

Boldon Newtown Action Group

Notes of Meeting held on Thursday 19th April 2007 2.00pm – 4:00pm At the Boldon Children Centre

Attendance:

Cllr Alison Strike (Chair), Maureen Graham, Liz Purvis, Pam Bainbridge (all Newtown Residents Association), Sharon Charlton, Maria Anderson (Chair), Mark Burrell (All BN Neighbourhood Management Team), Craig Malcolm, APC (ST), Ian Hunter (South Tyneside Homes), Paul Walker (STC), Christine Allen (Home Housing), Maureen Plunkett (Home Housing), Anne Connelly (STC Housing), Michelle Cawley (Children Centre)

Apologies: Cllr Joanne Bell, Jamie McDonald (ST Asset Mgt), Ron Weetman (STC,) Ann Corrigan (Children's Centre), Doug Payne (Detached Youth), Ray Pope (Home Housing),

<u>Item No.</u>	<u>Previous Minutes</u>	<u>Action</u>
1	<p>Amendment to be made to numbers of children at Children centre from March's Minutes</p> <p>The minutes were agreed as a true record</p>	<u>MB</u>
2	<p><u>Matters Arising</u></p> <p>Craig informed the group that work on the park had begun and that streetscape will put in an extra £25K to fund the park. This will allow paths to be laid once the site has been cleared.</p>	
3	<p><u>Housing Update</u></p> <p>Ian informed the group that there still is only one resident remaining in John Street. This resident has asked to move to a particular street which at first was thought unlikely. After discussions with some residents on the street, one has come forward to indicate they might be willing to move elsewhere. This would allow the John Street resident to move and then the demolition could commence. This process could take 5-6 weeks.</p> <p>Paul explained that the delay had caused some issues</p>	

	<p>with the funding but that his team had worked on the figures and funding should not be an issue. The council may suffer a loss later on down the line through sale of the land, but this can be managed. Paul also stressed that a Compulsory Purchase Order (CPO) should be considered for the remaining resident of John Street as it is taking to long to progress this.</p> <p>When it comes to Charles street, Paul believe the council will have to market the site before it is cleared, different to how the council normally pursues things, and get planning permission so that they can serve CPO's on tenants and landowners who, through earlier discussions, have made it clear they will not sell voluntarily.</p> <p>Liz asked if the tenants in Charles street had received offers yet? Paul was not in a position to say as Jamie McDonald would have more information on this. As far as he is aware, discussions have taken place with the property owners.</p> <p>Residents and the chair shared concerns that the tenants and landlords have not been kept up to speed with developments or delays in the process. Maria showed the group a letter that Jamie was planning to send residents but the group felt that this did not go out due to a change in circumstances.</p> <p>Paul will look at getting some information sent out to tenants and landlords.</p> <p>The group asked how many owner occupiers are affected in Charles Street. Paul estimated that it would be in the region of 3-4.</p> <p>Alison asked how many people Home have in the demolition site and are they trying to move these people now? Maureen stated there are 2 and that discussions and offers have already been made. One of the residents wishes to move to a bungalow and Home do not have any in the area and he would not score enough points to get once as Home's bungalows come with care packages to which he is unlikely to be entitled too.</p> <p>Alison asked if the South Tyneside Homes could help? Maureen explained that she has kept Sharon from the</p>	<p><u>JMcD</u></p> <p><u>PW</u></p>
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Boldon Housing office up to date with this and they will look at finding a bungalow for this resident. The resident almost had a bungalow recently but a person with more needs ending up getting the property.

Craig asked if the development brief had been done and sent out? Paul stated it was done and had been sent out. Christine pointed out that Home have not yet received this? Paul stated it went out in the last few days.

Alison asked Paul about the shortfall in SHIP money. Paul explained that the finance for the scheme was robust and their shouldn't be a finance problem.

Christine asked if the Housing Corporation grant for the social housing element of the scheme had been decided, and if the private sale houses would be built and sold prior to the social housing being made available? Paul stated it had not, and it was to premature to talk about the Social housing element as the bid had not yet been submitted.

Alison asked if 94 Charles will be part of the scheme and is there any funds/grants for former tenants in the development area to refurbish their new home? Paul stated it was and though it should have been spotted earlier, plans were not effected by this development. As for the grants, the council has a limited budget for this but residents can apply to the central scheme where this will be means tested.

Alison asked if there was no fund specific to Boldon, if not could this considered in the future? Paul stated there is no specific fund for Boldon and it would be possible to look at a fund for new developments but it would all come down to finance. To achieve the Decent Homes Standard, money eventually will have to spent on Private sector houses.

The residents asked if money was available to spend on roads from the new development, as they are in a very bad way. Paul stated there was some money in the development to improve the roads but not a great deal.

Craig explained that there was a group set up to discuss this kind of improvement but it had not met for a while as

	<p>it was waiting for more information from the development brief. Maria will look to reinstate this group.</p>	<p>MA</p>
<p>4</p>	<p><u>Budget Report</u></p> <p>The report was circulated prior to the meeting and copies were produced on the day. Christine Allen explained that next years allocation of the Home Housing Supporting Communities Fund was provisional due to changes being made to the fund. Christine has put a note next to this application to ensure at least part if not more funding is obtained.</p> <p>Maria explained that given the time constraints with the team effectively not starting till January, The team have done a great job in spending all the money this year, otherwise this would have been lost.</p> <p>The group agreed</p> <p>The group asked if there was anything being done to raise the profile of the team. Maria explained that the team work closely with Home Housing PR dept and have succeeded in getting several stories in the Gazette and Echo. The team have also been given a space on Home Groups webpage and will feature in the next issue of the Tenants magazine. It is also hoped that an article will be place in a national neighbourhood management magazine.</p>	<p><u>ALL</u></p>
<p>5</p>	<p><u>Cleaner, Safer, Greener</u></p> <p>Maureen asked for the number of decorative boards that will be used? Maria could not supply the figure on the day and will send an e-mail with this information.</p> <p>Maria asked the group for their opinion on the location of the CCTV camera. Inspector Sutton has given three recommendation which were read out.</p> <p>The group agreed to go with Inspector Sutton's first recommendation.</p> <p>Alison Strike asked who owns the land next to Top Ten Bingo? Maria will check this out.</p>	

6	<p><u>Partnership Governance Document</u></p> <p>The two draft documents were discussed and recommendations and amendments suggested.</p> <p>Maria will bring back the document to the next meeting where partners will sign and officially form the Boldon Partnership. A code of Conduct document will also be produced.</p>	<u>MA</u>
7	<p><u>Any Other Business</u></p> <p>None</p>	
8	<p><u>Next meeting</u></p> <p>The dates will be set once the new councillors timetable is published. The meetings dates will be set up to March 2008.</p>	<u>MA</u>

Boldon Newtown Partnership

Action point summary from previous minutes.

<u>Partnership Member</u>	<u>Action Point</u>	<u>Action to be completed by</u>	<u>Status</u>
Mark Burrell	Amend Minutes with any Changes	Next p'ship Meeting	Done
Paul Walker	To arrange for some information on the new development and sale of house to be sent to local residents and landlords.	Next P'ship meeting	Ongoing
Maria Anderson	To make amendments to the draft protocol document as suggested by Partnership and bring to the next meeting to approved.	Next p'ship meeting	ongoing
Maria Anderson	To obtain new councillors meeting schedule and set dates for the partnership up to March 2008	Next p'ship Meeting	Ongoing
Jamie McDonald	To inform the group as to whether offer letters have been sent out to those in demolition area.	ASAP	