

Minutes
The Northern Area Partnership Board
7th February 2011 5:45pm
Low Grange Community Centre, Billingham

<p><u>Chair:</u> Val Scollen (Roscoe Road Residents Association)</p> <p><u>Members:</u> Hilary Aggio (Stockton Borough Council), Kevin Bowler (North Billingham Residents Association), Gerald Barrass (Low Grange Residence Association), David Campbell (Pentland Primary School), Cath Coldbeck (Stockton & District Trade Union), Ken Ellis (Churches Together in Billingham), Sandy Gibson – Bell (Disability Advisory Forum), Fred Gook (Neighbourhood Watch), Lynne Hammond (Federation of Small Businesses), Geoff Harrison (Low Grange Community Association), Andy Hatton (Federation of Small Businesses), Ray McCall (Billingham Town Council), Ged McGuire (South Billingham Residents Association), Jim Scollen (Old Billingham Community Association), Bert Smailes (Safer Billingham Partnership), Barry Woodhouse (Stockton Borough Council), * Members are representing their nominating body.</p>
<p><u>Advisors:</u> Mike Bowron, Tim Gibson, Kelly Smith (Stockton Borough Council), James Hadman (Stockton Residents and Community Groups Association), Dave Munt and Kevin Pitt (BELP), Martin Johnson and Peter Broom (Python Properties) Marion Summerfield (Know How North East)</p>
<p><u>Observer:</u> Ann Fernie and Peter Fernie (Local Residents)</p>
<p><u>Apologies</u> Insp Andy Fox (Cleveland Police), Jayne Hector (Clarences Residents Action Group), Chris Humpleby (Over 50's Assembly), Joe Maloney (Billingham International Folklore Festival), Pauline Osborne (Business Sector), Louise McDonald (Stockton Borough Council), Carol Redden (Grindon Parish Council), Gil Smith (Billingham Business Association), Kim Staff (Stockton Borough Council),</p>

ITEM/ISSUE	ACTION
<p>1. Welcome and Apologies Members were welcomed to the Northern Area Partnership Board.</p> <p>Apologies were noted.</p>	<p>No.</p> <p>Noted.</p>

Minutes
The Northern Area Partnership Board
7th February 2011 5:45pm
Low Grange Community Centre, Billingham

ITEM/ISSUE	ACTION
<p>2. Declarations of Interest – Training</p> <p>Postponed to the March meeting</p>	<p>Noted.</p>
<p>3. Declarations of Interest</p> <p>Standard DOI's are on the DOI register.</p> <p>Cllr Woodhouse and Aggio declared an interest in items 6 and 7 as a member of Stockton Council.</p>	<p>Noted.</p> <p>Noted.</p>
<p>4. Approval of the last meeting on 10th January 2010</p> <p>Agreed as a true record.</p>	<p>Noted.</p>
<p>5. Matters Arising</p> <p>JS noted that Victoria Cooling was missing from the list of attendees.</p> <p>MB asked the board members if any of them would be interested in attending the tours of the forum as he had only a couple of members down to attend. BS, DC, GH, RMcC, AH, KE, SB, GMcG along with the Chair and Vice Chair noted their interest.</p>	<p>KS to amend the minutes.</p>
<p>6. Billingham House proposal by Python Properties</p> <p>MJ from Python Properties gave some brief background information on Python Properties. Python Properties originally started in residential properties but around five years ago moved into regeneration of large historic buildings. Python Properties have completed a number of buildings including the Corporation Building in Middlesbrough and Maxwell's Corner in Stockton. Python Properties are currently working on the Cargo fleet building in Middlesbrough which will be finished in two months time, for which two tenants have already signed up with another two verbally confirmed.</p> <p>PB then went on to explain that Python Properties had identified Billingham House around three years ago as a building of</p>	<p>Noted.</p> <p>Noted.</p>

Minutes
The Northern Area Partnership Board
7th February 2011 5:45pm
Low Grange Community Centre, Billingham

ITEM/ISSUE	ACTION
<p>interest and have been in discussions with Bizzy B since then. MJ noted that it was not until November 2011 that Python Properties finally signed the development agreement with Bizzy B although the original agreed date was to be September 2010.</p> <p>MJ explained that Python Properties have had meetings with representatives from Stockton Borough Council where they presented them with the development agreement and their proposal document. MJ noted that the document demonstrated clear development proposals and costs. Python Properties would look to regenerate the building both internally and externally by the summer if given the window of opportunity to do so.</p> <p>The floor was then opened for questions from board members.</p>	<p>Noted.</p>
<p>A question was raised on the funding for the scheme and whether it was in place. Python Properties explained that they would do the redevelopment in stages. They would undertake the external works and get the inside ready for tenants. They would then undertake the internal works as tenants moved in. Python Properties have used this model on all their developments and means that the full funding is not required in one go. They commented that Python Properties had started in November 2011 by erecting a fence around the perimeter however as Stockton Borough Council had a legal agreement in place to commence the demolition process Python Properties were unable to proceed as they had no agreement to do so with Stockton Borough Council</p>	<p>Noted.</p>
<p>A question was then raised on how all of the works could be done for £5million and why would tenants be attracted to this site when there are other vacant offices in the borough. Python Properties explained that they are confident of their costings based on their experience of similar large scale projects. The building is structurally sound and has already been stripped out. They noted that Python Properties is the preferred developer for Thornaby Town Hall and have gone through SBC's checks and balances. In terms of tenants they noted that they are very successful in attracting tenants and they offer attractive rents which are around half the cost of a new build.</p>	<p>Noted.</p>
<p>A query was raised of how they would service such a large building. Python properties noted that they are currently in discussions with Growhow on buying energy directly from them.</p>	<p>Noted.</p>

Minutes
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7th February 2011 5:45pm
Low Grange Community Centre, Billingham

ITEM/ISSUE	ACTION
<p>A question was raised on the health and safety limitations on the site and the ownership of the buildings. Python Properties responded that they had spoken to SBC planning departments and that as the building is being retained and refurbished it can be used to its full extent. However if the building was demolished the Health and Safety Executive would look at the site differently as it's in a blast zone and the size of any development would be much smaller. In terms of ownership the signed development agreement between Python Properties and Bizzy B was the first stage of the transfer of the freehold and the 125 year lease.</p>	Noted.
<p>A query was raised on the three year development agreement and whether it would take this amount of time. Python properties responded that they would only need a window of opportunity to complete the work which if started in February. could be completed by July 2011.</p>	Noted.
<p>A query was raised on future use of the funding from One North East that the council currently has to demolish the building. Python Properties responded that they would need the backing of SBC to be able to access this funding however they noted that it was only a small proportion of the funds needed for the work and the rest would come from themselves and their financial backers.</p>	Noted.
<p>A query was raised on the potential asbestos in the building and the survey that is being undertaken by SBC. Python Properties replied that they are unaware of the findings from the survey yet however they have been assured that it is asbestos free. However they would ensure it is fully removed before they start work and that it is a routine procedure for them. They also noted that Bizzy B are contractually obliged to reimburse them if any is found.</p>	Noted.
<p>A question was raised on the credibility of the scheme as it has taken three years to get to this point. Python Properties noted that it had been a long time and that they were only able to get Bizzy B to sign the development agreement when SBC forced the issue and again that was not in the time frame set by SBC. They noted that Bizzy B have been slow and there was a delay as their solicitor was off through illness.</p>	Noted.
<p>A query was raised on the surveys showing the change in public opinion, Board members were not aware of anyone</p>	Noted.

Minutes
The Northern Area Partnership Board
7th February 2011 5:45pm
Low Grange Community Centre, Billingham

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<p>having being surveyed. Python Properties informed the board that they had asked a PR company to undertake the work. They door stepped 200 properties with 50% of those near the sight saying they would want it refurbished.</p>	
<p>A general query was raised on the trust they had in Bizzy B. Python Properties comment that they had no intention of risking anything on this project.</p>	Noted.
<p>A question was raised as to why the internal work is not done at the same time as the external. Python Properties replied that they develop show suites but the common areas, bistro and galley will be done. They then offer bespoke space so it can meet the needs of the clients however all of the major work is done, it is the finishing's that take place i.e. internal partitions etc. so there is little inconvenience to those tenants already in the building.</p>	Noted.
<p>A question was raised as to where legally they will stand and with regard to the funding from One North East. Python Properties noted that they have until the end of March to sign a funding agreement however they noted that they are not asking for the demolition notice to be removed but for them to be allowed to have a window of opportunity to carry out the work. If they are unsuccessful then SBC can demolish the building.</p>	Noted.
<p>A query was raised as to why they had only recently heard about the proposal. Python Properties noted that they did try and come to the last meeting but the agenda was already full. However they noted that they only wanted to come once the development agreement had been signed and they had control of the site.</p>	Noted.
<p>The meeting was then opened to questions from the floor.</p>	
<p>A query was raised as to why if they had been working closely with SBC, why SBC were not supporting this proposal. TG responded that they have had discussions with Python Properties at different levels and the main reasons they were not backing the proposal was the delay in signing the development agreement which was two months after the deadline given and the proposals offer no reassurances that the project can be delivered as tenants have not been identified and monies are not clearly available.</p>	Noted.

Minutes
The Northern Area Partnership Board
7th February 2011 5:45pm
Low Grange Community Centre, Billingham

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<p>KB noted that at the last meeting the board agreed to support the Council in demolition.</p>	<p>Noted.</p>
<p>The group agreed through majority vote that they would still support the council line in their decision. To note Councillors Woodhouse and Aggio and three other members abstained from voting. However the board did suggest that Python Properties enter into constructive detailed discussions with SBC to give sound financial reassurances that they would cover the costs both to date and to ensure the suitable demolition of the building if they are unsuccessful.</p>	<p>Noted.</p>
<p>7. Major Redevelopment Scheme Update</p> <p>a. Town Centre Development</p> <p>MB noted that he still has to chase up the lights for the Clarences. It was noted by board members that they would like the same lights coming into the town as Stockton.</p> <p>A comment was made on the toilets and the fact that they need to be installed as soon as possible.</p> <p>AH raised a concern that he had heard that a small business was being removed from their premises to make way for the new store, although he noted that he did not know the full details.</p> <p>b. Billingham House</p> <p>MB noted that he will be the contact for this project as Faye Dunhill is now on maternity leave.</p> <p>He also noted that the secure fence has now been erected.</p> <p>c. Forum</p> <p>MB informed the board that they have a date of the 9th May 2011 for completion by the contractors.</p> <p>d. Integrated Health and Social Care Facility</p> <p>TG informed the board that they are still waiting for the outcome.</p>	<p>Noted.</p> <p>Noted.</p> <p>AH to supply MB with details to chase up.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

Minutes
The Northern Area Partnership Board
7th February 2011 5:45pm
Low Grange Community Centre, Billingham

ITEM/ISSUE	ACTION
<p>Does it need council/ Cabinet approval/ endorsement? No</p> <p>Are any other boards affected? No</p> <p>Any Declarations Of Interest? None</p>	
<p>8. BELP Kevin Pitt circulated the list of priorities for the BELP. He also ran quickly through a presentation of the work they had undertaken. He noted that Osborne Park still has some land issues to be resolved before they could move forward with their plans. He also noted that Dave Munt was undertaking an engagement project with excluded pupils.</p> <p>KP informed the board that the BELP and Town Council are looking to set up a Billingham Asset Transfer Partnership to look at the potential to run Langdale Road and Hereford Terrace under a short term lease agreement .</p> <p>JH noted that SRCGA are offering support to any organisation or group who may be interested in taking over a community building through a Community Asset Transfer.</p> <p>The group agreed through majority vote that they would support the Billingham Asset Transfer Partnership.</p> <p>KP also noted that the Legacy Fund now has £6,400 and can apply for charitable status. Stockland have agreed to sign up to £500 per year donation to the fund.</p> <p>The BELP are currently looking to work with the 'Beat It' Project to extend its offer so they can work in the community not just through the schools.</p> <p>Does it need council/ Cabinet approval/ endorsement? No</p> <p>Are any other boards affected?</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

Minutes
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Low Grange Community Centre, Billingham

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<p>No Any Declarations Of Interest? None</p>	
<p>9. Thematic Group Updates BS circulated crime figures received from the Police for the area.</p> <p>VS noted that the main agenda item for the Housing and Neighbourhood Partnership was the changes in Housing Benefit.</p> <p>JS informed the group that the last Health and Wellbeing meeting was on the Health Whitepaper. It was noted at the last meeting to have an update on this at a future NAP meeting.</p> <p>AH informed the group that the main item of interest at the last E RTP meeting was the Tees Valley Metro. If anyone wants further information please contact AH.</p> <p>VS reported that at the last Stockton Renaissance meeting they had an update on the Communities Fund. A question was raised as to whether the new lights that are going in on the slip roads to the A19 are going to be switched off at peak times.</p> <p>No further updates were received from the Children's Trust Board and Arts and Culture Partnership.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
<p>10. Board Updates a. Community Sector i) Supporters of John Whitehead Park: At the last meeting they discussed the BMX track. It would potentially go in the tennis courts with the MUGA. BS noted that they have had a quote back of £47K.</p> <p>ii) SRCGA: JH noted that the Billingham Town Centre Residents association is changing its name to the Central Billingham Residents Association.</p>	<p>Noted.</p> <p>Noted.</p>

Minutes
The Northern Area Partnership Board
7th February 2011 5:45pm
Low Grange Community Centre, Billingham

ITEM/ISSUE	ACTION
<p>JH also noted that there is an open day on the 23rd February 2011 at SCRGA to gather feedback on the current CEN service.</p> <p>KS noted that an update on the work being undertaken at the Clarences has been circulated on JH behalf.</p> <p>iii) BERP and Legacy Fund update: already given under item 8</p> <p>b. Voluntary Sector: No updates.</p> <p>c. Business Sector: No updates.</p> <p>d. Public Sector: i) Cllr Woodhouse noted a concern on the redevelopment of the Globe in Stockton as Riverside Leisure previously wanted to take some of the subsidy from the Forum for this venue.</p> <p>Cllr Woodhouse also noted that there may be some funding from himself and Cllr Ann McCoy through their councillor budgets available for John Whitehead park.</p> <p>ii) Town Council: No update.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
<p>11.Any Other Business</p> <p>KB raised for information the schedule of accounts for the Town Council. He noted that at the Billingham Community Network meeting they discussed the Christmas event and they thought the community could be more involved in future events.</p> <p>KB also raised for information that the precept for the Town Council will be raised by 9.6% this year an equivalent of £1 per year increase for those in Band D.</p> <p>GB informed the board that he has been elected as the chair of the Low Grange Residents Association.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

Minutes
The Northern Area Partnership Board
7th February 2011 5:45pm
Low Grange Community Centre, Billingham

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<p>12.Date of Next Meeting The next meeting of the Northern Area Partnership Board will be held on:</p> <p>Monday 7th March 2011, 5:45pm, Low Grange Community Centre</p> <p>Northern Area Board members are invited to forward any proposals for agenda items for future meetings to Kelly Smith on 01642 526032 or kelly.smith@stockton.gov.uk</p>	Noted.