

**BRIDGING NEWCASTLEGATESHEAD BOARD  
FRIDAY 18 SEPTEMBER 2009  
MINUTES**

**Present:**

Jim Coulter	Chair
Sheila Johnston	Gateshead Council
Councillor Angela Armstrong	Gateshead Council
Pat Ritchie	Homes and Communities Agency
Bill Fullen	Gateshead LSP
Geraldine Wilcox	Independent
Steve Errington	Independent
Andrea Proudlock	Independent
Neil Barker	Newcastle LSP
David Slater	Newcastle City Council

**Observers:**

Fiona Gough	Government Office for the North East
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**Officers in Attendance:**

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

**Action**

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Tom Warburton, Kevan Carrick, Charlie Hughes, Councillor Bill Shepherd, Chief Supt Graham Davis and George Curry.

**2. DECLARATIONS OF INTEREST**

Personal, non-prejudicial declarations from Steve Errington, Councillor Angela Armstrong and Sheila Johnston.

**3. MINUTES OF 10 JULY MEETING, ACTION NOTES AND MATTERS ARISING**

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

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

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

- Comments on the draft report have been submitted to Audit Commission and the report should be finalised soon.

##### **Audit Commission Annual Performance Review**

- This will take place 6-8 October and all of the documents have been submitted to show progress made on the Recommendations and information on current progress. This will be the 4<sup>th</sup> visit within the last 12 months from Audit Commission.

##### **Major Projects – Riverside Dene (confidential)**

- Anne Mulroy updated the Board.

##### **Gateshead Joint Venture Vehicle**

- Activities have centred around preparation of Outline Business Case and HCA Gateway approvals. The financial model is being scrutinised at present. Will come back to Board in November with further progress details.
- Went to last HCA Project Executive to put funding into feasibility work and HCA are keen that resources are put in but wanted to test where now – potential issues in relation to going into a long deal with one developer and whether there would be safeguards, ie how it is phased and how sites are valued and taken forward. Further discussion need. Gateshead Council has looked at this in detail and have been careful to build in a deadlock and would be happy to discuss further.

##### **Byker Investment Task Group**

- This group was established following a failed PFI bid by NCC to refurbish Byker estate. The Task Group and Working Group have met already and each organisation has committed to provide some area of resource by way of secondees.
- The Task Group needs to report to John Healey by end of December. John Healey visited last week.
- Will come back to this group to update.

### **HCA – Visit by Chair, Robert Napier**

- The visit scheduled for 10 September was cancelled. There is a new date of 27 October and arrangements will be reinstated.
- This is part of visits the Chair is making to each Pathfinder nationally to inform his view about what the practice of working as Pathfinders.

### **Inside Housing**

- A briefing meeting was held with Inside Housing journalist on the work of BNG. The meeting seemed to go well.

### **Practical, Affordable Housing Solutions (confidential)**

- Anne Mulroy gave an update on the current position.

### **Regeneration Momentum**

- BNG will be providing some evidence to Professor Michael Parkinson, who is producing a follow-up report on his previous study on the credit crunch, on some of the obstacles faced in relation the economic downturn and new build schemes.

### **Local Investment Plan**

- BNG has been asked by the Local Authorities to pull together a document that brings together the 2 Local Investment Plans around Story of Growth. This will help to inform the Single Conversation. Karen Anderson is leading on co-ordinating this.

### **Board Membership**

- Pat Ritchie will replace Donald Urquhart as HCA nominee to the Board.
- Charlie Hughes will take over from Donald as Chair of the Advisory Group.
- Approved.

## **5. HOUSING MARKET UPDATE (confidential)**

- Karen Anderson gave a presentation to update the Board on the current position. A copy of the slides is enclosed with the minutes.

## **6. PROGRAMME UPDATE (confidential)**

- Jonathan Dunk gave an update and there was further detailed discussion.

## **7. SCOTSWOOD LOCAL HOUSING COMPANY (confidential)**

- John Sparkes updated the Board and further discussion took place.

**8. FINANCIAL UPDATE 2009/10**

- In July BNG was successful in gaining an additional 10% (3.2m) to add to the renewal programme due to positive performance in the first quarter of 2009/10. The total allocation for this year is now £33.923m.
- The draft programme for the year has been revised to a total of £38.5m.
- Projects totalling £35.1m have been approved to date.
- As at 31 August BNG has claimed £11,699,481 from HCA which is within 1.2% of estimated cashflow forecast to the end of August.
- September cashflow target of £2.7m to hit and should be nearly there at this point in time which would take us to £14m.
- There was concern about 2010/11 programme timescales and getting a funding agreement signed off in light of a potential change in Government, however representatives HCA Central Team has committed to Deed of Variation by 31 March 2010.
- BNG are currently reviewing programme for 2010/11 and headline details will come back to November Board, after being discussed at Executive Team next week and Appraisal Panel in October.

**9. ADVISORY GROUP – 4 SEPTEMBER MINUTES**

- Received.

**10. DRAFT SCHEDULE OF BOARD MEETINGS 2010**

- Approved.

**11. ANY OTHER BUSINESS**

- No discussion.

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

- 10.30am, Friday 20 November in a Committee Room at Newcastle Civic Centre.