

PLEASE NOTE VENUE

REGENERATION AND PLANNING SERVICES SCRUTINY FORUM AGENDA



Friday, 15 February 2008

at 4.00 pm

in the Marine Hotel, Seaton Carew, Hartlepool

MEMBERS: REGENERATION AND PLANNING SERVICES SCRUTINY FORUM:

Councillors Alison, R W Cook, S Cook, Cranney, Gibbon, Johnson, London, A Marshall, Worthy, Wright and Young

Resident Representatives:

Ted Jackson, Robert Steel and Iris Ryder

1. APOLOGIES FOR ABSENCE

2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS

3. MINUTES

To confirm the minutes of the meeting held on 17 January 2008 (to follow)

4. RESPONSES FROM THE COUNCIL, THE EXECUTIVE OR COMMITTEES OF THE COUNCIL TO FINAL REPORTS OF THIS FORUM

None.

5. CONSIDERATION OF REQUEST FOR SCRUTINY REVIEWS REFERRED VIA SCRUTINY CO-ORDINATING COMMITTEE

None.

6. CONSIDERATION OF PROGRESS REPORTS / BUDGET AND POLICY FRAMEWORK DOCUMENTS

PLEASE NOTE VENUE

None.

7. ITEMS FOR DISCUSSION

Scrutiny Investigation 'Seaton Carew – Regeneration Needs and Opportunities'

- 7.1 Evidence from Portfolio Holder for Regeneration and Liveability and Portfolio Holder for Neighbourhoods and Communities:-
 - a) Covering Report – *Scrutiny Support Officer*, and
 - b) Verbal Evidence from the Portfolio Holder for Regeneration and Liveability, and Portfolio Holder for Neighbourhoods and Communities.
- 7.2 Current and Future Community Facility Provision in Seaton Carew and explore their role in the Regeneration of the Area – *Assistant Director (Community Services)*
- 7.3 Seaton Carew Asset Management Issues – *Assistant Director (Planning & Economic Development)*
- 7.4 Feedback from the South Neighbourhood Consultative Forum:-
 - a) Covering Report - *Scrutiny Support Officer*, and
 - b) Verbal feedback / findings from the South Neighbourhood Consultative Forum.
- 7.5 Feedback from the Focus Group Session with Residents and Local Businesses held on 6 February 2008:-
 - a) Covering Report - *Scrutiny Support Officer*, and
 - b) Verbal feedback / findings from Members in attendance at the Focus Group session.

8. ISSUES IDENTIFIED FROM FORWARD PLAN

None.

9. ANY OTHER ITEMS WHICH THE CHAIRMAN CONSIDERS ARE URGENT

ITEMS FOR INFORMATION

- i) Date of Next Meeting – 22 February 2008 at 2 pm in Belle Vue Community, Sports and Youth Centre, Kendal Road, Hartlepool

REGENERATION AND PLANNING SERVICES SCRUTINY FORUM

MINUTES

17 January 2008

The meeting commenced at 2.00 pm at Belle Vue Community Sports and Youth Team, Hartlepool

Present:

Councillor: Shaun Cook (In the Chair)

Councillors: Steve Alison, Rob W Cook, Kevin Cranney,
Steve Gibbon, Frances London, Ann Marshall, Gladys Worthy,
Edna Wright and David Young.

Resident Representatives:
Iris Ryder

Officers: Peter Scott, Director of Regeneration and Planning Services
Stuart Green, Assistant Director (Planning and Economic
Development)
Geoff Thompson, Head of Regeneration
Richard Waldmeyer, Principal Planning Officer
Mark Dutton, Housing and Regeneration Co-ordinator
Mike Blair, Transportation and Traffic Manager
Alison Mawson, Head of Community Safety and Prevention
Denise Wimpenny, Principal Democratic Services Officer
Joan Wilkins, Scrutiny Support Officer

Also present
The Mayor, Stuart Drummond

59. Apologies for Absence

Apologies for absence were received from Councillors Michael Johnson and Resident Representatives, Ted Jackson and Bob Steel.

60. Declarations of interest by Members

None.

61. Minutes of the meeting held on 6 December 2007

Confirmed.

62. Matters Arising from the Minutes of the meeting held on 6 December 2007

The Assistant Director advised that a report in relation to how Council assets at Seaton Carew may be utilised would shortly be considered by Cabinet.

63. Consideration of request for scrutiny reviews referred via Scrutiny Co-ordinating Committee

None.

64. Regeneration and Planning Services Department: Budget and Policy Framework Consultation Proposals (Scrutiny Support Officer)

The Scrutiny Support Officer introduced the report which included the Executive's finalised budget proposals for 2008/09. The Forum's views were requested to be fed back to Scrutiny Co-ordinating Committee to enable a response to be formulated and presented to Cabinet on 11 February 2008. Attached to the report were Appendices A to E, which included the departmental pressures, contingencies, terminating grants, priorities and efficiencies. The Director of Regeneration and Planning Services presented additional information, which highlighted the items that Cabinet did and did not wish to support, a copy of which was circulated at the meeting.

A discussion ensued in which the following issues were raised:-

Budget Pressures and Contingency Items

A Member queried the outcome of the suggestion at a previous meeting that other providers should be approached in relation to line rental, signal transmission and repairs and maintenance costs for the existing CCTV camera system. Members were advised that the issue of CCTV provision would be considered at a meeting of Cabinet the following week whereupon those suggestions would be explored as part of a review of the CCTV strategy.

Budget Priorities

Reference was made to discussions at the previous budget meeting relating to joint working arrangements and the suggestion that the Domestic Violence Prevention role be combined with a role to address alcohol abuse. The Mayor added that as the Domestic Violence Prevention Co-ordinator's post was jointly funded it would be difficult to amalgamate these posts. No funding had been allocated for a post to tackle alcohol abuse through the Community Safety Partnership. It was recognised that alcohol consumption was a significant public health challenge and a Senior Government Officer was

lobbying to drive this issue forward on the Government's agenda.

In relation to conservation area appraisals, the Assistant Director (Planning and Economic Development) provided clarification regarding the timetable for completion of the conservation area appraisals work programme.

Discussion ensued in relation to the budget priority to fund a resource to co-ordinate a strategic HBC response to the Government's Sustainable Development including the Climate Change programme. Whilst some Members were of the view that funding should be used mainly for services as opposed to additional staffing resources, the importance of sustainable development and its links to planning, regeneration and creating employment opportunities in the town was acknowledged.

Grants

The range of grants was discussed. In particular, the position regarding the working neighbourhoods fund which was not included in the schedule was outlined. The importance of increasing the focus of this on worklessness and enterprise in future years was acknowledged.

Overall the budget pressures, priorities, contingencies and grants replacements as proposed were supported by the Forum. The need to focus the working neighbourhoods fund on worklessness and enterprise in future years was also noted.

Recommendation

That the Forum's support for the Regeneration and Planning Services budget for 2008/2009 and comments and observations be presented by the Chair to the meeting of the Scrutiny Coordinating Committee on 18 January 2008 to enable a formal response to be made to Cabinet on 11 February 2008.

65. Safer Hartlepool Partnership Draft Strategy 2008-2011 (*Head of Community Safety and Prevention*)

The Head of Community Safety and Prevention presented the report which set out the background to the development of the Safer Hartlepool Partnership's draft strategy.

The Safer Hartlepool Partnership considered its first strategic assessment in November 2007. The following four strategic objectives had been agreed and six annual priorities established for 2008/09:-

Strategic Objective 2008-2011	Annual Priority 2008/09
1. Reduce crime	1. Violent crime, including domestic abuse 2. Acquisitive crime

2. Reduce harm caused by illegal drugs and alcohol	3. Alcohol treatment 4. Drug dealing and supply
3. Improve neighbourhood safety and increase public confidence, leading to reduced fear of crime and anti-social behaviour	5. Anti-social behaviour and criminal damage, including deliberate fire setting
4. Reduce offending and re-offending	6. Preventing and reducing offending, re-offending and the risk of offending

The Safer Hartlepool Partnership's initial draft strategy to tackle crime, disorder and substance misuse 2008 -2011 was attached at Appendix A of the report.

In addition, the Head of Community Safety and Prevention delivered a detailed presentation on the reasons for selecting the strategic objectives and annual priorities as outlined above. The Forum's views were sought on how the Council and the community could assist with the delivery of the Safer Hartlepool Partnership's 3 year strategy and annual action plans. The presentation included details of crime trends for the period April 2003 to September 2007 in relation to burglary dwellings, theft of motor vehicles, theft from motor vehicles, theft from shops, criminal damage, violence against persons Cleveland Police anti-social behaviour incidents and the Anti-Social Behaviour Unit and Housing Hartlepool cases for the period April 2006 to September 2007 were provided together with details of deliberate property fires per type for the period October 2005 to September 2007.

Members were referred to the following results of a recent survey on what the community had advised:-

- 64% residents felt safe out at night
- Perceptions of Anti-Social Behaviour – highest 3 problems
 - Teenagers hanging around
 - Rubbish and littering lying around
 - People using or dealing drugs
- Police consultation (October 2007) – highest 3 priorities
 - Tackling ASB
 - Tackling drug dealing
 - Providing high visibility patrols

It was reported that alcohol treatment was a priority for the partnership and drug treatment would continue. A longer term approach to improving reassurance of residents and increasing public confidence had also been

agreed by the Partnership.

Following completion of the presentation the following issues were raised:-

- Concerns were expressed in relation to the drug problem in the town, the criteria in which crime was measured and the number of unrecorded crimes. The Forum was reminded that the figures could be interpreted in different ways and the number of crimes recorded did not necessarily lead to prosecutions.
- In relation to a crime survey carried out in the summer of 2006 when 64% of residents had indicated that they felt safer and were not afraid to go out at night. Members did not support those results. It was considered that many crimes were not reported due to a fear of reprisal or because residents felt no action would be taken. A Member suggested that the results be obtained of a recent survey undertaken in the Owton Area by Durham University which focused on the fear of crime, anti-social behaviour and preventative measures.
- A resident representative considered that comparative figures on the percentage of crimes per head of population would be of assistance in the future. The Head of Community Safety and Prevention indicated that this suggestion would be included in her report to Cabinet as part of the next stage of the process for consideration of Budget and Policy Framework items such as this.
- Concerns were expressed that anti-social behaviour figures were only available for the last 18 months and did not reflect the links between alcohol problems and anti-social behaviour. The Head of Community Safety and Prevention stated that the police had recently changed their recording methods and therefore no comparative data was available relating to anti-social behaviour prior to April 2006. Members considered that improved/comparable methods of recording information were needed to provide Members with a clearer picture in the future.
- Discussion ensued on the issues that contributed to the crime figures and the need to tackle the links between supply of drugs and alcohol to address this problem was emphasised. The problem of the under age drinking, the sale of alcohol to children and young people under the age of 18 and the role and responsibility of parents in addressing this issue was highlighted. In response to the Head of Community Safety's request for clarification, the Forum requested that in future the strategy should focus on the issues referred to above of under age drinking, the sale and supply of drugs and alcohol to young people and the responsibility of parents. Members were advised that additional parenting programmes were required as well as a high profile campaign to get the message across regarding responsible parenting. It was pointed out that urgent action was required to ensure responsibility was taken by parents for their children's behaviour. In response, the Head of Community Safety and Prevention advised that these measures were

dependent on police powers. The Anti-Social Behaviour Unit worked in partnership with the police to influence policing in the town. Further discussion ensued regarding the powers of the police, types of deterrents, crime prevention and what action could be taken locally. It was reported that there was no quick solution to these problems, many of which were as a result of the judicial system.

It was suggested that the Forum's concerns regarding the current judicial system be expressed in a letter to the town's MP following approval by the Scrutiny Co-ordinating Committee.

- The need to issue fixed penalty notices to reduce drinking on the streets was suggested.
- With regard to preventative measures, the Chair referred to the benefits of youth shelters and the possibility of exploring Middlesbrough Borough Council's experiences of using Pods and their impact on anti-social behaviour. The Head of Community Safety and Prevention stated that during discussions with residents groups regarding the introduction of youth shelters there was often reluctance from residents to accept this suggestion. The possibility of using the parks for this purpose had previously been explored with residents and Ward Councillors strongly objecting to this proposal.

Recommendation

- (i) That the contents of the report and draft strategy, attached at Appendix A, be noted.
- (ii) That the comments and observations of the Forum be fed back to Cabinet and the Safer Hartlepool Partnership.

66. Six Monthly Progress Report – Scrutiny Investigation into Railway Approaches (Action Plan) *(Directors of Regeneration and Planning Services and Neighbourhood Services)*

The Head of Regeneration presented an update report on the progress made to date in relation to the Railway Approaches investigation six months after the Forum's recommendations to Cabinet. Members were referred to an updated Action Plan, attached at Appendix A to the report which gave details on progress made to date in delivering the Action Plan with 8 of the 22 actions achieved and continuing as ongoing work within the approved Action Plan.

With regard to recommendation (c) relating to the authority's invitation to Northern Rail's police and schools liaison officer to attend Hartlepool schools, Members were advised that this action had been delayed until January 2008. The remainder of the actions were at least partially achieved and being undertaken by the Lead Officer as work in progress and, where possible, within the originally agreed timescale. It was noted that the Railway

Approaches Forum, chaired by HVDA, had successfully been established and continued to meet on a regular basis, thus maintaining momentum for the various issues and recommendations raised through the Railway Approaches investigation.

In response to individual queries raised by Members in relation to the various actions including the proposed interchange works, the Transportation and Traffic Manager and Head of Regeneration provided further details of progress made to date. In relation to the Forum's previous consideration that Hartlepool's College of Art students be involved in the design of a mural for the train station it was requested that details of progress in this regard be investigated. With regard to recommendation (m) in relation to stations in Hartlepool, it was reported that works to the roof were included in Network Rail's 2007 Strategic Business Plan for completion in 2009/2010. Arrangements would be made for these works to be expedited where possible.

In response to a suggestion on the possibility of linking the railway corridor environmental improvements (Rec l) with work experience/employment skills training, the Head of Regeneration advised that there could be an opportunity to use the Intermediate Labour Market (ILM) scheme or other Economic Development Team initiatives and such options were already being explored via the Railways Forum.

A Member sought clarification in relation to the timescale for completion of the transport interchange to which the Transportation and Traffic Manager advised that there was one outstanding legal agreement to be signed and it was hoped that work would commence in the near future. The Member also queried progress in relation to some of the key problem sites within the railway corridor to which the Head of Regeneration indicated that a draft strategy for untidy sites (Rec l) had been prepared and would be considered by the Railway Forum at its next meeting on 28 January 2008.

The Scrutiny Forum emphasised the importance of preventing slippage in the process and the need for completion in particular of the Forum's recommendations relating to stations in Hartlepool, including the interchange, prior to the Tall Ships event.

In relation to recommendation m(iv) that the authority continued to lobby the Department for Transport, Network Rail and Northern Rail for a station halt to reopen at Hart Station, Members were advised that whilst this action had been partially achieved, Members requested that efforts should continue to be made to lobby government to ensure these schemes were prioritised.

The Scrutiny Support Officer advised that the issues raised in relation the progress of the Action Plan for this investigation, including timescales, would be referred to Lead Officers to progress as a matter of urgency.

Recommendation

That progress to date in relation to the delivery of the Action Plan, be noted.

67. Availability of Good Quality Affordable Rented Social Accommodation in Hartlepool – Draft Final Report – *(Chair of the Regeneration and Planning Services Scrutiny Forum)*

The Scrutiny Support Officer introduced the draft final report of the Forum's investigation into the availability of good quality affordable rented social accommodation in Hartlepool.

The Scrutiny Support Officer focused on the conclusions and recommendations, as set out in the report and sought the Forum's views on the recommendations. The Forum went on to discuss the conclusions and recommendations and the following comments were raised:-

- Clarification was sought regarding how the Council would sell land at less than market value. The Director of Regeneration and Planning Services advised that the approach agreed would involve establishing the principle that discounts would be given to housing associations developing affordable housing subject to criteria that would enable the merits of each case to be considered. In this way the Council would have a chance of attracting housing association and housing corporation funding to meet affordable housing needs of the town. Without such discounts, it was acknowledged that there would be no investment in such housing.
- Emphasis was placed upon the need for the provision of good quality affordable accommodation to Parker Morris or similar space standards.
- The Forum emphasised the need to provide suitable housing for the elderly/disabled residents as set out in the conclusions and recommendations of the report whilst recognising the recommendations of the housing needs survey. The possibility of undertaking a survey of elderly residents living in larger accommodation with a view to buy-back options was suggested. It was considered that developments like Bamborough Court should be explored for other areas in the town.
- The implications of planning policy on suitable development sites was highlighted. The need to identify more sites within the town was acknowledged by the Forum. Land at King Oswy Drive and Jesmond Road school were identified as possible sites for development. The Director of Regeneration and Planning Services stated that development on the King Oswy site was dependent upon the outcome of the Schools Transformation Programme and it was likely that further opportunities for affordable housing developments on the land suggested for BSF would be provided in due course. The following additional sites for possible affordable housing development were highlighted by the

Forum:-

- Catcote Road (adjacent to Swinburn House)
- Masefield Road
- St Hilds (BSF)
- Jesmond Road/ Chester Road Junction

Recommendation

That the following recommendations of the Forum's investigation into the availability of good quality affordable rented social accommodation be approved and the final report forwarded to the Scrutiny Co-ordinating Committee together with the additional comments of the Forum, as outlined above.

- (a) That a review of land availability, including brownfield and greenfield sites, be undertaken with the aim of identifying possible additional sites for affordable rented social housing;
- (b) That as part of the review of the local planning policy additional provision be made for the identification of suitable sites for the provision of affordable housing;
- (c) That a criterion based policy supporting in principle the disposal of Council land to RSL's at below market value be created, with the requirement that each case be considered, against a set criteria, on its own merits whilst taking into consideration the possible impact on capital receipts;
- (d) That a rigorous analysis be undertaken of the results of the 'Housing Needs Assessment' together with testing and refinement to determine future developments and requirements of the town, including the provision of flats;
- (e) That ways of working more closely in partnership with RSL's for the provision of affordable rented social accommodation in the town, and the development of opportunities contained within the Green Paper, be explored;
- (f) That the provision of housing for elderly/disabled residents in Hartlepool needs to be explored in innovative ways to, for example by exploring possible provision of accommodation on one level on sites where conventionally large building plots required for bungalows are not available;
- (g) That local planning policy be revised, through the Local Development Framework, to require the provision within all new housing developments of good quality affordable housing, including rented social housing and accommodation for elderly/disabled and

- young/single residents: and
- (h) That the Council's local planning policy be amended/updated to include provision for affordable accommodation and, in particular, social rented accommodation recognising the housing needs assessment recommendations.

SHAUN COOK

CHAIRMAN

**REGENERATION AND PLANNING SERVICES SCRUTINY
FORUM**

15 February 2008



Report of: Scrutiny Support Officer

Subject: SCRUTINY INVESTIGATION INTO SEATON
CAREW REGENERATION NEEDS AND
OPPORTUNITIES – EVIDENCE FROM THE
AUTHORITY'S PORTFOLIO HOLDER FOR
REGENERATION AND LIVEABILITY AND
PORTFOLIO HOLDER FOR NEIGHBOURHOODS
AND COMMUNITIES – COVERING REPORT

1. PURPOSE OF REPORT

- 1.1 To inform Members of the Forum that the Portfolio Holders for Regeneration and Liveability / Neighbourhoods and Communities have been invited to attend this meeting to provide evidence in relation to this Forum's ongoing investigation into 'Seaton Carew - Regeneration Needs and Opportunities'.

2. BACKGROUND INFORMATION

- 2.1 Members will recall that at the meeting of this Forum on 6 December 2007, the Terms of Reference and Potential Areas of Inquiry / Sources of Evidence were approved by the Forum for this scrutiny investigation.
- 2.2 Consequently, the Authority's Portfolio Holders for Regeneration and Liveability / Neighbourhoods and Communities have been invited to provide evidence to the Forum in relation to their views on Seaton Carew's regeneration needs and opportunities.
- 2.3 During this evidence gathering session with the Regeneration and Liveability / Neighbourhoods and Communities Portfolio Holders it is suggested that responses should be sought to the following key questions:-
- (a) What is your role and responsibility in relation to the regeneration of Seaton Carew ?
 - (b) How effective do you feel past regeneration activities have been in Seaton Carew ?

- (c) What do you feel are the major regeneration needs and opportunities for the area in the future?
- (d) What provision is there within the Council's strategies and plans for the regeneration of Seaton Carew?

3. RECOMMENDATIONS

- 3.1 That Members of the Forum consider the views of the Portfolio Holder for Culture, Leisure and Tourism in relation to the questions outlined in section 2.3.

CONTACT OFFICER

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BACKGROUND PAPERS

The following background paper was used in the preparation of this report:-

- (a) Report of the Scrutiny Support Officer entitled 'Scrutiny Investigation into Seaton Carew's Regeneration Needs and Opportunities – Scoping Report' Presented to the Regeneration and Planning Services Scrutiny Forum on 6 December 2007.

REGENERATION AND PLANNING SERVICES SCRUTINY FORUM

15 February 2008



Report of: Director of Adult and Community Services

Subject: CURRENT AND FUTURE COMMUNITY
FACILITY PROVISION IN SEATON CAREW
AND EXPLORE THEIR ROLE IN THE
REGENERATION OF THE AREA

1. PURPOSE OF REPORT

- 1.1 To provide Members of the Regeneration and Planning Services Scrutiny Forum with an overview of the current Community Services facility provision which will cover terms of reference (c): -
- (c) To gain an understanding of current and future community facility provision in Seaton Carew and their role in the regeneration of the area.

2. BACKGROUND

- 2.1 Seaton Carew has long played an important part in the community life of the Borough and surrounding area. Whilst originally developed as a fishing village it became a fashionable summer residence for genteel society from Darlington and other inland towns in the late 18th Century.
- 2.2 As Hartlepool developed as an important industrial port in the 19th Century and saw rapid population increases, the attractive village of Seaton Carew became a much valued recreational outlet with its good quality beach. This was strengthened at the turn of the 20th Century with the completion of the promenades linking to West Hartlepool and culminated in the provision of the Seaton Carew Swimming Baths on the sea front (Coronation Drive), which survived until the Mill House Swimming Baths opened in 1971.
- 2.3 Today Seaton has a wide variety of public / private and voluntary sector managed community facilities – these mainly date from incremental development throughout the 20th Century although the Seaton Golf Club and the Seaton Cricket Club have a long and honourable pedigree.

3. COMMUNITY SERVICES WITHIN THE WIDER CONTEXT

3.1 There are many areas of current service which contribute to the well being of Seaton Carew which are probably outside the scope of this Scrutiny Review, nevertheless it is useful to outline these services:-

- i) **Seaton Common – Tees Road.** One of Hartlepool's six established nature reserves which provides a haven for wildlife and bio-diversity, many areas are publicly accessible.
- ii) **Countryside Wardens / Teesmouth Field Centre.** Based at the power station, the town's Countryside Warden team are an integral element of the 'Partnership for Nature' to undertake the management and wider education role associated with the town's nature reserves.

The team are heavily involved with the volunteer programme and the Rights of Way management plan.

- iii) **Beach Lifeguards.** A high quality service is provided between May Bank Holiday and the end of the summer school holidays, managing a designated area of safe bathing beach in the heart of the resort. The team are based in the former Rocket House and temporary summer beach facilities.
- iv) **Paddling Pool.** One of two paddling pools in the town designed for young children with parental supervision, the pools are operational in season (Easter till September). Improvements have been made to the pool surround and more recently the water treatment plant.
- v) **Allotments.** Seaton has two sites, Woodcroft and Station Lane allotments adjacent to the railway line. Recent investment has been completed at the Station Lane site which has enabled the waiting list to be fulfilled and this site is now fully tenanted. This will contribute positively to the Railway Corridor Improvements Action Plan.

The Woodcroft Allotment site can be regarded as a true 'jewel in the crown' of Hartlepool's allotment provision. It is an attractive landlocked site with a very good Management Committee. Devolved self-management has been in place for almost five years and has been so successful the Council's objective is to replicate this throughout the town allotments estate.

- vi) **Coronation Drive.** The current tip accessed from Coronation Drive adjacent to Newburn Bridge is expected to be closed and landscaped within five years. Recent discussions have identified an opportunity for informal grassed areas (not functioning football pitches) with additional afforestation on the

leeward side to help soften the landscape on the approaches to Hartlepool railway station again this will benefit the Railway Corridor Approaches Action Plan.

- vii) **Seaton Carew Sports and Social Club.** The Community Services division is working closely with the Club to help in their ambition for significantly improved sporting facilities on site. The individual Cricket, Football and Rugby Management Committees are working well together and have employed a Development Consultant to help them deliver the objective. The Council has contributed to this partnership and liaison with the regional sports bodies.
- viii) **Strategic Events.** One of the Council's major annual events, the Seaton Fireworks Display is traditionally organised on the Saturday closest to the 5th November. This event fully utilises and contributes to the out of season economy of Seaton and regularly attracts c. 10,000 people. This is complemented by a number of road races such as the Race for Life.

- 3.2 It may be appropriate at this point to draw attention to the current Saltholme RSPB Centre being built along the Tees Road towards Port Clarence. This major tourist attraction, whilst being built within Stockton Borough Council is expected to have a significant and beneficial impact on visits to Seaton Carew. This centre is expected to open in 2009.

4. COMMUNITY FACILITIES WITH SPECIFIC POTENTIAL FOR REGENERATION OPPORTUNITIES

- 4.1 In addition to the above Community Facilities, and indeed the prime focus of opportunity in relation to the objectives of this Scrutiny subject should concentrate on the following services: -

- *Seaton Park*
 - Open grassed areas
 - Children's Playground
 - Tennis Courts
 - Bowling Green
 - 2 recreational football pitches
 - Car Park
- *Seaton Library* - North West corner of Seaton Park cartilage
- *Seaton Community Centre and Sports Hall*
 - Traditional format former 'Youth Centre'
 - Large Sports Hall
 - Caretakers House and Garage,

- 4.2 Full details of opening times, periods of use and maintenance condition reports are attached as **Appendices 1 (a), (b) and (c)**

4.3 The purpose of focusing upon these particular facilities simply reflects the fact that these are the most significant traditional community facilities which are reasonably well used (some more than others) and which would be most missed if they were to be affected by closure due to condition or unsustainable rising costs. In other words, it is a prime opportunity to review their current status and determine if an opportunity exists to take advantage of a regeneration opportunity which would not only provide improved community facilities but significantly increase the quality of the current infrastructure.

4.4 A number of relevant Strategy documents help to give very clear guidance on the current service provision, status in terms of quality of provision and what, if anything needs to be addressed in the future. These include: -

- **Sports Pitch Strategy** – A Strategy which effectively concludes that Hartlepool has an appropriate quality of sports pitches but had significant issues with quality – i.e. poor pitch quality, lack of changing accommodation, poor infrastructure. This has begun to be addressed as at Grayfields with assistance from the Football Foundation. Seaton public pitches at Dodds Field score low.
- **Multi-Use Games Area (MUGA) Strategy** – This proposes a range of differing quality / standards of multi use games areas throughout Hartlepool with an objective of equality of coverage with wards and within a 1 mile distribution. This strategy is helping to target investment, as and when secured, and to direct it appropriately. A MUGA is scheduled for Seaton Carew but we have no specific site, nor capital budget has yet been allocated.
- **Play Ground Strategy** – This effectively concludes that Hartlepool has a low provision of children's playgrounds – however our current policy recommends upgrading of existing playgrounds before embarking upon new facilities. Seaton's playground is relatively new. The draft Open Space Strategy suggests that this could be improved on "play value"
- **Public Toilet Review** – The recent public toilet review and Action Plan has approved new public toilet provision for Seaton at the Clock Tower / Bus Station and a new facility on the promenade midway between Seaton and the Marina at Newburn Bridge car park. These two new toilet proposals will certainly cater for public needs in the areas of visitor concentration. The toilets within Seaton Park are available only when the Bowling Green is in use – no charges are planned to this arrangement.

- **Indoor Sports Facility Strategy – October 2007** – This is a wide ranging strategy which seeks to give a solid platform for future investment within the town to reflect changing needs and geography. The general conclusion was that Hartlepool was generally well serviced (if not overprovided for) however once again quality of provision is an issue which, put simply, means that we are far better looking at replacing with appropriate new facilities in critical locations (as and when funding becomes available) rather than persevere in maintaining out of date and inefficient premises. The Indoor Sports Facility Strategy specifically recommends that a new 'two court' size sports hall be considered for Seaton Carew to replace existing facilities.
- **Library Review** – This is ongoing to ensure that the current Library service changes and takes advantage of new technology – the library provision of the future should be more integrated with community needs and other local services.

4.5 Taken as a whole the current community facilities described above, are in danger of failing to deliver services due to increasingly poor infrastructure condition, leading to increased inefficiency, increase in cost and ultimately the threat of closures. This is specifically discussed in the following paragraph.

5. ISSUES

5.1 Seaton Library

- 5.1.1 Within **Appendix 1(a)**, current opening times are provided and a number of statistics on current use, active users, category of reader and current levels of annual maintenance spend. Within the current Condition Report 2007, a total of £96,000 of essential, necessary and desirable maintenance expenditure is required.
- 5.1.2 This includes a new roof covering, Throston Library, built to the same design has just been completed at a cost of £63,127.00. Perhaps more noticeable for the user, and the staff, is the effect on the internal fabric and decoration of a building that requires significant roof works.
- 5.1.3 Throughout the hours of opening a wide variety of community use occurs including reading groups, ICT adult education classes, under 5's Rhyme time, homework clubs, craft sessions, summer reading challenge and ward surgeries. All of these take place in joint use areas – in other words, very beneficial and appropriate 'outreach' library activity in inadequate premises.

5.2 Seaton Park and Dodds Field

5.2.1 Within **Appendix 1 (b)** the facilities within the Park and the issues surrounding their use are clearly tabulated.

5.2.2 In short, we have a 'Park' with a poor horticultural infrastructure and a number of outdated recreational facilities which also have a negative impact on neighbouring residents, for example:

Dodds Field Football Pitches – teams change in temporary accommodation (steel containers), which are hired in each season and team car parking on adjacent streets causing ill feeling with residents.

Bowling Green – Is one of the best in town but is not particularly user / public friendly due to the security fence.

Tennis Courts – Not particularly good surface yet these are acknowledged as the best public courts in Hartlepool.

5.2.3 The current revenue costs are simply contributing to provision of inferior facilities, this is unlikely to change until a significant investment is made.

5.2.4 Seaton Park has not been neglected, it has regular maintenance of its infrastructure and has had specific capital investment, namely the main entrance, the new car park and the new playground. Nevertheless this does not negate the fact that a significant re-design and investment is long overdue.

5.3 Seaton Carew Community Centre Sports Hall – Appendix 1(c) provides information on current usage of both premises and broad detail on the essential, necessary and desirable maintenance which is required – the 2007 Condition Report concludes that £264,000 of essential maintenance is required and a total of £332,000 in all categories at this point in time.

5.3.1 The facility suffers from the approach of its expected design life and the fact that the current design, layout and positioning of the properties are not conducive to, nor attractive to, increased use. It should be noted that the Sports Hall design is identical to that of the Friarage Sports Hall which was closed and demolished in 2002.

5.3.2 Current Sports Hall use is largely limited to 5-a-side football in early evening with water ingress, requiring floor re-surfacing was undertaken recently to ensure the facility was able to remain open. Current advice would suggest that it would not be good value to expend the current

maintenance requirements on property that is so little used, on a site that has access problems and no car park.

- 5.3.3 The Seaton Community Centre is the most expensive in maintenance terms of the town's community centre provision.
- 5.3.4 Of course an argument could be made that if the facility was fully repaired then the whole centre would become more attractive to hirers – this may be so but I would suggest that it is a high risk strategy when users are demanding a much better quality of facility with an internal infrastructure which simple fabric repair could not achieve.

6. POTENTIAL FOR DEVELOPMENT / IMPROVEMENT

- 6.1 In many respects the Community Facilities at Seaton are little different to many others across the Borough, it is a legacy of community facility investments in the 1960's and early 1970's all ageing together!
- 6.2 The potential exists for a number of opportunities to coincide at Seaton to provide a new local community centre serving a multitude of services within an integrated building.
- 6.3 First there must be a willingness to address the current problem and accept that unless a forward plan is developed, the current community facilities will ultimately be lost to the area through deteriorating conditions and increasing costs. Secondly a need to reflect upon what is desirable for the overall local population in terms of geographical positioning of any new services.
- 6.4 Thirdly, the potential for any new investment to be focused not on a new site, but on an existing site which will help to improve the fabric of the chosen location.
- 6.5 Finally, the re-potential for linkage with partner organisations to assemble and review exactly what community provision can be achieved at Seaton and ensure that if this were designed within one 'centre'.
- 6.6 If the Community Centre and Sports Hall site at Elizabeth Way is deemed to be an inappropriate site for such use due to physical site restrictions, geography of place and need to be coalesce then this can validly be considered for alternative uses.
- 6.7 Seaton Park would appear to have potential as a site for a community facility and through beneficial design aim to incorporate and overcome all the shortcomings that current facilities suffer from.

- 6.8 The landscape value of Seaton Park is not high, it is more of a recreational space – this could be enhanced as could the landscape value, by careful design to maximize use of existing infrastructure.
- 6.9 The potential size, and cost of a new integrated community facility would clearly depend upon its essential content and whether a third party interest was involved.
- 6.10 As a minimum consideration could be given to: -
- Library Service
 - Community Meeting Room(s)
 - Two court Sports Hall and associated changing rooms
 - External changing rooms for sports pitch
 - Access linkages to car park, playground and bowling green
 - Communal reception / potential café.
- 6.11 This Scrutiny Review is not the place to design potential content of such a centre; that would emerge from future feasibility and cost planning.
- 6.12 However, in terms of the regenerative benefit to Seaton Carew such a proposal would have the merit of: -
- Securing a new integrated community centre for Seaton, with economies and efficiencies a single site will bring.
 - Releasing existing land for potential development and capital receipt.
 - Giving reason for substantial investment and improvement within a rejuvenated Seaton Park.
 - Reducing current resident dissatisfaction at current service provision by removing the underlying problem at both Dodds Field perimeter streets and at Elizabeth Way.
 - Better connect Seaton Park with the front and the potential for visitor inter-linkage to local services.
 - Help protect and secure investment from third parties into the sporting and recreational facilities currently located within Seaton Park.
 - Finally help strengthen a 'sense of place' for Seaton Carew .

7. FUTURE FUNDING AND INVESTMENT OPPORTUNITIES

- 7.1 The potential for such funding and investment links directly into the wider regeneration initiative outlined by the Head of Regeneration at the last meeting.
- 7.2 In addition however, new concepts and partnership working can also be particularly attractive to relevant non-governmental agency's (NGA) such as Sport England, and Community Lottery initiatives in addition to the recycling of capital receipts by the Borough Council.
- 7.3 The provision of new build, fit for purpose facilities also has the beneficial effect of reducing the maintenance backlog estimates.

8. RECOMMENDATIONS

- 8.1 Scrutiny Forum are requested to note the contents and make comment on the Report.

CONTACT OFFICER: John Mennear, Assistant Director (Community Services)

SEATON CAREW LIBRARY – JANUARY 2008

1. *Visitor Figures 2007/2008 (based on 4 week sample)*
Total = 35,100

Active Users 2006/2007 (those who borrowed a book)
Total = 1323

These broken down by category are:

Adult	594
Pensioner	249
Visually Impaired	25
Under 17	448
Playgroups / Deposit Collections	7

2. *Building Condition and Maintenance*

a) <u>Building Maintenance Cost</u>	£
2006 / 2007	5976
2007/2008 (to date)	7834
b) <u>Condition Report 2007</u>	
All Priority 2 (Essential)	24,235
All Priority 3 (Necessary)	12,780
All Priority 4 (Desired – prevent deterioration)	59,795

3. Due to water ingress from the roof the building is in the need of internal decoration. Ceiling tiles are stained in several areas and the junior carpet needs to be replaced.

The entrance doors are heavy and require frequent adjusting.

The building construction comprises of a high level of glass, which results in the building being hot in summer and cold in winter. The window frames have deteriorated to a stage where few windows open and ventilation is a problem.

Priority 2 includes re-roofing costs to re-felt.

Included in the priority 4 costings, given above, is approximately £19,500 for the renewal of the heating system and installation of a mechanical ventilation system.

SEATON CAREW LIBRARY OPENING HOURS

	MON	TUES	WED	THURS	FRI	SAT	SUN
9.00 am							
9.30 am							
10.00 am							
10.30 am							
11.00 am							
11.30 am							
12 noon							
12.30 pm							
1.00 pm							
1.30 pm							
2.00 pm							
2.30 pm							
3.00 pm							
3.30 pm							
4.00 pm							
4.30 pm							
5.00 pm							
5.30 pm							
6.00 pm							
6.30 pm							
7.00 pm							
7.30 pm							
8.00 pm							
8.30 pm							
9.00 pm							
9.30 pm							

 Opening Hours

SEATON PARK AND DODDS FIELD RECREATION GROUND

User Information

- Approximately 6 games of football are played on the pitches each week. Football occurs Saturday afternoon, Sunday morning and Sunday afternoon.

Issues

- Car parking during football use on street adjacent to Dodds Field.
- Poor quality pitches on football pitch
- Very poor quality changing facilities for footballers
- Play area generally good condition and well maintained – scored above median on quality but low on play value

Tennis and Bowls

PPG17 quality assessments:

- Seaton Park Bowling Green – 74% (above quality standard of 72%)
- Bowls Pavilion – achieved a high score of 84% - highest HBC facility
- Tennis Courts – not assessed but we know quality is an issue
- Pitches – quality scores of 61%, 57% and 61% (junior Pitch). All below the recommended standard of 66-79%
- Outdoor Changing – 55% (below recommended standard of 60%)

Maintenance and Budgets

- The changing cabins presently cost us £8500 per annum
- Electricity cost in Park - £767
- Water - £1208
- Ground Maintenance for Park and Football - £78K
- Reactive Maintenance in 2007/08 - £9K

Opportunities

- Provide better quality football changing
- Improve pitches and sports infrastructure
- Link bowling green and pavilion with new sports provision
- Relocation of park depot
- Improve entrances and put low level fencing around the car park
- Reduce car parking issues by relocating changing into new sports facilities and removing unsightly portacabin.

SEATON CAREW SPORTS HALL

	MON	TUES	WED	THURS	FRI	SAT	SUN
9.00 am							
9.30 am							
10.00 am							
10.30 am							
11.00 am							
11.30 am							
12 noon							
12.30 pm							
1.00 pm							
1.30 pm				Seaton Ladies Badminton Team (term time)			
2.00 pm							
2.30 pm							
3.00 pm							
3.30 pm							
4.00 pm							
4.30 pm				Sporting Chance (Football)			
5.00 pm			5-A-Side				
5.30 pm							
6.00 pm	Schooner 5- A-Side	Badminton	5-A-Side	Seaton Juniors FC - October to April			5-A-Side (Sept - Mar)
6.30 pm							
7.00 pm							
7.30 pm							
8.00 pm	Youth Service	5-A-Side	Youth Service	RT Atkinson Badminton			
8.30 pm							
9.00 pm							
9.30 pm							
10.00 pm							

 Term Time

SEATON CAREW COMMUNITY CENTRE

	MON	TUES	WED	THURS	FRI	SAT	SUN	
9.00 am								
9.30 am					Seaton Nursery Term-time			
10.00 am	Talking Tots					Seaton Dance - Times Vary		
10.30 am								
11.00 am								
11.30 am								
12 noon		Elmtree Community Action Group						
12.30 pm								
1.00 pm					Seaton Nursery			
1.30 pm			Seaton Dance - Times Vary					
2.00 pm								
2.30 pm								
3.00 pm				Seaton Dance - Times Vary	Seaton Dance - Times Vary			
3.30 pm								
4.00 pm								
4.30 pm								
5.00 pm								
5.30 pm								
6.00 pm								
6.30 pm								
7.00 pm								
7.30 pm	Youth Service		Youth Service					
8.00 pm								
8.30 pm								
9.00 pm								
9.30 pm								
10.00 pm								

Term Time

Surveyed Elements Summary CS123

Seaton Carew Community Centre

19/10/2007

N/A	Element or sub-element is not required.	1 Urgent	Prevent immediate closure to the property / address high risk to H&S of occupants / remedy serious breach of legislation
A	Good - Performing as intended and operating efficiently.		
B	Satisfactory - Performing as intended requiring minor repairs.		
C	Poor - Exhibits various defects, each of which might not be significant in itself but together need attention on a planned basis.	2 Essential	Prevent serious deterioration of the fabric or service / address medium risk of H&S of occupants / remedy less serious breach of legislation
D	Life Expired - Exhibits major deterioration. Serious risk of imminent breakdown or is a health and safety hazard.	3 Necessary	Prevent deterioration of the fabric or service / address low risk of H&S of occupants / remedy minor breach of legislation
		4 Desired work	Prevent possible deterioration of the fabric or service

This report has been produced on the [evolution] Property Management System maintained by Hartlepool Borough Council Property Services Division. Any queries concerning the concurrency or interpretation of the data should be referred to Leadbitter Buildings, Stockton Street, Hartlepool, TS24 7NU

[evolution] Report - Print Date : 06/11/2007

	Priority 1	Priority 2	Priority 3	Priority 4
Totals:	£0.00	£264,605.00	£51,955.00	£16,955.00

Current and Future Facility in Seaton Carew Appendix 1c

COMMUNITY BUILDINGS

REACTIVE MAINTENANCE 2007/08

	Project Code	Actual Cyclical 12600	Actual Repairs 12601		Commitments Reactive 12601		Old Year Invoices
Bridge	2811	1,659.64	745.89		0.00		29.47
Brougham	2844	901.18	0.00		0.00		
Burbank	2873	0.00	1,427.05		75.00		285.12
Jutland	2749	1,179.68	10,846.93		75.00		
Owton Manor	2747	1,529.97	4,658.96		2,388.00		330.52
Seaton	2816	2,008.47	12,313.57		1,040.00		611.84
Throston	2748	941.32	1,385.03		0.00		1,466.98
West View	2746	1,553.52	2,953.14		3,030.00		79.26
TOTAL		9,773.78	34,330.57		6,608.00		2,803.19

Advised/accrued
Costs

*

includes £9140 for refurbishment works

121.99

155.19 includes £6100 for resealing Sp. Hall floor

750.00

79.26

difference

1,106.44 1,696.75

TERM TIME BOOKINGS/WEEKS
2007/08 Q1

Current and Future Community Facility in Seaton Carew - Appendix 1c

SEATON

Schooner FC 5 A-Side		Weekly	Q Targ	wk1	wk2	wk3	wk4	wk5	wk6	wk7	wk8	wk9	wk10	wk11	wk12	wk13	Q1
Youth Service	(Sp. Hall)	10	130	14	12	0	12	14	0	14	14	0	14	14	12	12	132
Elmtree Community Action Group		50	650	57	43	0	32	32	0	48	13	0	17	29	32	36	339
K Mason Badminton		25	325	32	36	36	34	36	0	36	38	36	36	28	36	36	420
P Angel 5-A-Side	(Sp. Hall)	10	130	10	10	10	10	10	10	10	10	10	12	10	10	12	134
P Ainsley 5-A-Side	(Sp. Hall)	10	130	12	12	12	12	12	0	12	12	12	12	12	12	12	144
Planning FC 5-A-Side	(Sp. Hall)	10	130	10	10	10	10	10	10	10	0	10	10	12	12	12	126
Youth Service	(Sp. Hall)	25	325	12	12	12	0	12	12	12	12	10	10	10	10	10	134
Seaton Ladies Badminton	see Monday			0	0	0	0	0	0	0	0	0	0	0	0	0	0
RT Atkinson Badminton	(Sp. Hall)	6	66	10	0	0	10	10	8	8	10	0	8	8	8	8	88
Seaton Juniors FC	(Sp. Hall)	10	130	15	15	15	15	14	14	15	14	12	14	14	14	14	185
Sams Snooker 5-A-Side	(Sp. Hall)	40	520	46	46	0	0	0	0	0	0	0	0	0	0	0	92
M Stuart 5-A-Side	(Sp. Hall)	10	130	0	12	12	0	12	12	14	14	14	14	14	14	14	146
Seaton Nursery	(Sp. Hall)	10	130	12	0	0	0	0	0	0	0	0	0	0	0	0	12
Sports Coaching	(term time)	40	440	0	0	58	58	58	58	58	58	0	58	58	58	58	580
Sports Coaching	Monday			0	0	7	7	13	0	0	0	52	0	0	0	0	79
Sports Coaching	Tuesday			0	0	12	24	40	24	24	32	55	39	36	30	30	346
Sports Coaching	Thursday			0	0	0	30	37	37	37	37	39	30	38	36	36	357
Seaton Dance	Friday			0	0	0	37	37	37	37	37	38	38	40	38	36	375
Seaton Dance	Wednesday	12	156	12	25	25	16	12	0	12	12	0	14	18	10	18	174
Seaton Dance	Thursday	120	1560	110	70	110	100	0	70	130	120	0	90	136	90	136	1162
Seaton Dance	Friday	25	325	22	0	22	22	18	0	22	12	0	20	20	0	22	180
	Sat.	130	1690	142	0	142	110	0	103	140	136	100	112	136	112	136	1369
	Casual		0	72	0	66	140	299	0	0	0	36	32	14	36	12	707
2007/08 Q2	Total	543	6967	588	303	549	679	676	395	639	581	424	580	647	570	650	7281

SEATON		Weekly	Q Targ	wk1	wk2	wk3	wk4	wk5	wk6	wk7	wk8	wk9	wk10	wk11	wk12	wk13	Q2
Schooner FC 5 A-Side																	
Youth Service	(Sp. Hall)	10	130	14	14	0	0	14	14	14	14	0	14	12	12	12	134
Elmtree Community Action Group		25	325	40	37	30	21	22	22	26	28	42	34	40	40	40	422
K Mason Badminton		25	325	36	36	36	36	36	38	0	36	40	36	34	30	32	426
P Angel 5-A-Side	(Sp. Hall)	10	130	10	10	0	0	10	0	10	10	10	12	12	12	10	106
P Ainsley 5-A-Side	(Sp. Hall)	10	130	12	12	0	0	12	12	12	12	12	14	12	12	15	137
Planning FC 5-A-Side		10	130	10	10	0	0	12	12	12	12	12	12	12	12	16	132
Youth Service	(Sp. Hall)	25	325	12	12	0	0	0	12	12	12	12	12	0	12	14	110
Seaton Ladies Badminton		25	325	0	0	0	0	0	0	0	0	17	0	0	0	0	17
RT Atkinson Badminton	(Sp. Hall)	6	42	10	8	0	0	0	0	0	0	0	10	10	8	0	46
Seaton Juniors FC		10	130	12	14	0	14	14	12	14	14	12	12	12	10	10	150
Sams Snooker 5-A-Side		40	520	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M Stuart 5-A-Side		10	130	12	12	0	12	14	12	14	14	12	14	12	12	12	152
Seaton Nursery		10	130	0	0	0	0	0	0	0	0	0	0	0	0	10	10
Sports Coaching		40	280	58	58	0	0	0	0	0	0	0	0	0	0	38	154
Sports Coaching				0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sports Coaching				0	22	0	0	21	22	0	22	0	22	21	20	20	170
Sports Coaching				30	30	0	0	21	22	0	22	0	22	23	20	10	200
Seaton Dance				38	36	0	0	21	18	0	0	0	0	0	0	0	113
Seaton Dance		12	156	16	0	18	0	18	20	20	28	0	0	12	10	12	154
Seaton Dance		120	1560	126	122	148	0	0	50	96	96	0	112	142	132	115	1139
Seaton Dance		25	325	28	22	32	0	0	0	14	0	0	16	26	22	16	176
	Sat.	130	1690	140	146	152	0	0	0	0	0	0	156	146	146	150	1036
	Casual		0	14	14	0	165	36	70	66	70	12	0	12	20		479
2007/08 Q3		Total	543	6783	618	615	416	248	251	336	310	390	181	498	538	530	5463

SEATON		Weekly	Q Targ	wk1	wk2	wk3	wk4	wk5	wk6	wk7	wk8	wk9	wk10	wk11	wk12	wk13	Q3
Schooner FC 5 A-Side																	
Youth Service	(Sp. Hall)	10	130	18	12	12	14	14	14	14	16	20	16	16	14	0	180
Elmtree Community Action Group		25	325	38	34	52	29	28	50	50	59	35	51	29	46	0	501
K Mason Badminton		25	325	0	28	30	32	38	38	38	38	36	38	36	36	0	388
P Angel 5-A-Side	(Sp. Hall)	10	130	12	10	10	10	10	10	10	10	0	10	10	10	0	112
P Ainsley 5-A-Side	(Sp. Hall)	10	130	0	15	12	12	12	12	12	12	0	0	12	12	0	111
Planning FC 5-A-Side	(Sp. Hall)	10	130	14	12	12	10	12	12	12	12	10	12	12	12	0	142
Youth Service	(Sp. Hall)	25	325	12	14	12	12	0	12	12	12	12	0	0	0	0	98
Seaton Ladies Badminton		25	325													0	0
RT Atkinson Badminton	(Sp. Hall)	6	66	0	8	8	0	8	8	8	8	8	8	8	8	0	80
Seaton Juniors FC	(Sp. Hall)	10	130	8	8	10	10	2	10	10	10	8	8	10	10	0	104
Sams Snooker 5-A-Side	(Sp. Hall)	40	520	44	64	66	67	68	74	70	70	70	70	76	42	0	781
M Stuart 5-A-Side	(Sp. Hall)	10	130	12	5	0	4	12				2	0	0	0	0	35
Seaton Nursery	(Sp. Hall)	10	130	0	0	8	8	8	8	8	8	8	0	0	0	0	56
Sports Coaching	(term time)	40	440	60	48	0	0	60		60	60	60	60	0	0	0	408
Sports Coaching	Monday			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sports Coaching	Tuesday			10	10	0	17	0	0	0	0	0	0	0	0	0	37
Sports Coaching	Thursday			20	20	0	25	25	28	28	28	28	28	28	26	0	284
Seaton Dance	Friday			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seaton Dance	Wednesday	12	156	15	11	12	0	6		12	0	0	0	0	0	0	56
Seaton Dance	Thursday	120	1560	110	110	88	0	108		100	106	106	91	104	74	0	997
Seaton Dance	Friday	25	325	12	24	26	0	12		24	0	0	0	80	0	0	178
	Sat.	130	1690	125	135	126	140	136		120	115	88	109	262	0	0	1356
Casual			0	29	40	14	14	14	14		14	14	14	14	114	0	295
	Total	543	6967	539	608	498	404	573	290	588	578	505	515	697	404	0	6199

Target	Q1	Q2	Q3	TOTAL	Difference
Actual	6967	6783	6967	20717	
	7281	5463	6199	18943	-1774

REGENERATION AND PLANNING SERVICES SCRUTINY FORUM

15th February 2008



Report of: Director of Regeneration and Planning Services,

Subject SEATON CAREW ASSET MANAGEMENT ISSUES

1. PURPOSE OF THE REPORT

- 1.1 This report seeks to brief the Forum on current proposals to explore the use of various Council-owned property assets in Seaton Carew to generate a range of benefits for Seaton Carew and Hartlepool as a whole.

2. INFORMATION

- 2.1 Officers have been considering a combination of identified local (i.e. local to Seaton Carew) and town-wide community needs and opportunities and how the Council's land holdings at Seaton Carew might be best utilised to address these. This thinking has been informed by unsolicited informal approaches by prospective developers expressing interest in undertaking developments at Seaton Carew.
- 2.2 These matters were considered by the Cabinet on 22 January, 2008. A slightly updated version of that Cabinet report is attached as **Appendix A** to this report and sets out the range of needs/opportunities and assets under consideration, for the Forum's information. Cabinet minute 192 is also attached, as **Appendix B**, from which members will note that Cabinet authorised consultation with local stakeholders and the public on draft marketing particulars before reporting back to Cabinet. Officers are now working on the preparation of such material for consultation purposes.
- 2.3 Officers will expand on the proposed approach at the Forum meeting and seek to respond to member comments and queries.

3. RECOMMENDATION

- 3.1 That the Forum notes the proposals to explore marketing arrangements as set out in Appendix A and offers comments for consideration in this report.

CABINET REPORT

22nd January 2008



Report of: Director of Regeneration and Planning Services
and Director of Neighbourhood Services and
Director of Adult and Community Services

Subject: SEATON CAREW ASSET MANAGEMENT
ISSUES

1. PURPOSE OF REPORT

- 1.1 This report refers to various Council land holdings at Seaton Carew and the potential benefits which may be secured from the marketing and development of those land holdings. Possible approaches to marketing those assets are outlined to enable the Cabinet to consider the way forward.

2. BACKGROUND

- 2.1 Officers have been considering a combination of identified local (ie local to Seaton Carew) and town-wide community needs and opportunities and how the Council's land holdings at Seaton Carew might be best utilised to address these. This thinking has been informed by unsolicited informal approaches by prospective developers expressing interest in undertaking developments at Seaton Carew. These matters were also aired, in general terms, during a debate at the Council meeting on 13 December, 2007. Cabinet members may also be aware that the Regeneration Scrutiny Forum is currently considering regeneration issues in Seaton Carew.

3. IDENTIFIED COMMUNITY NEEDS/OPPORTUNITIES

- 3.1 The following relevant needs/opportunities have been identified via a variety of studies and discussions, as indicated.

- a) affordable housing: the housing assessment completed in 2007 indicated a substantial town-wide need for more affordable housing and reports have been brought previously to Cabinet to outline ways in which the Council might bring forward appropriate sites in its ownership for affordable housing.
 - b) improved local community facilities: Seaton Carew currently suffers from a range of dated community facilities including the sports hall and youth/community centre off Elizabeth Way, library on Station Lane, and many of the facilities within Seaton Park. The recently adopted Indoor Sport Facility Strategy identifies the potential for Seaton to have a new two court sports hall and associated facilities including the need for changing facilities for football pitch use at Dodds Field /Seaton Park. As the current sports hall, library and existing park facilities not only have significant maintenance/repair needs but do not meet modern service expectations, a potential opportunity arises to provide enhanced community facilities for Seaton Carew. In addition, the Primary Care Trust has expressed an interest in exploring the scope for enhanced primary care and community facilities in Seaton Carew.
 - c) additional visitor attraction(s): both the Hartlepool Tourism Strategy and the Seaton Carew Tourism Strategy have identified the need to expand and diversify Seaton's range of attractions for visitors, especially in the form of indoor facilities which will attract/cater for visitors in wet weather. Such provision would expand Hartlepool's overall visitor offer, complementing the attractions and facilities of the marina, town centre, and the Headland, as well as Seaton Carew itself.
 - d) potential capital receipts: the Council's asset management strategy and capital programme continue to place importance on generating a flow of capital receipts from the disposal of assets, to assist in funding future spending plans.
- 3.2 There may therefore be ways of utilising the Council's property holdings to generate a series of benefits which collectively represent a significant enhancement on existing services and facilities. Cabinet members will appreciate that there may well be benefits in considering at least some of the above aspirations jointly, e.g. the grouping of certain facilities within the same building to achieve economics of scale and future management, repair and maintenance.

4. COUNCIL ASSETS AT SEATON CAREW

- 4.1 The Council owns various sites and buildings at Seaton Carew which may lend themselves to a comprehensive marketing approach to attract developer interest, not only in providing commercially viable development but also addressing some of the above needs/opportunities.
- 4.2 Assets which may be considered in this report are:
- a) site off Elizabeth Way (**see Appendix 1**). This site is currently occupied by the youth/community centre, the sports hall and surrounding open space and amounts to 1 ha. The nearby Seaton Carew Nursery School is not included in the potential site: its future will be considered as part of the Primary School capital review during 2008. In the event that appropriate replacement sports facilities could be provided (either in situ or elsewhere in Seaton Carew), this site would be appropriate in planning policy terms for residential development, which might include an element of affordable housing.
 - b) Seaton Carew park and library site (**see Appendix 2**). As already indicated, the park and the library both feature outdated facilities and there may well be scope for some redevelopment of part of the park/library area to provide new facilities. It would be important to demonstrate that any such proposals improve the quality of sports/recreation/leisure provision, so as to satisfy Sport England as well as local users and organisations.
 - c) “Seaton Sands” site and other sea front sites (**see Appendix 3**). Cabinet has received previous reports on the potential marketing and development of the “Seaton Sands” site (comprising the car park, former fairground site and land behind Seaton bus station) for a mixed use development including visitor attraction facilities. In addition, the site north of the Longscar Centre is identified in the Hartlepool Local Plan for commercial and recreational development whilst the Rocket House car park site may also have a role to play in facilitating broader development proposals (subject to an adequacy of overall parking provision being maintained.) The prospect of short-term marketing and development of these sea-front sites is, however, limited by the need to address coast defence issues, in the light of recent evidence of accelerating problems. Because of sea level rise (global warming) in the long term, given the seemingly escalating degree of beach lowering witnessed in the recent past by wall breaches in 2006/2007 there is no doubt that very significant lengths of sea wall fronting sand beaches, particularly at Seaton, will be affected in the short to medium term. The original Shoreline Management Plan (confirmed by the recent review) supported the preparation of a strategy study

for this section of coastline. Funding for this has recently been secured from Defra and the procurement process is currently being progressed. The strategy study is very relevant to the current situation as it will address the full range of technical, environmental, climatic and financial issues, to produce a more detailed framework for ongoing maintenance and future viable capital works. It is anticipated that the study results will be available in the order of 18 months time to better inform the Asset Management decisions, but they will probably indicate significant upgrading in height and mass of walls to give more robust structures. Funding issues for coast protection schemes are complex and involve the environment agency, but the SMP, 2006 indicates a possibility of favourable cost benefit which may attract grant funding for some elements of the work, although this cannot be guaranteed. Without this, any schemes will present a very significant financial burden on this authority, or other parties as appropriate.

- d) site off Coronation Drive (**see Appendix 4**). Cabinet has already received a report identifying this site as one of three potential Council-owned sites to be considered for affordable housing development. To date discussions with registered social landlords have focussed more on the other two sites, given the potential ground condition problems with this Coronation Drive site, but it may be appropriate to integrate this site within any comprehensive marketing package relating to Seaton Carew property.
- e) Whilst the cost of contamination remediation on this site may mitigate against affordable housing, any development would need to weigh up the costs of dealing with contamination in the financial assessment of viability of any housing development.

5. POTENTIAL MARKETING APPROACH

- 5.1 Taking into account the needs/opportunities set out in Section 3 and the sites referred to in section 4, it would be feasible to explore the marketing of the sites as a means to addressing the needs/opportunities. Thus, for example, developers may come forward with proposals which utilise the Elizabeth Way site for new housing, including affordable housing, and the park/library areas to bring forward enhanced community facilities; the sea front sites, conversely, may be used to bring forward new visitor attractions subject to the coast defence issues being adequately addressed. Given the range of potential development options, it may be prudent to approach any marketing exercise in a flexible way, allowing for developers to submit proposals for all or only certain sites, but on the underlying principle that we cannot suffer any loss of facilities without committed and agreed replacements.

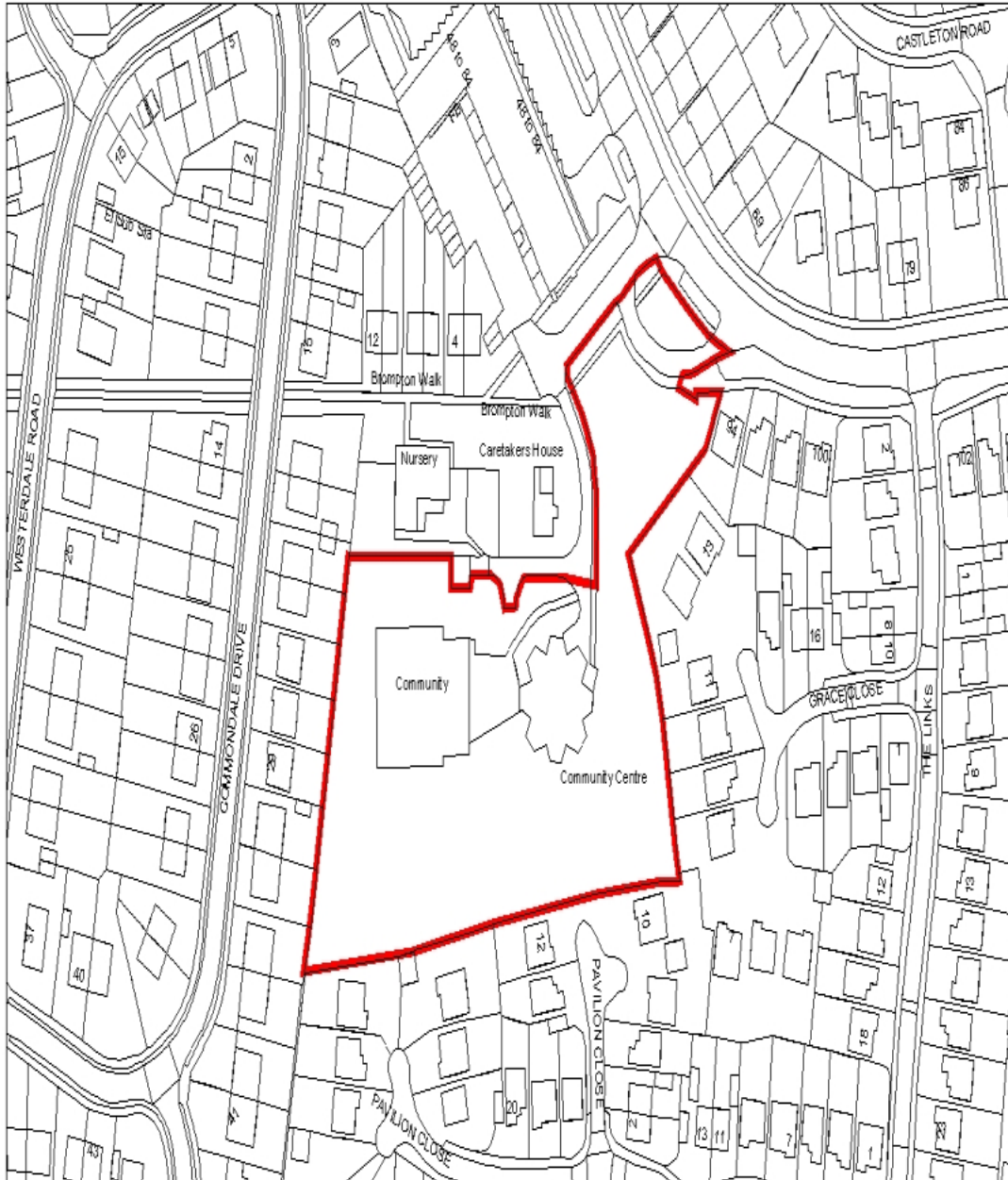
- 5.2 How ever, full guidance on the coast protection issues cannot be given until the Coast Protection Strategy Study has been undertaken and published, probably in mid 2009, but it is feasible that an indication of the implications w ill become clear as the study progresses.
- 5.3 If members w ish to pursue this approach in principle, it w ould be necessary to engage in consultation w ith relevant interested parties and in public consultation on marketing particulars w hich could indicate the needs/opportunities to be met, the sites available, relevant planning policy and development brief considerations.

6. RECOMM ENDATION

- 6.1 That Cabinet considers the potential marketing of the sites referred to, as a means of addressing the identified needs/opportunities, and if appropriate authorises further w ork in producing draft marketing particulars and pursuing appropriate stakeholder and public consultation.

SITE OFF ELIZABETH WAY

APPENDIX 1



SITE BOUNDARIES TO BE CONFIRMED

CROWN COPYRIGHT RESERVED LICENCE NO LA00057L

SCALE 1:1250

DRAWN BY J.BROWN 2008
DEPT REGENERATION & PLANNING
HARTLEPOOL BOROUGH COUNCIL

SEATON SANDS/SEATON FRONT

APPENDIX 3



SITE BOUNDARIES TO BEC CONFIRMED

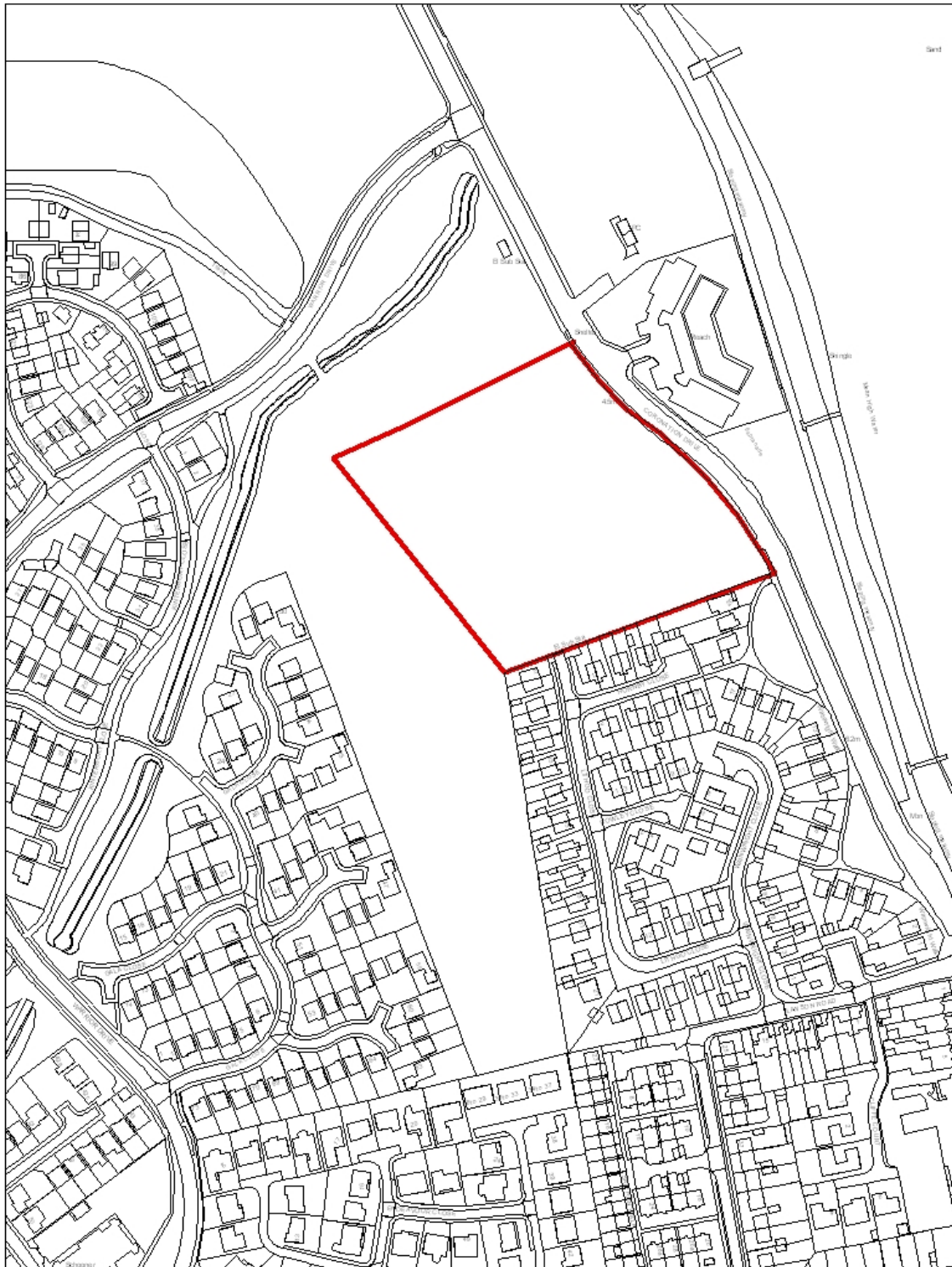
CROWN COPYRIGHT RESERVED LICENCE NO LA09057L

SCALE 1:3000

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HARTLEPOOL BOROUGH COUNCIL

CORONATION DRIVE

APPENDIX 4



SITE BOUNDARIES TO BE CONFIRMED

CROWN COPYRIGHT RESERVED LICENCE NO LA09057L

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HARTLEPOOL BOROUGH COUNCIL

192. Seaton Carew Asset Management Issues *(Director of Regeneration and Planning Services, Director of Neighbourhood Services and Director of Adult and Community Services)*

Type of decision

Non key

Purpose of report

The report referred to various Council land holdings at Seaton Carew and the potential benefits which may be secured from the marketing and development of those land holdings. Possible approaches to marketing those assets were outlined to enable Cabinet to consider the way forward.

Issue(s) for consideration by Cabinet

The Mayor provided details of a range of community needs/opportunities which had been identified from a variety of studies and discussions which included affordable housing, community facilities, visitor attractions and capital receipts as set out in the report.

Reference was made to a range of property assets at Seaton Carew which included the site off Elizabeth Way, Seaton Carew Park and Library site, Seaton Sands and the site off Coronation Drive which might be considered for a co-ordinated marketing approach to secure developer interest in responding to those needs and opportunities, details of which were included in the report.

In response to the Mayor's query in relation to timescales for completion of this exercise, the Assistant Director (Planning and Economic Development) advised that it would be prudent to consult on draft marketing proposals with local stakeholders and the public at large and then report back to Cabinet. Members were advised that since the report was submitted, the PCT had indicated interest in the provision of primary care and community facilities. In relation to the site off Elizabeth Way, it was reported that the opportunity to incorporate the caretaker's house and garden within the potential development, as indicated in the report, did not appear to be an option as originally envisaged.

Concerns were expressed in relation to the disused Longscar Centre to which the Mayor advised that this would be addressed by the Derelict Land and Buildings Group.

Following a Member's request for clarification regarding the potential number of housing units to be developed, the Assistant Director (Planning and Economic Development) advised that the number of units was yet to be determined. The need to ensure that existing facilities were replaced before current facilities were demolished was highlighted. It was suggested that details of future development proposals be reported to Cabinet. The Assistant Director provided assurances that any new facilities would not be at the expense of current facilities and developers would be selected based on content, quality and financial issues.

Decision

That officers be authorised to consult local stakeholders and the public on draft marketing particulars and report to a future meeting of Cabinet on proposals in the light of that consultation.

193. Annual Performance Assessment of Children's Services *(Director of Children's Services)*

Type of decision

Non key

Purpose of report

To present the Annual Performance Assessment of Children's Services provided by Ofsted.

Issue(s) for consideration by Cabinet

The Children's Services Portfolio Holder presented the report which included background information as well as the process on the Annual Performance Assessment of Children's Services. The Council had maintained its Grade 3 rating for Children's Services which was given at the time of the Joint Area Review (March 2007). It was judged to be delivering consistently above minimum requirements with good capacity for further improvement. A letter which summarised the outcomes was attached at Appendix 1.

The following areas for development were agreed with Ofsted having already been identified in the Children and Young People's Plan review and as part of the self assessment for Annual Performance Assessment.

Be Healthy
Staying Safe

Enjoying and Achieving
Making a Positive Contribution
Achieving Economic Well-being

Decision

That the Annual Performance Assessment of Children's Services, be noted.

J A BROWN
CHIEF SOLICITOR
PUBLICATION DATE: 28 JANUARY 2008

REGENERATION AND PLANNING SERVICES SCRUTINY FORUM

15 February 2008



Report of: Scrutiny Support Officer

Subject: SCRUTINY INVESTIGATION 'SEATON CAREW -
REGENERATION NEEDS AND
OPPORTUNITIES' – FEEDBACK FROM THE
NEIGHBOURHOOD CONSULTATIVE FORUMS

1. PURPOSE OF THE REPORT

- 1.1 To advise the Forum of the outcome of discussions at the South Neighbourhood Consultative Forum on the 1 February 2008 regarding Seaton Carew's regeneration needs and opportunities.

2. BACKGROUND INFORMATION

- 2.1 As part of its investigation into 'Seaton Carew - Regeneration Needs and Opportunities' the Regeneration and Planning Services Scrutiny Forum is keen to hear the views of residents on this issue. To assist in obtaining this, the Chair of the Scrutiny Forum submitted a report to the South Neighbourhood Consultative Forum on the 1 February 2008 seeking views and approved the circulation of leaflets to the North and Central Neighbourhood Consultative Forums inviting residents to attend the Focus Group session on the 6 February 2008. Further details of feedback from the Focus Group session are to be discussed at Item 7.5 of this meeting.
- 2.2 Due to the tight timescale between the date of the South Neighbourhood Consultative Forum and the statutory deadline for the production of the agenda for today's meeting, **Appendix A** to this report, detailing the issues raised / views expressed at the Neighbourhood Consultative Forum on the 1 February, will be circulated under separate cover for further discussion.

3. RECOMMENDATION

- 3.1 That the Forum notes the views expressed at the South Neighbourhood Consultative Forum and takes them into consideration during the formulation of its Final Report.

Contact Officer: - Joan Wilkins – Scrutiny Support Officer
Chief Executive's Department - Corporate Strategy
Hartlepool Borough Council
Tel: 01429 523339

Email: joan.wilkins@hartlepool.gov.uk

BACKGROUND PAPERS

The following background paper was used in the preparation of this report:-

- (i) Report of the Scrutiny Support Officer entitled 'Scrutiny Investigation into Seaton Carew's Regeneration Needs and Opportunities – Scoping Report' Presented to the Regeneration and Planning Services Scrutiny Forum on 6 December 2007.
- (ii) Minutes of the South Neighbourhood Consultative Forum on the 1 February 2008.

WARDS

Fens
Greatham
Ow ton
Rossmere
Seaton

SOUTH NEIGHBOURHOOD CONSULTATIVE FORUM

1 February 2008

MINUTES OF THE MEETING



The meeting commenced at 10.00 a.m. in the Ow ton Rossmere Resource Centre,
Wynyard Road, Hartlepool

PRESENT :

Chair: Councillor Mick Johnson - Rossmere Ward

Members

Councillor Bob Flintoff	- Ow ton Ward
Councillor Steve Gibbon	- Fens Ward
Councillor Marjorie James	- Ow ton Ward
Councillor Alison Lilley	- Fens Ward
Councillor Geoff Lilley	- Greatham Ward
Councillor Ann Marshall	- Rossmere Ward
Councillor Arthur Preece	- Fens Ward
Councillor Michael Turner	- Seaton Ward
Councillor Gerald Wistow	- Ow ton Ward

Resident Representatives: Ann Butterfield, Rosemarie Kennedy, Michael McKie, Dave Rowe, Iris Ryder and Michael Ward

Public: M J Arnold, D Clark, S Kell, H Oxley, Joan Smith, Jean Unwin, M Unwin

Officers:

- Paul Briggs, Assistant Director - Resources & Support Services
- Denise Ogden, Head of Neighbourhood Management
- Pat Usher, Sport and Recreation Manager
- David Frame, Neighbourhood Manager (South)
- Lynda Igoe, Principal Housing Advice Officer
- Sue McBride, Neighbourhood Development Officer (South)
- David Mitchell, Neighbourhood Co-ordinator
- Gemma Clough, Principal Regeneration Officer
- Sarah Bird, Democratic Services Officer

Housing Hartlepool: Helen Ivison

Police Representatives: Sgt Wrigley PC Longstaff,

North East Ambulance Service: Mark Cotton

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Shaun Cook, Cath Hill and Res Rep Mary Green

**60. SCRUTINY INVESTIGATION –
'SEATON CAREW –
REGENERATION NEEDS AND
OPPORTUNITIES**

The Chair apologised that Councillor Shaun Cook was unable to attend the meeting but gave details of the planned Scrutiny Forum Focus Group to be held on 6 February 2008 at Seaton Carew Golf Club at 6.00 pm. Resident Rep Iris Ryder said that this had not been publicised widely and that there should have been a leaflet drop to residents. The chair pointed out that there had been two articles in the Hartlepool Mail and Members and resident reps should let residents know. Councillor Wistow congratulated Scrutiny and Councillor James in organising the consultations. The chair said that he hoped that entertainment and public art would be put forward for consideration.

REGENERATION AND PLANNING SERVICES SCRUTINY FORUM

15 February 2008



Report of: Scrutiny Support Officer

Subject: SCRUTINY INVESTIGATION 'SEATON CAREW -
REGENERATION NEEDS AND OPPORTUNITIES' –
FOCUS GROUP FEEDBACK

1. PURPOSE OF THE REPORT

- 1.1 To facilitate a discussion amongst Members of the Forum in relation to the focus group session held on 6 February 2008 with residents and local businesses in connection with their ongoing investigation into Seaton Carew's regeneration needs and opportunities.

2. BACKGROUND INFORMATION

- 2.1 Members will recall that at the meeting of this Forum on 6 December 2007, the Terms of Reference and Potential Areas of Inquiry / Sources of Evidence were approved by the Forum for this scrutiny investigation.
- 2.2 Consequently, in order to seek the views of residents and local businesses on Seaton Carew's regeneration needs and opportunities a focus group session was arranged. The event, held on the 6 February 2008, was publicised in local newspapers, community centres, libraries, on local radio, through leaflets and the Neighbourhood Consultative Forums.
- 2.3 As the statutory deadline for the production of the agenda for this meeting proceeded the date of the Focus Group **Appendix A** to this report, detailing the issues raised / views expressed during the course of the session, will be circulated under separate cover.

3. RECOMMENDATIONS

- 3.1 That the Forum considers the issues raised at the Focus Group session on the 6 February 2008 and takes them into consideration during the formulation of its Final Report.

Contact Officers: - Joan Wilkins – Scrutiny Support Officer
Chief Executive's Department - Corporate Strategy
Hartlepool Borough Council
Tel: 01429 523339

Email: joan.wilkins@hartlepool.gov.uk

BACKGROUND PAPERS

The following background paper was used in the preparation of this report:-

- (a) Report of the Scrutiny Support Officer entitled 'Scrutiny Investigation into Seaton Carew's Regeneration Needs and Opportunities – Scoping Report' Presented to the Regeneration and Planning Services Scrutiny Forum on 6 December 2007.

REGENERATION AND PLANNING SERVICES SCRUTINY FORUM FOCUS GROUP – SEATON CAREW'S REGENERATION NEEDS AND OPPORTUNITIES

6 February 2008

Notes

Present:

Councillors: Shaun Cook, Kevin Cranney, Steve Gibbon, Mick Johnson, Ann Marshall, David Young

Resident Representatives:
Ted Jackson, Bob Steel

Also present

Cath Hill, Seaton Carew Ward Councillor
Councillors Geoff Lilley

Officers: Derek Gouldburn, Urban Policy Manager
Andrew Golightly, Senior Regeneration Officer
Denise Ogden, Head of Neighbourhood Management
Joan Wilkins, Scrutiny Support Officer
David Frame, Neighbourhood Manager, South
James Walsh, Scrutiny Support Officer
Denise Wimpenny, Principal Democratic Services Officer

Investigation into Seaton Carew – Regeneration Needs and Opportunities

The Scrutiny Support Officer provided a presentation which included the following:-

- (i) The current democratic arrangements;
- (i) Purpose of scrutiny; and
- (ii) Aim of the Focus Group.

It was reported that this was the first of a series of meetings to provide residents, and local businesses with an opportunity to express their views and provide input to the scrutiny investigation into the regeneration needs and opportunities for Seaton Carew. The Group's views were sought on the following questions:-

- (i) How effective past regeneration activity in Seaton?
- (i) How would you like to see Seaton Carew regenerated in the future?
- (ii) What should be the Council's priorities?

Discussion ensued in which the following concerns were raised:-

APPENDIX A

- (i) State of disrepair of the clock tower - emphasis was placed on importance of maintaining existing sites/facilities and residents attention drawn to the work already planned for the future to improve its appearance. Residents were assured that a maintenance programme was in place for the bus station and clock tower.
- (ii) Reliance on external funding to maintain facilities.
- (iii) Condition of Longscar Hall and the negative effect its appearance had on the area. It was felt that when buildings are sold by the Council the inclusion of a requirement / covenant requiring their maintenance should be explored.
- (iv) Activities of dangerous behaviour at the car park should be addressed.
- (v) Cleanliness and maintenance issues and the need to improve appearance of the area – chewing gum on paved areas which were impossible to remove, conditions around the tip area, overfilled litter bins. The importance of shop owners taking responsibility to keep pavements clean and tidy was highlighted. It was noted that there was a role for the Council in this regard.
- (vi) Lack of investment in the area – run down shops, lack of facilities for residents and particularly young people. Reference was made to the activities provided by the West View Project and B76. Residents were of the view that these types of facilities should be available in Seaton Carew.

Support was, however, expressed for the work being undertaken by Seaton Cricket Club in terms of the provision of activities, although it was recognised that not all children / young people like sporting activities and as such it was important to also provide non sporting activities.

- (vii) Action should have been taken before now and the area not allowed getting into its current condition.
- (viii) Residents were of the view that past regeneration had been unsuccessful in making Seaton Carew attractive to visitors and if no funding was available what was the point in raising expectations / hopes.
- (ix) That despite the areas growth (in terms of dwelling) and the level of Council Tax its resident pay, Seaton receives very little in terms of funding. Concern was also expressed that Seaton Carew misses out on funding as a result of it not being, or containing, an area of deprivation.

The following priorities and ideas to regenerate Seaton Carew were identified:-

- Capitalise on the beach and promenade area, to encourage visitors to the area.
- Preserve, enhance and maintain existing facilities and activities already in Seaton Carew – painting existing sites/buildings, provision of hanging baskets, flower beds and improvements to the landscape (including the

APPENDIX A

Park) were suggested. It was strongly felt that resources needed to be spent to make the area more attractive, before anything else.

- Improvements to existing facilities needed to be made well in advance of the Tall Ships Event – ensure appropriate arrangements/improvements were in place to accommodate crew members and visitors and encourage visitors to return to the area. Work needed to be undertaken with Seaton Carew B&B providers to help provide the accommodation needed, including possible incentives to encourage improvements.
- Facilities / organised activities need to be further explored. Suggestions from residents included skate board site, roller skating area, additional facilities and organised activities for children/young people of all ages including sports facilities for teenagers, band stand, first aid point and develop land at the car park.
- In encouraging businesses to the area the Council needed to explore whether the current level of business rates discouraged investors.
- Ensure that in improving Seaton attention is paid to the provision of facilities for the community and not just the attraction of tourists, although the need to attract tourism was acknowledged.
- That when buildings are sold by the Council the inclusion of a requirement / covenant requiring their maintenance should be explored. To help prevent the similar problems as being experienced with the Longscar Building.
- Emphasis needed to be placed upon the advertising / promotion of activities.

Further clarification in relation to the following questions were requested:-

- (i) Are there any proposals to improve Seaton Park?

Response – Residents were assured that the Park is being considered as part of an overall approach for Seaton Carew but that at this time there were no specific proposals in place.

- (ii) Concerns were expressed regarding the deterioration of the youth club and gym. A resident queried the current proposals for the youth club and gym as it was understood this land had been sold.

Response - The Focus Group were advised that the Council were aware of the poor condition of this facility and various options were currently being considered. A more detailed explanation of the plans for this facility was requested.

Regarding Community centre land, there were no proposals for its sale, however, the issue was being considered as part of a wider regeneration leading to a provision of new service facilities fit for the

APPENDIX A

21st Century. Any change would include space / access and full consultation with the Youth Service.

Further information on this issue is available in the report to be considered at the meeting of the Regeneration and Planning Services Scrutiny Forum on the 15 May, entitled 'Current and Future Community Provision in Seaton Carew and their Role in the Regeneration of the Area'. Copies of this report will be available at the meeting, or for those unable to attend, through Joan Wilkins (284142 or joan.wilkins@hartlepool.gov.uk)

- (ii) What were the future plans for future youth provision and to address anti-social behaviour and drinking in Seaton Carew's streets?

Response – Further to the response to question (ii), which was to include youth provision. There are currently 2 evening sessions provided at Seaton Centre on a Mon/Wed., with a further evening of detached/mobile work on a Friday. Alcohol is a common issue addressed in all situations. A view that if alternatives were provided to drinking, then young people would not drink is not backed up by the evidence. Young people clearly state they are making a conscious decision to drink, whatever other things are on offer. The issue therefore is complex and is not just a young people's issue, but more of a one for Hartlepool generally. Work with young people under the influence of drink cannot be described as youth work. Often it results in risk minimisation and health and safety issues for both young people and staff. Often behaviours are such that a police response is the most appropriate, with youth workers challenging behaviours at other times, when young people are more receptive.

- (iv) Noise / nuisance problems had been reported to the Council a number of years ago as a result of heavy lorries passing through to which the Council had advised that traffic would be redirected. It was pointed out that to date this issue had not been addressed and the current situation was queried?

Response – Pending

- (v) A query was raised in relation to funding that was originally allocated to regenerate the shops at Seaton Carew and for the provision of plants in the park. The Neighbourhood Manager (South), agreed to investigate this issue.

Response – During the period 2002 to 2006, funding was provided to local businesses in Seaton Carew under the Heritage Economic Regeneration Scheme (HERS) using Heritage Lottery and Single Programme funds. The aim of the scheme was to seek to restore commercial and retail properties within Seaton Carew in ways which were sympathetic to their architectural and historic value. Eligible works included structural repairs including roof and timber repairs,

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stonework repairs and re-pointing, and replacement of windows, doors and shop fronts using to original/traditional designs. Various elements of work initially attracted grants of between 50% and 60% however in response to low take-up at first; the grant level for shop fronts (the most expensive element) was subsequently increased to 75%. The amount of grant available amounted to approximately £370,000 of which around £250,000 was actually spent on 14 properties. The under spend was largely the result of economic conditions at the time (private owners having to find the remaining funds to invest in their property), the relatively small number of retail and commercial properties available and to some extent difficulties in obtaining approvals. This specific fund was strictly limited in terms of timescale and could not be extended over a longer period nor could it be spent on any other form of regeneration. Alongside the business grant programme, the HERS scheme also funded £180,000 worth of public realm improvements in the area between Seaton Lane and Church Street.

- (vi) Residents queried how much funding was going to be allocated towards the regenerating Seaton Carew?

Response – Residents were advised that there is no specific figure. Funding was being pulled from a variety of different sources and residents were right in that Seaton Carew did miss out on resources as it was not an area of deprivation.

- (vii) Where is funding for the Tall Ships going to be allocated and how much, if any, is Seaton Carew going to receive?

Response – Pending

- (viii) What regeneration activities were currently planned for Seaton Carew?

Response – The Group was advised that the purpose of this meeting was to obtain views from as many people as possible to include within the Scrutiny Forum's recommendations.

Whilst details of planned regeneration activities will be the subject of separate meetings within the Scrutiny process and will be dependent upon other factors such as securing regeneration funds, investment by the private sector and approval by Cabinet of Portfolio Holders, the following have been identified as potential activities through the Hartlepool Tourism Strategy, the Seaton Carew Tourism Strategy, the Coastal Arc programme and local consultation:-

- i) **Seaton Carew Bus Station** – the Council has approved funding of £190,000 to carry out concrete repairs and external redecoration to the bus station and clock tower together with refurbishment of seating and repairs to steps and refurbishment of the clock tower toilets. Further works could be considered in the future as part of a

APPENDIX A

broader upgrade scheme, subject to securing of Heritage Lottery funding.

- i) **Seaton Sands** – Consideration has previously been given to marketing the site of the former fairground and car park for mixed-use development, the main objective of which is to attract facilities which will enhance the visitor facilities of Seaton Carew. . A planning brief has previously been prepared which also included the land to the rear (seaward side) of the bus station and a small area of the golf club (which could help facilitate improvements to the golf club facilities). As part of this scheme a study identified a possible commercial opportunity for the development of a gelateria (high quality ice- cream parlour). Although the site was not formally marketed, initial soundings of marketing agents have revealed limited commercial interest to date. The Council has recently agreed to looking at a broader site which may be more 'attractive' to a private sector visitor development and which may help attract government regeneration funding from the Single Programme towards public realm improvements, which is geared up to more 'strategic projects'. This site could include the area between the Longscar Centre and the beach access to the north, which is allocated in the Local Plan for commercial and recreational use and the Rocket House car park which could involve some rationalisation as part of a wider scheme. A revised planning brief will be prepared in due course which would be subject to public consultation. Any marketing of this land would be subject to investigations which are due to be initiated in relation to sea defences at Seaton Carew .
- ii) **Community Facilities** – See question (ii)
- iv) **Other Regeneration Activities** – would be subject to identification of resources but would be guided by priorities identified in the Seaton Carew Tourism Strategy which was reviewed last year and from this Scrutiny process.
- (ix) Reference was made to the blue flag status recently awarded for Seaton beach and the importance of retaining this status was highlighted. It was suggested that the application of Northumbrian Water to cease the ultraviolet treatment of waste being discharged into the sea should be strongly opposed. It was agreed that this issue should be investigated and a written response provided.

Response – With regard to the Blue Flag query, the local authority has applied for Blue Flag status for 2008 and the results are expected to be announced shortly. This has been undertaken by the Adult and Community Services Department.

A letter opposing the suggested winter seasonal termination of ultraviolet (tertiary) treatment at the sewerage works was forwarded to the

APPENDIX A

Environment Agency last year. Whilst we have not received any further information, initial indications were that this proposal by Northumbrian Water was unlikely to be agreed.

- (x) Residents queried how much on the Council's overall Council Tax were generated from Seaton Carew and what percentage of that did the area receive back?

Response – The Council's budget is not managed on a geographic basis but on a service basis. This means the Council has budgets for different services, such as Libraries, Mill House Leisure Centre, Beach lifeguards, Older People Care, Children's Fostering services, highways maintenance, refuse collection etc. This is the most effective way of managing and delivering services as many services are provided for all Hartlepool residents, irrespective of where they live.

This means that we don't record how much Council Tax is spent by area. This is because your Council Tax helps pay for the full range of services provided by the Council. For example, all Council Tax payers help pay for the cost of providing beach lifeguards, not just the residents of wards with a beach. Similarly, all Council Tax payers help pay for the costs of the central library and the Mill House Leisure Centre which are both in the Stranton Jackson ward and are facilities which all residents can use.

- (xi) What are the proposals for the library in Seaton Carew.

Response – No change to the current Library situation is imminent, but again, this will lend itself to renewal and incorporation into a single 'new 'neighbourhood facility' if this could be achieved. The aim will be to provide improved facilities without losing current facility provision, i.e. a phased approach, although there is a long way to go.

Further information on this issue is available in the report to be considered at the meeting of the Regeneration and Planning Services Scrutiny Forum on the 15 May, entitled 'Current and Future Community Provision in Seaton Carew and their Role in the Regeneration of the Area'. Copies of this report will be available at the meeting, or for those unable to attend, through Joan Wilkins (284142 or joan.wilkins@hartlepool.gov.uk)

In conclusion, the Chair thanked all attendees for their input and ideas to the investigation and encouraged their attendance at the next meeting scheduled for Friday 15 February at 3.00 pm at the Belle Vue Community Sports and Youth Centre. Following concerns raised by residents that the proposed time and venue for the next meeting was inconvenient, the Scrutiny Support Officer advised on the legal requirements and access to information rules in relation to notice of meetings. It was agreed that the feasibility of rescheduling the meeting to a venue in Seaton Carew would be investigated.