

Boldon Newtown Action Group

Notes of Meeting held on Thursday 7th June 2007 2.00pm – 4:00pm At the Boldon Children Centre

Attendance:

Cllr Alison Strike (Chair), Cllr Linda Waggot (Vice Chair), Maureen Graham, Liz Purvis, Pam Bainbridge (all Newtown Residents Association), , Maria Anderson , Mark Burrell (All Boldon Neighbourhood Management Team), Craig Malcolm, APC (ST), Ian Hunter (South Tyneside Homes), Paul Walker (STC), Christine Allen (Home Housing), Anne Corrigan (Children Centre), Lindsay Riddle (Positive Future Builders STC), Steve Southern (Youth Services), Ray Whallen (Youth Services)

Apologies: Cllr Joanne Bell, Jamie McDonald (ST Asset Mgt), Ray Pope (Home Housing), Sharon Charlton (Boldon Neighbourhood Management Team), Anne Connelly (STC Housing)

<u>Item No.</u>	<u>Previous Minutes</u>	<u>Action</u>
1	The minutes were agreed as a true record	<u>MB</u>
2	<p><u>Matters Arising</u></p> <p>Paul explained that there are 11 Homes in Charles street owned by individuals, of which some are rented out, that the council will need to purchase. Preliminary valuations have been carried out on these properties and some discussions have taken place with owners and the rest will be done in the near future. Paul believes that there is one, if not two owners, who may not be cooperative in selling their properties.</p> <p>As yet the owners do not know what valuation the council have placed on the properties as this will be done in person. The council will also be advising the owners to get their own valuation of the properties done and explaining there options fully.</p> <p>If the process has to go to CPO, this could take up to 18 months as there is a lack of qualified inspectors in this particular field and this normally slows down the process.</p>	

	<p>The group asked if the other tenants in the area will be moved out? Paul stated this will be done and they would even consider partial demolition if it was safe to do so and utilities could be cut off without effecting any residents still living in the street.</p> <p>Christine asked if the council are looking at using schemes like Home's Home Swap Initiative and explained that Home can help the current owners with any equity gap they may have in securing a new property from the proceeds of the sale (can help with up to £20K equity shortfall)? Paul stated they will look at this and any other scheme which will help as they are aware that the houses in Charles street do not have a high value.</p> <p>Maria also informed the group that Top Ten bingo do own the grassed area surrounding their property and that the 2nd CCTV camera was installed on the 6-6-07. It looks up Reginald Street from North Road.</p>	<u>PW</u>
3	<p><u>Youth Services</u></p> <p>Steve Southern was invited to attend the Partnership meeting to inform the group what plans are in place to provide a youth Service in Boldon, following the liquidation of STRIDE, who previously ran the Youth service in Boldon.</p> <p>Steve explained that the funding for the youth service in the area came from NRF and this was still available to use in the area.</p> <p>What Steve would like to do is give a portion of this money to Home Group who have offered to employ some part-time youth workers to ensure there is a youth service in the area and some continuity. This would cover the summer period and give the council some time to look at getting a new youth service started in the area using their existing staff.</p> <p>As with all NRF funded projects, the money will end in March 2008. At present, youth services are looking at commissioning future services that are currently NRF funded and indications are that Boldon will be part of this exercise. Steve explained that the Youth service team has a good track record and they are keen to get some good youth service work in Boldon.</p>	

	<p>The group asked if the current youth workers could be employed and if the use of part-time workers will reduce youth work in the area? The group also enquired what activities and age range the new service will work with? Steve explained that this is not possible to take on the old workforce as their conditions do not easily match with the council's own youth workers. As for the amount of youth work, it is actually hoped that more will be done as the NRF money will not be used on management cost as Maria and Ray will provide the workers with line management. This means the money could be used on more activities for 5-19 year olds.</p> <p>Craig stated that whoever employs the staff it should be on a contract till March as it would be difficult to find someone to work part-time for a couple of months. Steve agreed to discuss this with Craig and Maria in a separate meeting</p>	<p><u>CM/MA/</u> <u>SS/RW</u></p>
<p>4</p>	<p><u>Housing Update</u></p> <p>Paul explained that the development brief will be going out in the next few days. It will take about 4 weeks to receive offers showing costs and plans and a further week to look through the offer. It is hoped that in 5-6 weeks it would be possible to look through the various designs to choose a preferred contractor. Developers will have a choice of making 75% private ownership and 25% social housing (including shared equity schemes) or are split of 50% both ways.</p> <p>Paul handed out a document which will need to be considered when choosing a developer. This document relates to making the new development as eco-friendly as possible and ensuring that the houses are efficient and inexpensive to run.</p> <p>Ian explained that there is still one resident living in John Street and that they have asked for some further works to be carried to the property on North Road before they will move. These works are going to take place in the very near future.</p> <p>Alison explained this resident had contacted them as there was a gas leak in John Street recently which was allegedly caused by youths in one of the derelict</p>	

	<p>properties. This caused the resident some alarms so Alison believes they are keen to move as quickly as possible. Ian will look into this as he is concerned with this as it should not be possible to cause a gas leak from inside the houses.</p> <p>Paul explained that he has the demolition contractor, Owen Pugh, on short notice to move onto the site once it has been emptied. Ian explained that the utilities will still need to cut off before demolition could take place. This could take up to a couple of weeks from past experience.</p> <p>The group asked about the aftercare of the site? Paul explained that the rubble will be removed and the site will be seeded. A trip rail will then be placed around the perimeter of the site. If there is a threat of travellers using the land the fencing may need to be looked at as it does take some time to evict them from a site. In past experience, Owen Pugh normally secure the site with a good perimeter fencing during the works.</p> <p>Ian explained that the contractor had previously done a good job in securing a site and leaving a nice site after the demolition on other sites across the borough.</p> <p>Maria informed the group that two landlords in Arnold Street had joined the Private Landlord Accreditation Scheme.</p> <p>Christine asked if the brief on the council's website is out of date as she understands a contractor has called up home regarding it? Paul stated all the briefs are issued for transparency but the document to work from is the Marketing Document which will ask for further information.</p> <p>Ian asked if it was not a good idea to proceed with earlier plans to visit some sites of new development. The group agreed this would be of benefit and Maria was asked to arrange this. Home Housing's Durham Street development and Pathways Thornley Close site were recommended.</p>	<u>IH</u>
5	<p><u>Neighbourhood Plan</u></p> <p>The group looked through a document showing actions against the neighbourhood plan and raised the following</p>	

	<p>points. <u>Health</u></p> <p>Craig will speak to Malcolm Morralee from Choosing health as the group have concerns over the lack of progress to the plan in this area.</p> <p><u>Employment</u></p> <p>It was suggested that Adam De'ath be invited to the employment group to share details of a new scheme with New Logic. Maria will invite him to attend.</p> <p>Anne explained that so far, courses run at the children's centre have included free crèche places.</p> <p>The targets for getting people into employment are tough but partners are being asked to track people who have accessed the jobs search session to asses any progression.</p> <p><u>Housing</u></p> <p>Cars parking too close to the Junctions was highlighted by residents as being an issue to look at as well as lowering a section of the new paving for access by buggies or mobility wheelchair users. Paul will speak to Dave Elliott regarding the parking. Maria will speak to Ron Weetman on this subject.</p> <p><u>Crime</u></p> <p>Paul informed the group that the council have adopted a gating policy should they wish to consider this proposal in the future to the back lanes.</p> <p>Christine shared with the group that Home offer a witness and victim support scheme as well as an Anti-social behaviour team to deal with the perpetrators. This information should be shared by everyone to Home housing tenants or those who are concerned about the behaviour of a Home Housing tenant</p> <p><u>Young People</u></p> <p>The group congratulated the amount of work done for the</p>	<p><u>CM</u></p> <p><u>MA</u></p> <p><u>PW</u> <u>MA</u></p> <p><u>ALL</u></p>
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	<p>under 13's by Sharon and the Volunteers that run the groups.</p> <p>Craig asked that the update document make more mention to the investment in the park.</p> <p><u>Community Engagement</u></p> <p>The residents asked that the damaged painted board be replaced. Maria will speak to Foundry media as there is a spare board in the Village Hall.</p> <p>The group asked that in future this document be shortened to show where the bottlenecks are. The whole document should be shared to all via e-mail as it is important to make everyone aware of what has been achieved.</p> <p>The group agreed there is a need to review the progress and set new targets and to look at continuation funding for the project. Maria, Craig and Christine will discuss this in the near future.</p> <p>The group also agreed that the work done by the team in such a short period of time has been good and has contributed to an upturn in the area.</p>	<p><u>MB</u></p> <p><u>MA</u></p> <p><u>MB</u></p> <p><u>CM/MA/CA</u></p>
<p>6</p>	<p><u>Partnership Governance Document</u></p> <p>The group were asked to take away and sign the groups governance documents or bring back to the next meeting any issues which prevent the document from being signed.</p>	<p><u>ALL</u></p>
<p>7</p>	<p><u>Any Other Business</u></p> <p>The group were asked to look at areas in which the BNMT could work in surrounding areas as it is likely the boundaries of the team will need to be extended. This will be discussed at the next meeting.</p> <p>Christine Allen made the group aware that the Executive board for Home Housing in the North east had visited the area and were “thrilled with the progress” and the area appeared to be “more confident”.</p> <p>Maria asked to Paul to send her the information to send</p>	<p><u>ALL</u></p>

	<p>out to the area regarding the demolition and valuation process. Paul stated it will be sent to her next week.</p> <p>The group congratulated Craig on his appointment to the role of Senior Area Co-ordinator and wished him well in his new post. Craig explained that it is not yet clear what is involvement in the area will be but he still expects to attend the partnership meetings.</p>	<u>PW</u>
8	<p><u>Next meeting</u></p> <p>The next meeting will take place in the children centre on the 12th July 2007, 2pm-4pm.</p>	

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>
Paul Walker	Consider using Home's Home Swap scheme and Equity Gap help when looking to re-house those still living in Charles Street	Next P'ship meeting	Ongoing
Craig Malcolm, Maria Anderson, Steve southern, Ray Whallen	To meet and discuss the youth service provision in the area and how best to use the NRF money set aside for the area.	Next P'ship meeting	Ongoing
Craig Malcolm	Speak to Malcolm Morralee regarding progress of Health Action Plan	Next p'ship meeting	ongoing
Maria Anderson	Invite Adam de'ath to employment & learning group	8-6-07	Done
Maria Anderson	Speak to Ron Weetman regarding the new pavements access for wheelchairs and prams	ASAP	Ongoing
Paul Walker	To speak to Dave Elliott regarding cars parking near the junction of Reg and Wilfred Street.	ASAP	Ongoing
All	To publicise Home's Witness and victim support scheme along with the ASB team to deal with	ASAP	Ongoing

	any Home housing problem tenants		
Mark Burrell	Update progress document to show park spend and in future to produce a summary of bottlenecks in delivery of the plan.	Next p'ship meeting	Done
Maria Anderson	Contact Foundry media with regards to replacing damaged board with the spare one in the hall.	ASAP	Ongoing
Craig Malcolm/ Maria Anderson/ Christine Allen	To meet to discuss continuation funding of the project	Next p'ship meeting	Ongoing
ALL	To sign and return Governance documents or bring reason why it is not possible to sign the documents to the next meeting	Next p'ship meeting	Ongoing
ALL	To bring back idea's/suggestions as to where the project can expand to in the surrounding area.	Next p'ship meeting	Ongoing
Paul Walker	To supply Information to go to households regarding the demolition and valuation process	156-6-07	Ongoing