

**CHARLESTOWN AND LOWER KERSAL NEW DEAL  
FOR COMMUNITIES**

**Minutes of**

**NDC PARTNERSHIP BOARD**

**Held at**

**Salford Sports Village on Monday 30<sup>th</sup> March 2009**

**IN ATTENDANCE**

**PARTNERSHIP BOARD**

|                   |                                  |
|-------------------|----------------------------------|
| Ann-Marie Pickup  | (Chair) Community Representative |
| James Eagle       | Merlyn Electronics               |
| Kevin Coakley     | Community Representative         |
| Stella Elliott    | Community Representative         |
| Lee Craven        | Voluntary Sector Representative  |
| Les Smith         | Community Representative         |
| Cllr Peter Connor | Ward Councillor                  |
| Janice Lowndes    | Salford PCT                      |
| Harry Davies      | Community Representative         |
| Dot Jones         | Voluntary Sector Representative  |

**SUPPORT TO PARTNERSHIP BOARD**

|                  |  |
|------------------|--|
| Tim Field        | NDC  |
| Alison Burnett   | NDC  |
| Brian Enright    | NDC  |
| Bernadette Elder | NDC  |
| Anne Lythgoe     | NDC  |
| Dave Bird        | NDC (Minutes)                              |
| Ian Marshall     | Job Centre Plus                            |
| Paul Walker      | Salford City Council                       |
| Anne Godding     | East Salford Neighbourhood Management Team |
| Christine Gough  | GONW                                       |

Also present:

Sarah Lewis                      Pulse Regeneration

**PART 1**

**1. APOLOGIES AND INTRODUCTIONS**

Apologies were received from Steve Bailey, James Powell, John Merry, Phil Geller, Steve Aveyard, Brenda Moore and Linda Carr.

All present introduced themselves, and Ann-Marie Pickup welcomed Sarah Lewis from Pulse Regeneration.

Ann-Marie and other Board members paid tribute to fellow Board member, Councillor Hulmes, who had recently passed away.

## **2. DECLARATIONS OF INTEREST**

Declarations of interest were made by Kevin Coakley (Item 6 St Sebastian's), Lee Craven (Item 4 Lichfield Street) and Peter Connor (Item 8 and 9 in his capacity as Lead Member for Housing).

## **3. MINUTES OF 23<sup>RD</sup> FEBRUARY 2009**

Bernadette Elder confirmed that the process for Board elections to replace Carole Woodward had started, nominations are to be submitted by Monday 20<sup>th</sup> April and the decision would be made at Community Committee in May.

With regard to the governance of community facilities Alison Burnett informed the Board how the strategic plan for Healthy Living Centres was currently being revised. The Advisory Group is scheduled to meet in May and is looking to increase the number of community representatives on the group. NDC will be meeting with the Health Living Centre Manager to see how community representatives looking to join the group can be supported.

Alison went on to explain how dialogue had begun between John Merry and Salford Sports Village and John Merry would also meet Councillor Warmisham and representatives from NDC and Children's Services to discuss the governance and management of the Beacon Centre in April. She also provided an update on the Innovation Forum (IF) and explained how after the tender process for a management contract had been unsuccessful; discussions were now taking place with Manchester Science Park. Alison went on to inform the Board that James Powell would be retiring from the University in the summer and enquired if the Board would like to see James continue in the role as the NDC representative on the IF management committee.

**The Partnership Board recommended that James Powell stay on in an advisory role after his retirement and remain as the NDC representative on the management committee for the IF.**

Bernadette Elder explained how the first session of the succession workshops involving skills and capacity building had taken place. Several Board members commented on the success of the first session and noted the programme was interesting, open and that they wanted to continue with the sessions. Bernadette explained that additional sessions could be run at weekends or evenings if there was demand.

## **6. SUCCESSION STRATEGY**

Tim Field presented a report that provided an update on progress made in evaluating the options for implementing a succession strategy beyond March 2011, and specifically the work undertaken by Pulse Regeneration. He went

on to describe how previously the Board had approved a Succession Strategy that included three long-term priorities.

- To define an organisation responsible for physical development in the NDC area.
- To develop the role of the East Salford Community Committee, and how this influences the delivery of services within the area.
- To agree an arrangement that gives local people similar influence to the current New Deal Partnership Board.

Sarah Lewis presented a summary of the main report, Succession Strategy Appraisal of Options, designed to provide NDC with an appropriate level of information in order for the NDC Board to be able to make an informed decision about the most appropriate way forward. She went on to explain how the report looks to address the options for developing the long-term priorities outlined above.

Sarah described how a review of the asset ownership highlighted that ownership is limited and noted that assets in Council ownership and have received NDC grants should be ring fenced to ensure benefits come back in to the NDC area. She then described how an assessment of existing delivery mechanisms highlighted the need to continue to carry forward the Masterplan for the area, act as a voice for the local community and the need for a co-ordination role in the area.

Sarah described the different development vehicles that could be adopted for any successor vehicles and went on to describe how there was strong interest in the forming of a Community Development Trust. She went on to describe the findings from succession visits attended by Board members to Sheffield, Wolverhampton and Middlesbrough.

Sarah described the key findings for long-term priorities. Under the key findings for an organisation responsible for physical development it was noted there is a need to continue the long-term physical regeneration in the area but also noted that through research and consultation there has been limited interest from key development agencies in terms of developing a successor vehicle with a primary purpose to take this forward.

Under the key findings of working with East Salford Community Committee and how this will influence the delivery of services within the area, Sarah described how throughout the consultation that anything developed in the area would need to fit with the emerging neighbourhood management structures in the City, specifically the East Salford Community Committee.

Sarah went on to describe the key findings for an arrangement that gives local people similar influence to the current New Deal Partnership Board and noted that the legacy of the NDC can be taken forward through the local community's continued involvement within structures and how the aspiration of Board members to continue to influence extends to both physical development and service delivery in the area.

Sarah informed the Board that in terms of a favoured model for a potential successor there had been a steer towards the development trust model. She went on to describe how there had been a suggestion to develop closer links with two neighbouring development trusts, SALT and Broughton Trust, even to form a 'super trust'. Sarah explained that with any 'super trust' there are issues that would need to be addressed, including the financial status of SALT and the Broughton Trust and how this would affect any long-term sustainability.

Sarah concluded by highlighting ways in which the broader succession strategy can be delivered through East Salford Community Committee, Community Facilities, Social Enterprises, Community Groups, Community Centres and a Success Vehicle. She explained that any Successor Vehicle could cover aspects such as income generation, supporting community facilities, dealing with gaps in city wide provision, ensuring effective commissioning of services, delivering on a local area plan linked with neighbourhood management structures and driving forward the Masterplan for the area.

The Board then undertook a short workshop around the different mechanisms for delivering the Succession Strategy and the functions of any potential succession vehicle.

Ann-Marie Pickup thanked Board members for attending the succession visits. The Board discussed the issue of income generation. James Eagle raised the importance of establishing where income generation was possible, what assets NDC has and where future income flows could be generated. Tim Field explained how any asset base would not be enough to prop up an organisation but the assets could be used to help an organisation and raised the importance of organisations generating income flows in addition to diversifying projects. Les Smith highlighted that from the succession visits successful income generators had good links with local councils.

The Board discussed the issue of falling land values affecting assets and the need to have an input within community assets such as Sports Village and the Beacon Centre. Tim explained how there is a need for a co-ordinating role in supporting community groups influence organisational structures. Kevin Coakley suggested that a 'super trust' for the area could be broken down in to activities across the Broughton Trust, SALT and NDC areas with Broughton Trust being responsible for Training, SALT responsible for community engagement and consultation. Issues were raised by the Board about an equal partnership in a 'super trust'.

The Board discussed the need to deliver a local area plan, neighbourhood management and drive forward the Masterplan. The Board went on to discuss the issue of having dual plans running across the area of East Salford. It was suggested that a neighbourhood plan could be developed and owned by the community to cover the NDC area. Kevin Coakley suggested an additional

Assistant Neighbourhood Manager could be appointed in East Salford to help facilitate the management of the NDC area.

Tim Field explained how timescales set under guidelines set by Communities and Local Government require the Partnership's Succession Strategy and details of any successor body to be signed off by December 2009 and that a timetable outlining what needs to be done would be brought to Board in April.

#### **The Partnership Board:**

- **Noted and commented on the succession options evaluation report prepared by Pulse Regeneration**
- **Agreed that a special Board meeting be held in May (subsequently confirmed as June 10<sup>th</sup>) to determine the nature of any separate succession vehicle.**

### **5. GOVERNMENT OFFICE UPDATE**

Christine Gough explained that there was some restructuring taking place within Government Office. Christine would be taking on a new role and Pam Flynn would be replacing her as the NDC advisor. Ann-Marie Pickup thanked Christine for her work with the Board.

### **4. PROGRAMME UPDATE**

Anne Lythgoe presented a report which

- Provided information on expenditure to date for the 2008-09 financial year
- Sought approval of the final Delivery Plan (2009/10)
- Advised the Board of draft new programme note on roles and responsibilities of all parties in the management of the NDC programme
- Provided an update from the Finance sub-committee

Anne confirmed that by the end of the year the full allocation would be spent. Ann-Marie thanked Anne Lythgoe and the accountable body team: Nigel Dickens and Michelle Cowley, for their roles in achieving spend.

Anne explained that the final Delivery Plan for 2009/10 had been submitted to GONW and approval will be sought from the City Council as the accountable body through Cabinet at its meeting in April 2009.

#### **The Partnership Board:**

- **Noted the current levels of expenditure and predicted outturn for 2008-09**
- **Approved the final Delivery Plan for 2009-10**

- **Noted the draft programme note covering the roles and responsibilities of the various parties in the management of the NDC programme and were invited to send any comments to Anne Lythgoe for inclusion in a formal response to CLG by 3rd April.**
- **Noted the decisions made at February's meeting of the Finance sub-committee**

## **9. PLANNING ISSUES**

Brian Enright presented a report which provided information on recent planning applications and proposals around the Charlestown and Lower Kersal area and the Draft Central Salford Integrated Transport Strategy.

Brian Enright described the planning applications at Villiers Streets/Cobden Street and Agecroft Commerce Park. The Board noted the applications before raising concern over issues of noise, dust and smoke. It was agreed that NDC staff make written representations on these applications expressing the Board's concerns.

Brian then informed the Board about the proposals for the former Hercules Site and that discussions had taken place about a planning application to treat contaminated top-soil and processing rubble on the site. Harry Davies raised concern over the proximity of the River to the proposed site and the possible contamination of the River. The Board went on to raise concern the proposal may have on residents from Whit Lane and Lower Kersal in addition to the impact on the Charlestown Riverside Masterplan Development Plans. The Board requested its concerns in relation to this application be made to the Council.

Brian then informed the Board about a planning application for houses at the rear of properties 12 to 66 on Langley Road which included 12 affordable houses. The Board agreed that any objections to applications should come from the local residents group.

The Board were also informed about a proposal by the Salvation Army Housing Association for a two storey building comprising of 16 apartments for use of a homeless centre on land at 84 Brindleheath Road. The Board raised concerns over provision of services and the amount of services concentrated within Brindleheath and went on to discuss the land use mix and the issue of derelict land around Brindleheath.

The Board also considered an Impact Assessment drawn up by the Salvation Army Housing Association at the Board's request. On consideration of the report, the Board agreed that its initial concern over the proposal had been dealt with

**Paul Walker and Peter Connor left the meeting at this point**

Brian then explained how consultation is currently being undertaken with regard to the Central Salford Integrated Transport Strategy, and that this will finish on 17th April. Some members of the Board explained how they have already seen the strategy and made comments. Ann-Marie Pickup explained she had seen Countryside Properties at a consultation event and they were going to make representation on the strategy. The Board recommended that Miller and I.D submit a joint representation with Countryside on the Strategy.

#### **The Partnership Board:**

- **Noted the planning applications at Villiers Street/ Cobden Street, Agecroft Commerce Park and the former Hercules site and requested written representations be made expressing its concerns in relation to the combined affects on air, water and noise quality in the area as well as the potential negative impact on the adjacent area.**
- **Commented upon applications at the rear of 12 to 66 Langley Road and 84 Brindleheath Road.**
- **Noted the Central Salford Integrated Transport Strategy and requested Miller and I.D make a joint representation with Countryside.**

#### **10. A.O.B**

Ann-Marie Pickup informed the Board that a request has been raised with John Merry about replacing the position previously held by Councillor Hulmes on the Partnership Board.

#### **DATE AND TIME OF NEXT MEETING**

##### **NEXT BOARD MEETING**

**MONDAY APRIL 27th APRIL 2009  
(5.30 pm for 6pm)**

**St Sebastian's Community Centre**