



Board of Directors

Thursday 12 May 2011 at 12.30pm

To be held at Keelman House, Fifth Avenue Business Park,
Team Valley, Gateshead, Tyne and Wear

Agenda

Item	Business
1.	Apologies for Absence
2.	Declarations of Interest
3.	Notes of Meeting of Keelman Homes held on 20 January 2011 (Pages 2-7) Attached
4.	Matters Arising
5.	Annual General Meeting (Pages 8-10) Report of Company Secretary
6.	Tackling Social and Financial Exclusion (Pages 11-15) Report of TGHC Chief Executive
7.	Kibblesworth Update (Pages 16-19) Report of TGHC Chief Executive
8.	Date and Time of Next Meeting Thursday 22 September 2011 at 12.30pm at Keelman House, Fifth Avenue Business Park, Fifth Avenue, Team Valley, Gateshead



(Company number: 06972673)

Minutes of meeting of the Board of Directors held at Keelman House, Fifth Avenue Business Park, Fifth Avenue, Team Valley, Gateshead on Thursday 20 January 2011 at 12.30pm

Present:

Ordinary Trustee

Brian Kelly (Chair)
Richard Armitage
Paul Foy
Linda Hitman
Hannah Hoskins

Co-optee

Bob Harrison

In attendance:

Jon Mallen Beadle (Company Secretary)
Bill Fullen (TGHC Chief Executive)
Neil Bouch (TGHC Director of Housing Management)
Peter Smith (TGHC New Build and Regeneration Manager)
Stuart Gibson (TGHC Company Administrator)

Apologies:

Anne Connolly
Peter Mole

27 DECLARATIONS OF INTEREST

No interests were declared.

28 BOB HARRISON

Bob Harrison was welcomed to his first meeting of Keelman Homes.

29 MINUTES

The minutes of the Board Meeting of Keelman Homes held on 16 September 2010 were approved as a correct record.

30 AMENDMENT TO MEMORANDUM OF ASSOCIATION

The Charity's preliminary application to the Tenant Services Authority (TSA) to register as a provider of social housing has been assessed against the eligibility criteria established by the Housing and Regeneration Act 2008 and the TSA has confirmed that Keelman Homes is eligible for registration.

There are some constitutional requirements for charitable companies seeking registration. As a registered charity the TSA require that the Objects clause in the constitutional document must refer to 'social housing' explicitly and there must be reference to non-distribution of assets to members.

The TSA would also prefer to see a reference to not-for-profit, though this is not required. The TSA suggests that if applicants decide to have some reference in their constitution, those exact words don't have to be used; they may prefer to refer to 'charitable activities' or similar, which suggest not for profit status.

To progress the detailed application to achieve registration, the Charity's legal advisors have been consulted and recommended the following amendments to the Memorandum of Association: -

Clause 3 Objects

Existing

3 (a) to provide houses or hostels or other residential accommodation and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means.

Proposed

3 (a) to provide **social** housing or hostels or other residential accommodation and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means.

In respect of non-distribution of assets and not for profit, legal advice was that Objects 3(h) and 5.1 already covered these requirements. The Legal Advisors consider that the amendment to Object 3(a) of the Memorandum should satisfy the TSA.

In accordance with the Articles, amendments to the Memorandum and Articles of Association require the consent of The Gateshead Housing Company (TGHC).

RESOLVED – That TGHC be recommend to approve the proposed changes to the Charity's Memorandum of Association.

31 PROPOSED RENT INCREASE FOR 2011/12

The rent and service charge setting policy was approved by the Board of Directors at a meeting on 21 January 2010 and a subsequent update on 12 May 2010.

The rent and service charge setting policy details that the initial rent period for an assured tenancy must be in place for a minimum of 12 months. Properties let during 2010/11 will not see a rent increase in April 2011.

The rents for the properties to be let in 2011/12 will be increased in line with the provisions within the rent and service charge setting policy which allow for rents to be increased by inflation plus a maximum of 1%. The Charity will undertake the rent increase in line with the guidelines as set out by the Homes and Communities Agency as they are within the parameters provided for in the rent and service charge setting policy.

The rent increase has been proposed in line with the HCA guidelines of RPI + 0.5%. RPI in November was 4.7%; this provides an increase of 5.2%, which is an average weekly rental increase of £3.66.

Currently there is no proposed increase in service charges for 2011/12. Any warden call service charges are dependent on the Council review of fees and charges which will be reported to Gateshead Council's Cabinet in March 2011, however, in line with HCA guidelines these would be limited to RPI + 0.5%.

The rents have been set initially at a level that will ensure the costs of the loan can be covered and also to ensure that these are not substantially higher than current rents paid for similar properties in the Gateshead area.

- RESOLVED – (i) That the proposed rent increases for 2011/12 be approved.
- (ii) That details of the rent increase be communicated carefully to existing tenants and in particular the fact that although their rent will not increase in 2011/12, they will effectively have two rent increases in 2012/13.

32 KEELMAN HOMES LETTINGS POLICY UPDATE

The Keelman Homes Lettings Policy was first approved in January 2010, with all allocations subject to 100% nomination by the Council. The Lettings Policy was approved by the Charitable Commissioners following consultation with the Council.

In May 2010, the Council changed their Lettings Policy and so it is necessary to update the Keelman Homes Lettings Policy to reflect this.

The Lettings Policy allows for the introduction of a Lettings Plan to determine the criteria for allocating the 81 new social rented homes being built in Kibblesworth. In addition, there will be 13 intermediate rent tenancies in phase 4 of the new build scheme which will be complete in

April 2013. A further report on the approach to the letting of these 13 properties will be brought to a future meeting.

A summary of the changes and a full copy of the amended policy was submitted. The two band system of the previous Lettings Policy will be replaced with four new categories of need: - Critical Housing Need; Urgent Housing Need; Substantial Housing Need and General Housing Need.

The mix of property types and sizes being built for rent was designed to meet the needs of the existing Airey tenants and their families as well as to help address the sustainability needs of the village.

Population data for Kibblesworth from 1991 to 2007 was submitted. The trends since 1991 are of an ageing population, with a marked reduction in the number of families with school age children within the village. There has been a 66% increase in the number of 80-84 yrs olds and a 37.5% increase in the over 85's since 1991. Over the same period, there has been a 67% reduction in children between the ages of 5 and 9 years of age.

The Lettings Plans sets out how the new rented homes in Kibblesworth are to be let and is designed to meet the primary objective of housing the existing Airey tenants. Thereafter the plan seeks to maximise the impact of the new stock on wider strategic objectives such as reducing under occupation, tackling medical need, freeing up properties for further lets and for a proportion of the vacancies applicants will need to demonstrate a local connection to Kibblesworth village.

The Lettings Policy and Plan set out the agreement with the Council for the letting of the new homes and confirms that all allocations will be subject to 100% nominations from Gateshead Council.

The Lettings Plan looks at each property type (bungalows and houses) and size (number of bedrooms) and specifies on which basis future vacant properties will be advertised.

It is proposed that the Lettings Plan be reviewed following completion of the new development and first lettings of the new homes.

The proposed Lettings Policy and Lettings Plan will be submitted to the Charitable Commissioners for their records.

- RESOLVED –
- (i) That the amended Keelman Homes Lettings Policy be approved for submission to the Council and Charitable Commissioners.
 - (ii) That the Lettings Plan for new build homes in Kibblesworth be approved for submission to the Council and Charitable Commissioners.
 - (iii) That the Lettings Plan be reviewed in 2013/14 following completion of the new development and first lettings of the new homes.

- (iv) That the Board receive a further report on the proposals to let the 13 intermediate tenancies at a future meeting of the Board.

33 NEW BUILD OPERATIONAL RISK REGISTER

The Board, at its meeting held on 21 January 2010, approved its first New Build Operational Risk Register. This was based on a traffic lighting system with likelihood and impact scored from one to ten.

Price Waterhouse Coopers carried out a review of TGHC's risk management processes during 2010 and a number of actions were agreed. One of these actions was to completely review TGHC's operational risk register and a revised format including a revised scoring process was agreed.

In order to ensure consistency, the New Build Operational Risk Register for Keelman Homes has been reviewed and produced in the new format.

An updated Operational Risk Register was submitted. A four scale matrix has been used for impact and likelihood.

- RESOLVED –
- (i) That the New Build Operational Risk Register be approved.
 - (ii) That the Risk Register be reviewed and monitored every six months by the Company Administrator and updates be presented to the Board for approval.

34 KIBBLESWORTH UPDATE

The Board received an update regarding the physical works carried out on the Kibblesworth site and any issues that have come to light following commencement.

The site has been split into four construction phases, some of which have been subdivided.

Overall Keelman Homes are providing 81 properties for rent on Assured Tenancies, of which 17 "Unallocated" will be available to let after accounting for residents of Airey properties. 13 additional properties will be available for "Intermediate Rent". Phase 2a for Keepmoat Homes will be the Sales Area for the whole site.

All demolition has been finished on 2b (Phase 2a has been clear for some time).

The remediation of the asbestos in the ground on the areas of vacant land across the whole site has been finished.

Keepmoat are currently working on the construction of Phase 2a and 2b with first completions in this area due in February

The land and construction contract have been agreed and accepted by both parties, with the exchange expected by the end of January.

A project group has been established to focus on the public art and play areas.

Phase 1 is now complete the five bungalows have been occupied and the feedback from the tenants is extremely positive.

The programme onsite is currently running about 19 weeks behind the contract programme. This delay has been caused by the weather and asbestos in the ground. The asbestos issue took over three months to resolve.

Due to delays with the construction process, the decanting of tenants into their new Keelman Homes properties has slipped, the Resident Liaison Officer is keeping in constant contact with the tenants to ensure they are fully informed. The first completed units from phase 2a are expected in February.

To date, Home Loss payments have been made to 21 tenants, this equates to £98,700 less any outstanding debt to TGHC and the Council. Disturbance payments of £7,155 have also been made to pay for out of pocket moving expenses. These payments are made by the Council. Some tenants have moved into decant properties, some have moved into completed units and some have moved permanently offsite.

The cumulative value of works carried out by Keepmoat to date is £2,226,917, this is inclusive of the latest valuation number 8 (which has been certified, but not invoiced). All valuations will be paid less a 5% retention. It has been agreed to release half of the allocated retention at completion of each phase, with attributed balance being released after 12 months.

Following further negotiation with Keepmoat around demolition, services and ground remediation a maximum contract value of £8,435,060 has been agreed. Keepmoat have agreed to bear the risk of any future abnormal costs. This figure may however still change due to addition or omission of specified items.

RESOLVED – (i) That the information be noted.

(ii) That the Board receive an updated cashflow at a future meeting.

35 CLOSE OF BUSINESS

There being no further business the Chair declared the meeting closed.



Title: Annual General Meeting

Report of: Company Secretary

Purpose of Report

1. To agree arrangements for the Charity's second Annual General Meeting ("AGM") and the process for the retirement of one third of the Ordinary Trustees.

Background

2. The requirements for the Charity's AGM are governed largely by the provisions of the Companies Act 2005 and the Charity's Articles of Association.
3. The Gateshead Housing Company (TGHC) is the sole member of Keelman Homes. As such it has the right to attend general meetings (including the AGM) and exercise all the rights which are reserved to the general members of a company. Since TGHC is a corporate entity, it will need to rely on authorised individuals carrying out these functions on its behalf. The TGHC Chair of Board has been nominated as the representative to act on its behalf for this purpose.

Timetable

4. The AGM must be held in the calendar year 2011, not more than 15 months after the last AGM.
5. The last AGM was held on 23 September 2010, therefore the next AGM must be held no later than 22 December 2011.

Business to be transacted

6. At the AGM, the members: -
 - receive the accounts of the Charity for the previous financial year;
 - receive the Trustees' report on the Charity's activities since the previous AGM;
 - accept the retirement of those Ordinary Trustees who wish to retire or who are retiring by rotation;
 - appoint or if appropriate elect Ordinary Trustees to fill the vacancies arising;
 - appoint auditors for the Charity;
 - may discuss and determine any issues of policy or deal with any other business put before them by the Trustees.

Annual General Meeting

7. The annual report of the Trustees of the company, together with the audited accounts, will be presented to the Board for approval at its meeting scheduled to take place on 23 September 2011.
8. 21 clear days' notice of the AGM must be given to TGHC, calling the AGM. Therefore, it would need to be held no earlier than 14 October 2011.
9. The Board currently meets three times a year and the next scheduled meeting after 23 September 2011 is not until January 2012. There is however a meeting of TGHC Board on 10 November 2011 and it is proposed therefore that the AGM be held immediately after this meeting.
10. The normal company practice is for the Chair of Keelman Homes Board to preside.
11. The accounts are not to be approved by the TGHC Member. The requirement is merely that they be laid before the meeting.

Proposed Process for Retirement/Election of Ordinary Trustees

12. One third (or the number nearest to one third) of the Ordinary Trustees must retire at each AGM, those longest in office retiring first and the choice between any of equal service being made by drawing lots.
13. If the members of the Charity, at the meeting at which a Trustee retires in the above manner, do not fill the vacancy, the Trustee shall, if willing to act, be deemed to have been reappointed unless at the meeting it is expressly resolved on to fill the vacancy.
14. The Trustees have the power at any time to appoint any person to be an Ordinary Trustee, either to fill a casual vacancy or as an addition to the existing Trustees but so that the total number of Ordinary Trustees shall not at any time exceed the maximum number which in accordance with the Articles is fixed at four.
15. Keelman Homes currently has a full composition of four Ordinary Trustees. Given that the longest serving Trustee has served on the Board for less than two years, the TGHC Member has agreed that the retiring Ordinary Trustee, if willing to act, be reappointed.

Equality and Diversity Implications

16. There are no equality and diversity implications directly arising from this report.

Financial Implications

17. There are no financial implications directly arising from this report.

Impact on Customers

18. There was no impact on customers as a result of compiling this report.

Risk Management Implications

19. Appropriate controls are in place to mitigate any inability to fill positions on the Board.

Value for Money Implications

20. There are no value for money implications directly arising from this report.

Health Implications

21. There are no health implications directly arising from this report.

Environmental Implications

22. There are no environmental implications directly arising from this report.

Consultation Carried Out

23. The TGHC Member has agreed that the retiring Ordinary Trustee, if willing to act, be reappointed.

Recommendations

24. It is recommended that: -
- (i) the report be noted;
 - (ii) the second Annual General Meeting be held immediately after the TGHC Board Meeting on 10 November 2011.
 - (iii) the proposed arrangements for the retirement and subsequent reappointment of a third of the Ordinary Trustees be noted;
 - (iv) the longest serving Ordinary Trustee retire at the next AGM and if willing to act, be reappointed at that meeting.



Title: Tackling Social and Financial Exclusion

Report of: TGHC Chief Executive

Purpose of Report

1. The purpose of the report is to advise the Board of possible opportunities to utilise the charitable status of the company as part of a partnership approach to tackling social or financial exclusion

Background

2. Confirmation of Keelman Homes charitable status was reported to the Board of Directors in January 2010.
3. The memorandum of association includes the following objects of the charity:
 - The relief of poverty amongst the residents of the area of benefit.
 - The advancement of education, training, work experience or re-training particularly among unemployed people
4. The Gateshead Housing Company has a Financial Inclusion Strategy and seeks not only to provide support to customers by preventing arrears and maximising income, but also helps customers to access employment support.
5. Working in partnership, Keelman Homes may be able to support and develop this work and utilise its charitable status to explore opportunities for external funding.

Housing Employment Link Project (HELP project)

6. An example of a partnership approach is the HELP project. This was set up in May 2010 as part of The Gateshead Housing Company's commitment to support socially excluded tenants. The project aims to help tenants to gain skills and confidence that will enable them to become competitive in the labour market.
7. Working with agencies such as Action For Employment (A4E) and Northern Learning Trust, tenants engaging with the scheme are provided with a personal action plan tailored to their employment aspirations along with support and advice on debt management, benefits health checks and income maximisation.
8. Tenants can be supported in a number of ways through the scheme, including training on interview techniques and C.V. writing, and even help with costs of child care whilst undertaking employability skills training (see Appendix).

9. To date, 33 tenants have received an employment support package, 15 have been selected for job interviews, and 7 were successful in gaining employment.

Utilising Keelman Homes Charitable Status

10. The HELP project is one example of a partnership based project that would benefit from additional external funding. Keelman Homes could seek to unlock funding that would not be accessible to The Gateshead Housing Company.
11. The following benefits could be obtained if successful bids for funding were made: -
- Increased capacity for this area of work
 - Help break the welfare dependency barrier among our tenants
 - Focus on achieving economic inclusion in the most disadvantaged areas.

Impact on tenants

12. A small number of tenants have already received assistance and support through the HELP project. Utilising Keelman Homes' charitable status to unlock external funding will increase opportunities to assist tenants.

Risk Management Implications

13. Individual risk assessments would be made before recommending any projects

Financial Implications

14. There are no direct financial implications

Equality and Diversity Implications

15. Research carried out by The Gateshead Housing Company has shown that younger tenants and some BME tenants are at greater risk of being in significant rent arrears and may require targeted support.

Value for Money implications

16. Tackling exclusion supports and maximises the effectiveness of the regeneration activities carried out by Keelman Homes.

Consultation carried out

17. The Housing Projects Officer has met with representatives from registered housing providers who are already engaged in this area of work

Recommendation

18. The Board is recommended to agree to further research into the potential availability of external funding to support a partnership approach to tackling exclusion.

Looking for a job or training opportunities?



Scot Hurst

I am now committing ten hours every week getting all the necessary support including job searches, one-to-one advice, career guidance and confidence building.

I feel more hopeful now than ever to get a new job.

How to contact us

Contact: Henry Mayanja, Housing Projects Officer

Telephone: 0191 433 5387

E-mail: help@gatesheadhousing.co.uk

Write to:

Keelman House, Fifth Avenue Business Park,
Fifth Avenue, Team Valley Trading Estate,
Gateshead NE11 OXA.

You can also contact the HELP scheme by:

Text: 0762 480 4167 (start your text with 'ENQ')

Fax: 0191 433 5354

Minicom: 0191 4335349

Will my benefits be affected?

No. We are also working in partnership with Jobcentre Plus.

We have agreed with Jobcentre Plus that your benefits entitlement will be affected if you are training less than 16 hours a week

Keeping in touch, getting feedback and improving our standards.

HELP will regularly review your support needs and service provided.

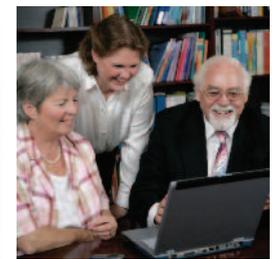
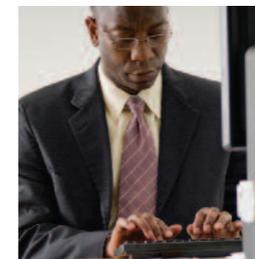
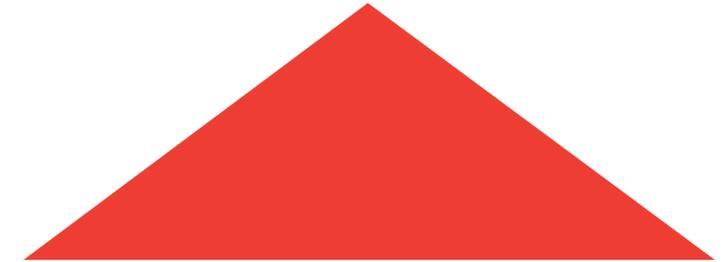
We will contact you to get feedback regarding the support you are being provided by our partners to help us continue improve our service and maintain high standards.

If you like to register with the project, or would like any further information, please contact us.



Joy Philips

After discussing my circumstances, **HELP** referred me to AE4 to help me access training. In the past three months I have been able to complete four courses. My child care costs are also being paid for when training, which has been very helpful.



We can help



The Housing Employment Link Project (HELP).

The Gateshead Housing Company recognises that some of our customers and families have been affected by the recession.

As a caring landlord, committed to creating sustainable and vibrant communities, we want to support our customers who have lost their jobs or have been in long-term unemployment.



We have set up The Housing Employment Link Project (HELP) to offer our customers and their families support, help and advice to get them back in to employment.

Bill Fullen

Bill Fullen -
Chief Executive, The Gateshead Housing Company



John Richards

The **HELP** project has already helped to me to find a job. They helped me access training and I completed five courses, which included level one employability skills, health and safety, CV writing and interview techniques.

How does it work?

We are working in partnership with various local training service providers to help our customers access sustainable employment.

The **HELP** project will directly refer you to respective partners, based on your individual needs and employment aspirations.

After we have referred you to a particular agency, we will monitor your progress and become your advocate, to ensure you are receiving all the necessary support.



Yingyi Yao

I attended a seven week training course, which I have now completed.

I am now doing the ESOL course to improve my English and I am also getting support with job searching, filling in forms and interview techniques.

Support provided by our partners include;

- Job specific training
- Careers guidance, advice and information
- Literacy and numeracy skills
- Personal presentation skills
- Job search and support
- Completing application forms and writing letters
- Preparing for interviews
- IT courses
- Confidence building
- First Aid
- Organisational skills
- Formal learning qualifications.



Jean Piirea

Although I can drive heavy goods vehicles in my home country I was not allowed to drive here until I gained a HGV licence.

HELP referred me to Gateshead Council's Economic Development Team. They have now approved my grant application to do the HGV licence test.

How will I benefit?

The **HELP** project is here to help if you are unemployed, working less than 16 hours or not in full-time education.

Working in partnership with our nominated agencies, we will give you the opportunity to gain new skills and qualifications to increase your chance of getting a job.

You can access a wide variety of free courses and grants (where needed) and also benefit from one-to-one support.

Through such support we will help to identify your needs.

Subject to the availability to funds, we will also provide child care for customers with children, to enable them attend training.



Title: Kibblesworth Update

Report of: TGHC Chief Executive

Purpose of Report

1. To provide the Board with an update regarding the progress on site and highlight any issues that have come to light since the previous update

Background

2. This report follows on from :
 - Kibblesworth Update 20 January 2011.
 - Kibblesworth Update 8 July 2010.

Summary

3. Overall Keelman are providing: -
 - 81 properties for rent on Assured Tenancies
 - Of which 17 "Unallocated" will be available to let after accounting for residents of Airey properties.
 - 13 additional properties available for "Intermediate Rent"
 - Phase 2a for Keepmoat Homes will be the Sales Area for the whole site
4. Phase 2a is now fully occupied.
5. Phase 2b will start occupation towards the end of May 2011 and will be fully occupied by the end of June 2011.
6. Demolition is due to start in areas of Phase 3a and 3b in May 2011 (subject to 2b occupation).
7. Construction is due to start on Phase 3a by the end of May 2011 (subject to 2a/2b occupation).
8. Keepmoat will construct the show houses in 2a as the last units of the overall Phase 2 area.

9. The Land and Construction Contract have been exchanged.
10. A company called Rednile have been appointed to carry out the consultation relating to the Public Art.
11. Kibblesworth Phase 1 received two commended certificates at the LABC Building Excellence Awards 2011, held at the Hilton Hotel on 8 April. The five two bedroom bungalows were recognised in the Category for Best Social or Affordable Housing Development and as the Best One Off or Small Development. Brian Kelly from Keelman Homes Board and Bill Fullen, TGHC Chief Executive receive the awards.

Impact on Tenants

12. Phase One is now complete and was fully occupied, however one of the oldest and longest tenant on site has died. The re-let of this bungalow has been advertised through the 'Home Choice' paper to allow people on the register to bid for it.
13. Phase 2a for Keelman Homes consists of (now all Occupied): -

3 No. 2 Bed Houses
10 No. 3 Bed Houses
2 No. 4 Bed Houses.
14. Phase 2b for Keelman Homes consists of: -

4 No. 2 Bed Wheelchair Standard Bungalows
7 No. 2 Bed Bungalows
7 No. 3 Bed Houses
2 No. 4 Bed Houses.

Financial Implications

15. So far Home Loss payments have been made to 52 tenants, this equates to £244,400 less any outstanding debt to the Housing Company and the Council. Disturbance payments of £16,208 have also been made to pay for out of pocket moving expenses. These payments are made by the Council. Some tenants have moved into decant properties, some have moved into completed units and some have moved permanently offsite.
16. Not included within the above figures are four tenants who will be able to claim twice due to being in a decant property for over 12 months. This arose due to exceptional circumstances on Phase 2a which should not occur again.
17. The cumulative value of works carried out by Keelman to date is £3,170,459 this is inclusive of the latest valuation number 11. All valuations will be paid less a 5% retention. It has been agreed to release half of the allocated retention at completion of each phase, with attributed balance being released after 12 months.
18. We have agreed a maximum contract value of £8,435,060. This figure may however still change due to addition or omission of specified items.

Risk Management Implications

19. The programme onsite is currently running about 15 weeks behind the contract programme. Some time has been caught up due to the good weather and smooth production on site.
20. All utility problems caused by the bad weather around Christmas have now resolved themselves and we are moving forward as expected.

Value for Money Implications

21. The TGHC Development Team is constantly reviewing all the risks with Keepmoat to ensure value for money is achieved on any solutions.

Equality and Diversity Implications

22. There are no equality and diversity implications directly arising from this report.

Health implications

23. Dust and noise are a potential health implications; this is mitigated by the site being part of the 'Considerate Constructor Scheme' which monitors these and other matters.

Consultation Carried Out

24. Keepmoat and TGHC Housing Management are in regular contact with affected tenants on an individual basis regarding the current phases.
25. The 'Show Home' viewing day on 3 February went very well with 47 visitors attending the event, very positive feedback about the layout and finish of the unit.
26. A further tenant consultation day at the Millennium Centre took place on 13 April, consisting of two sessions in the afternoon and early evening. Both were well attended with 60 visitors to look at the initial ideas for the play equipment and be introduced to Rednile to start discussions around the art provision.
27. All Airey tenants were invited to the above two events via a postcard.
28. It is envisaged that a newsletter will be sent out to the tenants advertising the Art project and the first workshop / intervention.
29. General feedback from the tenants has been received saying how impressed they are now that they can see the site developing across the wider area.
30. The recent handover of the last seven on phase 2a have all been very complementary about their new properties and apparently will be putting this in writing to the Housing Company.

Recommendation

31. To the Kibblesworth update.

Contact: Peter Smith, New Build and Regeneration Manager Tel No: (0191) 433 5355
