



STRATEGIC HOUSING PARTNERSHIP BOARD

28 September 2006
Business Development Centre, Stafford Park

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| PRESENT: | Richard Webb | Telford & Wrekin Council |
| | Mike Atherton | Telford & Wrekin Council |
| | George Rushgrove | The Wrekin Housing Trust |
| | Anne Sutcliffe | Bromford Housing Group |
| | Rob Kilby | Housing Corporation |
| | Lloyd Bradshaw | Beth Johnson Housing Group |
| | Emma Pierce Jenkins | Telford & Wrekin Council |
| | John McNulty | Bournville Village Trust |
| | Chris Winter | BT&W |
| | John Williams | Harris & Lamb |
| | Jeremy Crabb | T&W Primary Care Trust |
| APOLOGIES: | Cllr. Dave Morgan | T&WC |
| | Nick Cummins | Bromford Housing Group |
| | John Broadhead | The Wrekin Housing Trust |

1. INTRODUCTIONS

Richard Webb welcomed everyone to the meeting including guests Gina King from the National Housing Federation (West Midlands) and Sarah Raper (Transforming Telford).

Unfortunately the Chair, Councillor Dave Morgan, was unable to be present as he had to attend a Regional Housing Executive meeting at the same time. Other apologies were received as recorded above.

2. MINUTES OF LAST MEETING (12 June 2006) AND MATTERS ARISING

Item 5: Rob Kilby clarified the point that Telford & Wrekin is only one of a number of areas within the region with the potential to deliver additional extra care housing in the future.

The minutes were then approved as a correct record.

3. 'MIDLANDS UNITED' – CAMPAIGN FOR HOUSING INVESTMENT

Gina King from The National Housing Federation (West Midlands) gave a presentation on 'Midlands United' – a campaign for future housing investment. The campaign uniquely brings together housing stakeholders from both the East and West Midlands in order to raise the profile of the combined regions and make the case for future housing investment. It also seeks to influence national decision making in advance of the Comprehensive Spending Review 2007.

The campaign highlights the importance of housing to support future economic growth and the implications of a continuing shortfall in investment. It

specifically highlights the considerable opportunities and potential of the area, its successful track record in delivery and also its ability to contribute to wider national economic and social objectives.

Strong cross-party support for 'Midlands United' had been received. Practical support and sponsorship for the campaign from Telford & Wrekin Council and its stakeholders would be welcomed, as would examples of good practice.

The discussion that followed covered a number of issues including the urgent need for more affordable homes and the importance of investment in infrastructure for stimulating growth. Some of the key risks include the ability to maintain a sustained and united campaign, while the possible outcome of the Regional Spatial Strategy Review was also a consideration.

4. 'TRANSFORMING TELFORD'

Sarah Raper, Chief Executive of 'Transforming Telford' (formerly 'Telford First') made a presentation to the Board on the objectives, activities and governance arrangements for the new agency.

Transforming Telford is a local delivery agency and limited company whose key aim is to achieve a prosperous economy in Telford & Wrekin. It was established by Telford & Wrekin Council, Advantage West Midlands and English Partnerships. It has recently agreed a 3 year Business Plan as part of a long term development programme.

There is an Executive Team of around 25 staff based at Jordan House in Telford who are responsible for economic development, regeneration and physical development, tourism, research and marketing. A new web site will be set up shortly.

Some of the agency's main current areas of activity include:

- Transforming Telford Town Centre
- Development of the strategic sites at East Ketley, Lightmoor and Lawley
- Regeneration of Woodside and South Telford
- Economic development and inward investment, including tourism promotion
- Other strategic projects including the Donnington Rail Freight Terminal, Telford Sports Village and the Ironbridge Gorge

A number of issues were highlighted in the discussion that followed, including the importance of considering the needs of deprived people in the development of Telford Town Centre, such as by the inclusion of affordable housing. Other topics covered included the increasing levels of educational attainment in the area and the need to ensure that the appropriate jobs were created to discourage migration out of the area. There was also discussion on future development projects, including the Lakeside site in Priorslee.

5. TELFORD MILLENNIUM COMMUNITY

Lloyd Bradshaw gave a presentation to update the Board on progress with the development of the Millennium Community at East Ketley in Telford.

Millennium Communities have been set challenging targets in relation to environmental sustainability and design standards. This development will contain 665 homes in total, of which 30% will be affordable. All homes will be built to the Eco Homes 'excellent' standard, will meet Housing Corporation Scheme Development Standards (SDS) and be completely 'tenure blind'.

There has been some delay due to land remediation and environmental considerations, but Phase 1 is due to start in early 2007. This will include 103 homes, of which 30 (29%) will be affordable. There will be 9 affordable house types, drawn from the developers' open market portfolio. This phase also includes a 'Civic Square' and offices for Beth Johnson.

Beth Johnson will be responsible for stewardship of the development, which will be run through a Community Development Trust, with representation including local residents. This will be supported by service charges that will apply across all tenures.

6. INFORMATION ITEMS

a) General Issues

Chris Winter presented a brief update on a number of issues:

- Needs Assessment
The Council is working with other authorities within the Central Housing Market Area (C3 Group) to commission a sub regional housing needs assessment. Telford & Wrekin are also part of a separate sub regional consortium who are commissioning an assessment of the accommodation needs of Gypsies and Travellers.
- Updating the Housing Strategy
Work is in progress on updating the local Strategy. Following the initial consultation event, members of the Board were invited to provide additional views or comments in writing if possible. Further consultation work is also planned.
- Key Lines of Enquiry
The Audit Commission have recently updated their Key Lines of Enquiry framework (KLOEs) for Strategic Housing. The KLOE expects local authorities to take an active role in this area, but recognises that many other stakeholders will also have a key role to play. There is a shift of emphasis from meeting national priorities to influencing the strategies and actions of other key stakeholders. The KLOE also emphasises the need for effective intervention across a number of areas to help to balance the local housing market.

b) Affordable Warmth Strategy

Mike Atherton reported that work is in progress to develop a local Affordable Warmth Strategy. Some 50 stakeholders had attended a recent scoping event facilitated by NEA. A draft Strategy is to be produced for a follow up workshop on 29/11/07.

c) Local Development Framework

Emma Pierce Jenkins gave an update on the production of the Local Development Framework (LDF) for Telford & Wrekin. The Core Strategy and Waste Disposal documents were due to be formally submitted next week. The Strategy proposes that the majority of future growth will be in the Telford area, with an additional 1,000 homes in Newport and a small number in selected parts of the rural area.

There is a full process of consultation and public exhibitions, with widespread opportunity for comments and objections to be made by all local stakeholders for consideration at the formal Planning Inquiry. One concern is that a number of LDFs elsewhere have recently been rejected by the Planning Inspectorate as 'unsound'.

Work is in progress on a number of other parts of the LDF including Development Control policies, Land Allocations and the Central Telford Action Plan. There will be full discussion on these with local stakeholders. It is hoped to publish these by Summer 2007, subject to workload.

A number of points were discussed including:

- The acceptability of the documents submitted is likely to be known by Summer or Autumn 2007. Key issues will include compatibility with the Regional Spatial Strategy and the quality of the evidence base
- An unfavourable outcome could delay the process by 2-3 years, with the existing Wrekin Local Plan currently 'saved' to October 2007
- The significance of the provision of local infrastructure to the outcome of the Inquiry

7. ANY OTHER BUSINESS

There was no other business.

8. FUTURE AGENDA ITEMS

The following items were suggested for future meetings:

- The relationship between the Strategic Housing Partnership Board, the Local Strategic Partnership Board and other groups, including respective roles and communication mechanisms.
- Update on the local authority's new structure, including the objectives behind it and the opportunities it will create.

9. DATES OF FUTURE MEETINGS

A meetings was scheduled for:

7 December at 2.00 pm Wrekin Room, Business Development Centre