

CENTRAL NEIGHBOURHOOD CONSULTATIVE FORUM AGENDA



Thursday, 16th October 2008

at 2.00 pm

in Belle Vue Community Sports and Youth Centre,
Kendal Road, Hartlepool

CENTRAL NEIGHBOURHOOD CONSULTATIVE FORUM:

Councillors Aiken, Akers-Belcher, Brash, Coward, Cranney, Hall, Hargreaves, Kaiser, Laffey, Lauderdale, London, Morris, Payne, Richardson, Shaw, Simmons, Sutheran, Tumilty and Worthy

Resident Representatives: Christopher Akers-Belcher, Ronald Breward, Liz Carroll, Bob Farrow, Ted Jackson, Jean Kennedy, Evelyn Leck, Alan Lloyd, Brenda Loynes and Brian McBean

1. **WELCOME AND INTRODUCTIONS**
2. **APOLOGIES FOR ABSENCE**
3. **TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS**
4. **MINUTES**
 - 4.1 To confirm the minutes of the meeting of the Central Neighbourhood Consultative Forum held on 14th August 2008
 - 4.2 Matters arising (maximum of 10 minutes) – Feedback sheet from last meeting attached
 - 4.3 To receive the minutes of the meeting of the Central Area Police and Community Safety Consultative Forum held on 11th September 2008

5. **PUBLIC QUESTION TIME and WARD ISSUES (maximum of 30 minutes)**

Grange
Park
Rift House
Stranton
Burn Valley
Elwick
Foggy Furze

6. **ITEMS FOR CONSULTATION**

- 6.1 Dyke House School Building Schools for the Future Programme of Community Involvement – *Director of Children’s Services and Director of Neighbourhood Services*
- 6.2 Affordable Housing Policy Document – *Principal Housing Regeneration Officer*

7. **ITEMS FOR DISCUSSION AND/OR INFORMATION**

- 7.1 Neighbourhood Action Plan Update – *Neighbourhood Manager (Central) / Residents*
- 7.2 Housing Hartlepool update – *Chief Executive, Housing Hartlepool*

8. **ITEMS FOR DECISION**

None

9. **DATE, TIME AND VENUE OF NEXT MEETING**

Thursday, 4th December at 10.00 am in the Council Chamber, Civic Centre, Victoria Road, Hartlepool

WARDS

Burn Valley
Elwick
Foggy Furze
Grange
Park
Rift House
Stranton

**CENTRAL NEIGHBOURHOOD
CONSULTATIVE FORUM**

14 August 2008

MINUTES OF THE MEETING



The meeting commenced at 6.00 pm. in Belle Vue Community, Sports and Youth Centre,
Kendal Road, Hartlepool

PRESENT:

Chair: Councillor Lilian Sutheran - Rift House Ward

Vice Chair: Resident Representative Evelyn Leck

Councillor Stephen Akers-Belcher - Rift House Ward
Councillor Jonathan Brash - Burn Valley Ward
Councillor Gerard Hall - Burn Valley Ward
Councillor Frances London - Foggy Furze Ward
Councillor Carl Richardson - Grange Ward
Councillor Chris Simmons - Grange Ward
Councillor Victor Tumilty - Grange Ward
Councillor Gladys Worthy - Rift House Ward

Resident Representatives: Christopher Akers-Belcher, Ronald Breward, Ted Jackson,
Alan Lloyd, Brenda Loynes, Brian McBean

Public: George & Mary Harrison, Gordon & Stella Johnson, David & Diane Kirkwood,
Dennis Loynes, Mrs Lumley, Ray McAndrew, W & N Morris, Linda Pipe, Ray Waller

Council Officers: Jon Wright, Neighbourhood Co-ordinating Manager (Central)
Clare Clark, Neighbourhood Manager (Central)
Irene Cross, Neighbourhood Development Officer (Central)
Paul Mitchinson, Highway Services Manager
Laura Starrs, Scrutiny Support Officer
Jo Wilson, Democratic Services Officer

Housing Hartlepool Representative: Helen Ivison

Police Representatives: Inspector Tony Green

9. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Martyn Aiken, Pamela Hargreaves, Pauline Laffey and George Morris and Resident Representatives Liz Carroll and Bob Farrow.

10. DECLARATIONS OF INTEREST

None.

11. MINUTES

The minutes of the Central Neighbourhood Consultative Forum held on 19th June 2008 were confirmed subject to the following amendment:

Public Question Time and Ward Issues – Burn Valley- Elwick Road Post Office – comments made by resident Alan Barker had been wrongly attributed to Resident Representative Alan Lloyd.

12. MATTERS ARISING

Topcliffe Street – Resident Representative Brian McBean advised that the weeds had been cut down but were now 2ft high again. Could the residents meet with the relevant officer to find a long-term solution to this problem? The Neighbourhood Co-ordinating Manager to facilitate this.

Park Road Co-operative Building – Resident Ray Waller indicated that the scaffolding was still in place. The Neighbourhood Manager reported that there had been some problems contacting the owner of the building.

13. PUBLIC QUESTION TIME AND WARD ISSUES

Grange

Housing Hartlepool flats – Councillor Victor Tumilty advised that there had been complaints regarding the anti-social conduct of the tenants of these flats. Housing Hartlepool had promised lettings would be made sensitively and this situation was not good enough. Legal advice had been sought. The Housing Hartlepool representative indicated she would speak with Councillor Tumilty outside the meeting.

Sacred Heart Primary School – Councillor Chris Simmons reported that the open hole outside the school had recently been filled with a new traffic signal.

Murray Street – Councillor Carl Richardson advised there had been a recurrence of flooding. The Neighbourhood Co-ordinating Manager to investigate.

Park

Ward Jackson Park – Resident Representative Ted Jackson indicated there had been flooding in the Park. Concerns were also raised regarding the imminent opening of the new public toilets and the possibility of vandalism. Why did the Park still have no rangers or wardens? The Neighbourhood Manager reported that funding was in place to increase security with a request for more due to be considered by the Grants Committee.

Four Winds Nursing Home – Resident Representative Brenda Loynes advised that the school warning sign opposite was obstructed by trees. The Neighbourhood Manager to arrange to have the bushes cut back.

Tesco Direct recycling – Resident Representative Brenda Loynes requested that the overflowing rubbish at the Tesco recycling bins be tidied. The Neighbourhood Manager advised that she would speak to the Neighbourhood Manager for the North area regarding this as it did not fall within the Central area.

Dunston Road – Resident Representative Brenda Loynes requested a bus lay-by be sited in Dunston Road. The Neighbourhood Manager indicated that she would investigate the possibility of funding for this via the Local Transport Plan. However the Neighbourhood Co-ordinating Manager reported it may need to go on the backburner.

Recreational Ground – Resident Representative Brenda Loynes queried why the gates were locked during the day and yet wide open in the early hours of the morning. The Neighbourhood Manager to investigate.

Rift House

Flat demolition – The Housing Hartlepool representative advised that this work had been scheduled for October 2008. Leaflets would be issued to residents in due course.

Residents Association Fun Day – Councillor Stephen Akers-Belcher indicated that this would be taking place on 30th October on the Recreation Ground, funded through the Neighbourhood Action Plan. The theme on this occasion was “good neighbourhoods”

Spencer Grove – Councillor Stephen Akers-Belcher asked if it would be possible for white lines to be painted on the road to help identify parking bays at the Three Rivers Development as there were ongoing parking problems.

Stranton

Community Policing – Resident Norma Morrish complained that there was a noticeable decrease in police presence in Stranton and as a result drug dealers were becoming bolder. This was disappointing given that Stranton was the pilot area for the Neighbourhood Policing initiative. Inspector Tony Green reported that staffing changes had impacted on Neighbourhood Policing. The district drugs unit was very pro-active but there was also a market for illegal drugs. Mrs Morrish felt the presence of a drug rehabilitation unit in Stranton was a contributing factor.

Burn Valley

Refuse collection – Resident Ray McAndrew indicated that during the fortnightly refuse collection rubbish was being left behind in the road and bags being split open. The Chair requested that this be picked up with the company. Resident Ray Waller commented that the literature requested that people have their bins in place by 7.30am but collections were taking place at 7.20am. This was noted. Councillor Jonathan Brash referred to the forthcoming scrutiny review on recycling and urged the public to give their views.

Cornwall Street – Councillor Gerard Hall reported that a multi-agency meeting had taken place between himself, Councillor Jonathan Brash and police representatives on this issue.

Oxford Road – Councillor Gerard Hall advised that the Residents Association were now very active

Grassmere Street – Councillor Gerard Hal indicated that there were on-going problems with anti-social behaviour. Inspector Tony Green gave a brief update

on current anti-social behaviour initiatives by the police including the use of general breathalyser kits and regular anti-social behaviour patrols being carried out with anti-social behaviour officers in an effort to fast track more urgent cases. Resident Norma Morrish commented that Anti-Social Behaviour Orders were often seen as a badge of honour but Inspector Green disputed this, saying it was usually nothing more than bravado.

14. SCRUTINY INVESTIGATION INTO THE CONDITION OF HIGHWAYS IN HARTLEPOOL

Councillor Stephen Akers-Belcher, chair of the Neighbourhood Services Scrutiny Forum, indicated that the Forum was to commence an investigation into the condition of the highways in Hartlepool. This would review the Council’s approach to highway inspection and maintenance and suggest areas of improvement to ensure the town’s roads were maintained to an acceptable standard. Among the issues to be scrutinised would be:

- Statutory and regulatory frameworks
- Local strategies and programmes
- Associated costs
- Public liability
- Response times
- Intervention standards and practices
- Local area focus

Members of the Forum were asked to give their views and comments on the condition of the highways in Hartlepool and the reporting of highway defects. Details were given of a series of Neighbourhood Services Scrutiny Forum meetings due to be held on this issue, with all interested parties being urged to attend. The Chair of the Scrutiny Forum, Councillor Stephen Akers-Belcher, and the associated Scrutiny Support Officer,

Laura Starrs, could also be contacted with any comments via the Civic Centre or E-mail.

The following issues were then raised:

Resident Ray Waller requested that the scope of the investigation be widened to include gullies and standing water, particularly in York Road. The Chair of the Scrutiny Forum advised that problems in York Road would form part of the investigation.

Resident Representative Ted Jackson referred to the problem of motorists splitting their tyres on badly maintained roads. The upkeep of primary routes into the town would be crucial for the forthcoming Tall Ships events.

Resident Ray McAndrew asked if information regarding response times would be made available to the public. He also referred to ponding problems on the slip road into the new Park Road Health Centre. Councillor Jonathan Brash indicated that this problem would be rectified when the road interchange was completed. The main routes into Hartlepool were in a very good state of repair and urged the Scrutiny Forum to focus on the residential areas. The Chair of the Scrutiny Forum advised that the investigation would be unable to respond to all the specific issues raised. Any comments regarding workmanship could be demoralising to HBC workers and should therefore be avoided.

The Chair thanked the Chair of the Neighbourhood Services Scrutiny Forum for attending the meeting and answering questions.

15. MINOR WORKS

The Neighbourhood Manager advised the Forum that £89,658 had been available for the Forum to spend on minor works in

2008/09. Of these monies £78,416 had been spent leaving a balance of £11,242.

The Forum was then asked to agreed to recommend the following minor works schemes to the Portfolio Holder for approval:-

Stranton Ward – Cumbria Walk – the removal of two grassed build-outs to create additional parking spaces - £5,636.
Rift House Ward – Dryden Road – removal of grass verge and replacement with tarmac - £3,520.

Rift House Ward – Oakland Avenue – removal of existing rose bushes and replacement with more attractive and manageable shrubbery - £1,000.

Hart Ward – Hart Village – resurfacing of the village hall car park - £1,086.

The forum agreed the four schemes at a total cost of £11, 242 be referred to the Portfolio Holder for confirmation.

Residents and members were asked to contact members of the Neighbourhood Management Team with any schemes they wished the Forum to consider in the next financial year.

Decision

That the above schemes be recommended for approval to the Portfolio Holder.

16. DATE, TIME AND VENUE OF NEXT MEETING

The next meeting was scheduled for Thursday 16th October at 2.00pm in Belle Vue Community Sports and Youth Centre, Kendal Road.

The meeting concluded at 6.50 pm.

Chair

ACTION SHEET FOR CENTRAL NEIGHBOURHOOD CONSULTATIVE FORUM 14 August 2008

Topcliffe Street – Brian McBean – request for more permanent solution to problem with weeds – JW to action

NEDL have been contacted again and we have been assured that future works will involve a longer term solution by laying a membrane to prevent weeds. NEDL have also agreed to contact HBC's Neighbourhood Management Team when their own maintenance team is in the area so that a site visit can be arranged with resident representative Brian McBean.

Park Road Co-Op – Ray Waller – scaffolding still there

The owners of this building were contacted on 26th September and were asked to remove the scaffolding immediately. They have been instructed to notify HBC's Highways Department when the scaffolding will be dismantled. If no action is taken the Council will have the scaffolding removed and recharge the costs to the owners.

Grange – Victor Tumilty – problems with anti-social behaviour in Housing Hartlepool flats – Helen Ivison to discuss with him

Housing Hartlepool inform that this issue was dealt with immediately. The tenant in question has been visited and since receiving a second warning there have been no further problems.

Murray Street – Carl Richardson – flooding

Historically this area is known for flooding with significant investment made some years ago to rectify the problem. In addition all the gullies in Murray Street are cleansed at least once a year. However it is recognized that the area remains vulnerable to occasional flash flooding. The area will continue to be monitored.

Ward Jackson Park – Ted Jackson – flooding – also still no rangers or park wardens, toilets due to be reopened and worry of vandalism.

The drainage issue was discussed at the previous Central Consultative Forum and an explanation given. There are currently no plans for Park rangers but it is hoped that the installation of CCTV in this area of the park will assist in alleviating some of the problems relating to vandalism and anti-social behaviour.

Four Winds Nursing Home – Brenda Loynes – School warning sign opposite obscured by trees – CC to action

These works have been carried out and the sign is now visible

Tesco recycling – Brenda Loynes – overflowing – CC to pass onto KO

This issue was passed to Gary Jones North Area Coordinator who is attempting to keep on top of the problem. Longer term the Council is looking into whether or not 'bring centres' should be used in certain localities. The current scrutiny into recycling is investigating this and other recycling issues. However until a final decision is made on the future of bring centres the can bank will be removed at the Tesco site which appears to be the main source of the problem. Any residents interested in attending recycling scrutiny forums should note that future dates and times of the meetings are 2pm on 7th November in the Council Chamber Civic Centre, and 2pm on 28th November -venue to be confirmed.

Dunston Road – Brenda Loynes – request for a bus layby – CC to investigate

A discussion has taken place with HBC's Traffic and Transportation Manager about this request and the possibility of funding from Local Transport Plan monies. The Traffic and Transportation Manager gave a positive response to this suggestion and advised that whilst this would not be funded this year consideration would be given to including the scheme as a future LTP scheme in 2009-10.

Recreational Ground – Brenda Loynes – gates closed during the day but open at night – CC to investigate

This car park is not for general public use but a resource for the local recreational ground when events are taking place, and for the local school when there is a need for additional parking. Consequently the gates are opened and closed during daylight hours according to these needs. Again the gates would generally be locked on a night unless there was a need for them to be open to facilitate events at the recreational ground or school.

Spenser Grove – Stephen Akers-Belcher – parking problems, request for white lines to identify parking bays

A meeting has been arranged with local residents to discuss parking provision in Spenser Grove.

Ray McAndrew – request that public be told of response times for highway problems – also slip road into Park Road health centre ponds, as do dropped kerbs - JW

The response times for highways work such as pot holes and broken dangerous paving is 28 days. The ponding issue to the entrance of the new health centre on Park Road has been noted and will be remedied upon completion of the scheme.

WARDS

Burn Valley
Elwick
Foggy Furze
Grange
Park
Rift House
Stranton

***CENTRAL POLICE &
COMMUNITY SAFETY
CONSULTATIVE FORUM***

11 September 2008

MINUTES OF THE MEETING



The meeting commenced at 10.00 am at Belle Vue Community Sports and Youth Centre,
Kendal Road, Hartlepool

PRESENT:

Chair: Councillor Lilian Sutheran – Rift House Ward

Vice Chair: Resident Representative Evelyn Leck

Councillor Gerard Hall	- Burn Valley Ward
Councillor Pauline Laffey	- Park Ward
Councillor Carl Richardson	- Grange Ward
Councillor Chris Simmons	- Grange Ward
Councillor Gladys Worthy	- Rift House Ward

Residents: Terry Clark, Mrs Roni Farrow, George Harrison, Margaret and Barry Houghey,
Mr and Mrs G Johnson, Gordon Larkin, Sarah Maness, Ruth Simpson,
Mrs Thorburn, Andrew Thorn, Hilda Wales and Mary Wilkinson

Resident Representatives: Elizabeth Carroll, Bob Farrow, Ted Jackson and Alan Lloyd

Officers: Clare Clark, Neighbourhood Manager (Central)
Irene Cross, Neighbourhood Development Officer (Central)
Sally Forth, Anti-Social Behaviour Co-ordinator
Jean Shenava, Anti-Social Behaviour Officer
Jo Wilson, Democratic Services Officer

Housing Hartlepool Representative: Libby Griffiths

Police Representatives: Chief Inspector Mick Williams, Inspector Tony Green, PC Steve
Davis, PC Harrington and PCSO Quantock

Fire Brigade Representative: Stuart Simpson

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26. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Akers-Belcher, Brash, Coward, Dr Morris, Payne and Tumilty and Resident Representative Brenda Loynes.

27. MINUTES

The minutes of the meeting held on 3rd April 2008 were confirmed as an accurate record.

28. MATTERS ARISING

There were no issues raised.

29. UPDATE FROM THE POLICE

Chief Inspector Williams gave a brief update on recorded crime figures for Hartlepool district and the Central area over June, July and August 2008. These showed a reduction in violence and criminal damage when compared with the same period in 2007. Domestic violence was currently high on the crime prevention agenda and the Chief Inspector asked that any incidents of this be reported.

Details were also given of the District's performance in relation to arrests, cautions, those charged, those arrested on warrants as well as numbers of AS13 forms issued for follow up by the Anti-Social Behaviour Unit. 95.4% of calls had been responded to within the required time.

Inspector Tony Green advised that the Neighbourhood Policing Teams had changed their shift patterns so that there would be sufficient officers on duty at key times. Police were working to stem the supply of alcohol to young people and there was now a policy of returning young people who were suspected of drinking alcohol home to their parents where

consent to breathalyse them could be sought if required. Adults suspected of buying alcohol for children would also be targeted.

Information on the Crime Stoppers initiative was given and details of a recent Operation Relentless drug conviction outlined.

PC Davies then gave advice on crime prevention to those present. Using the 'onion skin principle' PC Davies showed how householders could protect their perimeter, out buildings, grounds, building line (shell), house and contents from unwanted intrusion.

The following issues were then raised:

Park Road – Resident Ray Waller commented that crime had not decreased in his area but because of apathy crimes were not being reported. Recently 23 wing mirrors had been ripped off parked cars but no action had been taken. Chief Inspector Williams advised that he believed people were reporting criminal damage of this kind. If they were not then resources could not be distributed to best effect. All reported incidents were attended by police officers.

Planning law – Resident Ray Waller referred to the recommendation by PC Davies that householders utilise fencing and palisades to protect their property. In some cases residents were not allowed to install fencing because their property was in a conservation area. Had police discussed the current planning regulations with the planning department? Were there any plans to change the current planning policy? PC Davies indicated that police were in regular contact with the planning department. Fences were only recommended for the rear of properties as they could provide cover for a burglar at the front. Inspector Green further commented that planning

legislation was set by the Government and the police had no influence on it at all. Mr Waller reported that current planning law was not primary legislation but part of planning conditions laid down by the local authority. Resident Representative Ted Jackson further advised that current planning law was primary legislation but the planning committee could give permission for fencing to be erected.

Church Street Police office – Resident Roni Farrow indicated that residents calling the Church Street Police office had been told they could not leave anonymous reports and must supply their name and number. Many were reluctant to do so and this was leading to a number of incidents going unreported for fear of recrimination. This seemed to be a problem unique to Church Street as residents advised that officers at the York Road office were happy to accept anonymous reports. The Neighbourhood Manager advised that the police shifts in the Central area were shared between the Church Street and York Road offices. Any differences in responding to residents would hopefully be resolved when the Church Street team moved to York Road. Currently should the lines be engaged callers were automatically transferred to an automated service. This may have led to the misapprehension that the office was not manned when in fact all the lines were busy. If people wished to remain anonymous when reporting a crime and were having problems doing this through the police switchboard they could contact their neighbourhood police officer directly.

Resident Representative Evelyn Leck referred to a report she had made to the police regarding a cold caller who had come to her property on a previous Sunday afternoon. No action had been taken and she questioned if there was any point in bringing these things to

police attention. Inspection Green advised that there were 200 staff in the control room so it would be impossible to ascertain which had failed to take action. Councillor Chris Simmons went on to request that officers answering telephones be given better training in how to deal with residents who may be frightened and/or worried. They should be as helpful as possible, passing callers on to the correct person themselves rather than just passing on a phone number. He also suggested that the automated message begin by advising that the caller was in a queue. Chief Inspector Williams advised that training was ongoing and acknowledged that more expertise was needed.

Call response times – Councillor Carl Richardson reported on a recent failure to respond to a call within the specified time. On this occasion Councillor Victor Tumilty, a member of the Police Authority, had waited 100 minutes for a response. Chief Inspector Williams felt sure that this was being investigated but advised that the force had a 94.5% success rate in this area.

Under-age drinking – Resident Representative Evelyn Leck commented that some adults may not be aware that buying alcohol for under-age children was illegal. Inspector Green disputed this, saying most people knew it was illegal and asked if residents could make police aware if they knew this was happening.

Burbank – Resident Andrew Thorn advised that there had been an increase in crime in the Burbank area recently. He felt this was a direct result of a previously dedicated community officer being moved from Burbank to the Stranton area in general. He asked that this officer be moved back into the Burbank area as soon as possible. Inspector Green advised that the community officer for Burbank was currently on sick leave

pending redeployment. Until then the post could not be filled by another officer as he was designated the nominated officer for the Burbank area. Other staffing problems in the Central area had also had a knock-on effect and these things could not be put right in an instant.

Mr Thorn also advised that the CCTV on the Burbank estate was unusable as the office where the equipment was controlled was locked and residents did not have a key. Inspector Green queried why it had not been linked up to the town-wide network. Mr Thorn commented that it had been intended that the police would have several keys for the office in question but this had not happened because of cost issues. Inspector Green felt it was unlikely that anyone would have raised objections to the cost of three keys.

Window cleaners – Resident Representative Alan Lloyd raised concerns about window cleaners operating in the Central area without identification.

Sneak thieves – Councillor Gladys Worthy asked that more publicity be given on this issue, having recently been a victim herself. PC Davis advised that an awareness campaign was ongoing but such incidents were quite rare.

Ward Jackson Party in the Park – Resident Representative Elizabeth Carroll advised that alcohol had been freely available at a recent charity event at Ward Jackson Park despite it being billed as an alcohol-free event. Chief Inspector Williams indicated that this was the responsibility of the event organisers rather than police officers. The organisers had hired a private security firm who were responsible for challenging those with alcohol and removing it if necessary. Police would check that correct procedures had been followed

prior to the event but could do no more. Mrs Carroll advised that resident had informed police of this consumption of alcohol and associated anti-social behaviour.

The Chair thanked all the officers present for attending the meeting and answering questions.

30. UPDATE FROM THE FIRE BRIGADE

Cleveland Fire and Rescue representative Stuart Simpson outlined the figures for fires in the District and specifically for the Central area for June – August 2008 compared to the previous year. These showed a decrease in all types of fire across the district and Central area. The decrease in deliberate F3 fires in the district was not as marked as in the other categories but this was as a result of the large number of fire at the Steetley site and in Smyth Place, both in the North area. The Cleveland Fire and Rescue Representative further stated that like the Police, Fire fighters were working later shifts to accommodate demand particularly around bonfire night.

Arson – Councillor Gladys Worthy requested details on the estimated costs. The Cleveland Fire and Rescue Representative advised it was £5 per hour or part thereof. Fire fighters were carrying out school visits to advise children of the monetary and emotional consequences of deliberate fires.

Seaton Meadows Landfill Site – Resident Representative Evelyn Leck asked for an update. The Cleveland Fire and Rescue Representative advised that only one call had been made to the site since January 2008 and no fires were currently burning there.

Community liason – Councillor Gerard Hall asked that there be more liason

between the fire service, police service and local authority. The Cleveland Fire and Rescue Representative indicated that a Community Liason Officer was currently working with the police on behalf of Cleveland Fire. During home fire safety checks fire officers would routinely offer a crime prevention check by police officers.

Brenda Road tip – Resident Representative Alan Lloyd advised that this was currently higher than government recommendations but no action was being taken. The Cleveland Fire and Rescue Representative advised that this was a Council matter. Councillor Carl Richardson asked that a report on this issue be brought back to the Forum

The Chair thanked the Cleveland Fire and Rescue Representative for attending the meeting and answering questions.

31. ANTI-SOCIAL BEHAVIOUR UNIT UPDATE

The Anti-Social Behaviour Co-ordinator informed the meeting of current anti-social behaviour statistics relating to Hartlepool. July/August referrals were broken down ward by ward and into types of anti-social behaviour. Most of the incidents dealt with related to noise, rowdy behaviour, nuisance and intimidation/harassment. A number of measures were used to deal with these with the vast majority resolved through early intervention. Details were also given of recent successes through the Family Intervention Project and information given on the Good Tenant Scheme.

Smoking ban - Resident Ray Waller referred to people illegally smoking in the underground car park and asked how many had been fined. The Anti-Social Behaviour Co-ordinator advised that she did not have this information to hand. However she characterised this as a

nuisance rather than anti-social behaviour. Resident Representative Evelyn Leck referred to pedestrians walking past public houses having to pass the smokers on the pavement. The officer requested more specific information on where this was causing a problem.

Bus shelter – A resident requested that a shelter be provided near Aldi. The Neighbourhood Manager advised that this had been considered months ago and was not felt to be feasible by Stagecoach, however officers could investigate this again. Signage regarding skateboarding in the Aldi car park would also be looked at.

Saddleston Close – A Resident requested signage banning ball games be placed at the top of Saddleston Close

Early intervention – Councillor Gerard Hall asked if callers to the anti-social behaviour unit could give evidence and remain anonymous. He also suggested that ward councillors could convey information to the unit on behalf of residents.

Ward Jackson Party in the Park – Councillor Pauline Laffey referred to recent police comments that security at this event had been the responsibility of the event organisers. She felt that as the law was being broken the police should have some jurisdiction and if a crime was reported the appropriate action ought to be taken. Councillor Laffey went on to ask why police officers had not stayed for the duration of the meeting and asked that her comments be passed on to them.

Resident Representative Elizabeth Carroll asked if Anti-Social Behaviour Officers could be in place for events of this kind but their co-ordinator advised that they had no powers to do so. However the organisers were required to do a risk

assessment prior to the event. Councillor Carl Richardson advised that the council and police had no authority over the event in question as no restrictions had been placed upon it. In future this would not be allowed to happen. The Chair asked that all comments regarding what had happened be taken back to the event organisers.

**32. CRIME AND DISORDER
CO-ORDINATION UPDATE**

There were no issues raised.

33. PUBLIC QUESTION TIME

There were no issues raised.

**34. ANY ISSUES TO BE RAISED BY
COUNCILLORS AND RESIDENT
REPRESENTATIVES**

There were no issues raised

**35. ANY OTHER BUSINESS AGREED
BY THE CHAIR**

There were no issues raised.

The meeting concluded at 12 noon

Chair

Report of: Joint Report of Director of Children's Services
and Director of Neighbourhood Services

Subject: Dyke House School Building Schools For The
Future Programme Of Community Involvement

1. PURPOSE OF REPORT

- 1.1 To inform the Forum of developments in the Buildings Schools for the Future programme as they relate to Dyke House School, and receive feedback on the Outline Planning Application.

2. BACKGROUND

- 2.1 As part of The Building Schools for the Future Programme which is due to commence in the summer of 2010, Hartlepool Borough Council will be making an outline planning application for proposals to carry out development to re-model Dyke House School at Mapleton Road. The Council considers that, in the case of such development proposals, it should engage with the wider community before making a planning application, in line with the government's requirement of Planning Authorities to produce Statements of Community Involvement in the planning process.

3. CONSIDERATION

- 3.1 This pre application consultation will make schemes better understood by the community and will help local people to shape the outcome of proposals that may affect them. The process can also identify local issues of concern which may assist in revising the proposals and ultimately should facilitate planning applications to be processed more quickly and less controversially.
- 3.2 Events have been held at the schools for nearby residents and users affected by the proposals, and the Forum's comments would be welcomed in addition. A form will be available at the meeting for comments. **(APPENDIX 1).**

4. RECOMMENDATIONS

- 4.1 The Forum receives the proposals and provides comments.

5. CONTACT OFFICER

Derek Reynolds, Project Manager
Neighbourhood Services
Tel: 01429 523228
Email: derek.reynolds@hartlepool.gov.uk

APPENDIX 1

**DYKE HOUSE SCHOOL
BUILDING SCHOOLS FOR THE FUTURE PROGRAMME**

**PUBLIC CONSULTATION PRIOR TO AN APPLICATION FOR OUTLINE PLANNING
CONSENT**

COMMENTS

1.	Have you any comments on the proposal?	YES/NO
2.	Are there any aspects which should be addressed?	YES/NO
3.	What issues do you think may arise from the proposals?	
4.	Contact Details: Name: Address: Telephone: Email:	

Report of: Director of Regeneration and Planning Services

Subject: Affordable Housing Development Plan Document-
Preferred Options Paper Consultation

1. PURPOSE OF REPORT

- 1.1 To inform the Forum of the consultation arrangements for the preferred options paper, comprising the second stage in the preparation of the Hartlepool Affordable Housing Development Plan Document.

2. BACKGROUND AND INFORMATION

- 2.1 The Preferred Options paper represents the second stage in the production of the Affordable Housing Development Plan Document, one planning policy document within the suite of documents that make up the Local Development Framework.
- 2.2 The paper aims to address the issue of affordable housing provision in Hartlepool and sets out the Council's preferred approach to the Affordable Housing Development Plan Document (AHDPD). It allows the opportunity to comment on how the Council is approaching the preparation of the document and whether there are other options that the Council should consider.
- 2.3 The paper provides detailed feedback on the previous consultation stage, the Issues and Options Report (presented at neighbourhood forums in June 2008) and outlines the Council's preferred option with justification for this choice. The outcome of this consultation will provide a policy framework to secure affordable housing on new developments in Hartlepool. The preferred options paper looks into issues regarding which size sites affordable housing would be required, what percentage of affordable housing would be required on those sites and what tenure that housing should be e.g. social rented or shared ownership.

3 PUBLIC CONSULTATION

- 3.1 Public consultation is currently being carried out on the Preferred Options paper and this will allow communities, organisations and businesses to have their say on the Council's proposed preferred options to deal with affordable housing issues. The consultation will allow any further options to be

identified and refinement of the preferred options to allow the final policy wording to be developed.

- 3.2 The consultation began on 1st September 2008 and will last for 8 weeks until 27th October 2008. The Preferred Options paper and its accompanying sustainability appraisal and a questionnaire are available from the Civic Centre, Central Library and branch libraries throughout Hartlepool and from Bryan Hanson House. Copies of the documents are also available on-line at www.hartlepool.gov.uk or <http://planningpolicy.hartlepool.gov.uk>.
- 3.3 There are various ways to submit comments. Either complete a questionnaire and return it to Bryan Hanson House, Hanson Square Hartlepool TS24 7BT – the questionnaires are available at Bryan Hanson House, the Civic Centre and the libraries, or can be requested by phoning 01429 523532 or emailing planningpolicy@hartlepool.gov.uk. The questionnaire can be completed on our online consultation website at <http://planningpolicy.hartlepool.gov.uk>. Users will need to register when visiting the site, and will then be kept informed by email of consultations on later stages of the Core Strategy and other planning documents that are being produced. Comments can also be sent by letter to the Planning Policy Team at Bryan Hanson House or by email to planningpolicy@hartlepool.gov.uk.
- 3.4 Planning officers are available to discuss the issues throughout the consultation period and are happy to give a detailed presentation to any groups that would like to know more about the document and the new planning system. All opinions are extremely important to us and this paper provides a valuable opportunity to help shape planning policy and the future of affordable housing provision the town.

4 RECOMMENDATION

- 4.1 That the report be noted and that interested parties be encouraged to view the document and make formal representations on the Preferred Options report.

HARTLEPOOL LOCAL DEVELOPMENT FRAMEWORK

**Affordable Housing
Development Plan Document**



Preferred Options Report

AUGUST 2008



1. Hartlepool Affordable Housing Preferred Options Paper

- 1.1 This preferred options paper represents the second stage of the process for determining how affordable housing will be delivered in Hartlepool in the future. It is important for you to get involved at this time to help shape the delivery of affordable housing in Hartlepool. This paper sets out a range of preferred options and justification for this preference and will ultimately form the background for the final policy within the publication stage.
- 1.2 There may be alternative options or further comments, which you feel, should be considered. The purpose of this paper is to produce the most appropriate affordable housing policy for Hartlepool taking into consideration consultation responses, evidence base and Government guidance.

2. The Consultation Process

- 2.1 This Affordable Housing Preferred Options Paper and accompanying Initial Sustainability Appraisal Report will be widely available for a period of six weeks from 1st September 2008 until the 13th October 2009. They will be available for inspection at Bryan Hanson House, the Civic Centre and the town's libraries. A number of copies will be available for borrowing at the Central Library. The documents are also available for downloading at the Council's website <http://www.hartlepool.gov.uk> or on the online consultation site at <http://planningpolicy.hartlepool.gov.uk>.
- 2.2 Officers from the Planning Policy team are available at Bryan Hanson House during normal office hours to expand on anything included in this paper and/or to discuss any other matters relating to the preparation of the Affordable Housing Development Plan Document. Officers can also visit you at home if you are unable to get to Bryan Hanson House. If you are a member of a group of residents of businesses and would like an officer to attend one of your meetings, please contact the planning policy team on 01429 523539 or e-mail planningpolicy@hartlepool.gov.uk.

3. How to Comment

- 3.1 There are a number of ways, which you may make your views known:
- You can complete a questionnaire and return it to Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT- the questionnaires are available from Bryan Hanson House, the Civic Centre and the libraries or can be requested by phoning 01429 523539 or emailing planningpolicy@hartlepool.gov.uk.

- You can complete the questionnaire on our online consultation website at <http://planningpolicy.hartlepool.gov.uk>. If you have not previously joined, you will need to register when you visit the site, and you will be kept informed by email of consultations on later stages of the Affordable Housing Development Plan Document and other planning documents that are being produced.
- You can also send your comments by letter to the Planning Policy Team or by email to planningpolicy@hartlepool.gov.uk

3.2 All comments and questionnaires should be received by Monday 13th October 2008 at 4pm.

4. Introduction

4.1 The purpose of this document is to present Hartlepool Borough Council's Preferred policy options for the delivery of affordable housing on new housing developments within the town. When adopted the affordable housing policy will;

- Set out the criteria against which planning applications for residential developments will require affordable housing provision.
- Set the standards and requirements of that affordable housing provision.

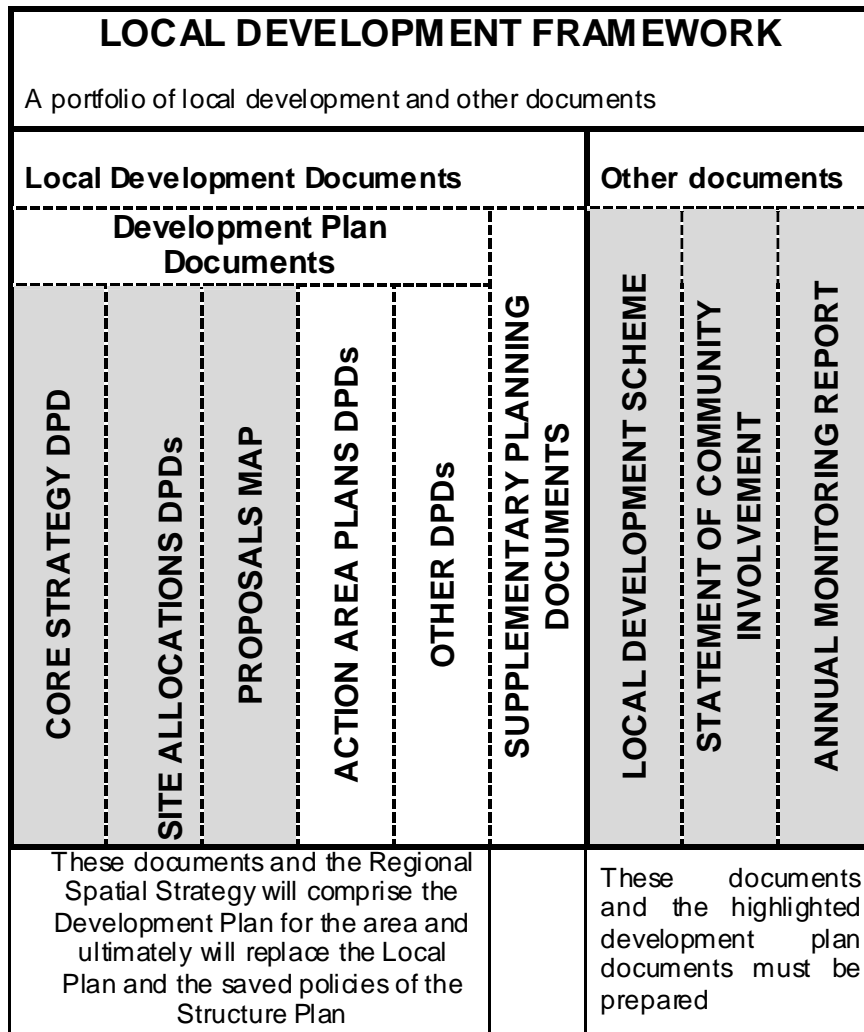
The document represents the second public stage in the production of the affordable housing Development Plan Document (following the issues and options stage) that will form part of the Hartlepool Local Development Framework.

5. Hartlepool Local Development Framework

5.1 The Planning and Compulsory Purchase Act 2004 resulted in major changes to the way the planning policy system operates and how the new types of planning document will be prepared. Local Development Documents (LDDs) contained within a Local Development Framework (LDF) will progressively replace the Local Plan and Supplementary Planning Guidance.

5.2 The Local Development Framework for Hartlepool will comprise a portfolio of Local Development Documents which together deliver the spatial planning strategy for the Hartlepool area (see Diagram 1 below).

Diagram 1:



- 5.3 Spatial planning goes beyond the old system of purely land use planning to bring together and integrate policies for the use and development of land with other policies and programmes which influence the nature of places and how they function.
- 5.4 The Affordable Housing DPD will form part of the Hartlepool LDF and is a Local Development Document.
- 5.5 The production of this Preferred Options document and all subsequent stages will follow the guidelines set out within PPS12 (Creating strong, safe and prosperous communities through Local Spatial Planning 2008) and associated regulations.

6. Policy Context

- 6.1 This DPD takes account of various Planning and Housing policy guidance, nationally, regionally and sub-regionally. It reflects the

overall central government agenda to provide more affordable homes and to achieve sustainable mixed communities.

6.2 Housing Green Paper: 'Homes for the future, more affordable, more sustainable':

This green paper sets out the Government's commitment to deliver affordable housing, highlighting a £8 billion Government investment in affordable homes and the aim of providing 70,000 affordable homes a year by 2010-11. Local Authorities' role in facilitating the supply of affordable housing is emphasised and a joined-up approach with alignment of housing plans and the planning framework suggested as a means of increasing affordable housing provision. The need is emphasised, for local authorities to identify enough land to deliver the homes required in their area over the next 15 years by rapidly implementing new planning policy for housing and undergoing an intensive assessment of housing land availability. (The suggested Housing Land Availability Assessment (SHLAA) is currently being prepared by Hartlepool Borough Council as part of the evidence base for the various documents to be included in the Local Development Framework).

6.3 Planning Policy Statement (PPS) 3, Housing: PPS3 Housing was published in December 2006 and has been developed in response to *The Barker Review of Housing Supply* in March 2004. It sets out the Government's vision, objectives and policies in relation to housing provision and delivery. The principle aim of PPS3 is to increase housing delivery through a more responsive approach to local land supply, supporting the government's goal to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. The requirement for a Strategic Housing Market Assessment is emphasised within this PPS, the findings of which should help develop policies on affordable housing within the Borough. (Hartlepool completed its SHMA in June 2007). Local Authorities are required to set an overall target for the amount of affordable housing to be provided and that target should reflect the new definition of affordable housing (see above), they are also required to ensure that provision of affordable housing meets the needs of both current and future occupiers by setting separate targets for social-rented and intermediate affordable housing, specifying the size and type of affordable housing and setting out a range of circumstances in which affordable housing would be required. This Affordable Housing DPD aims to set clear guidance in response to these requirements.

6.4 Regional Spatial Strategy for the North East

The Regional Spatial Strategy (RSS) for the North East, approved in July 2008, acknowledges the significant inequalities in demand and affordability in the Region's housing stock and that it is not meeting the housing needs of people on modest or low incomes. The RSS states that 'it will be for LDF's to determine the actual target for affordable housing provision and the range of housing requirements through up-

to-date housing assessments, although Strategic Housing Market Assessments will assist this. However, low level thresholds should be set to determine the size of developments above which affordable housing should be provided'. Although Hartlepool's affordable housing need is not specified within the RSS the up-to-date SHMA provides the appropriate robust evidence required to determine the affordable housing requirement in the Borough.

6.5 Regional Housing Strategy

The issue of affordable housing is addressed under strategic objective Two: to ensure the supply, type and mix of new housing for rent and for sale meets social and economic needs, provides choice and supports growth. This will reflect the diversity of urban and rural communities and the needs for affordable, family and executive housing.

6.6 Tees Valley Sub-Regional Housing Strategy

Affordability and an increase in homelessness is highlighted as a particular pressure within the Tees Valley and specifically within Urban Areas, this is due to the disparity between house prices and household income. The aim of the document is to provide advice for consumers whilst maintaining quality and accessibility for all members of the community. It advises that all LDF's should include appropriate and specific affordable housing policies to address the affordable gap, these should be backed by section 106 agreements.

6.7 Hartlepool Community Strategy (Hartlepool's Ambition)

The provision of affordable housing will support Key Aim 6: Housing, within the community strategy and will help to ensure that there is access to good quality and affordable housing in sustainable neighbourhoods and communities where people want to live. This is one of the strategy's eight key aims for achieving its long term vision for the Borough.

7. Housing Needs and Affordability in Hartlepool- The evidence base

- 7.1 David Cumberland Housing Regeneration Ltd was commissioned by Hartlepool Borough Council to undertake a Strategic Housing Market Assessment (SHMA) in December 2006. The completed assessment (June 2007) included a survey of all 39,271 households in Hartlepool, a 16.7% response rate allowed robust and defensible statistics for individual wards. An analysis of the current and future housing markets concluded that market demand was exceeding supply in most areas and that a degree of pressure in the current housing market was a result of considerable uplift in house prices across the Borough over the past five years. A shortfall of affordable units was identified, this affordable need heightened by the limited capacity of the social rented sector with low vacancy rates and long waiting lists.

- 7.2 On the basis of this evidence, the report suggested a target for affordable housing on new developments of 30% of which 80% should be social rented and 20% intermediate tenure. The PPS3 threshold of 15 dwellings or more on which such a requirement would apply was considered appropriate for Hartlepool. The report highlights that up to 2012 there are a number of significant supply side issues that will exacerbate the affordable housing situation, including, the lack of an affordable housing planning policy, the high number of extant planning permissions, significant number of planned demolitions (through HMR), continued Right-to-Buy activity and increasing house prices. The aim of this affordable housing DPD is to reduce this pressure by providing clear policy guidance for developers and providing the policy framework to secure affordable housing provision on housing sites.
- 7.3 The emerging Tees Valley Strategic Housing Market Assessment (TVSHMA) supported the affordable housing need identified within the Hartlepool SHMA. In addition to this it suggested a 20% affordable housing requirement for housing developments across the Tees Valley. This 20% figure was viewed as achievable and reasonable figure to expect private developers to contribute to based on a comparison of sensible affordable housing policies in place across the North East of England and local needs within the Tees Valley. The evidence within the TVSHMA will be used alongside local evidence to identify the preferred policy option for each of the affordable housing issues.
- 7.4 A recent Regeneration and Planning Scrutiny investigation into the provision of good quality social rented affordable accommodation in Hartlepool also highlighted the affordable housing need in the town and the associated action plan suggested a series of recommendations that have also been taken into account in the formulation of key policy options within this document.

8. Preferred Options Paper

- 8.1 This preferred options paper sets out the Council's preferred approach to the Affordable Housing Development Plan Document (AHDPD). It allows the opportunity to comment on how the Council is approaching the preparation of the document and whether there are other options that the Council should consider.
- 8.2 The paper provides detailed feedback on the previous consultation stage, the Issues and Options Report and outlines the Council's preferred option with justification for this choice.

9. Issues and Options Report Consultation

- 9.1 The affordable housing Issues and Options Report underwent a three month consultation period ending on the 30th June 2008. The consultation methodology followed the guidelines set out in the

Council's Adopted Statement of Community Involvement (SCI) and included considerable community and stakeholder consultation. Twenty five formal responses were received in total, predominantly from developers. These are referred to, as appropriate, in sections 13-18 and can be viewed at Bryan Hanson House, Hanson Square, Hartlepool.

10. Defining Affordable Housing

10.1 The purpose of this Development Plan Document (DPD) is to provide clarity and detail about the amount and type of affordable housing provision that will be required on new housing developments in Hartlepool. Once adopted by the Council this DPD will carry considerable weight when making decisions on planning applications. The strategic aim of this document is to address the recently identified shortfall of affordable housing provision in the borough.

10.2 Affordable housing is housing designed for those whose income generally deny them opportunity to purchase houses on the open market as a result of the difference between income and the market cost of housing. The difference between the terms 'affordability' which is a measure of what housing is affordable to certain groups of households and 'affordable housing' which is a particular product outside the housing market is acknowledged. Affordable Housing includes both social rented and intermediate housing provided to specified eligible households whose needs are not met by the market, with the purpose of:

- Meeting the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local income and local house prices; and
- Including the provision of the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative housing provision.

10.3 The definition of social rented and intermediate housing are set out in PPS3 as follows:

Social rented housing is:

'Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.'

Intermediate affordable housing is:

‘Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.’

These definitions replace guidance given in *Planning Policy Guidance Note 3: Housing (PPG3)* and *DETR Circular 6/98 Planning and Affordable Housing*.

- 10.4 The definition does not exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example, ‘low cost market’ housing, may not be considered, for planning purposes, as affordable housing.

11. DPD Preferred Objectives

- 11.1 The objectives outlined within the Affordable Housing Issues and Options Report are outlined below. These objectives are considered appropriate and consultation highlighted no objection to these proposed objectives. The proposed objectives are in line with Government guidance and in keeping with the Regional Spatial Strategy for the North East, In addition to this the objectives support the principles outlined within the Hartlepool Core Strategy Issues and Options Report and support Hartlepool’s strategic housing objectives and Hartlepool Vision – The Hartlepool Community Strategy.

Objectives:

1. Provide good quality affordable accommodation to meet the need within the Borough.
2. Provide affordable dwellings that can help to deliver sustainable mixed communities.

12. Consideration of Options

- 12.1 Within the Issues and Options stage a range of issues surrounding the provision of affordable were presented for consultation. The following chapter outlines the range of options consulted upon and the purpose of this section is to outline the responses and how these have been considered in proposing the preferred options. A preferred option is presented for each issue alongside a justification.
- 12.2 The consultation process at Issues and Options stage was wide ranging and followed the consultation principles established within the Hartlepool Statement of Community Involvement (SCI). Key stakeholders including housebuilders, Registered Social Landlords and Landowners were invited to make representations on the document, an on-line questionnaire was set up on the Hartlepool Borough Council consultation system and officers attended the Hartlepool Partnership, neighbourhood consultative groups and a range of other community groups in the town. Drop-in-sessions were conducted within Middleton Grange shopping centre and Central Library and all events were promoted within the local press. The consultation received 25 formal responses, the majority of which were from housebuilders and RSL's. A summary of the consultation responses is provided below alongside the relevant issue. The feedback from this consultation is considered alongside other factors such as National policy, local needs and SAVSEA assessments in formulating the preferred options.

13. Issue One – When should affordable housing be required?

When should Affordable Housing be Required?

Option 1: Set the site threshold to 15 units or more in line with PPS3.

Option 2: All residential developments to contribute to the delivery of affordable housing and no site threshold set.

Option 3: Reduce the thresholds for the provision of affordable housing in the areas highlighted as having the greatest need?

Summary of Responses on Options

- 13.1 **Option 1** – Option 1 received the most support, with seven of the representations received supported setting a threshold of 15 or more in line with the guidance within PPS3. The majority of these responses were from housebuilders who were concerned that setting a lower threshold may impact on the financial viability of schemes. This was of particular concern to local housebuilders who develop smaller sites and have limited ability to absorb the costs associated.
- 13.2 The Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Report indicated that option one would have no negative impact in terms of sustainability. It was also shown that this option would have a positive impact in terms of housing, liveability, equity and diversity and futurity in the short medium and long term.
- 13.3 **Option 2** – Of those representations received three supported this option. In contrast to option one these were predominantly residents of the town which may indicate a feeling that more affordable housing is needed within Hartlepool.
- 13.4 The SA and SEA Report highlighted that option two would have no negative impact in terms of sustainability. Within the consultation one representation noted that option two may have a negative impact on the local economy as it could lead to local house builders going out of business if they have to deliver affordable housing on all sites. However, a positive impact is identified in terms of the economy in terms of increased home ownership if more affordable housing is developed. Within the SEA the report indicated that there would be no relationship in terms of housing objectives with this option – however it is considered that this option would clearly have positive effects.
- 13.5 **Option 3** – Only two representations specifically favoured this response, however another response suggested proposals should take into consideration the housing need within the proposed development

area – suggesting that a higher level of affordable housing would be delivered in that development if the need was greater. It was also noted in one representation that the Regional Spatial Strategy (RSS) supports the adoption of thresholds at a lower level than suggested within PPS3.

- 13.6 The SA and SEA Report highlighted that option three would have no negative impact in terms of sustainability. It was also shown that this option would have a positive impact in terms of housing, liveability, equity and diversity and futurity in the short medium and long term.

Preferred Option

- 13.7 Taking into account Government Guidance (PPS3), the local evidence base, consultation responses to the Issues and Options Paper and the findings of the SA and SEA it is considered that Option One is the most appropriate as the Preferred Option.

Preferred Option - Option 1: Set the site threshold to 15 units or more in line with PPS3.

Justification

- 13.8 The 15 unit or more threshold proposed within Option One is in line with Government Guidance contained within PPS3. The findings of the Strategic Housing Market Assessment (SHMA) (2007) also supports the proposed 15 unit site threshold. The SHMA also stated that to reduce the threshold below 15 units, current patterns of development across the Borough need to be reviewed to identify the profile of sites coming forward for development. Information from the recently produced 5 year Housing Land Supply document indicated that of the unallocated sites likely to come forward during that period only two of these fall below the 15 unit threshold (both of which are proposed for Registered Social Landlord (RSL) development). This, alongside the arguments for economic viability of schemes, illustrates that a lower threshold would not be sustainable within Hartlepool.

14. Issue Two – How much Affordable Housing should be provided?

How much Affordable Housing should be provided?

Option 4: Set the affordable housing requirement to 30% on all sites in line with SHMA findings?

Option 5: Increase the percentage requirement of affordable housing to 40% across all eligible sites?

Option 6: Set a differing requirement depending on the number of units e.g.
 1-2 units- financial contribution
 2-15 units- 30% Affordable
 15 or more units- 40% Affordable

Option 7: Negotiation based on the viability of schemes?

Summary of Responses on Options

- 14.1 **Option 4** – A 30% requirement on all sites would conform with the RSS and would therefore be in line with regional policy. Three representations received supported this affordable housing requirement, this included a RSL who believed this should be a minimum requirement on all sites.
- 14.2 The SA and SEA Report highlighted that option four would have no negative impact in terms of sustainability. A positive impact was identified across a wide range of appraisal criteria.
- 14.3 **Option 5** – No consultation response specifically highlighted this as a preferred option.
- 14.4 The SA and SEA Report highlighted that option five would have no negative impact in terms of sustainability. It was identified that option five had a wide ranging positive impact across the appraisal criteria. Based on the consultation responses it is considered that this option would impact on the ability of local housebuilders to sustainably develop sites within Hartlepool – it was felt that this issue should be highlighted within the SA/SEA.
- 14.5 **Option 6** – This option was supported by one local resident who supported the principle of a differing requirement in line with the size of the site. This option links closely with the options in Issue One in terms of the proposed threshold on sites. The Preferred Option chosen within Issue One would impact on the deliverability of this option.
- 14.6 The SA and SEA Report highlighted that option six would have no negative impact in terms of sustainability. A positive impact was

identified across a wide range of appraisal criteria. Many of the appraisal criteria had no relationship to this option.

- 14.7 **Option 7** – This option received the greatest level of support from those representations received. The majority of these responses were from housebuilders or landowners who wanted to ensure that the level of affordable housing delivered is considered on a site by site basis, dependant on other issues which affect the viability of particular sites. Reference was also made to the emerging Tees Valley Strategic Housing Market Assessment (TVSHMA), initial findings of which are suggesting a 20% affordable housing requirement across the Tees Valley (with the exception of Darlington Borough Council).
- 14.8 The SA and SEA Report highlighted that option seven would predominantly have a positive effect on the appraisal criteria. The consultation highlighted that the viability of schemes should not have a negative impact on the built and natural environment objectives – this assumption is considered to be appropriate and the SA/SEA should be amended accordingly.

Preferred Option

- 14.9 Taking into account Government Guidance (PPS3), the local evidence base, consultation responses to the Issues and Options Paper and the findings of the SA and SEA it is considered that a combination of options four and seven to create a 20%-30% scale based on viability should form the Preferred Option. Therefore the proposed Preferred Option would be:

Preferred Option (combination of Option 4 & 7) - The Council will normally seek a level of affordable housing of between 20-30% on a site by site basis. Developers are expected to provide economic financial viability evidence to justify a lower percentage than 30%.

Justification

14.10 The following reasons explain the rationale behind the creation of a new Preferred Option emanating from options four and seven. The 30% requirement is supported by the RSS (Policy 32) for the North East and also the findings of the Hartlepool SHMA (2007) which recommended a 30% requirement on the sites that fall within the threshold of 15 or more – this is based on the affordability calculation detailed within PPS3. Taking into account economic viability considerations highlighted within the representations received and the initial findings of the TVSHMA (which proposed a 20% requirement across the Tees Valley), it was considered that where it can be illustrated that there are other key factors which impact on the deliverability of the site a reduced requirement may be appropriate. A balance between economic viability and the strategic importance of the site will be a key consideration in the decision on the level of affordable housing required – where the local authority considers the site to be of key strategic regeneration

importance and there are other issues such as contamination which affect the deliverability of the site then it is likely that a 20% level would be appropriate.

15. Issue 3 – Where should Affordable Housing be provided?

Where should the Affordable Housing be provided?

Option 8: All affordable provision to be provided on-site?

Option 9: Off-site provision to be allowed if it is demonstrated that off-site provision will make a better contribution towards achieving strategic housing objectives?

Option 10: Allow commuted sums for developments where it can be demonstrated that a scheme is unviable in terms of delivering on site affordable units?

Option 11: Allow off-site provision to be provided in an alternative area of greater affordable housing need?

Summary of Responses on Options

- 15.1 **Option 8** – From the representations received only two supported the option of all affordable housing provision being provided on site. A number of the comments received did however highlight that in certain circumstances it would be inappropriate to provide affordable housing on the site, for example on executive housing sites.
- 15.2 The SA and SEA Report highlighted that option eight would have no negative impact in terms of sustainability. It was also found that it would have significant positive impacts in terms of housing, diversity and equality and futurity as it contributes towards the development of a sustainable mixed use community.
- 15.3 **Option 9** – Seven of the responses received considered that provision of affordable housing off-site should be supported if it is demonstrated that it would go further towards achieving strategic housing objectives. The majority of these responses were from housebuilders who supported a degree of flexibility within the issue of where affordable housing should be provided.
- 15.4 The SA and SEA Report highlighted that option nine would have no negative impact in terms of sustainability. It would have positive impacts in terms of housing, diversity and equality and futurity.
- 15.5 **Option 10** – The responses received illustrated some support for the payment of commuted sums where it is proven to be unviable to deliver affordable housing on site. Once again the majority of these responses were from housebuilders who supported a degree of flexibility within this issue.
- 15.6 The SA and SEA Report highlighted that option ten would have no negative impact in terms of sustainability. It would have positive

impacts in terms of housing, diversity and equality and futurity, however the impacts would be greatest in the future as the pot of commuted sums grew and affordable housing was delivered.

- 15.7 **Option 11** – Three of the representations made thought that allowing provision of affordable housing off-site in areas of greater need would be the most practical option. However, it was also suggested that affordable housing should be provided in areas best served by public transport and local services.
- 15.8 The SA and SEA Report highlighted that option eleven would have no negative impact in terms of sustainability. This option illustrated that there would be significant positive benefits in terms of housing, liveability and place, equality and diversity and futurity. This option would have a more positive impact than other options as it seeks to provide affordable housing in locations where it is most needed.

Preferred Option

- 15.9 Based on the guidance contained within PPS3, the findings of the public consultation, the results of the SA/SEA and taking into consideration economic viability it is felt that a combination of policies eight, ten and eleven is needed to provide the most sustainable policy for where future affordable housing provision will be delivered within Hartlepool.

Preferred Option (combination of options 8, 10 and 11) – The Council will require the provision of affordable housing to be within the development site. Off-site affordable housing provision or commuted sums will only be accepted as an alternative if the developer can demonstrate that affordable housing provision is not appropriate within the site due to the density, type and scale of proposed housing, local housing need or economic viability.

Justification

- 15.10 It is considered that this proposed approach falls in line with the guidance contained within PPS3 which advocates that affordable housing should be delivered on the development site so that it contributes towards creating a mix of housing. Within Hartlepool there are only a small number of housing sites likely to come forward over the next 5 years, as evidenced within the Five Year Housing Land Supply, therefore it is important to secure affordable housing on site as appropriate alternative sites within the current limits to development may not exist. Where it is not considered appropriate to develop affordable housing on site, it is considered that off-site provision and as a final resort commuted sums, provides a flexible approach to ensuring that affordable housing provision is secured without affecting the financial viability of a development. PPS3 supports the provision of off-

site affordable housing or commuted sums towards it, stating that this should be robustly justified.

- 15.11 The consultation responses illustrated a need for a more flexible approach to where the affordable housing provision should be within the town. Acknowledging however that the majority of these responses are from housebuilders, it is accepted that the changes to this proposed option do allow a certain degree of flexibility whilst ensuring that the policy remains in line with national guidance. The changes to this option will ensure that developments in Hartlepool contribute to the creation of mixed communities in the future.

16. Issue 4 - What Type and Tenure of Affordable Housing should be provided?

What Type and Tenure of Affordable Housing should be provided?

Option 12: 80% Social Rented and 20% intermediate tenure on each site, in line with SHMA findings?

Option 13: An 80/20% tenure split across all housing developments with the split on each individual site being negotiated having regard to the mix of tenures nearby?

Option 14: A more even split of social rented and intermediate tenure properties?

Option 15: Should housing types be specified within the policy e.g. family homes/bungalows etc?

Summary of Responses on Options

- 16.1 **Option 12** - From the representations received only one supported a tenure split of 80% social rented and 20% Intermediate recommended within the Hartlepool SHMA. However many of the developers responding to the consultation did not support this option, stating that the tenure split on a development site should be negotiated on a site-by-site basis. Subsequently the sub-regional SHMA has identified the same tenure split of 80% social rented 20% intermediate affordable accommodation to apply across the Tees Valley.
- 16.2 The SA and SEA Report highlighted that option twelve would have no negative impact in terms of sustainability. The option was considered to have a long term positive impact in terms of housing, liveability and place, equity and diversity and futurity with significant positive impact from the medium to long term.
- 16.3 **Option 13** - This option stipulates the same tenure split as option 12 however it provides a greater degree of flexibility as surrounding tenures will be taken into consideration. Of the consultation responses received only two supported this option. It was also indicated that RSL's should be consulted when the planning application is being considered to provide details of current waiting list requirements.
- 16.4 The SA and SEA Report highlighted that option thirteen would have no negative impact in terms of sustainability. The appraisal also highlighted a long term positive impact in terms of housing, liveability and place, equity and diversity and futurity with significant positive impact from the medium to long term.
- 16.5 **Option 14** - This option received the greatest level of support from those representations received. 7 responses supported a more even split between social rented and intermediate housing, however it is

important to note that of these responses 6 were from developers highlighting the preference for intermediate housing products amongst the development industry. It was also indicated that a flexible approach to tenure split depending on the individual application site is considered most appropriate by private developers.

- 16.6 The SA and SEA Report indicated that option fourteen has no negative impact in terms of the sustainability criteria. An uncertain impact on the economy and the built and natural environment was identified. One reason for this was the uncertainty around intermediate housing products as they are relatively untested within Hartlepool and uptake of these products unclear. Within the built and natural environment objective uncertainty surrounding the management and repair of intermediate products was also raised.
- 16.7 **Option 15** – Only one response from a Hartlepool resident supported this option and stipulated the preference for bungalows in the town. The desire for bungalows has been highlighted during a range of consultation undertaken for the Local Development Framework (LDF) and within the Hartlepool SHMA.
- 16.8 The SA and SEA Report indicated that option fifteen had no negative impact in terms of the sustainability criteria. A positive impact was identified in terms of the economy, housing, liveability and place, equity and diversity and futurity.

Preferred Option

- 16.9 Taking into account the guidance within PPS3, the findings of the Hartlepool SHMA and the SA and SEA Report it is felt that option twelve is the most appropriate as the preferred option.

Preferred Option- Option 12: 80% Social Rented and 20% intermediate tenure on each site, in line with SHMA findings.

Justification

- 16.10 The tenure split of 80% social rented and 20% intermediate affordable housing is considered most appropriate to meet Hartlepool's strategic housing aims and the identified housing need within the town. Based on the evidence gathered for the Hartlepool SHMA recommendations were made for a 80% social rented and a 20% intermediate affordable housing split to meet the need within the town. One justification for this is the reduction of social rented stock through the Right to Buy scheme juxtaposed with increasing numbers of residents on the housing waiting list (currently exceeds 4000). This suggests a strong demand for social rented stock. In contrast to this intermediate affordable housing products are limited within Hartlepool therefore the demand for these products is undetermined, thus there is currently no evidence to suggest that setting a higher requirement for intermediate housing

products would be successful or would meet the needs of Hartlepool residents identified within the evidence base.

- 16.11 The findings of the sustainability appraisal support this assessment in determining that a 80% social rented, 20% intermediate tenure requirement would be most sustainable under housing objectives. In addition to this it was considered that stipulating specific types of affordable accommodation within the policy may not be appropriate in the delivery of sustainable mixed communities. The type of units provided should be considered on a individual site basis taking into consideration the types of properties surrounding the application site and the identified housing need within the area. This option is also supported by the findings of the TVSHMA.

17. Issue 5 - How should the Affordable Units be Managed and Sustained in the Future?

How should the Affordable Units be Managed and Sustained in the Future?

Option 16: Affordable units should be delivered in partnership with a registered social landlord (RSL) by means of a Section 106 agreement?

Option 17: Affordable units should be delivered in partnership with a registered social landlord (RSL) by means of a Section 106 agreement with right to buy for tenants removed?

Option 18: Affordable units to be delivered and managed by the developer and the Council by means of planning conditions setting out occupancy criteria and criteria to retain the units in perpetuity?

Summary of Responses on Options

- 17.1 **Option 16** - Of the representations received this option was considered most favourable by the respondents as 6 selected it as a preference. No comments within the consultation suggested that management of affordable stock by a RSL was not acceptable within Hartlepool. It is important to consider that only a minority of the consultation responses were from RSL's.
- 17.2 The SA and SEA Report indicated that option sixteen had no negative impact in terms of the sustainability criteria. The appraisal identified that this approach would have a positive impact in terms of economy, safety and security, housing, built and natural environment, liveability and place, equity and diversity, energy efficiency and futurity. Safety and security is particularly of relevance here as it was considered that RSL's have experience of managing properties and tenants in a safe and secure manner. Energy efficiency was also highlighted as a long term positive as it is assumed that any affordable housing products funded by Housing Corporation grant will meet the high standards of energy efficiency required within their terms.
- 17.3 **Option 17** – Only a minority of the responses (two in total) selected this option as the preferred way forward. It was highlighted within the consultation by a number of housing professionals that removal of the right to buy entitlement from the affordable units may not be appropriate and may contradict Landlord and Tenant Law.
- 17.4 The SA and SEA Report indicated that option seventeen had no negative impact in terms of the sustainability criteria. Positive impact in terms of housing, safety and security, economy, built environment, liveability and place and futurity.

- 17.5 **Option 18** – The consultation demonstrated little support for the option favouring management of affordable units by the housing developer, only two of the responses favoured this approach. Some uncertainty was expressed on the untested nature of this approach however a number of responses highlighted the need to adopt a flexible approach to affordable housing management to reflect advances in affordable housing products in future years.
- 17.6 The SA and SEA Report indicated that option eighteen had no negative impact in terms of the sustainability criteria. Positive impacts were identified in terms of Housing, built environment, liveability and place and futurity. An uncertain effect on the economy was identified in the short term due to the untested nature of developers managing affordable housing stock.

Preferred Option

- 17.7 Taking into account responses from the consultation, PPS3 and SAVSEA it is felt that option sixteen is the most appropriate as the preferred option, but with further investigation of means to ensure the accommodation remains affordable.

Preferred Option- Option 16: Affordable units should be delivered in partnership with a registered social landlord (RSL) by means of a Section 106 agreement, with appropriate provision to secure long term availability.

Justification

- 17.8 Option 16 is considered to be the most appropriate option for the management of affordable accommodation. It is our aspiration to ensure that these units remain affordable taking into account government guidance. The findings of the sustainability appraisal indicate that this option is most sustainable. It is also important to consider that an element of flexibility must remain within the final policy to respond to changing economic circumstances and new methods of affordable housing management that may prove to be appropriate for Hartlepool.

18. Additional Comments for Consideration

- 18.1 The initial issues and options public consultation and consultation with Hartlepool Borough Council officers highlighted some additional issues for consideration within the affordable housing DPD. It was suggested that the standards of affordable housing provision should stipulate that all affordable housing should be indistinguishable as far as possible from other housing within the site and where appropriate the concentration of affordable housing within a particular part of the development should be avoided unless there are sufficient

management requirements to justify a concentration; to contribute to the development of sustainable mixed communities. This factor should be considered within the preferred options consultation and the appropriateness of this for the affordable housing DPD should be assessed.

19. The Next Stages in the Preparation of the Affordable Housing DPD

- 19.1 The Council will consider the comments put forward during the current consultation and these comments and the Council's response to them will be made publicly available.
- 19.2 Then, taking account of the comments and any new issues or options raised, and in the context of a further sustainability appraisal report, the Council will determine the final policy wording within a Publication document, for the future development of affordable housing in the Borough. The Council will publish, in January 2009 a publication document that will undergo a statutory consultation period.

Affordable Housing Development Plan Document- Preferred Options Questionnaire

1

Issue 1 - When should affordable housing be required?

Preferred Option - Option 1: Set the site threshold to 15 units or more in line with PPS3.

Do you feel that the Preferred Option for this issue is correct?

2

Issue 2 - How much affordable housing should be provided?

Preferred Option (combination of Option 4 & 7) - The Council will normally seek a level of affordable housing of between 20-30% on a site by site basis. Developers are expected to provide economic financial viability evidence to justify a lower percentage than 30%.

Do you feel the Preferred Option for this issue is correct?

3

Issue 3 - Where should affordable housing be provided?

Preferred Option (combination of options 8, 10 and 11) - The Council will require the provision of affordable housing to be within the development site. Off-site affordable housing provision or commuted sums will only be accepted as an alternative if the developer can demonstrate that affordable housing provision is not appropriate within the site due to the density, type and scale of proposed housing, local housing need or economic viability.

Do you feel the preferred option is correct?

--

4

Issue 4 - What type and tenure of affordable housing should be provided?

Preferred Option- Option 12: 80% Social Rented and 20% intermediate tenure on each site, in line with SHMA findings.

Do you feel the preferred option for this issue is correct?

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5

Issue 5 - How should the affordable units be managed and sustained in the future?

Preferred Option- Option 16: Affordable units should be delivered in partnership with a registered social landlord (RSL) by means of a Section 106 agreement, with appropriate provision to secure long term availability.

Do you feel the preferred option for this issue is correct?

--

6

Have you and other comments on the Preferred Options DPD to make or are there any corrections or alterations you feel should be made?

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When complete please return to:

Amy Waters
Department of Regeneration and Planning Services
Bryan Hanson House
Hanson Square
Hartlepool
TS24 7BT

Report of: Central Neighbourhood Manager
Date: 16 October 2008
Subject: Neighbourhood Action Plan Update

SUMMARY

1. PURPOSE OF REPORT

1.1 To provide the Central Neighbourhood Forum with a progress update on Neighbourhood Action Plans endorsed by the Forum in 2007.

2. BACKGROUND

2.1 Neighbourhood Action plans are a mechanism agreed by the Council and Hartlepool Partnership for addressing inequalities in deprived neighbourhoods within Hartlepool.

2.2 The following three Neighbourhood Action Plans were endorsed by the Central Neighbourhood Forum in 2007:-

- Burbank
- Rift House/Burn Valley
- New Deal for Communities

3. SUMMARY OF CONTENTS

3.1 The report summarises progress against priority actions contained in each of the Burbank, Rift House/Burn Valley, and New Deal for Communities Action Plans across the following key theme areas:-

- Jobs and Economy
- Lifelong Learning and Skills
- Health and Care
- Community Safety
- Housing and Environment
- Culture and Leisure
- Strengthening Communities

4. RECOMMENDATION

That Central Neighbourhood Forum note progress on the Burbank, Rift House/Burn Valley, and NCD Neighbourhood Action Plans to date.

Report of: Central Neighbourhood Manager

Date: 16 October 2008

Subject: Neighbourhood Action Plan Update

1. PURPOSE OF REPORT

- 1.1 To provide the Central Neighbourhood Forum with a progress update on Neighbourhood Action Plans endorsed by the Forum in 2007.

2. BACKGROUND

- 2.1 The Hartlepool 'Community Strategy' and 'Neighbourhood Renewal Strategy' recognise that in deprived neighbourhoods there is a need for additional support in order to improve the life chances of the residents who live and work there. The aim of the Neighbourhood Renewal Strategy is to:-

'Continue the regeneration of Hartlepool and ensure that local people, organisations and service providers work together to narrow the gap between the most deprived neighbourhoods and the rest of the Borough, so that in future, no-one is seriously disadvantaged by where they live.'

- 2.2 To assist in improving conditions at a local level a number of areas in Hartlepool falling within the Neighbourhood Renewal Area have locally based Forums and plans known as 'Neighbourhood Action Plans' (NAPS). NAPS cover the thematic areas of the Community Strategy providing a more detailed set of priorities and actions and are endorsed by the relevant Neighbourhood Consultative Forum, and Local Strategic Partnership, with the Councils Community Strategy, Regeneration, and Neighbourhood Management Teams being responsible for their development, implementation and monitoring.
- 2.3 In 2007 each NAP Forum identified its local priorities which would be the focus for delivery over a two year period. Delivery of these priorities has been assisted by the Neighbourhood Renewal Fund in 07/08 and more recently the Working Neighbourhood Fund in 08/09. This report outlines and summarises progress to date on the following three Neighbourhood Action Plans endorsed by the Central Neighbourhood Forum in 2007:-

- Burbank
- Rift House/Burn Valley
- New Deal for Communities

3. BURBANK NEIGHBOURHOOD ACTION PLAN

3.1 Since 2007 the following progress can be reported on priority actions identified by the Burbank Forum.

a) Jobs and Economy

Tackling high levels of unemployment, developing links with the Longhill / Sandgate Industrial Estate, and promoting social enterprise were the main priorities in this theme for the Burbank community. The notable achievements to date on these priorities include:-

- Establishment of a food co-op run by a local resident with the Forum currently investigating employing a part time worker to extend hours of operation.
- Provision of a part-time Family Case Worker dedicated to the area to remove barriers and improve access to employment opportunities.
- Increased security (including implementation of CCTV), and the provision of improvement grants on the Longhill Industrial estate to sustain and attract new businesses.

b) Lifelong Learning and Skills

Encouraging citizenship amongst young people, raising aspirations, and increasing participation in adult education courses within Burbank were identified as priorities. The following achievements are to be noted:-

- Using their priority budget the Forum has commissioned Bridge Builders Youth Club, and the Parent Forum to deliver activities for children, and nurturing courses for parents.
- Work is underway to investigate current IT provision and to increase where applicable the provision of taster sessions.
- The Forum has commissioned BURT (a local resident group) to develop a Newsletter through a new Editorial Group that will provide the opportunity for local residents to develop and learn new skills.

c) Health and Care

Improving access to health services, the continuation of existing health and fitness programmes, and continued health education were prioritised by residents to reduce health inequalities. The following actions have been undertaken to address resident priority concerns:-

- A Community Nurse works from the Burbank Centre two afternoons per week, and work is underway to implement additional services through the NAP health sub-group.
- Health and fitness groups have been supported through the residents priority budget including the Mens Health Club, Women's group, and, healthy cookery classes.

- A successful health event has been held which included taster sessions to raise awareness of services planned for delivery from Burbank Centre.

d) Community Safety

Anti Social behaviour, and the general fear of crime were Burbanks priority Community Safety concerns. The notable successes in terms of meeting the NAP priority actions are:-

- Personal and home security safety equipment provided to individual residents through the Community Safety fund.
- Installation of CCTV and security fencing at Ward Jackson School funded by the NAP, Safer Hartlepool Partnership and the School.
- Alleyway closures implemented, and shrubbery removed to design out crime and increase feelings of safety.

e) Housing and Environment

Improving open spaces, the general appearance of the estate, and the estate layout through designing out crime were key community concerns in 2007 for the Burbank Forum. Achievements include:-

- Environmental improvements/beautification schemes including a 'reclaim your back lane initiative' on Burbank Street (alleygating), bulb planting on Musgrave Walk and at St Josephs school, and improvements to elderly peoples gardens on the estate in partnership with Stranton Church through the Hope 2008 initiative.
- School bus services to and from the estate were improved in 2008 following HBC approval.
- The establishment of a Housing and Environment sub-group supported by Housing Hartlepool to take forward a resident led Neighbourhood Agreement for the Burbank estate.

f) Culture and Leisure

The need to promote and expand existing activities for young people, and safety concerns around the multi-use games area (MUGA) were priorities when considering culture and leisure provision on the Burbank Estate. Actions to date include:

- Continued support of Burbank Parents Forum and Bridge Builders Youth Project.
- A new Arts project developed with a pantomime written by local residents (of all ages) to be performed in December 2008.
- New CCTV and lighting provided at the MUGA through NAP funding.
- Work underway to develop an intergenerational project to implement a memorial garden that will commemorate the heritage and culture of Old Town.

- A new annual event ('good neighbours day') in the process of being planned following the success of the Burbank Summer Fair with the assistance of HBC and Housing Hartlepool..
- A mapping exercise carried out by HBC's Neighbourhood Development Officer to identify gaps in provision for young people.

g) Strengthening Communities

Ensuring the sustainability of local venues and facilities, encouraging more residents to be proactive in the community, and supporting the activities of existing groups are identified as priorities under the Burbank Strengthening Communities theme. Achievements to date include:-

- Completion of a resident led survey undertaken by a local community activist in Partnership with the 'Scaman Trust'.
- An informal 'regeneration group' has been established by local residents that is successfully engaging with a broad set of residents from the estate to look at how it may take forward the ideas highlighted in the resident survey.
- A User Group established to develop and ensure the future sustainability of the Burbank Centre.
- An under 14 football club linked with FAST project has been established.
- Residents involved in the procurement and management of services through Housing Hartlepool Tenant Participation Panel.
- Forum members have participated in a range of training activities and are currently working with the Community Network and Housing Hartlepool to develop a training plan.

4. RIFT HOUSE/BURN VALLEY NEIGHBOURHOOD ACTION PLAN

4.1 Since 2007 the following progress can be reported on residents priorities/actions in the Rift House/Burn Valley Neighbourhood Action Plan.

a) Jobs and Economy

Increasing local employment opportunities, and publicity of these opportunities, were identified by Rift House/Burn Valley Forum as priority concerns under their Jobs and Economy theme in 2007. The following actions have been undertaken.

- The Orb Centre is providing a range of services with jobs advertised daily and staff assisting with IT to make job applications.
- Through their resident priority budget the Forum have recently recruited a family caseworker who is dedicated to the Forum area working intensively with families to remove barriers to employment
- The Forum has agreed funding from their priority budget to encourage volunteering as a route to employment by paying childcare expenses for parents who wish to access volunteer placements.

b) Lifelong Learning and Skills

Increasing access to learning based activities and courses, increased IT facilities, and the provision of alternative methods of learning to encourage local residents to take up opportunities were identified in 2007 as key community priorities in this theme. Actions to date include:-

- HBC Adult and Community Services are currently undertaking an audit in relation to demand for courses to be delivered from a range of venues across the NAP area.
- The NDNA building on Masfield Road is currently undergoing refurbishment. It is hoped that this will provide a venue for delivering learning based activities including IT.
- The Extended Schools buildings are completed at Rift House and Kingsley schools with a range of courses being available for parents.
- The possibility of establishing a Youth Internet Café in the Rift House area is being investigated by the Forum.

c) Health and Care

The general lack of health education and healthy lifestyles within the area, access to local medical health facilities, and the provision of support for the elderly and infirm are key concerns for Rift House/Burn Valley residents. The following actions have been undertaken in relation to these priorities:-

- The provision of a Health Trainer at Brierton Sports Centre providing smoking cessation, fitness classes and healthy eating.
- Healthy eating sessions at the Orb Centre.
- Continued provision and expansion of the Health Bus at Shakespeare Avenue and Marlowe Road.
- Provision of low level support for the elderly in the Rift House area from Hartlepool Carers. Support includes shopping, gardening and DIY on a referral basis from Social Services.
- The Forum are currently investigating the possible delivery of other health services from the proposed Extra Care scheme on Orwell Walk should it go ahead.

d) Community Safety

The need for further Police presence in the area, issues around anti social behaviour and associated problems, the promotion of Neighbourhood Watch. and the requirement for additional street lighting at specific locations were key community concerns identified by the Rift House/Burn Valley Forum under the community safety theme. The notable successes in terms of meeting the NAP priority actions are:-

- Installation of CCTV at Catcote Road shops.

- An action plan established for Catcote Road shops to address Anti-Social Behaviour (ASB) with additional operations by Police, HBC Environmental Enforcement and ASBU.
- Information on Ringmaster disseminated throughout the Forum area resulting in a further 170 plus residents signing up by the middle of 2008.
- Lighting improvements to the rear of Catcote Road shops implemented.
- A second Neighbourhood Police Officer assigned to Burn Valley Ward
- Burn Valley Gardens is now a 'restricted alcohol zone'.
- Increased security at Burn Valley gardens through the provision of new fencing scheme.
- ASBU contact number card distributed to 5000 households.

e) Housing and Environment

Car parking and road surfacing, together with the appearance of shopping parades, and litter and refuse problems were priorities in this theme. Absentee landlords and vacant and boarded up properties owned by private landlords were also seen as a priority concern. Actions included:

- Pot holes to the side streets off Elwick Road have been repaired.
- A Community Garden is in the process of being established on Waverly Terrace by Rift House East Residents Association with assistance from Pride in Hartlepool.
- Additional litter and dog foul bins have been installed in the Burn Valley area funded through the NAP.
- The Anti-Social Behaviour Unit have established a Tenant Referencing Scheme to tackle some of the issues associated with absentee landlords in the private rented sector.
- Cosmetic improvements to Catcote Shops were undertaken in March using the NAP budget.
- A Beautification scheme in Elwick Road involving hanging baskets was implemented in May and was funded through the NAP budget.
- The removal of grass verges and increased car parking to improve environmental quality was undertaken in Sindair, Galsworthy, Darwin, Macaulay, and Dryden Roads. Ruskin Grove and Thackeray Road also benefited from car parking schemes. Funding contributions were obtained from the Rift House/Burn Valley Forum and Housing Hartlepool with the majority of funding coming from the Central Neighbourhood Forum's Minor Works Budget. Additional schemes underway this year include a car parking scheme in Browning Avenue.

f) Culture and Leisure

Poor community and leisure centre provision and a lack of activities within the area were identified as priorities in this theme for Rift House/Burn Valley NAP residents. Key actions included:-

- The NAP resident priority fund has contributed to the refurbishment of St Mathews Hall on Elwick Road ensuring that it continues to serve the needs of the local community.
- The delivery of a very successful fun day by Rift House East Residents Association in September 2007 and 2008 has been supported through the NAP resident priority budget.
- The National Day Nursery Association Building on Masefield road is currently undergoing refurbishment and it is anticipated that this building will be made available for community use.
- Young people from the area are accessing youth provision through the Owton Manor West Project.
- The COOL project activities and Fun for All have been extended to a variety of venues across the NAP area in 2008.

g) Strengthening Communities

Promoting resident involvement, the provision of more capacity building/training events, and linking communities across the Rift House/Burn Valley NAP area through organised events were identified as priorities under the strengthening communities theme. The following actions have been undertaken:-

- The Rift House Burn Valley NAP Forum allocated £1,000 for youth activities delivered through the Owton Manor West Project.
- Neighbourhood Development workers and the Community Network have circulated questionnaires to youth groups to establish what is available for young people within the area, and what the gaps in provision are.
- A very successful Fun Day was organised by Rift House East Residents Association in September 2007 and 2008.
- Members of Rift House Community Association attended a number of Community Network training events
- A Multi-Index of activities is in the process of being produced by HBC's Neighbourhood Development Officer.

5. NEW DEAL FOR COMMUNITIES NEIGHBOURHOOD ACTION PLAN

5.1 Since 2007 the following progress on residents priorities/actions in the New Deal for Communities (NDC) Neighbourhood Action Plan can be reported:-

a) Jobs and Economy

Increasing the employability of hard to reach groups and opportunities for under 25s, promoting awareness of enterprise opportunities for young people, and develop volunteering opportunities as a route to employment were priorities included in this theme. Actions to date include:-

- Pathways to work initiative established in the NDC area

- 139 Bursary Grants awarded
- Social enterprise schemes established with training and employment opportunities linked to the housing regeneration programme – 20 trainees recruited.
- Volunteering event held in Middleton Grange to encourage residents in to volunteering.

b) Lifelong Learning and Skills

Raising the aspirations of young people, improving educational attainment of children from the area, supporting children from challenging/chaotic households, and providing more locally based training opportunities were identified as priorities under this theme in 2007. The following actions have been undertaken:-

- A raising aspirations project co-ordinator was recruited resulting in a number of 14-16 year olds gaining places on vocational training courses.
- A children's emotional well being project has been established and social inclusion assistants have been mainstreamed at Stranton and Lynnfield schools.
- Research into supporting children from challenging and chaotic households completed.
- Audit of locally based training activities undertaken and published
- Attainment based activities being delivered from Stranton and Lynnfield Centres

c) Health and Care

Promoting physical activity especially amongst young children, addressing high levels of chronic disease, including alcohol and drug problems, and enabling residents to lead healthier lifestyles were identified as priorities in 2007 by the NDC Neighbourhood Panel. Actions included:-

- The introduction of play rangers at Lynnfield and Stranton Schools
- A play area developed on Lynnfield School field supported with funding from the Neighbourhood Panel.
- A range of exercise, weight management, and smoking cessation programmes delivered from Stranton, Lynnfield, Belle Vue, and Peoples Centre
- The highly successful Peoples Access to Health Project (PATH project continued.
- Drugs outreach work continued by Safer Hartlepool Partnership to address high levels of drug misuse in the area.

d) Community Safety

Developing more initiatives to tackle anti-social behaviour, tackling drugs and drug misuse, developing the high profile of the Police, improving pedestrian

safety, and sustaining Neighbourhood Management approaches to reducing crime and improving safety were key priorities for this theme. Actions included:-

- Two additional Police Community Support Officers (PCSOs) for the area (funded from the New Deal for Communities Programme)
- Intergenerational work undertaken to tackle perceptions around young people being responsible for anti-social behaviour and schemes/events to celebrate the achievements of young people such as the Junior Wardens Scheme and Young Peoples Awards Event
- Funding for Landlord Licensing Scheme approved by HBC Cabinet funded by HBC and the NDC Programme.
- A regular page in the NDC Newsletter written by Police Sergeant
- Financial support from HBC secured for co-location project at York Road to serve the Central Neighbourhood area.
- Relocation of telephone box to address drug dealing and anti-social behaviour funded by Panel
- Traffic calming measures implemented and investigations into reducing the flow of traffic in the Lister Street area underway

e) Housing and Environment Theme

Improving management of the private rented sector, tackling litter, and driving forward the community housing plan to sustain and attract residents were key priorities for the NDC Neighbourhood Panel this year. Ways to green up areas and support residents to improve existing housing were additional community priorities. Key actions in meeting these priorities included:

- Good Tenant Scheme established by Anti-Social Behaviour Unit.
- Thornton Street Gardens completed with contribution of funding from the Neighbourhood Panel.
- Ernest Walk landscaping completed funded by the Neighbourhood Panel and Housing Hartlepool.
- Traffic improvements completed in Southburn Terrace, Tankerville Street/Milton Road/Sheriff Street and Sandringham Road (part-funded by the Neighbourhood Panel).
- HBC contributing to enhanced cleansing services in the NDC area through the Safer Cleaner Greener Initiative/Environmental Task Force.
- Completed acquisition and demolition of Dalton Street residential properties, and eastern end of Rodney Street.

f) Culture and Leisure

Creating safe play areas, encouraging understanding of different cultures, addressing young peoples needs, the development of more arts activities and events, and provision of more seating in Burn Valley were priorities in this theme.

- A new play facility has been developed at Lynnfield School
- A Connecting Cultures Programme has been successfully delivered with contributions from Phillipine, Bangladeshi, Pakistani, and Polish communities.

- A Neighbourhood events budget has supported a number of group activities including an It's a Knock Out event, Family Challenge Day, and a Women's Multicultural Event.
- A number of Arts Projects have been developed including Parents Together – confidence building through arts and crafts, Youth Graffiti Wall at Belle Vue, Rock in the Belle Vue Music group, and Lynnfield Book Sculpture
- Recreational areas and seating has been provided at Vicarage Gardens, Thornton Street, and Burn Valley Bowling Club with contributions from the NAP.

g) Strengthening Communities

Continuing to support and encourage Residents Associations and Community Groups, continuing to involve young people, and increasing the involvement of hard to reach groups were identified as key community concerns in 2007. The following actions have been undertaken:-

- The Safe, Clean and Green Initiative has provided the opportunity to engage with residents in the NDC area to pass on concerns and influence services, to signpost to training, and participate in the development of beautification schemes.
- Three newly constituted groups have been supported by NDC and HBCs development officers in Thornton Street, Marmion Estate, and Oxford Road
- HBC and NDC Development Officers have enabled a number of residents to access training to support the activities of resident and community groups, A number of groups have also been assisted with accessing funding and one group with the development of an action plan.

6. RECOMMENDATION

- 6.1 That the Central Neighbourhood Forum note progress on resident priorities and actions contained in the three Neighbourhood Action Plans to date.