

**BRIDGING NEWCASTLEGATESHEAD BOARD  
FRIDAY 15 MAY 2009  
MINUTES**

**Present:**

Jim Coulter	Chair
Councillor Bill Shepherd	Newcastle City Council
Alan Sears (rep David Slater)	Newcastle City Council
Sheila Johnston	Gateshead Council
Donald Urquhart	Homes and Communities Agency
Tom Warburton	One NorthEast
Geraldine Wilcox	Independent
Charlie Hughes	Newcastle LSP
Andrea Proudlock	Independent
Bill Fullen	Gateshead LSP

**Officers in Attendance:**

Anne Mulroy	BNG
Karen Anderson	BNG
Ian Mackintosh	BNG
Jonathan Dunk	BNG
John Sparkes	BNG
Julia McAweaney	BNG (minutes)

**Action**

**1. APOLOGIES FOR ABSENCE**

Received from Steve Errington, David Slater, Fiona Gough and George Curry.

The Chair advised that Councillor David Napier has stepped down as Cabinet Member for Regeneration in Gateshead. A thank you letter on behalf of the Board will be sent to him from the Chair.

JC

Gev Pringle has also stood down as Gateshead Strategic Partnership representative and Bill Fullen (Chief Executive of The Gateshead Housing Company) is his replacement. A thank you note had already been sent to Gev.

**2. DECLARATIONS OF INTEREST**

Personal, non prejudicial declarations from Jim Coulter, Sheila Johnston, Councillor Bill Shepherd, Andrea Proudlock and Donald Urquhart.

**3. MINUTES OF 13 MARCH MEETING AND MATTERS ARISING PLUS ACTION NOTES**

- The minutes were agreed as a correct record and signed by the Chair.

#### 4. **DIRECTOR'S REPORT**

##### **Board and Appraisal Panel Membership**

- Bill Fullen has joined the Board to replace Gev Pringle as GSP representative.
- There is a revised Scheme of Governance for BNG which includes additional representation from Newcastle and Gateshead Strategic Partnerships. Steve Stokoe (Fire Service) is the nominated representative from Gateshead with Graham Smith (Police) as deputy. NCC are having discussions and will agree their nominee at Strategic Board on 16 June.
- Gill Robson (Senior Lecturer, School of the Built Environment, Northumbria University) has joined Appraisal Panel.
- The above appointments were formally approved by the Board.

##### **HCA Performance Management**

- Letter received from HCA in which they are specific about issues of backloading of the programme. This has been raised with both LAs and they are working to address the issue.
- Performance Framework has been received from HCA. 10% will be judged on Quarter 1 performance in June and need to agree output targets by 20 May. There will be a new set of targets based around themes - Pathfinders need to choose 2 themes. 70% of performance will be based on direct outputs and 30% on basis of narrative response to themes. Potential new output around employment and training. Discussions are taking place with Pathfinder Chairs in relation to this additional output. Sir Bob Kerslake and Iain Wright have stressed that the 10% reduction in baseline funds is a 'holdback' not a 'cutback' and there is interest to ensure that 10% allocated and this will be done as soon as possible after the Quarter.
- BNG are putting things in place around employment and training as in the past this has been based on other partners and agencies delivery of employment and training. From next year there will be a target on what direct interventions are made and funded. There is much emphasis for the programme to respond to the recession.
- Councillor Bill Shepherd will take concerns back to NCC. The Chair will be responding to the Director of Investment at HCA.

BS/JC

##### **Audit Commission Innovation and Market Response**

- Audit Commission have started work on review of Innovation and Market Response. This work will be completed by August. BNG to respond to the framework by 29 May.

##### **Annual Report and Review of HMR Pathfinders**

- Copies of the Audit Commission HMR Programme Review were tabled at the meeting.
- It is a positive assessment of policy and programme and has a number of recommendations to Government, Pathfinders and the Audit Commission. The Chair will be sending with a note to the 2 Council Leaders and Executive Members will be copied in to that.

JC

### **NCC Governance Review**

- NCC are reviewing their governance arrangements for regeneration and initial proposals have been approved by Executive. BNG will be making a response to the consultation given that area governance is a key issue for the Audit Commission. The consultation date is to be confirmed by NCC.

### **Board Awayday**

- Following recent one to one discussions with Board Members and the Chair and in terms of knowledge base, it was felt that there needs to be a discussion about futures issues.
- It was agreed that the Board meeting scheduled for 18 September would be extended to an all day meeting. Pat Ritchie, HCA Regional Director would be available to attend.

### **Communications Update**

- **BNG Residents Panel** met for the second time at the end of April and focussed on Practical, Affordable Housing Solutions. The next meeting will take place at the end of June when there will be a discussion about how best to involve and engage with communities given that there is less development on the ground given the current economic climate. Still seeking new Panel members. Panel members and officers have been given the chance to participate in a community development course.
- **Stakeholder Newsletter** will be sent out end of May.
- **Event on NewcastleGateshead Story of Housing Growth** will take place 20 May.
- **Practical, Affordable Housing Solutions** work will be launched at the end of June. May need to be flexible on the date in order to get sign off.
- **Community Engagement Event** will take place 9 July and will focus on maintaining residents' confidence through the downturn.
- **National Communications** – a public affairs agency has been appointed to handle national communications activity.

### **Budget Implications for BNG**

- A short note on the budget implications was included in the Director's report.
- HCA Kickstart initiative will help with house sales and unlock infrastructure.

### **Annual Report**

- The Board agreed the theme of 'Partnership, People, Place, Potential' and specified that they see the text before it goes to Press. KA/MP

### **'Fit for a City'**

- Sheila Johnston gave a presentation (copy circulated with minutes) on the Gateshead Centre Regeneration Delivery Strategy called 'Fit for a City'.
- Cabinet agreed the vision in December which is the basis on which will move forward. Very ambitious plans and Members keen to see it take place. BNG has been involved as stakeholders.
- The proposed new neighbourhood south of Centre will link to Freight Depot

site.

- Issue of traffic management was raised – this is being discussed already.
- Strategy is suggesting some changes around the Civic Centre but not necessarily the building itself.
- Gateshead Town Centre already has a stable community – it is about having a more stable environment.
- The cost of delivering this exciting and aspirational strategy was queried. It will be done in 5 year blocks. One NorthEast and Gateshead Council have been working together and acquiring properties – there is a good stock to start with. Retail will be using properties Council has bought. Gateshead Council has been working with Wayne Hemingway on 'Starter for Ten' project.

### **Update on NCC Transformation Programme**

- A note from David Slater was circulated at the meeting.
- The Executive Team (David Slater, Sheila Johnston and Anne Mulroy) have been working closely on the resources review and impact on the way the BNG programme will be delivered when transformation takes effect.
- BNG needs to hold new Policy and Research Officer for redeployment candidates.

### **1NG Economic Masterplan**

- 1NG is the new name for the City Development Company.
- BNG met with consultants preparing the economic masterplan yesterday and will be on the Urban Core Management Group in future. Discussion centred around potential plans for 1NG in terms of development of family housing within the urban core and to ensure there is a firm evidence base that supports what BNG are doing. Also linkages in terms of how the urban core fits with the wider urban area and ensure there is a story that describes activity in the future within the economic masterplan. Needs to be links with any potential employment initiatives to ensure BNG becomes an area of benefit for inward investment.

### **Towards a New Narrative for Market Renewal**

- Agreed with HCA and Minister that this be developed in partnership with HCA Regional Directors to produce an adequate policy document for the build up to the next Strategic Review to enable some relationship between Government decisions taken on capital investment programmes and inheritance will have built up by 2010 across these areas.
- The Chair was happy to take comments back to that discussion and could use some of the next stages of this as part discussion at Away Day on 18 September.
- Will agree a date with Pat Ritchie for when these discussions to start quickly.

## 5. **FINANCE UPDATE**

- All expenditure and output targets for 2008-09 have been achieved.
- It was noted that 60% of the allocation was spent in the final Quarter. This has been smoothed out for 2009-10 and further work will be done to ensure smoothing happens for 2010-11.
- 2009-10 programme has been approved by Project Appraisal Panel. Amounts to £41.2m for full year with an actual allocation of £37.9m. Over-programming of 21% already built into programme for 2009-10. 2008-9 programme was 16% over-programmed.
- 21% over-programming for this year is due to the profile of the programme. There are several projects that continue over the years. The risk of projects slipping and the impact on the forward year programme is recognised.
- The programme for 2009/10 was approved.

## 6. **ACTION PLAN FOR MARKET RENEWAL**

- The Action Plan will provide the context to the HCA in the bid to achieve the additional 10%. It shows what BNG's focus will be on market recovery. 3 major themes:-
  - Practical, Affordable Housing Solutions;
  - Strategic Property Conversions;
  - Site Investigation
- It outlines what the key actions will be across the programme for each of these themes.
- Will go to HCA on 20 May to accompany data returns and key actions. The Plan will be managed by Executive Team and Programme Management Group.
- A potential inconsistency in the Practical, Affordable Housing Solutions figure will be checked.
- HCA would like to see what additional core outputs could be delivered for the 10% held back. These outputs need to be achieved over the year.

AM

## 7. **REVISED SCHEME OF GOVERNANCE PROPOSALS**

- Comments have been incorporated into this revised Scheme.
- The Project Appraisal Panel terms of reference will be amended as follows:-
  - delegation should be to Director rather than BNG officers;
  - Growth Fund will be mentioned;
  - Membership to include Council representatives as observers, not members;
- The revised Scheme of Governance will be circulated to the Board to update the version on the information pack memory stick.
- The annual update to Members' declarations will come out soon as part of that.
- The Board approved the Scheme of Governance, subject to the changes mentioned above.

**8. OPERATIONAL PLAN QUARTER 4**

- Most of ambers should be green as these are ongoing projects.
- Operational Plan 2009-10 received and noted.

**9. PROGRAMME UPDATE 2009-11**

- Graph at page 3 illustrates range of gap between what the minimum investment will be and 100% allocation and what the cost of delivering the programme this year is. The gap is between £7.2m and £10.5m.
- Specific management framework set up around 6 key projects. Need to ensure significant investment around site remediation, site improvement and environmental improvement and investment around enabling access to home ownership in order to develop suite of indicators that reflect BNG's investment. In terms of investment available this year, Appraisal Panel approved investment of £25m at its last meeting.
- Level of over-programming for this year is £7.2m so targets could still be achieved. The programme will be monitored continually using the project development timetable.
- Site assembly has been accelerated BNG has taken advantage of low unit costs to acquire properties. There is a healthy balance of projects and acquisitions.
- There needs to be some scenario planning to get timelines/dates for decisions.

JD

**10. EFFICIENCY PLAN – CONFIDENTIAL ITEM**

- The Board approved this as an interim efficiency plan which would be developed further in the light of the discussion.

IM/AM

**11. HOUSING MARKET UPDATE – CONFIDENTIAL ITEM**

- Karen Anderson gave an update.
- Will look at Vitality Indices at next Board.

KA

**12. MAJOR DEVELOPMENTS UPDATE AND PRESENTATION ON SCOTSWOOD – CONFIDENTIAL ITEM**

- Updates were given on the major developments including a presentation on Scotswood.

**13. PRACTICAL, AFFORDABLE HOUSING SOLUTIONS – CONFIDENTIAL ITEM**

- The Board agreed with the recommendations in the report.

14. **GROWTH AND INVESTMENT MAP**

- The map was tabled for information.

15. **ADVISORY GROUP MINUTES**

- 30 April minutes received.
- 1 May minutes to be approved at July Board.

**PROJECT APPRAISAL PANEL**

- 6 March, 8 April and 8 May minutes received.

16. **ANY OTHER BUSINESS**

- No discussion.

17. **DATE AND TIME OF NEXT MEETING**

- 10.30am, Friday 10 July in the Blaydon Room, Gateshead Civic Centre.