caught doing this they would have to repay immediately.</li> <li>- How many schemes are new build and how many are using existing buildings? It was noted that with Time To Buy you can buy an equity loan to buy any property, however there is limited funding for this scheme. It was noted that in the future, equity loans for residents in demolition areas could be something the team look into.</li> <li>- It was noted that about 150 have been helped and their average salary and savings tend to be very low.</li> </ul>	
<p><b>5. Youth Café Update – Lynn Sparrey, CESC, Stockton Borough Council</b>          Lynn informed the Board that there are youth cafes currently open in Billingham and Thornaby and planning permission is being</p>	

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<p>sought for a youth café in Ingleby Barwick, with the next phase of planning for North Stockton. The Ingleby Barwick site is next to the Beckfields Community Centre, until this is approved and tendered, additional budgets will not be known. The £118,000 funding for this years development has been halved, so it is hoped that the Ingleby Barwick development comes back under budget to enable funding to be available for North Stockton.</p> <p>The Board informed Lynn of the further consultation that took place with the young people. It was suggested that Lynn get in touch with John Tierny to look at the consultation. Karen Merrick to provide Lynn with the consultation that was carried out with young people from Hardwick and Elm Tree.</p> <p>Judith Turner asked if there was an emphasis on placing youth cafes in areas where there is not already provision. Lynn informed the Board that running alongside this is the review of youth services which should identify these gaps for provision.</p> <p>The Board were informed that My Place is currently on hold pending further information from Government.</p> <p>Cllr Fletcher asked what was happening with HYPE. James Hadman informed that they are still active and have projects ongoing. James Hadman to raise with HYPE that need to let residents know that they are still meeting etc.</p> <p>The Board requested an update on the Academy be provided to the Board by Lionel Danby.</p> <p>It was discussed if there was a list of organisations available which are connected with young people in the Borough. The Board were informed that there is a flow chart on the Stockton Borough Council Website which covers this.</p>	<p>LS to contact JT KM to provide LS with information</p> <p>James Hadman to contact HYPE. JH to provide LS with details of the Young Persons Partnership which meets at SRCGA</p> <p>SU to invite Lionel Danby to a future meeting</p>
<p><b>6. Crime and Disorder Magazine – Anna Clark, Stockton Borough Council</b></p> <p>The Board were informed that the magazine was sent to households the first week of August 2010. The purpose of the magazine is to provide residents with an update on what has been done over the last 3 years to tackle key issues from the previous 3 yearly crime and disorder audit. Have received to date nearly 3,000 questionnaires, with the target being 5,000 and the consultation runs until the end of October 2010 and are looking for a widespread demographic as possible. It was noted that the feedback can be broken down to ward level. Some of the key issues stated in the magazine are:</p> <ul style="list-style-type: none"> <li>- Total crime down by 33%, violent crime reduction of 33% and a reduction of 46% for criminal damage</li> <li>- From MORI and British Crime Survey, Stockton has a much higher reporting rate (96%) than the national average (65%)</li> <li>- There are 2 main crime types in Stockton: Criminal Damage and other theft</li> </ul>	

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<ul style="list-style-type: none"> <li>- Stockton is the safest place to live in the Tees Valley in terms of crime rate</li> <li>- The Central Area Partnership Board is the largest in terms of areas that it covers and therefore has the most crime but it has seen the largest reduction with 3,500 less offences over the last 3 years, with a 34% reduction. The most crimes occur in Stockton Town Centre with the 'Town Centre' effect and the Town Centre being a magnet for crime. The Central Area Board also has 4 out of 5 of the top deprived wards and 2% of the top deprived wards nationally.</li> </ul> <p>In terms of anti social behaviour it was noted that most can be resolved with low level interventions and ASB measures are proving to have a positive effect. It was noted that ASB is not classed as crime.</p> <p>Through the analysis of the questionnaires received so far, people's top 3 priorities are: 1. ASB, 2. alcohol related crime and ASB &amp; 3. diverting young people from offending. The Safer Stockton Partnership then produces a Strategic Needs Assessment to drill down into these issues and tackle them.</p> <p>Anne Howard asked if there was a record of the number of children and young people have reported crimes. It was noted that the Police do not currently provide them with these statistics and are not currently measured.</p> <p>Anna Clark noted that from the questionnaires received back a big proportion has come back from young people.</p> <p>Tina Williams noted that although there are ongoing drug busts, the big problem is that drugs are still being sold on the street and they are still cheap which shows that they are readily available. It was also mentioned that this is the same problem with alcohol and the need to influence Government on the availability of alcohol and the need for minimum pricing. SU noted that there is an item on minimum pricing being presented to the Stockton Renaissance Partnership Board at its December meeting. The Board agreed that as Tina is also a member of Stockton Renaissance, that she raise at the meeting on behalf of the Central Area Board the need to lobby Government about minimum pricing.</p> <p>It was commented that there is still a perception of crime for residents. It was noted that there is a large disparity between actual crime and fear and perception.</p>	
<p><b>7. Update from the Central Area Communities Fund Projects</b>  <b>Employment Pathways Project – Claire Hill YMCA</b>  This project had met all its targets by the end of quarter one, so all full and part time placements have been filled. It was noted that</p>	

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<p>referrals had been made from the leaving care team but all the placements had been filled. The Sub Group recommended to the Board that six placements dedicated for these young people be funded as this group of young people is a priority for the Board. The cost of this extension would be £6,147.20.</p> <p>The Board agreed to fund these extra placements.</p> <p><b>Viva Volunteers</b>  Viva currently have an office administrator that is supported by the Future Jobs Fund till the end of January 2011 and their role involves a lot of the back office support for the project. They would require £12,000 which includes all on costs to continue this post for a further year in which they would look for funding to sustain the post. The Sub Group recommended to the Board that £12,000 from the Central Area Communities Fund to be allocated to this project.</p> <p>The Board agreed £12,000 to fund this post.</p> <p>It was noted that there is £37,574.40 to be allocated and the sub group are looking at a number of options and will report back in the future.</p>	<p>Board agreed the recommendation for 6 dedicated placements from the leaving care team.</p> <p>The Board agreed the recommendation to fund the office administrator post.</p>
<p><b>5. Feedback from other Partnership from Board Members</b>  Housing and Neighbourhood (Roy Parker) – RP did not attend the last meeting but Cllr Fletcher informed the Board that the main item was a presentation from Housing Benefits.</p> <p>Safer Stockton Partnership (Tina Williams) – Presentation on new alcohol service – Tina stated at the meeting that she was disappointed with the number of exclusions including teenage pregnancy and poly users, JSNA, Crime and Disorder magazine and information on the Ofsted inspection for adult health.</p> <p>Economic Regeneration &amp; Transport Partnership (Tina Williams) – Update on the Communities Fund.</p>	
<p><b>6. Any Other Business</b>  None</p>	<p>Noted</p>
<p><b>7 .Date of Next Meeting</b>  The next meeting of the Central Area Partnership Board will be held on: 28<sup>th</sup> October 2010, 10am, Education Centre, Junction Road</p>	<p>No</p>