



## MINUTES

**MEETING:** Tyne & Wear Housing Partnership Board

**DATE:** 20<sup>th</sup> January 2006

**TIME:** 11am

**VENUE:** Newcastle Civic Centre

**CHAIR:** Cllr Henry Trueman

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### **In attendance:**

Cllr Henry Trueman  
Geoff Matthews  
Martin Bewick  
Mushtaq Khan  
Paul Tanney  
Julie Lamb  
Derek McKenzie  
Aidan Oswell  
Barry Turnbull

City of Sunderland Council  
Newcastle City Council  
City of Sunderland Council  
City of Sunderland Council  
North Tyneside Council  
Gateshead MBC  
South Tyneside MBC  
Northern Housing Consortium  
Northern Housing Consortium

### **1.0 Apologies**

Jackie Park  
Cllr David Napier  
Cllr Greg Stone  
Cllr Bruce Pickard  
Cllr Michael Clare

Gateshead MBC  
Gateshead MBC  
Newcastle CC  
N. Tyneside MBC  
S. Tyneside MBC

## **2.0 Minutes of the North East Housing Board Meeting**

- 2.1 Paul Tanney drew attention to paragraph 6 of the minutes and that Tees Valley had received the largest share of the sub-regional pot (70%) on top of their Pathfinder-type allocation. In addition, in paragraph 7, there is emphasis on funding allocation being on a sub-regional basis. He asked the question how does Tyne & Wear secure the highest allocation as the region's highest population resides in the sub-region. Aidan said that Tees Valley had carried out high quality work and suggested that Tyne & Wear emphasise the work done on the Housing Market Assessment. However, any change from the Housing Board was unlikely.
- 2.2 In paragraph 14, Paul drew attention to the fact that the Regional Assembly would be taking responsibility for the Housing Board Unit following transfer in September 2006. Paul pointed out that the TWHP would need to prepare for this transfer by considering what it means for the Partnership.
- 2.3 In paragraph 16 and 19, mention was made of a First Time Buyers' initiative. It was suggested that Tyne and Wear should welcome the opportunity to act as a pilot for the initiative.

## **3.0 Performance Management Protocol and SHIP 1 monitoring and evaluation**

- 3.1 Aidan suggested that a document was needed as a basis for SHIP – a robust management framework to help maximise outputs and outcomes. Delivery is a key area to be assessed on. The Board can take one of four different approaches once they receive quarterly performance data
- 1) Accept without comment
  - 2) Accept with comments
  - 3) Request LAs change their outputs
  - 4) Request LAs transfer resources where outputs are unlikely to improve
- 3.2 The second year of funding is subject to outcomes; LAs can lose money if performance is inadequate. The Partnership will have to work with the North East Housing Board (NEHB). NEHB want to move to a sub-regional funding structure so a decision is needed from the Partnership Board on adopting the performance and project management protocol as soon as possible to allow early implementation.
- 3.3 Aidan explained that if there is an under-spend in one area, it is crucial that the money doesn't go back to the Housing Board and that it stays in the sub-region. Support for this is needed within the five LAs; it is important that Members understand this is a big step. As a way forward on this, Paul suggested that this be taken away and reported to Cabinet Members and initial responses fed back to Aidan.

#### **4.0 Terms of Reference for Partnership**

4.1 As the Partnership grows, the Terms of Reference (ToR) should be reviewed. Aidan agreed to begin reviewing the ToR once the assessment of changed SHIP 2 outputs is resolved. A suggestion to include SHIP monitoring in the ToR was made.

#### **5.0 SHIP 2 financial clarification**

5.1 Aidan felt that there is a need to re-assess outcomes. The sub-region has been allocated around 55% of what it bid for. However, there is the option of going to the Housing Board and querying the figures.

#### **6.0 Housing Market Assessment**

6.1 There is an event being held on Tuesday 24<sup>th</sup> January. It is important, Aidan felt, that people respond to this and demonstrate how important it is. The fear is that less than 30 people turn up. The factor of choice may have to be included in the assessment. It doesn't matter if accommodation is affordable if people don't want to live in the area in question.

6.2 It is vital the event on Tuesday is a success and the group needs to know where to go next with the HMA from there.

#### **7.0 Sub-regional housing strategy**

7.1 It is important to bring individual housing strategies in line with the sub-regional strategy. There needs to be an undertaking between the five LAs in Tyne & Wear to do this. A starting point for this would be the four objectives.

7.2 Paul asked whether setting of strategies was a top-down or bottom-up process. The Board are reviewing this and Aidan suggested that the more important issues were that the sub-regional strategy links both with individual authority strategies and the Regional Housing Strategy. Geoff said that priorities are broadly phrased to be able to encompass anything that we would wish to include in the sub-regional strategy.

#### **8.0 MAPPA update**

8.1 A duty to co-operate memo was sent out by N. Tyneside MBC to the five LAs but only three responded.

8.2 Roll out will be on a local basis. Heads of Housing will be approached to roll out over the Northumbria Police area. A multi-agency approach will be implemented.

8.3 A reserve is needed for Paul for meetings he cannot attend. The reserve will need to be on a senior level (Head of Service). Meetings take place every quarter. Aidan thought this would be another good opportunity to raise the profile of the Partnership.

## **9.0 Asylum seekers**

- 9.1 Sunderland's private housing sector is taking a lead as provider of accommodation for Asylum Seekers, which may cause problems. Keeping Asylum Seekers in the same property until a positive decision has been made would help.
- 9.2 It is important to be a part of dispersal arrangements. Cllr Trueman pointed out that if the private sector is used, the accommodation Asylum Seekers find themselves in would be the lowest cost housing areas and they would not be spread across the city. The disadvantages of this outweigh the advantages.
- 9.3 What happens to the remaining Asylum Seekers once the contract to house runs out? Moving people on regularly doesn't help.

## **10.0 Next Meeting**

- 10.1 A provisional date of 5<sup>th</sup> May 2006 was set, with North Tyneside Council the venue.
- 10.2 Aidan stated that a quorum of Members is needed at the meetings to take decisions. Perhaps Members' deputies should be set in the Terms of Reference.

## **11.0 AOB**

- 11.1 Paul raised the issue of publicity for the Partnership. We need to raise the profile of the Partnership and the work carried out. Aidan suggested as a start, a press release on SHIP. Northern Housing Consortium has mechanisms on press releases that could be used.
- 11.2 There appears to be a gap in funding for DFGs for one LA. However, this wasn't noticed by others in the group.