

SOUTH NEIGHBOURHOOD CONSULTATIVE FORUM AGENDA



Friday, 17th October 2008

at 2.00 pm

**in Owton Manor Community Centre,
Wynyard Road, Hartlepool**

SOUTH NEIGHBOURHOOD CONSULTATIVE FORUM:

Councillors S Cook, Flintoff, Gibbon, Hill, James, Johnson, A E Lilley, G Lilley,
A Marshall, Preece, Turner, Wistow and Young

Resident Representatives: Mary Green, Ray Harriman, Rose Kennedy, Iris Ryder,
Sally Vokes and Mike Ward

- 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 South Neighbourhood Consultative Forum held on 15th August 2008
 - 4.2 Matters arising
 - 4.3 To receive the minutes of the meeting of the South Area Police and Community Safety Consultative Forum held on 12th September 2008
- 5. PUBLIC QUESTION TIME**

6. **ITEMS FOR CONSULTATION**

- 6.1 Dyke House School Buildings Schools for the Future Programme of Community Involvement – *Director of Children's Services and Director of Neighbourhood Services*
- 6.2 Affordable Housing Development Plan Document – Preferred Options Paper Consultation – *Director of Regeneration and Planning Services*

7. **ITEMS FOR DISCUSSION and/or INFORMATION**

- 7.1 Housing Hartlepool Update – Director of Housing Services, Housing Hartlepool
- 7.2 Adult and Community Services and Health Scrutiny Forum – Response to the 'Withdrawal of Emergency Care Practitioner Service at Wynyard Road Primary Care Centre' Referral – *Chair of the Health Scrutiny Forum*

8. **ITEMS FOR DECISION**

- 8.1 Minor Works Proposals – *Neighbourhood Manager (South)*

9. **WARD ISSUES**

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

Friday 5th December at 10am in Owton Rossmere Resource Centre (ORCEL), Wynyard Road, Hartlepool

WARDS

Fens
Greatham
Owton
Rossmere
Seaton

SOUTH NEIGHBOURHOOD CONSULTATIVE FORUM

15th August 2008

MINUTES OF THE MEETING



The meeting commenced at 6.00 pm in Owton Manor Community Centre,
Wynyard Road, Hartlepool

PRESENT:

Chair: Mary Green (Resident Representative)

Councillor Bob Flintoff	- Owton Ward
Councillor Steve Gibbon	- Fens Ward
Councillor Cath Hill	- Seaton Ward
Councillor Alison Lilley	- Fens Ward
Councillor Geoff Lilley	- Greatham Ward
Councillor Ann Marshall	- Rossmere Ward
Councillor Arthur Preece	- Fens Ward
Councillor Michael Turner	- Seaton Ward
Councillor David Young	- Seaton Ward

Also present: Councillor Jane Shaw, Chair of Children's Services Scrutiny Forum

Resident Representatives: Ray Harriman, Rosemarie Kennedy, Iris Ryder, Sally Vokes and Mike Ward.

Public: Mike Arnold, Ray Bennett, Catherine Dale, Ron Foreman, Donna Hotham, Sybil Hotham, William Hotham, Sheila Kell, H Oxley, J Smith, Bill Spowart and Angie Wilcox

Officers:

- David Frame, Neighbourhood Manager
- David Mitchell, Neighbourhood Co-ordinator
- Paul Mitchinson, Highway Services Manager
- Joan Wilkins, Scrutiny Support Officer
- Laura Starrs, Scrutiny Support Officer
- Jo Wilson, Democratic Services Officer

Housing Hartlepool Representative: Helen Ivison

Police Representatives: PC Watson

Fire Brigade Representative: Stu Simpson

12. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Shaun Cook, Marjorie James and Mick Johnson.

13. DECLARATIONS OF INTEREST

None

14. MINUTES

The minutes of the Forum held on 20th June 2008 were accepted as an accurate record with the following amendments:

In Matters arising Resident Representative Iris Ryder had been referring to business tipping rather than general litter problems.

15. MATTERS ARISING

Resident Representative Mike Ward referred to his request for details on the funding for Building Schools for the Future and Primary Capital Fund and asked if anything had been forthcoming. The Neighbourhood Manager advised that a request for this information had been made through the forum but so far nothing had been received. An urgent reply would be sought.

16. MINUTES

The minutes of the South Neighbourhood Parish Liaison meeting held on 25th June 2008 were received by the Forum.

17. PUBLIC QUESTION TIME

Owton Manor/Maxwell Road area – Resident Mr Hotham referred to anti-social behaviour occurring near the disused police station for the last four years. The police had been called on a number of occasions but had failed to

attend the scene. The Neighbourhood Manager indicated that work was planned around the area which should help to alleviate these problems. Discussion of the issue was due to take place at the next South Area Joint Action Group meeting with Housing Hartlepool. CCTV was installed in the area and would be turned to face the area in question.

With reference to the lack of response by the Police PC Watson reported that any response would depend on the availability of officers. Neighbourhood Police Officer would attend if they were available but they could have more pressing priorities. Any jobs needed to be actioned before they could disappear from police call sheets so there was no chance that a call could be disregarded.

Councillor Geoff Lilley requested that a letter be sent to Superintendent Andy Summerbell and Acting Inspector Glenn Ward on behalf of the Forum highlighting this situation and requesting a more direct approach by police. Residents were entitled to peace and this was affecting their quality of life.

Owton Manor pavements – Resident Ray Bennett advised that broken glass was regularly being left on the pavements around Owton Manor. The Neighbourhood Manager acknowledged that the current cleaning mechanism needed improvement and asked that any problems be reported

18. CHILDREN'S SERVICES SCRUTINY FORUM – RESPONSE TO THE 'SUSTAINABILITY OF EXTERNALLY FUNDED COMMUNITY INITIATIVES IN SCHOOLS' REFERRAL

In August 2007 the Forum had discussed issues around community spaces in schools drawing funding from external

funding streams and the difficulties experienced in continuing to meet revenue costs when this initial capital investment came to an end. As a result a referral had been made to Scrutiny to investigate the sustainability of externally funded community initiatives in schools.

The Children's Services Scrutiny Forum had subsequently investigated the issue in detail and produced a series of recommendations. These recommendations were considered and approved by Cabinet together with an Action Plan detailing the way forward. This would be reviewed in six months. The Final Report and Action Plan were attached to the report for Members' attention.

19. SCRUTINY INVESTIGATION INTO THE CONDITION OF HIGHWAYS IN HARTLEPOOL

The Scrutiny Support Officer 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 Scrutiny Support Officer and the Chair of the Scrutiny Forum, Councillor Stephen Akers-Belcher, could also be contacted with any comments via the Civic Centre or E-mail.

Councillor Cath Hill commented that the investigation was a waste of time and money. Everyone knew how bad the roads were and this investigation would only reiterate that point. There was insufficient funding to put right all the issues which needed to be addressed. Councillor Hill's views were endorsed by Councillor Geoff Lilley and Resident Representative Mike Ward. Councillor Lilley suggested that part of the £31 million currently being held in reserves could be spent on the backlog of improvements needed. The money to be spent on the scrutiny investigation could be better spent elsewhere.

Resident Representative Iris Ryder asked if money had been set aside for the repair of potholes on the contaminated land in Seaton Carew as she had requested this previously. The Highway Services Manager advised that he was unaware of any specific money being "ring fenced" but the work would certainly be done if it was necessary. However it was pointless to begin these repairs until the current work was completed. Councillor Mike Turner reported that the contaminated land roads had been worsened since the current work began but there was nothing in the three-year-plan to indicate that these roads would be repaired. He urged the Forum to request action on this.

20. MINOR WORKS

The Neighbourhood Manager advised the Forum that £87,000 had been available for the Forum to spend on minor works in

2008/09. Of these monies £33,475 had been spent leaving a balance of £53,525.

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

Greatham Ward – Queensway – footway resurfacing - £8,200

Seaton Ward – Brompton Walk – footway resurfacing - £10,740

Fens Ward – Newark Road – removal of verge - £700

Various Wards – Pride in Hartlepool Contribution - £5,000.

The forum agreed the four schemes at a total cost of £24,640 be referred to the Portfolio Holder for confirmation.

Resident Representative Mike Ward advised that planting of the garden area at Newark Road was not included despite officer assurances. The Neighbourhood Manager indicated that it would be coming to the next Forum when planting was more appropriate.

Resident Representative Iris Ryder asked that the T-junction at Brompton Walk be resurfaced as residents had been complaining about the large pothole. The Highway Services Manager advised that a patch repair had already been ordered.

Resident Angie Wilcox queried why Esk Grove and Kilmamock Road were not included on the list for removal of grass verges. The Neighbourhood Manager indicated that a number of verge schemes had already been approved with a contribution from Housing Hartlepool in this financial year and these issues could potentially be considered through the Neighbourhood Action Plan Resident Priority Fund.

Decision

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

21. WARD ISSUES

Fens Shops – Councillor Geoff Lilley referred to damage being carried out to the highways due to private building work being carried out and asked to be provided with statistics as to how many orders of reinstatement had been put in to the Highways Department for damage caused in this way. The Highway Services Manager advised that this would be impossible to provide as officers were not aware of the cause of damage in the vast majority of cases. Councillor Lilley commented that it would be prudent to let people know how to report damage caused in this way.

In addition Councillor Steve Gibbon requested that action be taken against drivers parking illegally in the disabled bays in the Fens Shops area. The Neighbourhood Manager advised that he would contact the owners of the car park, Storeys, to ask that they take action. However the Council was unable to demand action. Councillor Alison Lilley commented that this issue had been raised at the Fens Residents Association meeting and as a result she had written to the relevant Government minister regarding a hole in the law on this matter. Any answer received would be reported back to the Forum.

Seaton Carew Clock Tower/Bus Station – Councillor David Young congratulated all those involved in the restoration of the clock tower and bus station at Seaton Carew. However Resident Representative Iris Ryder highlighted problems with the snagging. She also advised that the clock did not

work, there were no toilet signs and there had been instances of people urinating in the shelter. The Neighbourhood Manager advised that these comments would be passed on to the Property Services Section.

Public Police meeting – Councillor Geoff Lilley reported that District Commander Summerbell and Acting Inspector Ward would be present at a public meeting at 6.00pm on Monday 1st September in the William Gray Suite of the Historic Quay.

Civic Centre refurbishments – Councillor Alison Lilley referred to ongoing problems with the heating and air conditioning in the Civic Centre. The Neighbourhood Manager advised that these were problems connected with the refurbishment work and would be fixed in time.

22. DATE, TIME AND VENUE OF NEXT MEETING

The next meeting was scheduled for Friday 17th October at 2.00pm in Owton Manor Community Centre, Wynyard Road.

The meeting concluded at 7.00 pm

CHAIR

WARDS

Fens
Greatham
Owton
Rossmere
Seaton

SOUTH POLICE & COMMUNITY SAFETY CONSULTATIVE FORUM

12 September 2008

MINUTES OF THE MEETING



The meeting commenced at 10.00 a.m. in Owton Manor Community Centre, Hartlepool

PRESENT:

Chair: Resident Representative Mary Green

Councillor Marjorie James	- Owton Ward
Councillor Alison Lilley	- Fens Ward
Councillor Geoff Lilley	- Greatham Ward
Councillor Ann Marshall	- Rossmere Ward
Councillor Michael Turner	- Seaton Ward

Resident Representatives: Rosemarie Kennedy, Iris Ryder, Michael Ward

Residents: Tina Donnelly, H Oxley

Officers: David Frame, Neighbourhood Manager
Sally Forth, Anti-Social Behaviour Co-ordinator
David Mitchell, Neighbourhood Co-ordinator
Sue McBride, Neighbourhood Development Officer
Sarah Bird, Democratic Services Officer

Cleveland Police: Inspector Glen Ward, Sergeant Ricky Mansell, Sergeant Peter Howarth, PC Steve Cranston, PC Dave Myers

Cleveland Fire and Rescue: Stuart Simpson

Housing Hartlepool: Andy Elvidge, Libby Griffiths, Lynn McPartlin

1. WELCOME AND INTRODUCTION

The Chair Resident Representative Mary Green welcomed residents, Councillors and Officers

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Flintoff, Gibbon and Wistow, Resident Representative Sally Vokes, Residents Mike Arnold and Joan Smith. Also from the Crime and Disorder Co-ordinator.

3. MINUTES

The minutes of the meeting held on 11 April 2008 were confirmed as an accurate record.

4. MATTERS ARISING

Cerebos Site – Councillor A Marshall queried whether this site had been cleaned up and was informed that enforcement action regarding this was currently ongoing. The Cleveland Fire and Rescue representative, Stuart Simpson confirmed that the site had been cleared.

Gravel Drives – Discussion took place about the pros and cons of having gravel drives.

Fens Shops – Councillor Alison Lilley highlighted recent problems at the rear of Mary Lambert's shop where pipe-work had been removed. The Neighbourhood Manager said that he was aware of the problem and would monitor the situation.

Police Contact Details – Councillor Ann Marshall queried whether contact details for local police officers were now available and was informed that these had recently been publicised in Hartbeat. The Safer Hartlepool Partnership were currently looking at having business cards printed showing useful telephone numbers.

Financial Inclusion Partnership – Councillor James highlighted a recent leaflet drop to local residents offering brokerage services for loans for a fee of £50. She stated that there was no need to pay such a fee as the Hartlepool Credit Union offered the same service free of charge. She said that residents who were suffering difficulties with debt could also use the Citizens Advice Bureau or the West View Advice Centre.

Off Road Bikes – Councillor G Lilley stated that he had met with the Mayor and Councillor Hill the previous week and the Mayor was interested in exploring the possibility of having some motorcycle based youth projects and asked that anyone who was able to assist with time or experience should get in touch with him. The Neighbourhood Manager agreed to pass this information on to youth forums

5. UPDATE FROM THE POLICE

Inspector Glen Ward gave a presentation on the Hartlepool District's recorded crime figures for the period June – August 2008 compared to the same period in the previous year as well as figures specifically relating to the south area of the town. It was noted that violent crime had reduced but there had been a rise town-wide in the number of dwelling house burglaries. He explained that this had been caused by a visitor to the town from Nottingham and another male but both were currently in prison. He stated that there had been a lot of lead and copper thefts in the town but key people had been arrested and the police were working closely with scrap metal dealers to try and eradicate the problem.

Inspector Ward also gave details 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. He stated that 95.4% of calls had been responded to within the required time.

Inspector Ward informed the Forum that the Neighbourhood Policing Teams had changed their shift patterns so that at key times there would be sufficient officers on duty. The 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 and to breathalyse them if required.

Details of the Crime Stompers initiative were given and detail of a recent drugs arrest from Operation Relentless was outlined.

Crime Prevention Officer PC Steve Cranston then gave details of how residents could protect their home and its contents using the 'onion skin principle'. PC Cranston showed how householders could protect their perimeter, out buildings, grounds, building line, house and contents from unwanted intrusion. Advice was given on planting and the erection of trelliswork to discourage intruders. Residents were also encouraged to join the Ringmaster scheme.

The following issues were then raised:-

Councillor Ann Marshall – The allotments at Brierton were surrounded by high fencing which would shield sight of any intruders. Would it not be more feasible to have low fencing and good lighting so that any intruders would be visible? The Crime Prevention Officer said that other allotment groups in the town were trying to erect new fencing although this was costly and it was suggested that the current fencing could have anti-vandal grease on it.

Councillor Ann Marshall – The Jutland Road area would benefit from having the Crime Stompers initiative – Inspector Ward stated that it was hoped that this would eventually be rolled out to every Ward.

Councillor Alison Lilley – When an offender was given bail by a Magistrate, was the bailee tagged?

Inspector Ward said that this depended on the conditions imposed by the Magistrate but some were tagged and this was monitored by Group 4 security.

Councillor Alison Lilley – Thanked Officers for the tip about erecting trellis on top of fences but consideration should be given to wildlife and urged residents not to strip out too much shrubbery in their gardens. Officers stated that residents should strive for a balance between privacy and crime prevention.

Resident Representative Iris Ryder – Had purchased some anti-vandal grease for her fence but had been told not to use it below 12' in height. Officers stated that it was alright to use this above 6' and advised that a sign should be displayed stating that it was in place.

Resident R Oxley – It would be costly to implement all the crime prevention advice that had been given. PC Cranston stated that the advice offered general points to consider.

Councillor Marjorie James – 'Flash Garden' had not been utilised for crime prevention gardening advice recently. She suggested that Rosa Rugosa was a cheap prickly attractive plant would could be used to deter burglars. Officers agreed with this.

Councillor Marjorie James – Public confidence in the Police was a must if crime prevention advice was to be taken. She alluded to a recent incident at which it was alleged that officers had taken 1 hour 20 minutes to respond. PC Cranston said that Officers were aware of this and it was being looked into. Councillor James stated that she would like a written response to this allegation.

Resident Representative Iris Ryder – A recent incident regarding a complaint that a mini-motorcycle was causing a nuisance to residents had had a response time of 2 hours. Inspector Ward stated that calls were graded in order of priority ensuring that emergencies were responded to immediately.

The Chair thanked the Police for their attendance at the meeting.

6. UPDATE FROM THE FIRE BRIGADE

Cleveland Fire and Rescue representative Stuart Simpson outlined the figures for fires in the District and specifically for the South area for June – August 2008 compared to the previous year. There had been a marked decrease in all fires. He stated that the fire brigade had worked closely with Housing Hartlepool to promote the home safety checks and said that these had helped reduce the number of accidental dwelling fires across the town. He stated that Housing Hartlepool also had a policy of getting empty premises boarded up which had aided the reduction in numbers of deliberate fires.

He stated that like the Police, Fire fighters were working later shifts to accommodate demand. Work was ongoing in schools and colleges to warn against drinking driving. Staff were also working with schools to lead young people in football, volleyball and cricket games to engage them to keep them off the street as a preventative measure.

The Forum was informed that Hartlepool was the best performing District in Cleveland which was attributed to partnership working.

The following issue was then raised:-

Councillor Marjorie James – Bonfire night activity seems to be spread over a 2 – 3 week period. She suggested that at public events for example organised bonfires, could the police utilise drug detection dogs? Inspector Ward said that this had been considered but for each dog used, 12 Officers would be involved. He stated that this method was more likely to be utilised in policing the night time economy.

7. ANTI-SOCIAL BEHAVIOUR PERSPECTIVE

The Anti-Social Behaviour Co-ordinator informed the meeting of current anti-social behaviour statistics relating to Hartlepool for the period April to August 2008. July and August referrals were broken down ward by ward and into types of anti-social behaviour (ASB). Most of the incidents dealt with related to housing management, rowdy behaviour, nuisance and intimidation. A number of measures had been taken 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.

The following points were raised:-

Councillor Alison Lilley – If there is no response from a tenant relating to the Good Tenant Scheme, this may be because the tenant has difficulty in reading or writing. She suggested that a follow up visit by a member of the ASB team may be helpful.

8. NEIGHBOURHOOD ISSUES AND PUBLIC QUESTION TIME

Councillor Ann Marshall – There is a problem with ASB at the Jutland Road Community Centre involving young

people harassing the caretaker. It was agreed that an update of action taken on this would be provided at the next meeting.

Councillor Ann Marshall – Brierton Lane street lighting is in need of updating. The Neighbourhood Manager said that he would liaise with the Public Lighting Manager to see what was necessary.

Resident Representative Mike Ward – People were shooting wood pigeons near the beck at the rear of the Fens estate from the field but there were dead birds on the house side of the beck. Inspector Ward said that PC Myers would investigate this.

Resident Representative Iris Ryder – Can something be done to prevent cars driving/parking on the soft ground and churning it up at Seaton Carew at the bonfire display. The Neighbourhood Manager stated that measures such as Park and Ride would be undertaken to encourage fewer vehicles to park in Seaton Carew but protective matting was not an option as it was expensive.

Councillor Marjorie James – Can the Police inform residents, Councillors and Resident Representatives what is happening in their area? Inspector Ward reminded those present that representatives from the Neighbourhood Policing Team were available after the meeting to speak to members of the Forum. He said that there needed to be good communication to build up public trust.

Councillor Geoff Lilley – At the Fens Residents Annual General Meeting concerns had been raised about the speed of traffic on Mowbray Road. Discussion took place regarding a speed survey which had been undertaken in

February 2008. It was felt that a survey covering a 24 hour period would have been more beneficial to monitor the speed of the traffic in the area of the bend in the road next to the bus stop. Inspector Ward said that he would ensure that Officers kept an eye on the speed of cars in that area. It was suggested that a presentation be brought to a future meeting with regard to the speed monitoring processes employed by Hartlepool Borough Council.

Councillor Ann Marshall – She stated that she was pleased that youth services in Jutland Road have been re-instated and are taking place on Monday and Wednesday between 6.00 pm and 9.00 pm.

Councillor Marjorie James congratulated Resident Representative Mary Green on her churning skills.

The meeting concluded at 11.45 am

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.	<p>Contact Details:</p> <p>Name:</p> <p>Address:</p> <p>Telephone:</p> <p>Email:</p>	

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 (**Appendix 1**) 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 (**Appendix 2**) 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.

6.2 APPENDIX 1

- 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;

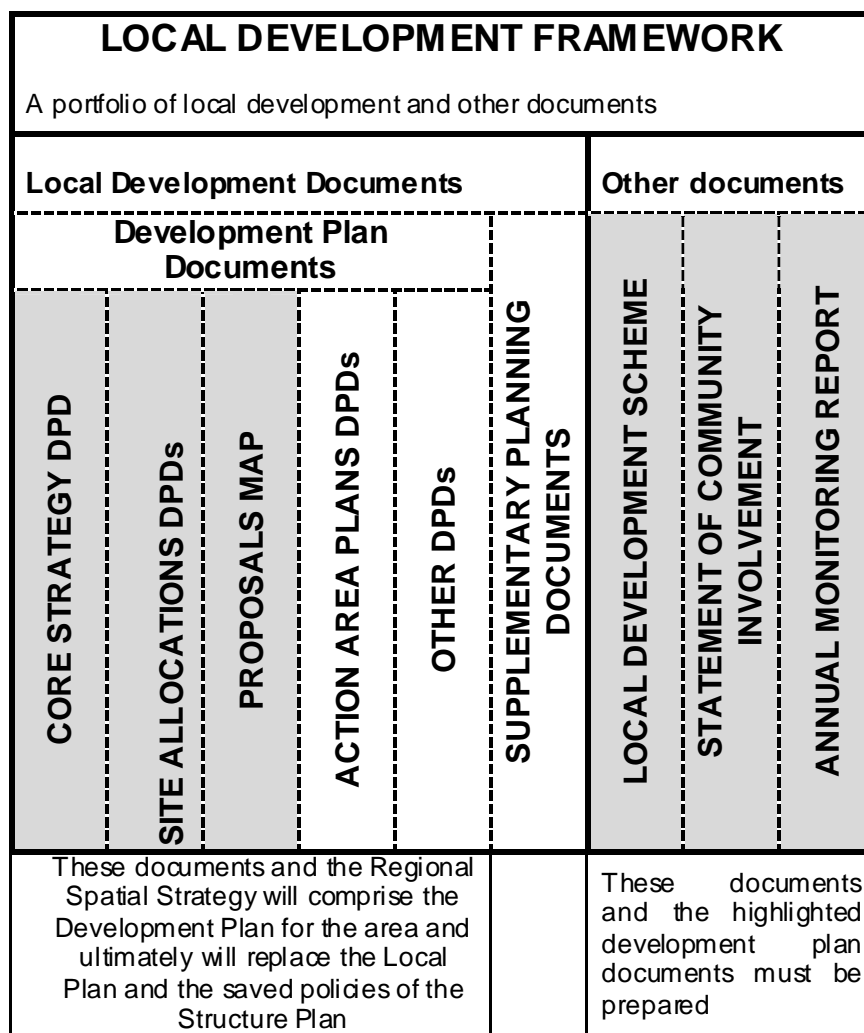
- Set out the criteria against which planning applications for residential developments will require affordable housing provision.
- Set the standards and requirements of that affordable housing provision.

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

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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-

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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.

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- 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

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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-

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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

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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

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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

6.2 APPENDIX 1

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?

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?

When complete please return to:

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

SOUTH NEIGHBOURHOOD CONSULTATIVE FORUM

17 October 2008



Report of: Chair of the Health Scrutiny Forum

Subject: ADULT AND COMMUNITY SERVICES AND HEALTH
SCRUTINY FORUM - RESPONSE TO THE
'WITHDRAWAL OF EMERGENCY CARE
PRACTITIONER SERVICE AT WYNYARD ROAD
PRIMARY CARE CENTRE' REFERRAL

1. PURPOSE OF THE REPORT

- 1.1 The purpose of this report is to provide Members of the South Neighbourhood Consultative Forum with feedback on the outcome of the Adult and Community Services and Health Scrutiny Forum's investigation into the 'Withdrawal of Emergency Care Practitioner Service at Wynyard Road Primary Care Centre'.

2. BACKGROUND INFORMATION

- 2.1 The South Neighbourhood Consultative Forum on the 2 February 2007 received a presentation from Hartlepool Primary Care Trust (PCT) on its 'Fairness and Equity in Primary Care' public consultation. Significant concern was expressed by members of the South Neighbourhood Consultative Forum in relation to the withdrawal of Emergency Care Practitioner Services at Wynyard Road Primary Care Centre. On this basis the South Neighbourhood Consultative Forum agreed to make the following referral to Scrutiny:-

"Referral to Adult and Community Services and Health Scrutiny Forum of the service mix being proposed at Primary Care Centres in Hartlepool and whether this reflects local needs and aspirations. Starting with Wynyard Road"

- 2.2 Members of the Adult and Community Services and Health Scrutiny Forum agreed that 'the service mix' element of the referral had been responded to via the Forum's work into 'Fairness and Equality in Primary Care'. However after agreement between the Chair of the Scrutiny Co-ordinating Committee and Chair of the Adult and Community Services and Health Scrutiny Forum,

the Wynyard Road element of the referral was taken as a single topic inquiry by the Forum at their meeting of 4 September 2007.

- 2.3 The Adult and Community Services and Health Scrutiny Forum investigated the issue in detail and produced a series of recommendations, contained within the final report attached at **Appendix A**. These recommendations were subsequently presented to Cabinet, on the 7 July 2008, together with an Action Plan detailing the way forward for each (attached at **Appendix B**).
- 2.4 Following the split of the Adult and Community Services and Health Scrutiny Forum at the start of the 2008/09 Municipal Year, the Health Scrutiny Forum on 9 September 2008, received formal confirmation of Hartlepool PCT's response to its recommendations in relation to this issue. Following on from this, the Chair of the Health Scrutiny Forum will be present at today's meeting to formally feedback to the Consultative Forum the outcome of its referral.

3. RECOMMENDATIONS

- 3.1 That the South Neighbourhood Consultative Forum:
- (i) Note the recommendations contained within the Adult and Community Services and Health Scrutiny Forum's Final Report (attached at **Appendix A**), compiled in response to the referral outlined in Section 2.1 above; and
 - (ii) Note the actions assigned to achieve each of the recommendations contained within the Final Report, as outlined in the Action Plan (attached at **Appendix B**).

Contact Officer:- James Walsh – Scrutiny Support Officer
Chief Executive's Department - Corporate Strategy
Hartlepool Borough Council
Tel: 01429 523647
Email: james.walsh@hartlepool.gov.uk

BACKGROUND PAPERS

The following background papers were used in the preparation of this report:-

- (i) The Adult and Community Services and Health Scrutiny Forum's Final Report into the 'Withdrawal of Emergency Care Practitioner Service at Wynyard Road Primary Care Centre' considered by Cabinet on 7 July 2008.
- (ii) Decision Record of Cabinet held on 7 July 2008.
- (iii) Minutes of the South Neighbourhood Consultative Forum of 2 February 2007.



ADULT AND COMMUNITY SERVICES AND HEALTH SERVICES SCRUTINY FORUM

FINAL REPORT WITHDRAWAL OF EMERGENCY CARE PRACTITIONERS SERVICE AT WYNYARD ROAD PRIMARY CARE CENTRE

APRIL 2008

CABINET

7 July 2008



Report of: Adult and Community Services and Health Scrutiny Forum

Subject: FINAL REPORT – WITHDRAWAL OF EMERGENCY CARE PRACTITIONERS SERVICE AT WYNYARD ROAD PRIMARY CARE CENTRE

1. PURPOSE OF REPORT

- 1.1 To present the draft findings of the Adult and Community Services and Health Scrutiny Forum into the Withdrawal of Emergency Care Practitioners Service at Wynyard Road Primary Care Centre, located in Hartlepool.

2. SETTING THE SCENE

- 2.1 The issue of the development of acute, primary and community services in Hartlepool was a mandatory referral made on the 8 February 2007 by the Full Council. On 9 February 2007 Scrutiny Co-ordinating Committee considered this issue and referred it to the Adult and Community Services and Health Scrutiny Forum for consideration during the 2007/08 Municipal Year.
- 2.2 In addition a related referral was received from the South Neighbourhood Forum on 2 February 2007. It requested the Adult and Community Services and Health Scrutiny Forum consider whether the service mix being proposed at primary care centres in Hartlepool reflected local need and aspirations. Significant concern was expressed by members of the public in relation to the Wynyard Road Primary Care Centre and therefore the referral requested that Members focus specifically on this issue.
- 2.3 Members of the Adult and Community Services and Health Scrutiny Forum agreed that the 'the service mix' element of the South Neighbourhood referral had already been responded too via the Forum's work into 'Fairness and Equity in Primary Care.' Thus, with the agreement of the Scrutiny Co-ordinating Committee Chair and the Chair of this Forum, it was agreed that the Wynyard Road Primary Care Centre element of the referral be incorporated within a single scrutiny investigation that would investigate both the development of primary and community health services in Hartlepool and the new hospital development.

- 2.4 The single scrutiny investigation into the development of primary and community health services in Hartlepool and the new hospital development was endorsed by Scrutiny Co-ordinating Committee on 29 June 2007. Work was undertaken to present a scoping paper to the Forum at its meeting on 24 July 2007, which was subsequently adjourned until 30 August 2007. However, during this period further work was being undertaken with representatives of the NHS and it quickly became apparent that scrutiny work into the development of acute, primary and community health care services could not be completed within the 2007/08 municipal year (effectively a seven month window) as had originally been proposed.
- 2.5 In considering the fact that the NHS is scheduled to take almost seven years to deliver Momentum: Pathways to Healthcare, it was considered essential that the Forum revised its scoping paper to enable the Forum to influence the Momentum: Pathways to Healthcare programme throughout the duration of the project. However, Members were also mindful of the referral by the South Neighbourhood Consultative Forum relating to the Withdrawal of Services at Wynyard Road Primary Care Centre and at the meeting of this Forum on the 30 August 2007, Members agreed that a revised scoping paper be submitted relating to the issue of the Withdrawal of Services at Wynyard Road Primary Care Centre.
- 2.6 The Adult and Community Services and Health Scrutiny Forum agreed the revised work programme to encompass the investigation into the Withdrawal of Services at Wynyard Road Primary Care Centre at its meeting of 4 September 2007.
- 2.7 At the meeting of the Adult and Community Services and Health Scrutiny Forum held on 23 October 2007, Members received evidence from representatives of the Hartlepool PCT, as part of the Forum's investigation into the Withdrawal of Emergency Care Practitioner Services at the Wynyard Road Care Centre in Hartlepool. Based on the evidence provided by the Hartlepool PCT, Members deemed it appropriate to commission independent specialist advice to aid their investigation by covering the following issues:
- (a) Whether it would / or would not be viable to provide urgent care services in the Wynyard Road Care Centre;
 - (b) Whether the PCT acted effectively in the planning, running and subsequent withdrawal of the ECP service and to ascertain whether there are lessons that can be learnt for any future urgent care service provision in the town; and
 - (c) To seek examples of good practice from across the country in relation to urgent care services.
- 2.8 At the 21 November 2007 meeting of the Scrutiny Co-ordinating Committee approval was given for the Adult and Community Services and Health

Scrutiny Forum to commission independent specialist advice for the investigation into the Withdrawal of Emergency Care Practitioner Services at Wynyard Road Primary Care Centre.

3. OVERALL AIM OF THE SCRUTINY REFERRAL

- 3.1 The overall aim of the Scrutiny Referral was to gain an understanding of the circumstances and process leading to the withdrawal of the Emergency Care Practitioner Services at the Wynyard Road Primary Care Centre, to examine the subsequent impact on patients and to ascertain whether the communication and consultation strategy of the PCT had been effective in the implementation of the ECP service..

4. TERMS OF REFERENCE FOR THE SCRUTINY REFERRAL

- 4.1 The Terms of Reference for the Scrutiny Referral were:-

- (a) To gain an understanding of the circumstances and process leading to the decision of the Hartlepool Primary Care Trust to withdraw the Emergency Care Practitioner Service in the Wynyard Road Care Centre;
- (b) To explore what options Hartlepool Primary Care Trust considered to enable the continuation of the Emergency Care Practitioner Services at Wynyard Road Primary Care Centre;
- (c) To examine the impact of the loss of such facility in relation to those patients accessing the facility;
- (d) To examine future development proposals for the Wynyard Road Primary Care Centre and the impact of this on patients; and
- (e) To examine the future development proposals for the emergency / urgent care services to be offered within Hartlepool.

5. MEMBERSHIP OF THE ADULT AND COMMUNITY SERVICES AND HEALTH SCRUTINY FORUM

- 5.1 The membership of the Scrutiny Forum was as detailed below:-

Councillors Atkinson, Barker, Brash, Fleet, Griffin, G Lilley, Plant, Simmons, Sutheran, Worthy and Young.

Resident Representatives: Mary Green, Jean Kennedy and Mary Power.

6. METHODS OF INVESTIGATION

- 6.1 Members of the Adult and Community Services and Health Scrutiny Forum met formally from 4 September 2007 to 8 April 2008 to discuss and receive evidence relating to this investigation. A detailed record of the issues raised during these meetings is available from the Council's Democratic Services.
- 6.2 A brief summary of the methods of investigation are outlined below:-
- (a) Detailed Officer reports supplemented by verbal evidence;
 - (b) Evidence from the Authority's Portfolio Holder for Adult and Public Health Services;
 - (c) Evidence received from Hartlepool PCT;
 - (d) Feedback from the South Neighbourhood Consultative Forum;
 - (e) Evidence provided by Owton and Rossmere Ward Councillors;
 - (f) Verbal observations supplied by Hartlepool Primary Care Patient and Public Involvement (PPI) Forum;
 - (g) Independent Study undertaken by the University of Birmingham; and
 - (h) The views of local service users.

FINDINGS

7. BACKGROUND TO EMERGENCY CARE PRACTITIONER SERVICE AT WYNYARD ROAD PRIMARY CARE CENTRE

- 7.1 Emergency Care Practitioners (ECP) Services are designed to support the needs of patients requiring unscheduled care. The inception of ECP Services is seen by the NHS as one solution to reducing the burden placed upon Accident and Emergency Departments by urgent, but not life threatening conditions.
- 7.2 Due to the historic shortage of General Practitioner (GP) Practices in Hartlepool, residents in Hartlepool tended to use Accident and Emergency (A&E) facilities rather than waiting for a GP appointment. This had led to A&E staff being 'swamped' with cases that would have been more appropriately dealt with in a primary care setting.
- 7.3 Owton Rossmere is agreed by the NHS and Hartlepool Borough Councillors as one of the more deprived areas in Hartlepool. Statistics proved that residents from the Owton Ward were more likely than any other Ward in Hartlepool, to use the A&E Services at the University Hospital Hartlepool

and were more likely to attend A&E with ailments that could have been more effectively dealt with in a primary care setting.

- 7.4 The GP practice that covered the Owton Ward was small in size, with the condition and administrative infrastructure rated as poor. These factors had lead to the GP practice being unpopular with residents.
- 7.5 Taking the above evidence into consideration, on 21 August 2006 Hartlepool Primary Care Trust (PCT) launched a new Primary Care Centre based at Wynyard Road, which lies within the Owton Ward area of Hartlepool. The Wynyard Road Primary Care Centre would provide residents of Owton Rossmere and beyond with a GP service, community clinics and an ECP service.
- 7.6 The PCT communicated through the local press that the ECP Service at Wynyard Road Primary Care Centre was a drop-in service, without the need for an appointment, regardless of age or illness and with no time limit to deal with patients.

8. THE CIRCUMSTANCES AND PROCESSES LEADING TO CLOSURE OF THE ECP SERVICE AT WYNYARD ROAD PRIMARY CARE CENTRE

- 8.1 Despite the initial positive press coverage that the ECP Service at the Wynyard Road Primary Care Centre enjoyed, within in three months of opening Hartlepool PCT suspended the ECP Service. Throughout this investigation the Forum received evidence relating to the reasons behind this decision. Evidenced below are the circumstances and processes that led to Hartlepool PCT temporarily closing the ECP Service at Wynyard Road Primary Care Centre:-

Emergency Care Practitioners

- 8.2 The Portfolio Holder for Adult and Public Health reported to the Adult and Community Services and Health Scrutiny Forum that there was confusion over the capabilities of the Emergency Care Practitioners based at the Wynyard Road Primary Care Centre. The PPI took this a step further by informing the Forum that in the opinion of their members, the ECP service was withdrawn due to the lack of medically trained staff.
- 8.3 The PCT clarified to the Adult and Community Services and Health Scrutiny Forum regarding the position of the six members of staff providing the ECP services. Three of the members of staff were permitted to prescribe most medications except controlled drugs. The remaining three members of ECP staff were trained paramedics who had been allowed to administer certain drugs, however, in the arena of the ECP service they were not allowed to prescribe any drugs. The PCT accepted that this scenario was both confusing and unsatisfactory to both patients and clinicians.

Timeline to Closure

- 8.4 During the week commencing 13 November 2006 concerns were raised about the possible severity of problems in the operation of the ECP Service at Wynyard Road. One major 'near-miss' involved the prescribing of penicillin to a patient who was allergic, that was rectified only once the patient had left the premises, but before the medication could be taken. Other patients had turned up with life-threatening conditions, only to find that the clinicians working in the ECP Service were not in a position to treat their conditions.
- 8.5 On the 17 November 2006 Hartlepool PCT issued an urgent press release announcing the temporarily suspension of the ECP service from Wynyard Road Primary Care Centre as of 20 November 2006, due to concerns the PCT had about patient safety.

9. PROBLEMS OF COMMUNICATION

- 9.1 Throughout the investigation it became apparent that there were issues surrounding communication over the temporary suspension of ECP Services at Wynyard Road Primary Care Centre. Evidence relating to communication issues gathered by the Forum is detailed below:-

The 'Wrong Type of Patient'

- 9.2 The PCT informed the Forum that prior to the 'near-miss' incident at the ECP service at Wynyard Road Primary Care Centre, there had been concerns that the 'wrong sort of patient' was turning up to access the ECP Services. Despite PCT plans that patients should be turning up with minor ailments this could not be controlled. Perversely utilisation figures indicated that patients were instead arriving with serious injuries and illnesses that were more akin to treatment in an A&E setting.
- 9.3 The PCT accepted that not only was the 'type of patient' who would benefit from attending the ECP Service not disseminated well enough, but that there were inadequate risk assessments in place to deal with patients whose medical conditions required more urgent intervention, that an A&E Department would provide.

Communicating the Temporary Closure of the ECP Services

- 9.4 Hartlepool PCT's press released on the 17 November 2007 advised that the ECP Service at Wynyard Road Primary Care Centre would be temporarily suspended and that all local partners would be consulted about the way forward. This consultation would conclude with a review of urgent care services in Hartlepool.
- 9.5 Ward Councillors reported to the Forum that they had not been consulted prior to the announcement to the media over the temporary closure of the ECP Service. This left Councillors angered as many had actively promoted the

service to their constituents. The Portfolio Holder for Adult and Public Health confirmed that he had not been approached prior to the announcement to suspend ECP Services at Wynyard Road Primary Care Centre.

- 9.6 In questioning Hartlepool PCT, Members were also concerned over the lack of consultation with the Adult and Community Services and Health Scrutiny Forum prior to the temporary closure of the ECP service. Members of the Forum were particularly concerned as the PCT did have a statutory obligation to keep the Forum informed of any significant changes to service, something that Members felt the closure of the ECP service at Wynyard Road represented.
- 9.7 The PCT did admit to Members that similar problems had occurred at other ECP Services nationally, but that the National steer towards introducing ECP Services had been one of the major reasons behind placing the provision in Wynyard Road Primary Care Centre.

The 'Pilot' Scheme

- 9.8 Throughout this enquiry the Members of the Adult and Community Services and Health Scrutiny Forum were informed that the ECP service provided at Wynyard Road Primary Care Centre was classed by the PCT as a 'pilot' scheme. The 'pilot' nature of the ECP Service was not clarified to the Ward Councillors by the PCT. Once the ECP Service had been withdrawn from Wynyard Road Primary Care Centre, Members rightly felt aggrieved and let down by the situation, rather than disappointed that an experiment / pilot scheme had failed.

10. OPTIONS THE PCT CONSIDERED FOR THE CONTINUATION OF THE ECP SERVICE AT WYNYARD ROAD PRIMARY CARE CENTRE

- 10.1 The Chair of the PEC informed Members of this Forum that all of the six ECP staff had now found alternative employment so the ECP Service could not be introduced. It was also felt that in its current guise patient safety could not be guaranteed, with the operational problems of the location and the inappropriate usage of facilities by the general public the Chair of the PEC felt that there was no way that ECP Services could continue from Wynyard Road Primary Care Centre.
- 10.2 Although initially the ECP Service at Wynyard Road Primary Care Centre was considered temporarily closed, at the final evidence gathering meeting of the Forum, the Chair of the PCT confirmed that the ECP Service would not be returning to Wynyard Road Primary Care Centre, due to the concerns over patient safety and the wider developments for the Town.

Impact on Patients

- 10.3 The loss of the ECP Service at Wynyard Road Primary Care Centre left patients with the status quo that existed before the creation of the ECP Service, that is, patients returned to utilising A&E facilities and GP practices. Hartlepool PPI Forum confirmed to the Forum that patients felt that with the withdrawal of ECP Services they had no option, but to return to using A&E Services provided by North Tees and Hartlepool NHS Foundation Trust.
- 10.4 The PCT reminded Members that despite misleading press coverage Wynyard Road Primary Care Centre was still in operation as a GP Service and Community Clinic, with there being signs of small amounts of growth in both areas. Overall Wynyard Road is working well for the community, but the temporary closure of the ECP service had left many people distrusting the services currently provided by the GP and Community Clinic.

11. THE FUTURE DEVELOPMENT PROPOSALS FOR WYNYARD ROAD PRIMARY CARE CENTRE

- 11.1 The Adult and Community Service and Health Scrutiny Forum recognises that the Wynyard Road Primary Care Centre continues to provide a valuable resource to residents of the Owton Rossmere area of the Town. Plans for specific future developments of Wynyard Road Primary Care Centre have not been made clear to the Forum, but the Forum are aware that a much wider review is planned by Hartlepool PCT. The Forum gathered the following evidence in relation to these future development proposals that may or may not impact on Wynyard Road Primary Care Centre:-

Further Development Proposals for Emergency Care in Hartlepool

- 11.2 Although not directly part of the investigation into the closure ECP Services at Wynyard Road Primary Care Centre, Members of the Forum recognised that the 'Momentum: Pathways to Healthcare' Programme would address some of the imbalance that still exists between the appropriate and inappropriate medical conditions that would require A&E treatment.
- 11.3 Hartlepool PCT, independent to this investigation, presented to the Forum a model of 24 hour urgent care provision titled 'Development of Integrated Urgent Care Provision'. Views from Members were sought with a promise of continued involvement as this initiative developed.
- 11.4 The Chair of the PCT confirmed to the Forum that plans involving the delivery of a new health centre offering appointments for unregistered patients and the delivery of two new GP Practices in Hartlepool would be presented by the PCT to this Forum for discussion once the timeline for introduction had been agreed.

12. CONCLUSIONS

12.1 The Adult and Community Services and Health Scrutiny Forum concluded:-

- (a) That Hartlepool PCT's communication strategy failed to adequately inform the public and therefore the service was not fully understood which lead inappropriate attendances at the ECP Service at Wynyard Road.
- (b) That Hartlepool PCT had failed to communicate with either Hartlepool Borough Council or with the Adult and Community and Health Scrutiny Forum prior to the suspension of ECP Services at Wynyard Road Primary Care Centre.
- (c) That Wynyard Road had not been the PCT's first choice to utilise the ECPs and was probably not the right venue for such a service.
- (d) That the assertion that the ECP service at Wynyard Road was a "pilot" was not fully communicated to either ward Councillors or the public and only became apparent after the withdrawal of the service, which undoubtedly fuelled the anger felt by service users and Councillors alike.
- (e) That there was a failure of planning on behalf of the PCT of the ECP service overall and that the subsequent problems should have perhaps been anticipated and factored into the blueprint for the service.
- (f) That the media perception was that Wynyard Road had closed, when actually only the ECP Service had been temporarily closed. The GP and Community Clinics continued to function and grow.
- (g) That Wynyard Road Primary Care Centre continues to provide a valuable and increasingly utilised service to patients in the Owton Rossmere area of the Town.
- (h) That Hartlepool suffers from a chronic lack of GPs, that is historical in nature, but the Forum recognises that this is starting to be addressed by Hartlepool PCT.
- (i) The Adult and Community Services and Health Scrutiny Forum recognises that there is a need to ensure co-terminosity between Accident & Emergency and urgent care provision and supports the PCT's plans to deliver such a care package.
- (j) That the Adult and Community Services and Scrutiny Forum acknowledges that the issues surrounding the closure of ECP Services at Wynyard Road Primary Care Centre happened over 15 months ago. Whilst the PCT have accepted their failings relating to the delivery of the ECP Service at Wynyard Road, the Forum accepts that the matter

should be considered as closed with all parties looking forward to a more fruitful working relationship.

13. RECOMMENDATIONS

13.1 The Adult and Community Services and Health Scrutiny Forum has taken evidence from a wide range of sources to assist in the formulation of a balanced range of recommendations. The Forum's key recommendations to the Council and Hartlepool PCT are as outlined below:-

- (a) That as part of the 'Momentum: Pathways to Healthcare' consultation programme, Hartlepool PCT and the Council discuss / debate plans for the future Community based settings that are proposed for the Town e.g. More GPs, different models of rapid response services;
- (b) That Hartlepool PCT not only keeps this Forum updated of the 'Development of Integrated Urgent Care Provision in Hartlepool', but also that the plans for such a service are more rigorously communicated to both overview and scrutiny and the wider public, to give a clearer indication of proposals from the outset;
- (c) That the creation of a formal set of protocols on consultation be debated between the PCT and the Forum to:-
 - (i) Promote the real improvements in health services in Hartlepool; and
 - (ii) Foster the improved links with Hartlepool PCT, that have developed in the intervening period between the closure of the ECP Service at Wynyard Road and the conclusion of this Forum's investigation.

14. ACKNOWLEDGEMENTS

14.1 The Committee is grateful to all those who have presented evidence during the course of our investigation. We would like to place on record our appreciation, in particular of the willingness and co-operation we have received from the below named:-

Hartlepool Borough Council:

Councillor Ged Hall – Cabinet Member Portfolio Holder for Adult and Public Health
Councillor Mick Johnson – Chair of South Neighbourhood Consultative Forum
Councillor Marjorie James – Owton Ward Member
Councillor Gerald Wistow – Owton Ward Member
Councillor Ann Marshall

External Representatives:

Stephen Wallace – Chairman, Hartlepool PCT
Chris Willis – Chief Executive, Hartlepool PCT and North Tees PCT
Celia Weldon – Assistant Chief Executive, Hartlepool PCT and North Tees PCT
Ali Wilson – Deputy Director of Health Systems and Estates Development, Hartlepool PCT
Dr Carl Parker – Chair of Hartlepool PCT's Professional Executive Committee (PEC)
Linda Watson – Director of Nursing and Operations, Hartlepool PCT
Sharon Hagerty – Emergency Care Practitioners Service
Ruby Marshall – Hartlepool Primary Care PPI Forum
Margaret Goulding – Hartlepool Primary Care PPI Forum
Ray Waller – Former Councillor of Hartlepool Borough Council

- 14.2 The Forum would also like to acknowledge the comprehensive report commissioned by the Forum from the independent specialist adviser, Dr Jonathan Shapiro of the University of Birmingham

COUNCILLOR JONATHAN BRASH

CHAIR OF THE ADULT AND COMMUNITY SERVICES AND HEALTH SCRUTINY FORUM

April 2008

Contact Officer: Charlotte Burnham – Scrutiny Manager /
James Walsh – Scrutiny Support Officer
Chief Executive's Department – Corporate Strategy
Hartlepool Borough Council
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Email: - charlotte.bumham@hartlepool.gov.uk
james.walsh@hartlepool.gov.uk

BACKGROUND PAPERS

The following background papers were consulted or referred to in the preparation of this report:-

- (i). Report of the Scrutiny Support Officer entitled 'Revised Scoping Paper: Scrutiny Investigation into the Withdrawal of Emergency Care Practitioner Services at Wynyard Road Primary Care Centre' presented to the meeting of the Adult and Community Services and Health Scrutiny Forum of 4 September 2007.

- (ii). Report of the Scrutiny Manager entitled 'Withdrawal of Emergency Care Practitioner Services at Wynyard Road Primary Care Centre – Setting the Scene by Hartlepool PCT and North Tees PCT – Covering Report' presented at the meeting of the Adult and Community Services and Health Scrutiny Forum of 23 October 2007.
- (iii). Report of the Scrutiny Manager entitled 'Withdrawal of Emergency Care Practitioner Services at Wynyard Road Primary Care Centre – Evidence from Key Stakeholders – Covering Report' presented at the meeting of the Adult and Community Services and Health Scrutiny Forum of 23 October 2007.
- (iv). Report of the Scrutiny Manager entitled 'Withdrawal of Emergency Care Practitioner Services at Wynyard Road Primary Care Centre – Feedback from South Neighbourhood Consultative Forum of 12 October 2007 – Covering Report' presented at the meeting of the Adult and Community Services and Health Scrutiny Forum of 23 October 2007.
- (v). Report of Hartlepool PCT titled 'Withdrawal of Wynyard Road Primary Care Centre ECP Service' presented to the meeting of the Adult and Community Services and Health Scrutiny Forum of 23 October 2007.
- (vi). Report of the Scrutiny Manager entitled 'Investigation into the Withdrawal of Emergency Care Practitioner Services at Wynyard Road Primary Care Centre – Verbal Evidence from the Authority's Portfolio Holder for Adult and Public Health – Covering Report' presented at the meeting of the Adult and Community Services and Health Scrutiny Forum of 13 November 2007.
- (vii). Report of the Scrutiny Manager entitled 'Investigation into the Withdrawal of Emergency Care Practitioner Services at Wynyard Road Primary Care Centre – Evidence from Ward Councillors – Covering Report' presented at the meeting of the Adult and Community Services and Health Scrutiny Forum of 18 December 2007.
- (viii). Report of the Scrutiny Manager entitled 'Investigation into the Withdrawal of Emergency Care Practitioner Services at Wynyard Road Primary Care Centre – Evidence from Hartlepool Primary Care PPI Forum – Covering Report' presented at the meeting of the Adult and Community Services and Health Scrutiny Forum of 18 December 2007.
- (ix). Report of the Scrutiny Manager entitled 'Withdrawal of the Emergency Care Practitioner Services at Wynyard Road Primary Care Centre Scrutiny Referral – Commissioning of Independent Specialist Advice' presented at the meeting of the Adult and Community Services and Health Scrutiny Forum of 18 December 2007.
- (x). Report of Hartlepool PCT titled 'The Development of Integrated Urgent Care Provision in Hartlepool' presented to the meeting of the Adult and Community Services and Health Scrutiny Forum of 29 January 2008.

- (xi). Report of the Scrutiny Support Officer entitled 'Investigation into the Withdrawal of the Emergency Care Practitioners Service at Wynyard Road Primary Care Centre – Consideration of Independent Specialist Advice' presented at the meeting of the Adult and Community Services and Health Scrutiny Forum of 4 March 2008.
- (xii). Report of the Independent Specialist Adviser, University of Birmingham entitled 'Review of the withdrawal of Emergency Care Practitioner services at Wynyard Road Primary Care Centre' presented to the meeting of the Adult and Community Services and Health Scrutiny Forum of the 4 March 2008.
- (xiii). Minutes of the Adult and Community Service and Health Scrutiny Forum of the 23 October 2007, 13 November 2007, 18 December 2007, 29 January 2008 and 4 March 2008.

OVERVIEW AND SCRUTINY ENQUIRY ACTION PLAN

NAME OF FORUM: Health Scrutiny Forum
(formerly undertaken by the Adult and Community Services and Health Scrutiny Forum)

NAME OF SCRUTINY ENQUIRY: Withdrawal of Emergency Care Practitioner (ECP) Services at Wynyard Road Primary Care Centre

DECISION MAKING DATE OF FINAL REPORT: April 2008

RECOMMENDATION	EXECUTIVE RESPONSE / PROPOSED ACTION	LEAD OFFICER	DELIVERY TIMESCALE
(a) That as part of the 'Momentum: Pathways to Healthcare' consultation programme, Hartlepool PCT and the Council discuss / debate plans for the future Community based settings that are proposed for the Town e.g. More GPs, different models of rapid response services;	A full consultation process has been agreed and is underway, including proposals for community facilities.	Ali Wilson	Consultation commences 2 June 08 and ends on 1 Sept 08
(b) That Hartlepool PCT not only keeps this Forum updated of the 'Development of Integrated Urgent Care Provision in Hartlepool', but also that the plans for such a service are more rigorously communicated to both overview and scrutiny and the wider public, to give a clearer indication of proposals from the outset;	There has been a delay in the start of this service and the PCT have communicated this to Health Scrutiny. A communication strategy will be brought to the committee in June. Media communication taking place week commencing 25 Aug 08. Earlier communication could confuse public. Flash cards will be available from	Ali Wilson	Sept 08 service commences. Communication plan for 6 weeks prior to changes.

OVERVIEW AND SCRUTINY ENQUIRY ACTION PLAN

NAME OF FORUM: Health Scrutiny Forum
(formerly undertaken by the Adult and Community Services and Health Scrutiny Forum)

NAME OF SCRUTINY ENQUIRY: Withdrawal of Emergency Care Practitioner (ECP) Services at Wynyard Road Primary Care Centre

DECISION MAKING DATE OF FINAL REPORT: April 2008

RECOMMENDATION	EXECUTIVE RESPONSE / PROPOSED ACTION	LEAD OFFICER	DELIVERY TIMESCALE
		surgeries and local community facilities. Service is by appointment like previous service i.e. no walk in facility available. Scrutiny Forum updated by letter 27 Aug 08 and attendance at 9 Sept 08 meeting.	
(c)	<p>That the creation of a formal set of protocols on consultation be debated between the PCT and the Forum to:-</p> <p>(i) Promote the real improvements in health services in Hartlepool; and</p> <p>(ii) Foster the improved links with Hartlepool PCT, that have developed in the intervening period between the closure of the ECP Service at Wynyard Road and the conclusion of</p>	<p>Draft proposals have been shared. This is being progressed by the PCT and Scrutiny Chairs.</p> <p>Celia Weldon</p>	TBC

OVERVIEW AND SCRUTINY ENQUIRY ACTION PLAN

NAME OF FORUM: Health Scrutiny Forum
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NAME OF SCRUTINY ENQUIRY: Withdrawal of Emergency Care Practitioner (ECP) Services at Wynyard Road
 Primary Care Centre

DECISION MAKING DATE OF FINAL REPORT: April 2008

RECOMMENDATION	EXECUTIVE RESPONSE / PROPOSED ACTION	LEAD OFFICER	DELIVERY TIMESCALE
	this Forum's investigation.		

Report of: Neighbourhood Manager (South)

Subject: MINOR WORKS PROPOSALS

1. PURPOSE OF REPORT

- 1.1 To consider improvement schemes for potential funding from the South Neighbourhood Consultative Forum Minor Works Budget.

2 BACKGROUND

- 2.1 The Minor Works budget remaining for the financial year to 31st March 2008 amounts to **£28,885** (See Appendix A).
- 2.2 A number of schemes are detailed below to address concerns raised by Elected Members, Resident's Representatives and Residents of the South Forum Area.

3. PROPOSALS

3.1 Lighting Schemes

Various lighting schemes are proposed to improve lighting in specific areas in order to increase public safety and reduce residents' fear of crime.

(i) Rossmere

Loyalty Road	£9,800
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It is proposed to improve the street lighting in Loyalty road by replacing 8 new lighting columns in the cul-de-sacs together with the upgrade of 22 lanterns on the main thoroughfare.

ii) Fens

Ingham Grove **£2,500**

Street lighting in Ingham Grove would be improved by the installation of 3 new columns to replace the existing units.

Lincoln Road **£5,000**

It is proposed to replace the existing columns in Lincoln Road and install 6 new units and lanterns.

Wainfleet Road & Fenton Road **£3,100**

It is proposed to upgrade the lanterns in these streets with a total of 22 new installations.

Total Cost of lighting Schemes £20,400

3.2 Newark Road Shrub replacement (Appendix B) **£1,687**

A gradual degeneration in the quality of the flowerbed in Newark Road has led to a proposal to renovate the flowerbed by planting evergreen shrubs. The price includes:

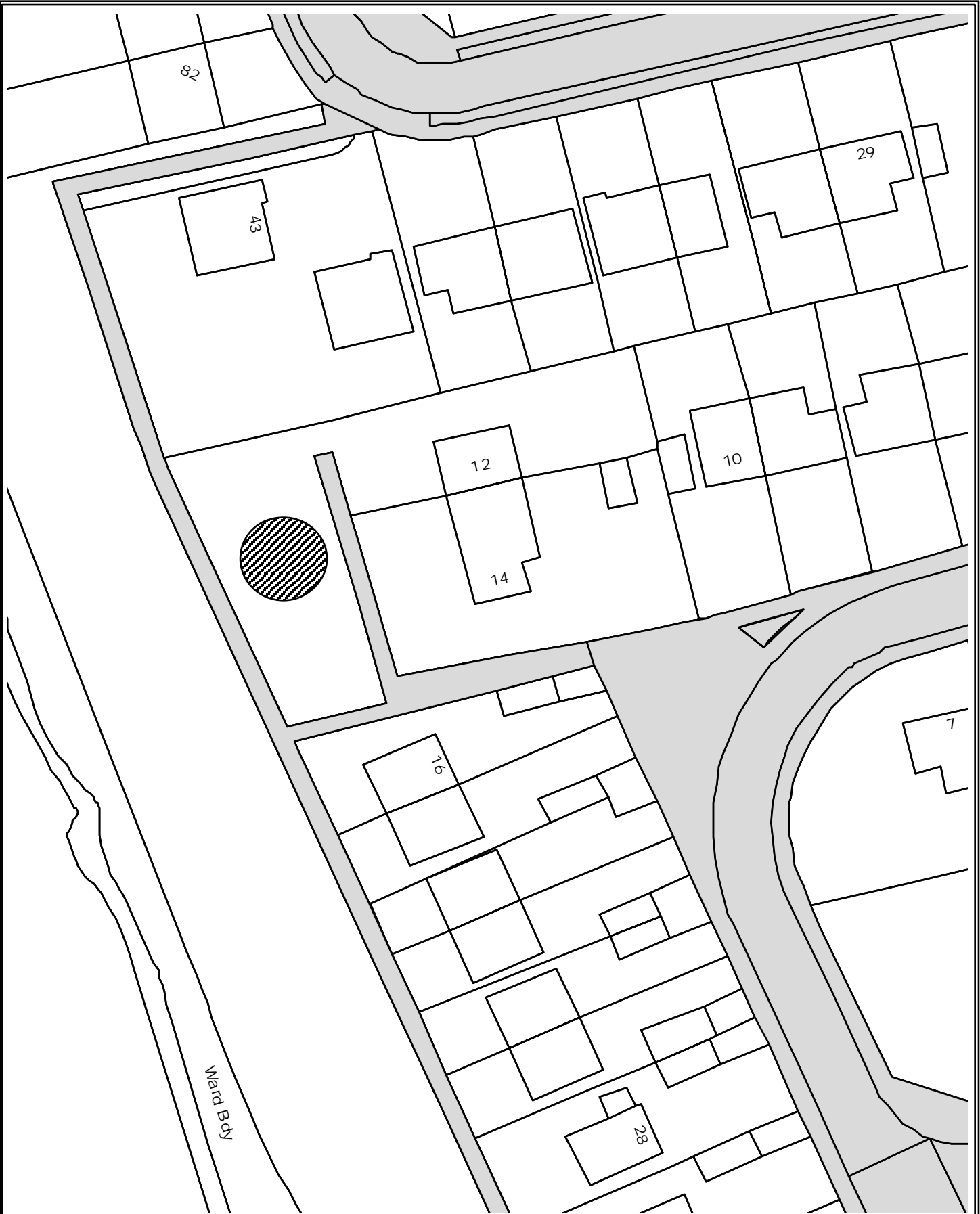
- Remove/dispose of all existing plant material.
- Remove first 30cm of existing top soil (heavy clay)
- Redefine shrub bed edge keeping existing oval shape
- Supply and spread 30cm new top soil
- Supply & install weed control fabric
- Supply & plant 160 ground cover shrub roses (max height 90cm, one variety).
- Supply & spread bark mulch to site

4 RECOMMENDATION

4.1 The Forum is asked to consider the above schemes. Approved schemes will need to be presented to the Neighbourhoods and Communities Portfolio for final approval.

SOUTH AREA – MINOR WORKS 2008/2009 - £87,000.00 BUDGET

FORUM APPROVED DATE	LOCATION	WARD	WORK	TOTAL COST OF SCHEME	COST TO FORUM	TOTAL
20/6/08	South Area	All	Dropped Crossing Programme		£3,500.00	£3,500.00
20/6/08	Dundee Road	Rossmere	Verge Re-instatement with Tarmac		£4,100.00	£7,600.00
20/6/08	Callander Road	Rossmere	Verge Re-instatement with Tarmac		£1,150.00	£8,750.00
20/6/08	Inverness Road	Fens	Verge Re-instatement with Tarmac		£1,150.00	£9,900.00
20/6/08	Retford Grove	Fens	Replanting of flowerbed		£1,225.00	£11,125.00
20/6/08	Path nr Hill View	Greatham	Resurfacing of path		£6,320.00	£17,445.00
20/6/08	Danby Grove	Seaton	Verge Re-instatement with Tarmac		£2,150.00	£19,595.00
20/6/08	Wynyard Road	Owton	Verge Re-instatement with Tarmac		£1,450.00	£21,045.00
20/6/08	Lanark Road	Owton	Verge Re-instatement with Tarmac		£5,400.00	£26,445.00
20/6/08	Elgin Road	Owton	Verge Re-instatement with Tarmac		£4,600.00	£31,045.00
20/6/08	Fordyce Road	Owton	Verge Re-instatement with Tarmac		£1,330.00	£32,375.00
20/6/08	Monkton Road	Owton	Verge Re-instatement with Tarmac		£3,000.00	£35,375.00
20/6/08	Maxwell Road	Owton	Verge Re-instatement with Tarmac		£4,100.00	£39,475.00
20/6/08	Loch Grove	Owton	Verge Re-instatement with Tarmac		£2,450.00	£41,925.00
20/6/08	Lindsay Road	Owton	Verge Re-instatement with Tarmac		£1,550.00	£43,475.00
20/6/08	---	----	Contribution from Housing Hartlepool		£10,000.00	£33,475.00
15/8/08	Brompton Walk	Seaton	Replace flag footway with tarmac		£10,740.00	£44,215.00
15/8/08	Queensway	Greatham	Resurface/renew kerbs of inner footpath		£8,200.00	£52,415.00
15/8/08	Newark Road	Fens	Replace small verge with flags		£700.00	£53,115.00
15/8/08	South Area	All	Contribution to Pride in Hartlepool		£5,000	£58,115.00



Newark Road - Shaded area represents flowerbed to be improved

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Director of Neighbourhood Services
D.Stubbs

View1	DATE
SCALE	
DRG. NO.	REV.