

## Minutes

### The Housing and Neighbourhood Partnership

Tuesday, 19th July, 2011, 02.00 p.m. at Habinteg Communal Room, Off Scarth Walk, Stockton-on-Tees, TS18 1QJ

#### **Chair:**

Jane Edmends (SBC)

#### **Members:**

Phil Toal (Frank Haslam Milan); Helen Dixon (SBC ASB Team); Simon Callaghan (Habinteg HA); Bill Waller (Habinteg HA); Kay Glew (Tristar Homes); Roy Parker (Central Area Partnership); Val Scollen (Nortehrn Area Partnership); Sarah McManus (Fabrick Housing Group); Janet Stubbs (Jobcentre Plus); Michelle Street (Stockton Flats); Wanda Graham (Accent Foundation); John Rosser (Western Area Partnership); Paul Thomas (Central Area Partnership); Andrea Ainsley (Places for People).

#### **Advisors:**

Caroline Wood (SBC Housing Options Manager); Simon Rogalski (SBC Housing); Matthew Clifford (SBC Planning); Carol Straughan (SBC Planning); Roland Todd (SBC Regen and Economic Redevelopment)

#### **Apologies**

#### **Members:**

Tracy Bradburn (Stonham); Joanne French (CC87); Peter Smith (SBC); Dave Pickard (Tristar); Susie Thompson (Fabrick); Janine Browne (SDAIS); Kelly Taylor (ISOS); Cllr Cherritt (SBC); Cllr Nelson (SBC); Michelle Street (Stockton Flats); Julie Nixon (SBC)

#### **Advisors/ Observers:**

Melanie Howard (SBC Housing)

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ITEM/ISSUE	ACTION
<p><b>HNP</b> <b>20/09. Minutes</b></p> <p><b>Comments and Decisions</b> Agreed as a true record</p> <p><b>Contact:</b> Simon Rogalski Telephone 528359 email: simon.rogalski@stockton.gov.uk</p>	
<p><b>HNP</b> <b>21/09. Terms of Reference Review</b></p> <p><b>Comments and Decisions</b> The terms of reference circulated with the agenda were agreed for the next 12 months</p> <p><b>Contact:</b> Simon Rogalski Telephone (01642) 528359 Email: simon.rogalski@stockton.gov.uk</p>	
<p><b>HNP</b> <b>22/09. Election of Chair and Vice-Chair</b></p> <p><b>Comments and Decisions</b> It was noted that one nomination had been received for chair, Dave Pickard and one received for vice-chair, Susie Thompson. The partnership agreed to them both as chair and vice-chair for the next 12 months</p>	
<p><b>HNP</b> <b>23/09. Planning for Housing: Core Strategy Review Issues and Options</b></p>	

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<p>Matthew Clifford, Principal Planning Officer, Spatial Planning updated the partnership on the ongoing consultation on potential new housing sites in the borough as part of the Core Strategy Review – Development Plan Document Issues and Options.</p> <p>The discussions below took place following the presentation.</p> <p>It was asked out of the 2,800 dwellings gap by 2027/28, how many would be affordable. On all new sites the Council would seek to apply its policy on affordable housing of 15-20% on sites of 15 dwellings or more and an affordable housing tenure mix of 80% rented, 20% intermediate tenure.</p> <p>Is there an assessment of affordable housing requirements in the borough? A Strategic Housing Market Assessment (SHMA) was published in 2009 which estimated that 866 affordable dwellings were required in the borough per annum. The Tees Valley local authorities are looking to update the SHMA in summer 2011 and updates will be provided back to the partnership as necessary.</p> <p>What would the approach be to Community Infrastructure Levy (CIL)? The Council has made a decision to use CIL as the principal means of collecting contributions for infrastructure. The Council is now working towards completing 2 strands of work - economic viability testing and the infrastructure needed to bring forward development. The Council is looking to adopt CIL by 2014.</p> <p>Would it be anticipated that house prices would change in areas nearby the sites being consulted upon? In terms of planning considerations, impact on adjacent house prices wouldn't be taken into account.</p> <p>What is the future of the 3 sites that were being relied on to deliver housing targets; Chandlers Wharf, Bowesfield North, Tees Marshalling Yard. The Council is not giving up on these sites, however the Council cannot absolutely depend upon them to deliver the future housing required.</p> <p>Would the potential relocation of Red House school and potential new hospital site to Wynyard make the area more sustainable? It is possible that they might do however these are not committed plans.</p>	

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<p>Are impact issues such as increased traffic taken into account? Workshops have taken place with the Council's highways engineers and consultation will be carried out with the highways agency.</p> <p>If villages were extended would this also include affordable housing? There would first need to be a desire for village extension identified through the consultation. In any residential planning application the Council would be looking to apply its requirement for affordable housing.</p> <p>Would neighbourhood planning affect any extension to villages and mean residents could halt or facilitate development? Neighbourhood plans can facilitate more development than would be allowed by strategic plans (such as the adopted Core Strategy) but not less.</p> <p>It was suggested that a summary 'easy read' document to the review could be produced. This suggestion would be taken on board and considered.</p> <p><b>Contact:</b> Matthew Clifford Telephone (01642) 526049 Email: matthew.clifford@stockton.gov.uk</p>	
<p><b>HNP</b> <b>24/09. Refreshment Break</b></p>	
<p><b>HNP</b> <b>25/09. Homelessness and Housing Advice Update</b></p> <p>Caroline Wood, Housing Options Manager, Stockton-on-Tees Borough Council updated the partnership on the current trends and pressures currently identified by the Housing Options service and also how the service was</p>	

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<p>responding to these pressures.</p> <p>It was noted that only 50 out of 400 homeowners who had been issued court proceedings by their lender actually responded to the Housing Options service offer of assistance. It was asked that if the other 350 did respond, would the service have the capacity to assist them all? Capacity would currently cause major problems however they would not be turned away. This service is now included in the Council's corporate contract for advice and information service provision with Stockton CAB. It may need to result in an urgent request for additional resources.</p> <p>It was also noted that out of the local authority areas within the Tees Valley and County Durham, the number of households assisted through the Government's mortgage rescue scheme was highest in Stockton-on-Tees. Unfortunately the national funding for this scheme has been slashed and therefore very few will be assisted through this in future years.</p> <p>A discussion took place on the current housing difficulties facing young people. It was proposed that a future agenda item for the partnership should be the current pressures on young people and housing.</p> <p>It was asked whether there was a timescale around the 'Trainer flats'. There is a minimum timescale of 6 months and they anticipate people moving on certainly after 18 months. It was noted that the trainer flats had been extremely successful, with intense management from various agencies.</p> <p><b>Contact:</b> Caroline Wood Telephone (01642) 526639 Email: caroline.wood@stockton.gov.uk</p>	
<p><b>HNP</b> <b>26/09. Communities Fund and Worksteps Programme Update</b></p> <p>Roland Todd, Labour Market Co-ordinator, Stockton-on-Tees Borough Council provided an update on the Communities Fund and a number of successes achieved and challenges for the future</p>	<p>Interim report highlighting the work of the communities fund to be circulated to members.</p>

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<p>It was noted that some additional work is being set up to work with families with 'multiple barriers' and families for this will need to be identified. More information can be provided by Roland should partners be aware of families that could be involved.</p> <p>It was agreed that an interim report that highlights the work of the communities fund in the borough is circulated to the partnership following the meeting.</p> <p>Kay Glew, Head of Housing Services, Tristar Homes, provided an update on the Worksteps programme. Worksteps is a consortium of housing providers working with the 3 lead providers of the Communities Fund aiming to couple expertise and knowledge from social housing providers and existing relationships with communities alongside the specialist skills that are need to successfully tackle worklessness in communities furthest away from employment.</p> <p>It was suggested that programme is a good model however it should be noted that the funding for it is time limited.</p> <p><b>Contact:</b> Roland Todd Telephone (01642) 526184 Email: roland.todd@stockton.gov.uk</p>	
<p><b>HNP</b> <b>27/09. Renaissance Update</b></p> <p>An overview of the items at the Stockton Renaissance meeting held in June was provided which included:</p> <p>Communities Fund update Stockton Town Centre development consultation Local Immigrations team update Draft Sustainable communities strategy – confirmation that it will come to a future partnership meeting.</p>	

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<p>Draft community asset transfer strategy Third sector strategy update and action plan</p> <p><b>Contact:</b> David Pickard Telephone (01642) 527083 david.pickard@velagroup.co.uk</p>	
<p><b>HNP</b> <b>28/09. Any Other Urgent Business</b></p> <p>There was no other business discussed</p>	