

Boldon Newtown Action Group

Notes of Meeting held on Thursday 26th October 2006 2.00pm – 3:15pm At the Children's Centre Reginald Street Boldon

Attendance:

Cllr Alison Strike (Chair), Paul Walker (STC), Maureen Graham, Liz Purvis Pam Bainbridge (all Newtown Residents Association), Maureen Plunkett (Home Housing), Maria Anderson, Mark Burrell, Sharon Charlton, Steven Thompson (All BN Neighbourhood Management Team), Craig Malcolm, APC (ST), Ron Weetman (STC), Kevin Thompson (ST Comm. Safety), Mark Pearson (ST Asset Management), Walter Nichol's (Owen Pugh), Inspector Sutton (Northumbria Police)

Apologies: Sue Stokoe (Children's Centre), Ray Pope (Home Housing), Cllr Joanne Bell, Jamie McDonald (ST Asset Mgt)

<u>Item No.</u>	<u>Safer, Cleaner, Greener</u>	<u>Action</u>
1	<p>Ron Weetman explained to the group what plans have been made with the £156K grant to improve the Boldon Newtown area. He explained that £78K must be spent by the 31st March 2007 and then there will be another £78K to spend in the next financial year. This years plans will be going to the LSP meeting on the 27/11/06 for approval.</p> <p>After getting the views from the local community from the recent consultation event he has agreed that the money be spent on the following schemes:</p> <ul style="list-style-type: none">£15K on CCTV camera£20K on Board for derelict properties to improve their appearance£20K on projects to improve the corner sites on the estate£20K on the project to improve the entrances of the estate£3K on new litter bins to reduce the amount of rubbish on the estate. <p>He has allocated Steve Barkley to produce plans and designs on proposed environmental projects.</p>	

	<p>Next years spending is not yet decided but is still planned that £50K is ring fenced to be spent on the community garden. This will only be spent if additional funding is obtained as the true cost of the park is nearer £250K. This means the group will need to have back up plans in place to spend this money. The group need to be careful that they do not go for plans which might require planning permission or corporate procurement as this can often cause delays.</p> <p>Cllr Strike then enquired if the tool hire proposal could not be used as a back up project. Maria explained that she had been advised by STC that this would not be possible due to Health and Safety problems. Ron Stated this would probably be down to issues with risk assessments rather than health and safety. Craig Malcolm then pointed out that there would be the additional problem of requiring someone to administer the scheme.</p> <p>Maria will speak again to STC about this as last time she spoke to them the cost of upgrading the building was approx £12K.</p> <p>Kevin Thompson then said his team could use the £50K on a project of offering improved security to households in the area. The group raised the issue that in the past the take up for similar schemes was not high and that many if not most of the properties already had good security. It was agreed that Kevin would bring detailed costings and proposals to the next meeting.</p>	<p><u>ALL</u></p> <p><u>MA</u></p> <p><u>KT</u></p>
<p>2</p>	<p><u>CCTV Camera</u></p> <p>Kevin Thompson explained that the CCTV pole had now been erected at the Children’s Centre. This was paid for by £2K from the CAF and the rest was picked up by the Community Safety team. It total it cost approx £6K.</p> <p>The only thing to decide upon now is the type of camera to be installed.</p> <p>Maria then explained that as the £15K had been set aside from the Safer, Cleaner, Greener money to pay for the supervised camera and all that she needs is the £9.5K to have the camera monitored. Kevin then explained that he could not find this kind of money from</p>	

	<p>existing budgets. He then suggested that perhaps the camera only be monitored part time. This would reduce the cost of monitoring the camera to a level where perhaps money could be found to fund it.</p> <p>Inspector Sutton then stated he will bring some figures to the next meeting showing peak crime levels.</p> <p>Cllr Strike asked if the Demolition Contractor could provide any funding. Walter Nichols stated they could not as they would already be paying for a security guard to man the site.</p> <p>Maria will speak to Home Housing to see if they can contribute anything towards the camera.</p> <p>Kevin Thompson will look at getting funding for the camera for it to be monitored part time</p>	<p><u>Inspector Sutton</u></p> <p><u>MA</u></p> <p><u>KT</u></p>
<p>3</p>	<p><u>Demolition</u></p> <p>Mark Pearson and Walter Nichols then explained that during the construction, no rubbish would be left on-site which could be used to start fires with. The plant machinery will be kept on the site but will be locked up and secured by perimeter fence and security guard.</p> <p>The utilities to most of the empty properties have now been removed. The only issue is, if the water has been switched off they do not normally inform them when this has been done. He will check this out and bring to next meeting.</p> <p>Once the demolition has been finished the site will be left with a top soil finish and a small trip rail fence around the perimeter.</p> <p>A recent full asbestos survey has revealed some traces of Aertex so a 14day notice period will now needed to be given prior to demolition.</p>	<p><u>Mark Pearson</u></p>
<p>4</p>	<p><u>Neighbourhood Management Team</u></p> <p>Maria explained to the group that her team are all now in place and it is hoped that the Village hall will be opened on the 6/11/06. It is planned that an open day will be held</p>	

	<p>in late November or early December to formally open the hall. She will be sending invites out once plans are finalised</p> <p>The group welcomed the new team</p>	<p><u>MA</u></p> <p><u>ALL</u></p>
<p>5</p>	<p><u>New Development</u></p> <p>Paul Walker explained what is proposed for the new development of housing once the old stock has been removed. He handed out copies of a draft development brief which will be given to developers to explain what the council wishes to be erected.</p> <p>Paul explained that the demolition is pretty much on schedule in that by the end of the year, John Street should be demolished. In the new year, the second site at Charles street will be looked at and hopefully acquisitions will begin. ST homes are aware of this and as such are trying to re-home residents from Charles St.</p> <p>As for the development brief, he explained that the sites will be put out to tender to developers and that they would then look at the bids. The development brief is produced to help the developers tailor their designs to those required in the area. The potential developers will be required to provide illustrative and possible models showing their designs. These will be brought to the group for decisions to be made as to which is the preferred option.</p> <p>Paul then asked the group to look again at their requirements following recent consultation. He explained that the council can only ask potential developers to build 25% of the new homes to be Low cost/affordable housing. The group recently asked that 75% be available for rent. Paul explained that a Housing Association is unlikely to get funding for this kind of project or if they did it could take a considerable amount of time. This would potentially leave the development site bare for a considerable period of time.</p> <p>Paul asked the group if the proportions could be changed as a potential developer would use housing sales to subsidise rented properties. The residents stated they did not fully understand this process so would not like to say. They were told during initial consultation that those who</p>	<p><u>PW</u></p> <p><u>ALL</u></p>

	<p>left the area would be able to return once the development was complete. This would not happen if the houses were mostly for sale.</p> <p>The group suggested a smaller group be set to look at the housing brief and the needs of local people. It was agreed that Maria will set up this group.</p> <p>Paul then asked if the group would like him to consult the housing board to get their views of any potential development given that they look at all developments borough wide. The group agreed this should happen</p>	<p><u>MA</u></p> <p><u>PW</u></p>
6	<p><u>Painted Boards</u></p> <p>Maria explained that it has been agreed that some young local people will go to the factory where the boards are produced and that they will help with putting them up. Doug Payne will supervise this visit. The boards could also be used of other vacant properties.</p> <p>Maureen Plunket then explained that Home Housing could be fined for still having the old Brown boards displayed on empty properties. She had already received a letter as such regarding the current boards used on empty properties.</p> <p>It was agreed that the cost of getting the boards used on other streets will be examined.</p>	<p><u>MA & CM</u></p>
7	<p><u>Financial Guidelines</u></p> <p>Maria then asked the group to devise some guidelines to allow the team to use the money they have in the budget more effectively. It was suggested that any environmental projects under £1000 would not need to come to the group for approval. Any Community Development projects under £500 should also follow the same rule. The group agreed this to be a sensible policy.</p> <p>It was agreed to defer the £17K Community Chest money to the next meeting</p>	<p><u>ALL</u></p> <p><u>MA</u></p>
8	<p><u>AOB</u></p> <p>The residents then raised the issue of a No Right turn sign being erected at the top of Reginald St and the state of the roads on the estate.</p>	

	<p>Ron then explained that programme has began in the borough to improve roads deemed to be of poor quality. He understands Reginald Street is one of those already identified to be improved from this years budget. What they do not want to do though is spend money improving roads which could be involved in the demolition.</p>	
9	<p><u>Date and Time of next meeting</u></p> <p>The group were reminded of the Away day planned on the 27/11/06 at the Boldon Quality Hotel at 2pm till 7 pm.</p> <p>As the date for this meeting normally coincides with the council meeting it was agreed that a day should be sought that avoids a clash. Maria will inform the group of the new date as and when she has it.</p>	<p><u>ALL</u></p> <p><u>MA</u></p>