



STRATEGIC HOUSING PARTNERSHIP BOARD

2 March 2006

Business Development Centre, Stafford Park

PRESENT:	Dave Morgan	Borough of Telford & Wrekin (BT&W) - Chair
	Mike Atherton	BT&W
	Lloyd Bradshaw	Beth Johnson Housing Group
	Richard Webb	BT&W
	Rob Kilby	Housing Corporation
	Jeremy Crabb	T&W Primary Care Trust
	Bernie Lewis	Wrekin Landlords' Association
	Michael Barker	BT&W
	John McNulty	Bournville Village Trust
	Chris Winter	BT&W
	Ann Sutcliffe	Bromford Housing Group
	Sarah Williams	English Partnerships
	John Williams	Harris Lamb
	John Broadhead	The Wrekin Housing Trust
	Susanne Fitzpatrick	BT&W
APOLOGIES:	Nick Cummins	Bromford Housing Group
	John Acres	Redrow Homes
	Gerry Dawson	BT&W

1 WELCOME AND INTRODUCTIONS

DM welcomed everyone to the meeting and introductions were made.

2 APOLOGIES

Apologies were received as recorded above. John Acres' apologies were received via email.

3 MINUTES OF LAST MEETING (11 February 2005) AND MATTERS ARISING

The minutes were approved as a correct record. There were no matters arising.

4 TERMS OF REFERENCE

MA invited comments on the original Terms of Reference (ToR) and asked for suggestions as to how the SHPB can be more effective - are the membership arrangements and format of meetings adequate?

Comments were received as follows:

Item 1 of ToR

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|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 st bullet point | Agreed |
| 2 nd bullet point | RK felt that the SHPB is not the appropriate forum to undertake these actions |
| 3 rd & 4 th bullet points | These two bullet points will be combined |
| 5 th bullet point | RW is keen that the SHPB “goes into the LSP arena with an agreed statement” |
| 6 th bullet point | This was deleted from the ToR and will be incorporated into members’ day-to-day working |
| 7 th bullet point | Agreed |
| 8 th bullet point | The issue of networking needs to be addressed in order to bring together intelligence and support. Sub-groups could be established to tackle <u>specific</u> issues and lessen the burden on the SHPB agenda |
| 9 th bullet point | Agreed |

LB queried whether the SHPB would be able to meet all the requirements of the newly-amended Terms of Reference whilst continuing to hold quarterly meetings. It was agreed to review the frequency and format of meetings and agenda management.

JC asked for clarification re: the impact of the Housing Strategy on non-housing partners - do members understand the implications of what is being discussed and how to obtain feedback?

Item 2 of ToR

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|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 4 th bullet point | JC will represent the PCT from a <u>practical</u> infrastructure aspect, whilst Dr Catherine Woodward will cover the <u>health</u> aspect |
| All other bullet points | Agreed |

RW concluded this item by confirming that the SHPB should continue to meet 3-4 times per annum and that Workshops will be held on specific topics as necessary.

5 **REVIEW OF REGIONAL SPATIAL STRATEGY (RSS) AND LOCAL DEVELOPMENT FRAMEWORK (LDF)**

MB gave an overview of the above.

Regional Spatial Strategy

Work on the RSS in relation to the Black Country and Telford will be undertaken in three phases, ie:

- 1st phase The Black Country (led by the Black Country Consortium) to produce planning documents for the four boroughs. The 'preferred plan' will go out to consultation in the near future
- 2nd phase Will look at areas around the Black Country (Section 44 authorities) to determine the level of housing provision within them (including Telford and Wrekin). T&W may mirror the Black Country in order to establish a steady, longer-term programme for housing growth between 2011 and 2026
- 3rd phase Themed areas such as waste management

By the end of 2006, Telford and Wrekin should have a clear understanding of where the Black Country and other sub-regions are heading in terms of housing provision. Consideration needs to be given to capacity, infrastructure, support, matching employment to available jobs etc if the borough is to continue to grow and deliver its aspirations.

Local Development Framework

The Government has made significant changes to the development plans system via the new Planning & Compulsory Purchase Act 2004 which came into force in September 2004. As a result, the replacement plan is being prepared in the format of a Local Development Framework (LDF) which comprises several individual local development documents dealing with different aspects of spatial planning.

The new plan for the borough for 2006-2021 seeks to build on the good work and practices already established and bring working practices up to date to reflect the evolving needs of the borough. These documents can be viewed on the BT&W website:

<http://www.telford.gov.uk/Environment+and+planning/Planning/Local+Development+Framework.htm>

BL commented on recent Press coverage that the planned development will lower house prices – does the Regional plan allow for this? DM responded that areas of new development such as that currently underway at Woodside only serve to enhance property prices rather than having a detrimental effect.

MB reported that the borough's economic development intelligence suggests that land is readily available at Hortonwood, Nedge, East of Priorslee (by the Celistica factory) to provide 'high tech' employment which will need to be supported by adequate housing provision, infrastructure and educational facilities. Members considered that the most effective way of developing the borough is on a continuous 'rolling programme' so as to ensure that the momentum of development is maintained.

DM is keen to generate a greater proportion of dwellings, both for rent and for shared ownership, and suggested that the SHPB could prove a useful consultation group.

MA concluded with the following items for consideration:

- How do we create community cohesion?
- How do we address and sustain housing stock?
- How do we create new housing provision?
- How do we monitor the change in demographics and differing housing needs?

and asked “if Telford and Wrekin has a high proportion of residents on a low wage, how can we change our structure, economic base and skills to plan forward?”

6 STRUCTURED DISCUSSION – A HOUSING STRATEGY FOR 2007-2010

MA gave a presentation on the above and asked for comments on the four main aspects of the Strategy - policy drivers and themes; links with other policy areas; key objectives; stakeholder involvement and consultation. The following comments ensued:

- JPB: consideration needs to be given to the *environmental* aspect of new housing development, similar to that on the Woodside Regeneration project
- MA: “*the vision for future housing development should not be constrained by resources or the limits of our own ambitions*” - any consultation document needs to be ‘owned’ at community level to ensure its long-term effectiveness

It is recognised that a number of community ‘hubs’ currently exist within local neighbourhoods which could make a difference to the development agenda. RW reported that the PCT/BT&W are looking at how to develop services in neighbourhoods in an attempt to make resident’s environment feel more positive. MB is currently considering the issue of wider ownership/responsibility to assess whether the local area agreement can work at neighbourhood level

- JMcN asked where the monies will come from to develop the above: “is there a way to lever more money into the borough?”
- JW: the LDF process could provide some of the opportunities to deliver. CW said it would be possible to draw on intelligence from other agencies. MA: “stakeholder involvement needs to use what intelligence currently exists and pick up on what matters to residents”
- AS asked for a definition of ‘community’ – is it part of people’s district/ neighbourhood/parish/ward/school catchment area? How do residents interface with geographical areas and how does the SHPB empower communities to have an impact on development proposals?

DM considered that the above topics would be best covered by a separate, high-energy Workshop in order to provoke discussion and draw on the expertise/intelligence held by SHPB members. RW commented that the Workshop will need to focus on “what we want to achieve, what the drivers are and what we need to do to take this forward”. Noted that Workshop will be open to tenants’ networks and associations.

ACTION: MA/CW/SSF to arrange the Workshop for May 2006 and SSF to circulate a date(s) to SHPB members as soon as possible.

7 INFORMATION ITEMS

MA circulated a report entitled ‘*Briefing Note on Housing Supply and Homelessness Issues*’ which detailed housing needs, the programme for delivering new social and affordable housing, and listed areas where 500 homes had been demolished over the past five years (or are shortly to be demolished).

MA reported on a continuing gap in supply for homeless people and the pressure this places on all social housing providers. Whilst preventative measures have resulted in a reduction in the number of people presenting as homeless, those who do present are staying longer.

The ODPM has set a target for all local authorities to halve their temporary accommodation units by 2010. Noted that preventative strategies currently in place include initiatives to turn temporary accommodation back into permanent accommodation.

The Housing Register stands at 4,866 at March 2006.

DM suggested that estate agents should be invited to future meetings as they have a role to play as well as having a social responsibility. It is recognised that the Black Country regeneration work will have a large impact on the availability of developers and that people may ‘decant’ to Telford, which may bring further social/community problems.

In response to a question by RK as to how the RHS places Telford, MA responded that Telford is in quite a good position but “we don’t have *absolute* control of our destiny due to EP’s presence in the town” (EP land counts for 60% of that available for housing development). RK suggested T&W emphasises its ‘opportunities’ and trust that resources will follow.

8 AGENDA PLANNING

The following were suggested as possible Agenda items for the next meeting:

Empty properties	BL asked if the private sector can do anything to move empty properties on, as “they currently attract drug addicts etc. A plan is required to bring empty properties back into use.
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Quality Developments	RK asked what the SHPB can do to reinforce this.
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RHS	Market links to the Black Country - Section 44 authorities (which includes Telford and Wrekin) need to ascertain Planners' viewpoint on this
Terms of Reference	These could be tied to a future agenda item
Structure	RW suggested a discussion around key developments and information sharing/influencing
Planning/housing supply	Number of properties coming forward for social housing – some need to come via planning gains ie Lawley, East Ketley
Publicity	How to publicise what the SHPB is doing? Place minutes on the council's website?
Design in environmental standards and stewardship vehicles	SW suggested these as discussion items following the earlier discussion
Cohesion	JC felt there is value in considering the type/standard of housing and the impact it has on, say, mental health. What is achievable/deliverable?

9 ANY OTHER BUSINESS

- LB asked for an updated copy of the Contact List. SSF will send this out with the minutes
- JPB asked for a copy of MA's report (Item 7). SSF will email this to JPB.

9A DATES FOR FUTURE MEETINGS

These were confirmed as:

12 June at 2.00 pm	Wrekin Room, Business Development Centre
28 September at 2.00 pm	Ditto
7 December at 2.00 pm	Ditto

STOP PRESS!!!!

The Workshop on the Housing Strategy 2007-2010 will take place on
Wednesday, 26 April 2006 from 10.00 am to 4.15 pm
 (venue to be confirmed).

Further details will be forwarded as soon as they become known. Please ensure the date is in your diary.