

Item 10 – Operational Plan Performance Update Q3

**OPERATIONAL PLAN 2008/09
'CREATING GREAT PLACES TO LIVE'**

**ACTIVITIES, ACTIONS
AND PLANNED OUTCOMES**

**This document describes the activities,
actions and planned outcomes in 2008-
09 to achieve the
Vision and Strategic Objectives set out
in our Business Plan 2008-11**

WORKING PRIORITIES 2008/09

This document sets out under five key headings BNG working priorities for 2008/09:-

- 1. Our Operating Environment**
- 2. Our Places**
- 3. Improving Organisational Performance**
- 4. Our Programme 2008/09**
- 5. Our Priorities**

1. Our Operating Environment

Many external factors and changes will affect our ability to maintain delivery of our programme and ambitions during 2008/09. We will need to respond and adapt to change in the National Agenda and co-operate closely in the development of new structures for delivery of regeneration and new initiatives which come forward during the year.

Locally we need to further improve partnership working and performance to achieve maximum results from potentially more limited funding and develop a creative attitude to achieving results in our areas. We need to ensure that our plans take account of changes in the macro and local environment which could affect the potential for improvement within the BNG area.

Activity 1: Gateshead and Newcastle in Partnership – CDC, NGI, BNG

Outcome:

A better performing partnership that is a key part of the wider partnership structure creating sustainable communities in NewcastleGateshead.

Action 1.1:

Work closely with CDC and NGI to influence and inform the Gateshead and Newcastle Partnership.

Officer: AM/KA

Deadline: ONGOING

Key milestones include Board consideration of proposals in September 2008 for BNG's contribution to the partnership; closer working between BNG, CDC & NGI etc

On track: Progress being made.

Progress Report: Presentation made to Newcastle Gateshead Partnership on BNG and fit with partnership. Follow-up meeting between Jim McIntyre and AM to be held on 21 January 09.

Activity 2:
Homes and Communities Agency (HACA):
The forming of the new Regeneration Agency bringing together the funding of the Housing Corporation and English Partnerships by 2009 and the inclusion of Housing Market Renewal within the delivery functions of the agency means a transfer of the direct responsibility for the programme from CLG during 2008/09, part way through the next funding period.

Outcome

Smooth transition to new Agency will maximise opportunity to invest in BNG area.

Action 2.1:

Continue to work closely with CLG and the emerging Homes and Communities Agency (HACA) organisation to ensure smooth transfer of responsibilities, promoting BNG track record as partnership organisation.

Officer: AM

Deadline:

On track:

Action 2.2

Look for opportunity to influence the future use of HMR funds to achieve greater investment in regeneration in BNG and complement other funding streams.

Officer: AM

Deadline:

On track:

Progress Report:

Meeting with Pat Ritchie, Donald Urquhart and AM to be held on 19 January 09. Meeting with Pauline Davies seconded from New Heartlands to HCA 16 January 09.

Activity 3:

Growth Points – the announcement of the New Growth Points gives the opportunity to build on the transformational activity already started.

Outcome:

To plan for growth in the heart of Tyneside through an initial focus on renewal areas, spreading out along the Tyne Gorge.

Action 3.1:

Proactive contributions to the establishment of the team and governance of the Growth Point Initiative and Delivery Plan.

Officer: AM/KA

Deadline: New Growth Point announcement April originally – put back to June, now believed to be before summer recess of Parliament

On track: Announcement of £4.7m allocation now made.

Action 3.2: Securing a key role for BNG in the delivery of the Growth Point Delivery Plan – alignment of funding.		
Officer: KA/IM	Deadline:	On track:
Progress Report: 3.1 Programme of Development submitted on 27 th of October. Announcement of £4.7m. CIF 2 Expression of Interest feedback end January 09. 3.2 Both LA partners have committed to BNG co-ordination and strategy role in the delivery of the Growth Programme. A report is being submitted to BNG Board outlining the changes required to the existing governance framework in January 09. Work in progress to establish Officer Working Structure.		

Activity 4: Local Housing Company / Joint Venture Gateshead		
Outcome: Potential new method for delivery of growth.		
Action 4.1: Support / contribute to the delivery of Affordable Housing / maximise investment.		
Officer: AM	Deadline: Ongoing	On track:
Progress Report: Scotswood will form the heart of the first LHC for Newcastle. BIG Gateshead launch of JV extremely successful.		

Activity 5: Local Area Agreements / Multi Area Agreements (Understanding): There is a significant opportunity to use Housing Market Renewal and the pooling system which already exists between Newcastle and Gateshead through BNG to promote a Multi Area Understanding (MAU) for Housing which will set out cross area shared targets and outcomes. An MAU would give the opportunity to eventually develop a more holistic approach to regeneration across LA boundaries.		
Outcome: Considered response to potential new ways of working, building on existing arrangements and creating more sustainable housing for communities.		
Action 5.1: Continue discussions on the principles which could be incorporated into an Agreement as part of discussions with Gateshead and Newcastle Partnership and NCC and GC on the future of BNG.		
Officer: KA/AM	Deadline: ONGOING	On track: Linked to action

	March 2009	1.1. Still to commence.
Progress Report: BNG involved in NewcastleGateshead Joint Investment Plan to One NorthEast and HCA. Leaders and BNG Chair to jointly host Renewal and Growth event for stakeholders 2 February 09.		
Action 5.2 Further develop the proposal to understand how other Housing funding streams operate across BNG area, e.g. ALMO Decent Homes and Housing Corporation NAHP can be better aligned.		
Officer: IM	Deadline: Jan 2009	On track:
Progress Report: Glynn Drury is attending Programme Management Group (PMG). Resource mapping exercise to be completed by the end of January. PMG to examine Funding Steams.		

Activity 6: Partnership Working: Effective partnership working is crucial to move the programme forward to achieve our vision. Some work has already begun and closer arrangements exist across the Board, partners and stakeholders.		
Outcome Efficient and effective working arrangements across the partnership.		
Action 6.1: Improve effectiveness and efficiency using the new model.		
Officer: IM	Deadline: March 2009	On track:
Action 6.2: Establish Partnership Improvement Team to develop and complete work plan to ensure due consideration to key areas of management and development, including structures, processes and best practice.		
Officer: DL	Deadline: June 2008	On track: Now need to review membership and workplan to reflect growth.
Action 6.3: Develop a Partnership Agreement that delivers and monitors effective capacity and skills for the delivery of the programme.		
Officer: JD	Deadline: September 2008	On track: Complete
Progress Report: Action 6.1 - Model developed and presented to PIT Action 6.2 Membership of PIT and its workplan in need of review to reflect the growth agenda.		

Activity 7: Develop our work on Promotion of Place and continue to develop our communications within BNG and also with our key partners, influencers and residents.		
Outcome: To develop a clear neighbourhood vision and maximise residents' understanding as well as opportunities to influence our work.		
Action 7.1: Community Engagement Event in 2008 to promote best practice across Pathfinder area.		
Officer: MP	Deadline: July 2008	On track: Event took place on 10 July 2008
Action 7.2: Promote the results of our research via the 'results' papers, events etc.		
Officer: KA	Deadline: AS RESEARCH COMPLETED	On track:
Action 7.3: Publish "three sixty" stakeholder magazine twice a year.		
Officer: KA/MP	Deadline: Late Spring and Autumn	On track: Issue 2 published in May 2008
Action 7.4 Active participation / direction of the work of the overarching NewcastleGateshead Communications and Marketing Group and the BNG Communications and Marketing Management Group		
Officer: KA/MP	Deadline: 1 st meetings & agreement ToR and workplans August 2008	On track: Meetings taking place and action plan being delivered.
Progress Report: 7.1 The Community Engagement Event took place on 10 th of July, it was attended by 50 officers and partners. A future event is planned in 2009. A study visit to Hull is planned for December 2008. 7.3 Next issue of "three sixty" scheduled for publication in early 2009, it is likely to include renewal and growth and current market conditions.		
Action 7.5: Explore the potential to complement the work of NewcastleGateshead Initiative's (NGI) LIVE; WORK; LEARN themes to promote the BNG area and places within it.		
Officer: KA/MP	Deadline: ONGOING	On track: A BNG logo revision is underway.
Outcome: Improvement in the reputation of BNG places / more positive media coverage.		

Action 7.6: Promotion of BNG area / schemes to residents / prospective buyers outside BNG area.		
Officer: KA/MP	Deadline: Timescales vary according to stage each place is at in terms of delivery Framework – March 2009	On track: Initial scoping work to begin in 2009.
Progress Report: 7.5 – The LIVE brand is being phased out by NGI. BNG is carrying out an audit of marketing within the BNG area working with partners to look at place making. BNG is also evolving its own logo to become more relevant. 7.6 - Great Places continues to promote the transformation of the BNG area to residents. BNG are involved in the overarching West End of Newcastle approach to marketing the area and specific work on Cruddas Park and Scotswood Expo. Walker Riverside already has a marketing strategy, Places for People are the lead on delivering this; regular meetings take place with BNG, PfP and the City. There is no specific strategy for promoting Byker to a wider market although opportunities are being sought to link this to the Ouseburn strategy. Discussions are taking place with Gateshead on their communications and marketing strategy. The activity of these different areas will be considered and pulled together in to a marketing framework/strategy including any opportunities to promote the wider place at the new Communications and Marketing Groups. An audit of existing activity is already underway for future consideration by the group.		

Activity 8: Develop learning opportunities within and across Pathfinders		
Outcome: To promote excellence in our organisation and with other HMR Pathfinders.		
Action 8.1: Continued contribution to Audit Commission Learning Events, Forward Strategy meetings, Communication Group, Directors' Forum		
Officer: Management Team	Deadline: ONGOING	On track:
Action 8.2: Chair National Finance Forum, Programme Management.		
Officer: IM	Deadline: March 2009	On track: IM continues to chair Finance Forum and facilitated the Audit Commission event on Benchmarking and VFM

Action 8.3: Visits to Pathfinders and other agencies and developments to share information and best practice and feed back to our partners.		
Officer: Management Team	Deadline: ONGOING	On track:
Progress Report: BNG value in Design research featured at Pathfinder Design meeting in December. Community Engagement workstream visited Hull Pathfinder in December 2008. BNG part of group working with HCA on developing future indicators		

Activity 9: Further develop the Panel of Experts to assist Advisory Group and Appraisal Panel.		
Outcome: To ensure we act on the best advice, critique and challenge to our activities.		
Action 9.1: Identify individuals with expertise, to fill gaps, develop shared learning across BNG, establish annual programme of meetings which develop shared learning and facilitate decision-making.		
Officer: KA/JD	Deadline: ONGOING	On track:
Progress Report: Relevant 'experts' informing discussion and ideas for improvement on themes considered by the Advisory Group. Andrea Proulock has been added to BNG Board and Project Appraisal Panel membership. She is a solicitor specialising in land and property law. Cyril Winskell now appointed.		

Activity 10: Work with Board Members and their organisations to share good practice and knowledge transfer and develop new approaches.		
Outcome: To ensure BNG maximises its expertise and knowledge to develop up to date and innovative approaches, to deliver excellent governance across the Partnership and maximise accountability.		
Action 10.1: RDA, EP and LAs, GONE involvement in BNG's Learning Events programme.		
Officer: AM/KA	Deadline: ONGOING	On track: Events being planned and delivered.
Progress Report: Board members invited to Community Engagement event. ALMOs and strategic housing services attended the workshop on housing options and the role of intermediate tenure in October. Growth – Officer Workshop 27 January. Stakeholder Workshop 2 February.		

Activity 11: Understanding of complementary investment in jobs, education, leisure, open space to ensure delivery of sustainable communities and provision of neighbourhoods where people want to live.		
Outcome: More joined up approach to regeneration		
Action 11.1: Updates to strategic reviews and gantt charts; meetings with relevant officers and organisations		
Officer: AM/KA	Deadline: ONGOING	On track:
Progress Report: Priority strategic reviews to start 6 February 09 to incorporate proposals on pilots for affordability and growth. First round of reviews will be Walker Riverside, Scotswood, Bensham and Felling.		

2. Our Places

Bridging Newcastle Gateshead covers an area in the heart of Tyneside but it is made up of many distinct places, each with different characteristics, challenges and opportunities. The review of the strategic commissions will identify the role and potential transformation of these places. However, in each area, there will be a need for innovative approaches to deliver sustainable improvement and place shaping, and marketing to improve perceptions and meet the aspirations of existing but especially new people. Joined up action to tackle anti-social behaviour and encourage community cohesion is also needed to underpin investment in the physical environment.

Activity 1:

Innovation, sustainability and pathfinding:

BNG actively practices and promotes innovation and pathfinding amongst its delivery partners. In 2008-2009 this will include further development of our Housing Market Intelligence Model and Vitality Indices and innovative research to inform our decisions.

Outcome:

Potential to monitor the impact of BNG and others' interventions to transform neighbourhoods.

Action 1.1:

Explore potential to monitor change over time of particular indicators within the VI domains for both areas.

Officer: KA

Deadline: March 2009

On track: Complete

Action 1.2:

Analyse house price data, and changes in vacancy and turnover levels. Improve reports to identify average selling price of new build compared to resales.

Officer: KA

Deadline: Board reports
September 2008 and
January/February 2009

On track: Reports provided.

Action 1.3:

Update the Target and Trajectories Model.

Officer: KA

Deadline: Now January
2009

On track: Model updated

Progress Report: Quarterly reports on house prices now presented to BNG Board as a consequence of changing markets, other indicators will be reported twice a year. VI change over time was presented to the September Board.

Target and Trajectory has been updated and a summary of progress against targets of 2005 Scheme Update presented to BNG Board 23 January 09. Fuller report to be shared with Audit Commission.

Activity 2:
Build on the 'Modelling Future Markets' research, by Professor Glen Bramley through scenarios covering the New Growth Points and 'credit crunch'.

Outcome:
 A better understanding of the impact of different interventions.

Action 2.1:
 Complete research and discuss outcome with Advisory Group and other key stakeholders.

Officer: KA

Deadline: Now March 2009

On track:

Progress Report: Research started mid January 2009. Professor Bramley has agreed to update the existing work by creating an addendum to the previous report rather than a full new report.

Activity 3:
Develop practical solutions for improving housing options including affordability.

Outcome:
 Improved housing options for existing and potential BNG residents.

Action 3.1:
 Agree brief, appoint consultants, produce report and practical recommendations for Board consideration.

Officer: Management Team

Deadline: Now May 2009.

On track:

Progress Report: Research commissioned – arc4. Phase 1 workshop to share findings and agree the approach to phase 2 was held in October 2008 and was well attended. Phase 2 focussed on four areas and included as part of the strategic review process. Discussions held with developers. Next steps to look at potential for product options for sites in Walker, Bensham, Felling and Scotswood and other key sites; talk to lenders, IFA and HCA.

Activity 4: Encourage delivery partners to carry out innovative community engagement exercises as part of consultation strategy.		
Outcome: Community continues to support the programme & understands what is going on and recognises positive change.		
Action 4.1: Promote 'special' engagement budget for this purpose.		
Officer: KA/MP	Deadline: ONGOING	On track: Budget allocated in full for first quarter

Action 4.2: Share good practice via community engagement workstream/ information events.		
Officer: MP	Deadline: ONGOING	On track:
Progress Report: Innovative ideas being supported with the budget.		

Activity 5: Encourage and support the delivery of better design including working towards carbon neutral homes/renewable energy in BNG.		
Action 5.1: Promote BNG's commitment to sustainable development through guiding and influencing developments from initial design brief stage through to planning and delivery on site and through implementation of Value in Design Research findings.		
Outcome: A greener BNG.		
Officer: JS	Deadline: ONGOING	On track:
PROGRESS REPORT The Value in Design Research was completed in December 2008 following an extended consultation exercise which has included developers, occupiers and BME groups. The Research findings will be reported to Board in March 2009 and the recommendations used to inform future funding decisions. It is intended that the Research be launched nationally in February/March 2009 at a CABE HMR Design task Group in Newcastle / Gateshead.		

Action 5.2:		
Develop guidance for partner developers through the development of Design Protocols which align with other quality thresholds and which will provide high standards of design and sustainable construction for BNG funded projects.		
Outcome:		
Economic and social benefits to local people through better design standards which will provide higher performance through modern construction methods and layout.		
Officer: JS	Deadline: JULY 2008	On track: Complete
PROGRESS REPORT		
Design Standards and Principles for New Build Developments were adopted by the BNG Board in June 2008. The standards reflect English Partnerships Quality Standards (Nov 2007) in order to provide alignment with other public funding streams for schemes such as Scotswood expo. The standards will be applied to all schemes receiving in excess of £500K BNG funding.		
Action 5.3:		
Financially support the provision of homes with these attributes. Carry out further analysis of the value given to these design elements/standards by residents and developers compared to cost of providing them. (Stage One of Value in Good Design Research to be completed for July 2008. Second stage of research to be completed by Autumn 2008).		
Outcome: Build homes with appropriate space and quality standards to meet standards identified in research and Design Standards.		
Officer: JS/IM	Deadline: July/September 2008	On track:
PROGRESS REPORT		
All new build developments in receipt of BNG funding will be required to meet a range of design standards which will ensure appropriate measures are in place to ensure high levels of sustainability as well as securing good external aesthetic appearances. The Value in Good Design research (Dec 08) will also inform future decision making in determining where funding is directed.		

Action 5.4:		
Carry out research on 'Value in Good Design' with clear recommendations for prioritisation of HMR funding.		
Outcome:		
Effective use of limited resources to secure good quality homes.		
Officer: JS/KA	Deadline: Autumn 2008	On track:
Progress Report:		
The Value in Design Research was completed in December 2008 following an extended		

consultation exercise which has included developers, occupiers and BME groups. The Research findings will be reported to Partnership Improvement Team, Board/Advisory Group in March 2009 and the recommendations used to inform future funding decisions. It is intended that the Research be launched nationally in February/March 2009 at a CABE HMR Design task Group in Newcastle / Gateshead.

Activity 6

Meeting aspirations

Over the last 3 years we have greatly improved our understanding of the housing market and peoples' housing aspirations. Through our research programme, we have identified what we need to do to encourage people to stay and new people to come to live in the pathfinder area. We will build new homes for families and homes with superior space and quality standards to meet aspirations identified in research.

Action 6.1:

Completion of new homes in Walker, Boklok and Sunderland Road.

Outcome:

Families staying/ moving into BNG. Meeting needs / aspirations of buyers, attracting buyers to BNG area, developing more easily adaptable properties with affordable warmth.

Officer: JD

Deadline: March 2009

On track:

Progress Report:

Walker.

Phase 1a of Riversgate comprising of 28 units is on site and will complete this year.

Boklok.

The first phase of 36 apartments has been completed. A further 13 town houses are nearing completion.

Sunderland Road.

The first phase is now complete but at this stage there are no plans for subsequent phases.

Activity 7
Place, promotion and reputation

We want to create great places to live. Place making is at the heart of our work; we want to enhance the heritage of what is already here as well as provide improved and new homes in an environment, and with facilities, that meet aspirations. To do this will require physical interventions but also marketing and promoting how our places are improving. Also means working with partners who can provide other facilities (non-housing).

- **Create great places, as well as great homes, to ensure that the environment meets aspirations.**

Outcome:

Safe and pleasant environments – great places to live.

Action 7.1:

Annual Strategic Reviews to clarify progress on identification of funding and progress on delivering public realm improvements.

Officer: KA/JS/IM

Deadline: Summary update
March 2008; fuller update
September 2008

On track:

PROGRESS REPORT

A different approach has been agreed. A full update including renewal, growth and housing options from February 2009. BNG management team to reconsider how best to review at six months.

Action 7.2:

Ongoing design reviews and work with CABE.

Officer: JS

Deadline: ONGOING

On track:

PROGRESS REPORT

7.2 BNG is continuing to work closely with CABE who now sit on the BNG Design and Sustainable Construction Steering Group together with Northern Architecture and Ignite (One North east). Discussions on future enabling services and activities are ongoing. However, CABE will be actively involved in Gateshead with the visioning and master-planning of the Freight Depot Site.

Action 7.3:

Continue new developments with Home Zones in Walker, Byker and the BoKlok scheme in Felling.

Officer: JS

Deadline: ONGOING

On track:

Progress Report:

Gantt charts update Q2 2008/9.

The promotion of good public realm in residential streets will be promoted in all BNG schemes and this is now being embedded in Council Planning Policy. This will be augmented by the emerging

BNG standards. Schemes in Walker, Byker and BoKlok will continue to be developed in accordance with these standards.

Communicate and feed back what is happening in the area to residents and stakeholders

Outcome:

Strategies and plans informed by residents' views of their area and stakeholders' views of what is deliverable.

Action 7.4:

Quarterly 'GreatPlaces' residents' newsletters.

Officer: MP

Deadline: April, July and October 2008 and January 2009

On track: Continues to be delivered within timescales.

Action 7.5:

2 pa threesixty stakeholder magazines.

Officer: KA/MP

Deadline: May and September/October 2008

On track: Next issue due early 2009.

Action 7.6:

Regular updates to MPs, Councillors and other audiences on projects in their areas.

Officer: AM/MP

Deadline: ONGOING

On track:

Action 7.7:

Proactive dialogue with the media including National Pathfinder work.

Officer: MP

Deadline: ONGOING

On track: This will be delivered by the National Communication Group.

Progress Report:

Resident and stakeholder newsletters sent out as planned.

Letter to be sent to MPs concerning Renewal and Growth. Influencing Plan being developed.

Action 7.8:

Website development

Officer: Management Team/MP

Deadline: ONGOING

On track: Complete.

Progress Report: Training completed to enable BNG officers to provide more timely updates has now been delivered.

Activity 8 Respect and community cohesion The Government's Respect Agenda (2005) and the specific Respect Protocol between the Government, each pathfinder and the relevant partner local authorities highlight the importance of tackling anti-social behaviour, and if not corrected, could undermine our investment in the physical nature of different neighbourhoods. Various research and residents' surveys indicate that fear of crime and anti-social behaviour is still an issue for the BNG area, which needs to be tackled if we are to create great places to live.		
<ul style="list-style-type: none"> ▪ Contribute to the Respect Agenda. 		
Outcome: More sustainable communities.		
Action 8.1: Monitor the Respect Delivery Plan setting out how BNG and its partners will tackle anti-social behaviour through their interventions.		
Officer: JD	Deadline: Review September 2008 as part of Performance Review	On track: September 2008 assessment = 'performing strongly'
<ul style="list-style-type: none"> ▪ Ensure people from different communities have the opportunity to benefit from BNG interventions and try to meet any specific housing needs in the area. 		
Outcome: More diverse and cohesive communities.		
Action 8.2: Ensure development plans include larger and 'flexible' homes that are capable of meeting the needs of minority communities identified in previous research.		
Officer: JS	Deadline: ONGOING	On track:
PROGRESS REPORT While emerging BNG Design Standards and Principles will secure flexible homes, this is already being achieved in schemes such as James Street where Home Housing propose conversion of flats to homes for sale. BNG continues to make appropriate representations to this effect when consulted on major planning applications and policies documents.		

<p>▪ Achieve continuity of revenue support particularly for neighbourhood management to support areas through change.</p>		
<p>Outcome: Providing integrated funding solutions using all resources available to support BNG areas including Working Neighbourhoods Fund, ERDF.</p>		
<p>Action 8.3: Work with LAs and other partners to secure other sources of funding/alternative solutions.</p>		
<p>Officer: IM/JD</p>	<p>Deadline: March 2009</p>	<p>On track: GC mainstreamed funding from 2008-09. Budget tapers for NCC from 2009-10</p>
<p>Action 8.4: Continue to lobby on Capital and Revenue issue with CLG.</p>		
<p>Officer: IM</p>	<p>Deadline: March 2009</p>	<p>On track: CLG contacted and limited success achieved for 2008-09</p>
<p>Progress Report: 8.1 – BNG has been assessed as performing strongly in terms of Respect – the only pathfinder partnership to achieve this. 8.3 – BNG has developed a Partnership Agreement that will allow partners more flexibility in managing their revenue resources to deliver agreed outcomes.</p>		

<p>Activity 9 Alignment of Funding Ensure the alignment of our programmes with other programmes for Housing, Economic Development, Respect and Community Cohesion.</p>		
<p>Outcome: More effective use of BNG and other programme resources to achieve transformational impact in communities.</p>		
<p>Action 9.1: Contribute to the development of the Sub Regional and Regional Strategies and research.</p>		
<p>Officer: KA</p>	<p>Deadline: ONGOING</p>	<p>On track:</p>
<p>Action 9.2: Contribution to Housing Think Pieces, Regional Funding Advice and Residential Futures work.</p>		
<p>Officer: Management Team</p>	<p>Deadline: on-going</p>	<p>On track:</p>

Action: 9.3 Contribute to the RES action plan and encourage complementary economic development investment eg skills development and tackling worklessness. (Part of above and IRS).		
Officer: AM/KA	Deadline: ONGOING	On track:
Action 9.4: Establish a process for identifying capital receipts 2008/09 and a plan for their future application.		
Officer: IM	Deadline: September 2008	On track: Policy reviewed
Progress Report: Capital Receipt forecasts presented to management team. Capital Receipts Policy reviewed in light of investment decisions and reported to the Board in January.		

3. Improving our Organisational Performance

Improving our organisational performance and effectiveness is crucial to maximise the benefit of our programme and its impact on changing the places in which we work.

Activity 1

Continue the process of governance review and strengthening of Board membership.

Outcome:

Effective and efficient governance structure and decision taking.

Action 1.1:

Introduce Board induction programme.

Officer: JC/AM

Deadline:

On track:

Action 1.2:

Continue annual Board Appraisal process.

Officer: JC

Deadline:

On track:

Progress Report:

Meetings and tours of BNG area carried out with all new members. Board member and Chairman appraisals complete.

Activity 2

Develop strategic approach to value for money (VFM):

Outcome:

Better performance on vfm and efficiency, maximising use of resources to achieve greater benefit.

Action 2.1:

Deliver actions contained within vfm efficiency wheel.

Officer: Management Team

Deadline: March 2009

On track:

Action 2.2:

Prepare for Audit Commission review and National Evaluation of value for money.

Officer: IM

Deadline: September 2008

**On track: Complete –
assessed as Performing
Well by Audit Commission**

Review and update efficiency plan 2006/08		
Action 2.3: Work with partners to review the existing efficiency plan and seek further opportunities to demonstrate efficiency gains.		
Officer: IM	Deadline: March 2009	On track:
Progress Report: Efficiency plan has been updated. Further work is required to identify cashable efficiency gains to be completed by the end of March. See Board report January 2009.		
Action 2.4: Partnership Agreement		
Officer: JD	Deadline: September 2008	On track: Complete
Progress Report: 2.1 – Model developed and populated. Regular updates to Management Team 2.2 – Presentations to PIT and Delivery Team. Evidence being collected. 2.3 – Efficiency model presented to PIT and PMG. Will need to be closely monitored and efficiency gains captured.		

Activity 3 Develop bespoke performance management framework for BNG:		
Implement new performance management framework		
Outcome: Improved decision making, management information flow and more focus on risk management in decision making.		
Action 3.1: Implement new performance management framework		
Officer: JD	Deadline: March 2009	On track:
Progress Report: A performance management framework has been agreed by the Project Appraisal Panel. Performance Management Reports are being prepared in line with this document. An evaluation of the 2007/08 investment programme is underway. In addition to this key project milestones are now being monitored to assist in end of year forecasting.		

Improve risk management		
Outcome: Improved identification and management of strategic risks.		
Action 3.2: Review and update strategic risk register on a 6-monthly basis. Hold strategic risk workshop in September/October.		
Officer: IM	Deadline: October 2008	On track:
Progress Report: 3.2 – Strategic risk workshop not recommended by Newcastle City Council Risk Advisors. Risk register reviewed by PMG and BNG Management Team and reported to BNG Board in November.		

Activity 4: Employee Development		
Action 4.1: Become IIP accredited.		
Officer: IM	Deadline: March 2009	No longer required
Outcome: More effective core team.		
Action 4.2: Determine training requirements of team including development opportunities, diversity and appraisal training.		
Officer: Management Team	Deadline: September 2008	On track:
Progress Report: 4.1 – BNG Management Team decision that IIP accreditation is not required at the present time due to the developing nature of the partnership. 4.2 – Training budget created and monitored by BNG Management Team. This co-ordinated approach to training requirement is to be developed by Management Team by the end of December.		

4. Our Programme 2008/09

An investment programme is in place for 2008/09 as part of 2008/11 Business Plan to fund key interventions that will deliver our strategic objectives for 2008/11. Action is required to monitor the progress of this programme to ensure that programme targets agreed with CLG are achieved.

We will also need to develop the forward investment programme to ensure it can respond to new opportunities and challenges.

Activity 1

Programme determined to deliver spend and outputs for 2008/09 in accordance with Deed of Variation signed by Gateshead Council, Newcastle City Council and CLG.

Outcome:

2008/09 programme delivered.

Action 1.1:

See attached programme summary and cashflow profile – Appendix 1.

Officer: JD

Deadline: March 2009

On track:

Progress Report:

An investment programme that reflects the resources available and agreed strategic priorities this in place and will deliver this year. Projects that make up this programme are being developed or are currently on site. Further work is being done to monitor cashflow.

Activity 2

Monitor that match funding delivered in accordance with Deed of Variation.

Outcome:

Holistic programme delivered.

Action 2.1:

See attached pie chart detailing match funding requirements – Appendix 2. Revised in accordance with the Deed of Variation.

Officer: IM

Deadline: March 2009

On track:

Progress Report:

2.1 – monitoring form amended to collect match funding

Activity 3 Establishment of effective management of BNG Core Team budget.		
Outcome: BNG Team successfully managed in accordance with Service Level Agreement commitments.		
Action 3.1: Monthly budget monitoring to take place.		
Officer: IM	Deadline: March 2009	On track:
Progress Report: 3.1 – Monthly report to Management Team		

Activity 4 Programme continuously monitored.		
Action 4.1: Monthly meetings of Programme Management Group and regular reports to Board in accordance with revised performance management framework.		
Outcome: BNG objectives met, priorities met, programme delivered.		
Officer: JD/IM	Deadline: on-going	On track:
Action 4.2: Effective programme management and monitoring of cashflow projection on a monthly basis.		
Outcome: Meet Deed of Variation, fulfil CLG requirements, deliver BNG programme and objectives.		
Officer: IM	Deadline: March 2009	On track: Deed of Variation now signed.
Progress Report: 4.1/4.2 – regular reports to PMG, PAP and Board.		

Activity 5 Partnership Agreement continuously monitored.		
Outcome: Delivery of BNG's objectives and programme.		
Action 5.1: Six monthly reports to Partnership Improvement Team.		
Officer: JD	Deadline: March 2009	On track:
Progress Report: Partnership Agreement agreed, issues reported by exception to PIT.		

Activity 6 Deliver agreed CLG programme targets.		
Outcome: Delivery of investment programme to achieve the vision for BNG.		
Action 6.1: Facilitate the construction of 0 homes		
Action 6.2: Construct 63 homes		
Action 6.3: Demolish 400 properties		
Action 6.4: Acquire 140 properties		
Action 6.5: Refurbish 900 homes		
Officer: JD	Deadline: March 2008	On track:
Progress Report: Output targets have now been revised and agreed in the Deed of Variation. Projects are in place that when delivered will achieve the output targets outlined above. To end of November 2008: <ul style="list-style-type: none"> • 39 new build complete • 477 refurbishments complete • 100 acquisitions complete • 341 demolitions complete 		

5. Our Priorities

Planning for the future – it is essential to maintain a clear, accurate vision and plan for the future to demonstrate to Government, our Partners and Communities that BNG will bring forward successful Housing Market Renewal and in time, growth.

Activity 1:
Continue productive review of our Forward Strategy.

Action 1.1:
 Advisory Group to identify and review key developments / proposals for our operating environment and places.

Outcome:
 Progress towards the delivery of our 'Changing Place' document and Business Plan.

Officer: KA

Deadline: ONGOING

On track:

Progress Report: Next set of strategic reviews timetabled for February 2009. The Changing Places document has been extended to include the Story behind Growth – 'Creating Great Places to Live' in October 2008. The current Business Plan will be updated before Christmas 2008.

Activity 2:
Publish Annual Report.

Outcome:
 Clear statement of what has been achieved 2007/08.

Action 2.1:
 Agree format and content.

Action 2.2:
 Publish report.

Officer: KA/MP

Deadline: 14 July 2008

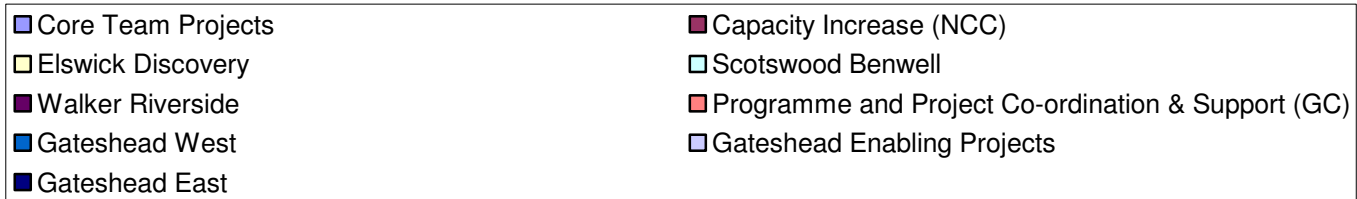
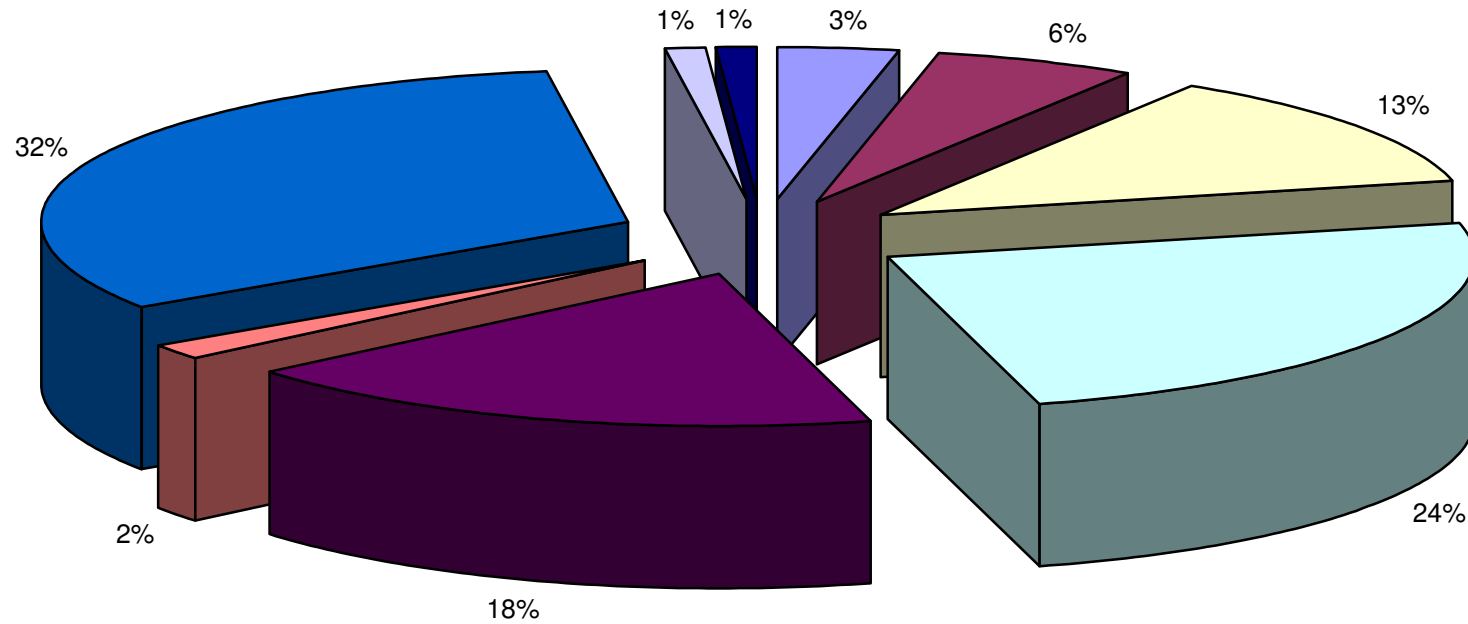
On track: Complete

Progress Report:

Activity 3: Transfer to HaCA.		
Outcome: Transitional arrangements in place to transfer smoothly to Homes and Communities Agency (HaCA).		
Action 3.1: Participate and influence transfer from CLG to HaCA.		
Officer: AM	Deadline: March 2009	On track:
Progress Report: Meeting in place 16 January 09 with Pauline Davies of New Heartlands seconded to HCA re transfer arrangements. Further meeting with Regional Director and BNG 19 January 09.		

Activity 4: Deliver Growth Points strategy.		
Outcome: Through linking growth to renewal, secure the sustainable and transformational change of NewcastleGateshead.		
Action 4.1: Contribute towards development of Delivery Plan.		
Officer: KA	Deadline: See activity 3 - our operating environment	On track: POD submitted 27 October 2008.
Action 4.2: Agree further actions for delivery.		
Officer: AM/KA	Deadline: as above	On track:
Progress Report: Resource group has been established to look at capacity and to oversee an independent review of resources and ensure that the partnership is 'fit for purpose' to deliver renewal and growth. Several studies that are conditions of growth fund are required – steering groups are being established. Other projects will be part of the existing BNG performance management framework. The allocation was announced at £4.7m. Further work is now being carried out to revise Governance arrangements, establish officer procedures and structure, define the programme and link to a commissioning plan.		

BNG Programme 2008-09



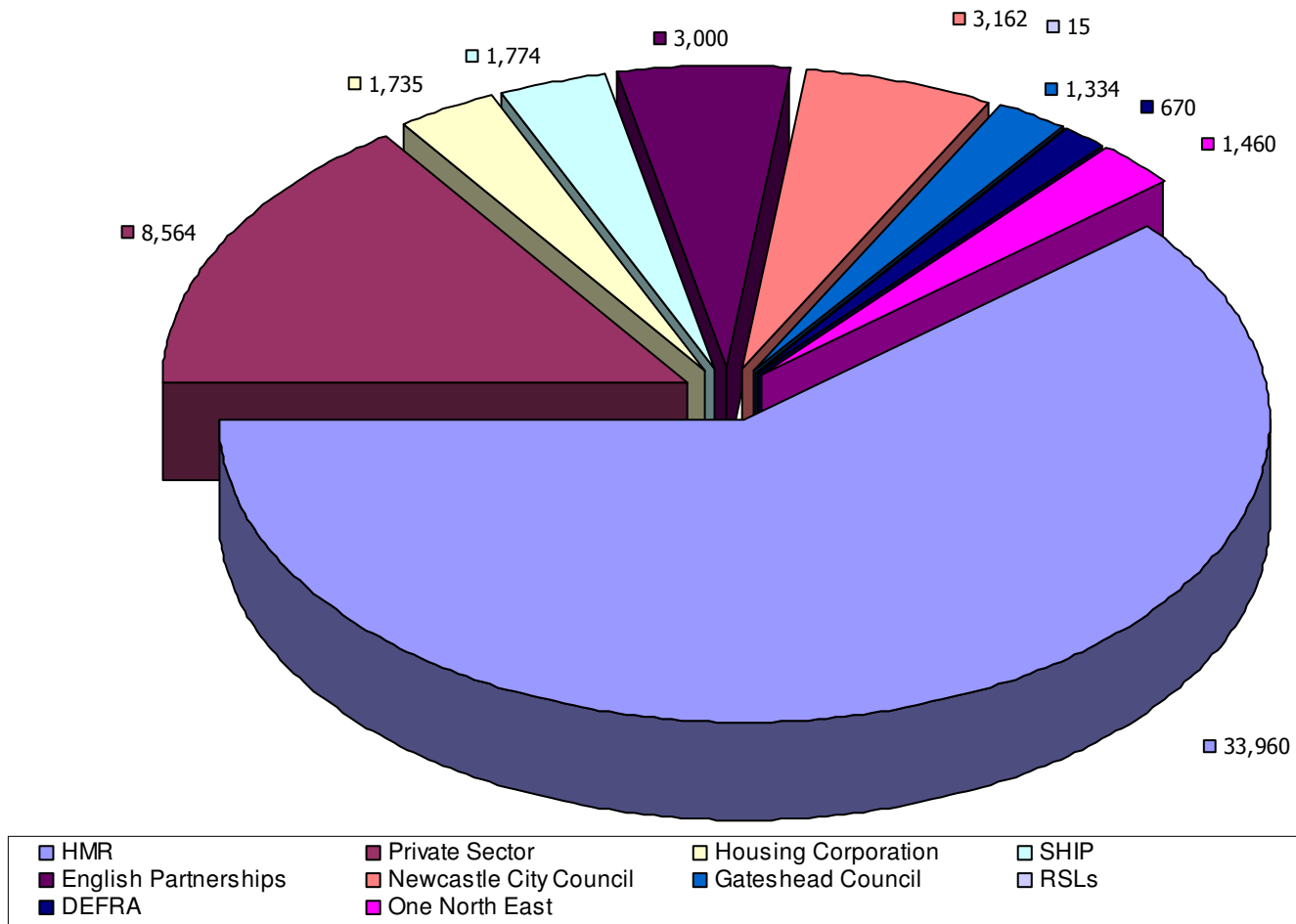
Draft BNG Programme 2008-09

Strategic Intervention Area	£000s
Core Team Projects	1,111
Capacity Increase (NCC)	1,883
Elswick Discovery	4,283
Scotswood Benwell	8,277
Walker Riverside	6,189
Programme and Project Co-ordination & Support (GC)	521
Gateshead West	10,943
Gateshead Enabling Projects	454
Gateshead East	339
	34,000

Revised Programme 2008-09

	£000s
HMR	33,960
Private Sector	8,564
Housing Corporation	1,735
SHIP	1774
English Partnerships	3,000
Newcastle City Council	3,162
Gateshead Council	1,334
RSLs	15
DEFRA	670
One North East	1,460
The Gateshead Housing Company	8,442
Your Homes Newcastle	9,500
	73,616

Total Indicative Programme 2008-09 (£000s)



Revised Cumulative Cashflow 2008-09

