

Minutes

The Housing and Neighbourhood Partnership

Tuesday, 24th May, 2011, 02.00 p.m. at Watersports Centre Castlegate Quay, Moat Street, Stockton-on-Tees, TS18 3AZ

Chair:

Dave Pickard (Vela Homes)

Members:

Val Scollen (Northern Area Partnership), Joanne French (Community Campus), Glen Durrant (Coast and Country Housing), Paul Thomas (Central Area Partnership), Susie Thompson (Fabricker), Simon Callaghan (Habinteg), Phil Toal (FHM), Tracy Bradburn (Stonham/Home Group).

Advisors:

Helen Dixon (ASB team), Iain Robinson (Stockton Council), Jane Edmonds (Stockton Council), Simon Rogalski (Stockton Council), Allison Agius (Catalyst), Regina Harrington (Stockton Council)

Apologies

Members:

Michelle Street (Stockton Flats), Lesley Cannon (Job Centre Plus), Peter Smith (Personalisation Manager), Susanne Gordon (Stockton Council), Councillor Steve Nelson (Stockton Council), Matthew Reeves (Cleveland Police), Andrea Ainsley (Places for People), Wanda Graham (Accent), Chris Fixter (Jomast)

Advisors/ Observers:

Carole Straughan (Stockton Council), Linda Stephenson (Stockton Council), Melanie Howard (Stockton Council)

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| <p>HNP 20/11. Minutes</p> <p>Comments and Decisions Agreed as a true record</p> <p>Contact: Simon Rogalski Housing Services Stockton-on-Tees Borough Council 01642 528359 simon.rogalski@stockton.gov.uk</p> | |
| <p>HNP 21/11. Stockton Town Centre Prospectus</p> <p>Iain Robinson (Stockton-on-Tees Borough Council) presented the proposals for consultation for Stockton Town Centre.</p> <p>Questions from the partnership included: Buses - Do they still have to travel through the High Street and is it safe? A number of options have been considered including the option of a bus station in the town however the costs would be likely to be too high. They are however looking at the possibility of reducing the speed of buses through the High Street. What are the plans for Victoria Estate? Work has been commissioned to identify future options for the area. How will retailers be attracted back to the town centre? The majority of the shops in the town centre are owned by private landlords rather than the Council. It is the intention that investment into the town centre will make Stockton Town Centre more attractive to national retailers. Currently it is difficult to compete with places like Middlesbrough, Darlington and Teesside Park (which is however within the borough). Incentives around rates can be an option however the rents are set by the landlords. What about the Swallow Hotel? A range of options are being looked at. What effect do planning constraints have on improving? The Council is looking at reclassifying some of the</p> | |

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| <p>zoning of retail frontage across the town centre to give more flexibility to the use class of properties.</p> <p>Contact: Iain Robinson Economic Development and Regeneration Stockton-on-Tees Borough Council (01642) 526017</p> | |
| <p>HNP 22/11. Feedback from Sustainable Community Strategy Priorities Event</p> <p>Dave Pickard summarised the discussions around Housing from the Sustainable Community Strategy update Event in March.</p> <p>Comments and Decisions The priorities for Housing will return to the partnership later in the year for agreement.</p> | |
| <p>HNP 23/11. Quality Assurance in the Third Sector</p> <p>Allison Agius, Executive Director, Catalyst, explained the consultation that is currently being undertaken on quality assurance in the third sector.</p> <p>Allison discussed the importance of the proposals for third sector organisations. With many standards and awards available, the document will assist organisations to decide what standards to work towards. It will also be important for partners so that they will know what to look for from third sector organisations.</p> <p>It was asked whether it would assist third sector organisations in the evidence they have to fulfil when tendering for contracts. In principle there has been agreement with the Council that a certain standard could mean that they could pass certain procurement requirements however further talks are required and this is not a certainty yet. Catalyst is open to talking with partners that carry out procurement also about this.</p> | |

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| <p>The document will not be compulsory however it is hoped that it will help organisations to move towards quality assurance and that they will find it useful.</p> <p>There is also a link to the personalisation agenda and individual budgets. It might help organisations feel comfortable in signposting residents to good organisations. It will also help organisations gain a competitive advantage.</p> <p>Contact: Allison Agius Catalyst (01642) 733906 Allison@catalyststockton.org</p> | |
| <p>HNP 24/11. Refreshment Break</p> | |
| <p>HNP 25/11. For information: Government Response to Consultation to Local Decisions: A fairer future for social housing</p> <p>The government has released its response to views received on its social housing reform consultation paper. A summary of the government's next steps was discussed. The partnership fed its comments into the Tees Valley's response.</p> <p>The issue of under-occupation which is raised in the government's next steps was discussed. Habinteg said that they are incentivising transfers. One provider raised the issue of the cost of a void property therefore in some cases the true cost of incentivising or facilitating a transfer could be more expensive than it is worth. Tristar are looking to carry out some work to highlight the issue with local MPs.</p> <p>Jane Edmonds updated the partnership on the proposals for developing a tenancy strategy. A sub-regional approach is being taken and the Council is keen to collate the views of registered providers. An event will take place in July for the local authorities and registered providers which will be the beginning of the process.</p> | |

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| <p>Contact: Simon Rogalski Housing Services Stockton-on-Tees Borough Council (01642) 528359 simon.rogalski@stockton.gov.uk</p> | |
| <p>HNP 26/11. Annual Review</p> <p>Every year the partnership must agree its terms of reference. A copy of items that have been on the partnership's work programme in the last 12 months was also discussed.</p> <p>Comments and Decisions One of the key proposals is to reduce the minimum number of meetings from 6 to 4. It was requested that members forward any suggested amendments on the terms of reference to the Housing Strategy team and that the revised terms of reference are agreed at the next meeting.</p> <p>Contact: Simon Rogalski Housing Services Stockton-on-Tees Borough Council (01642) 528359 simon.rogalski@stockton.gov.uk</p> | <p>Proposed amendments to the terms of reference to be forwarded to Simon Rogalski by Friday 1st July 11</p> |
| <p>HNP 27/11. Process for nomination of partnership chair and vice-chair</p> <p>The chair and vice-chair of the partnership must be elected every 12 months. Partnership members were updated on the process for nomination.</p> | <p>Nomination form to be circulated to partnership members prior to the next meeting.</p> |

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| <p>Comments and Decisions A nomination form will be sent out prior to the next meeting. Should any partnership member wish to put themselves forward for nomination as chair or vice-chair, they should complete and return the nomination form. In accordance with the terms of reference, if there is more than one nomination for chair or vice-chair then election will take place by a simple majority vote.</p> <p>Contact: Simon Rogalski Housing Services Stockton-on-Tees Borough Council (01642) 528359 simon.rogalski@stockton.gov.uk</p> | |
| <p>HNP 28/11. Renaissance Update</p> <p>There had been no Renaissance meeting since the last partnership meeting.</p> | |
| <p>HNP 29/11. Partnership Agenda – 19th July 2011</p> <p>A draft agenda for the July meeting of the partnership was tabled.</p> <p>Contact: Simon Rogalski Housing Services Stockton-on-Tees Borough Council (01642) 528359 simon.rogalski@stockton.gov.uk</p> | <p>Should partnership members have any additional items for the July agenda then they should contact Simon Rogalski</p> |
| <p>HNP 30/11. Any Other Urgent Business</p> | <p>Any partners with a meeting room in the borough that could</p> |

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| <p>It was noted that Julie Higgins, who had served as Partnership Secretariat for the past 2 years as part of her secondment in Housing Strategy for the Council had returned to her role in the Benefit Service. Dave Pickard thanked Julie on behalf of the partnership for all her hard work over the past few years.</p> <p>It was also noted that this would be the last meeting of the partnership at the Watersports Centre as it was closing in its current format. It was suggested that partners might have meeting rooms that could be made available for the partnership to meet at.</p> | <p>be suitable for the partnership to contact Simon Rogalski</p> |