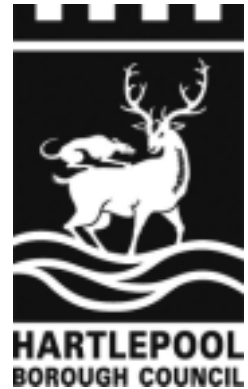


REGENERATION AND LIVEABILITY PORTFOLIO

DECISION SCHEDULE



Friday, 24 April 2009

at 10.00 am

in Committee Room C, Civic Centre, Hartlepool

The Mayor Stuart Drummond responsible for Regeneration and Liveability will consider the following items.

1. **KEY DECISIONS**

None

2. **OTHER ITEMS REQUIRING DECISION**

- 2.1 Criminal Justice & Immigration Act 2008 - Premises Closure Order Due to Persistent Disorder or Nuisance - *Head Of Community Safety & Prevention*
- 2.2 Endorsement of Safe in Tees Valley as a Specialist Community Safety Service Provider – *Head of Community Safety & Prevention*
- 2.3 HBC Community CCTV Provision – *Head of Community Safety & Prevention*
- 2.4 Pride In Hartlepool Proposals - *Head of Procurement, Property and Public Protection*
- 2.5 Tees Valley Growth Point Allocation And Proposed Hartlepool Schemes – *Head of Regeneration*

3. **ITEMS FOR INFORMATION**

- 3.1 Housing Market Renewal Delivery - 2008/09 - *Director of Regeneration and Planning Services*
- 3.2 Single Programme 2009-11 – Proposed Expenditure – *Head of Regeneration*

4. **REPORTS FROM OVERVIEW OF SCRUTINY FORUMS**

None

REGENERATION & LIVEABILITY PORTFOLIO

Report To Portfolio Holder

24 April 2009



Report of: Head of Community Safety & Prevention

Subject: CRIMINAL JUSTICE & IMMIGRATION ACT
2008 - PREMISES CLOSURE ORDER DUE TO
PERSISTENT DISORDER OR NUISANCE

SUMMARY

1.0 PURPOSE OF REPORT

To inform the Portfolio Holder of the existence of a new power in the Criminal Justice & Immigration Act 2008, to deal with persistent disorder or nuisance and seek authority for the use of the power to be delegated to the Director of Regeneration and Planning Services.

2.0 SUMMARY OF CONTENTS

This report gives an overview of a new power available to the police and local authority, each subject to consulting with the other, and sets out the delegation arrangements to make use of this power, should the need arise in Hartlepool.

3.0 RELEVANCE TO PORTFOLIO MEMBER

This is a Community Safety Issue

4.0 TYPE OF DECISION

Non Key

5.0 DECISION MAKING ROUTE

Portfolio Holder meeting on 24th April 2009.

6.0 DECISION(S) REQUIRED

6.1 The Portfolio Holder is recommended to note the new power contained in Section 118 of Criminal Justice and Immigration Act 2008, which amends Section 1 of Anti-Social Behaviour Act 2003 to enable a Local

Authority to serve a premises closure notice and, within 48 hours to apply to a Court to issue a Premises Closure Order.

- 6.2 The Portfolio Holder is recommended to delegate the authority to serve a premises closure notice to the Director of Regeneration & Planning Services and to subsequently issue instructions to make application to a Court for a Premises Closure Order to be made.
- 6.3 The Portfolio Holder is recommended to delegate authority to the Director of Regeneration and Planning Services to participate and acknowledge that consultation has taken place with Cleveland Police.

Report of: Head of Community Safety & Prevention

Subject: CRIMINAL JUSTICE & IMMIGRATION ACT
2008 - PREMISES CLOSURE ORDER DUE TO
PERSISTENT DISORDER OR NUISANCE

1. PURPOSE OF REPORT

- 1.1 To inform the Portfolio Holder of the existence of a new power in the Criminal Justice & Immigration Act 2008, to deal with persistent disorder or nuisance and seek authority for the use of the power to be delegated to the Director of Regeneration and Planning Services.

2. DETAILS OF THE PREMISES CLOSURE POWER

- 2.1 Section 118 of the Criminal Justice and Immigration Act 2008, inserts a power to close premises associated with persistent disorder or nuisance, into the Antisocial Behaviour Act 2003, as sections 11a and 11b.
- 2.2 The power is available to both Local Authorities and the Police, with each having a duty to consult the other, before using the power.
- 2.3 The premises closure notice is tenure neutral, and does not, of itself, end any tenancy agreement. Thus any tenant displaced through this process remains liable to pay rent. Whilst Housing Benefit on two properties is limited to four weeks' maximum, it is possible to continue to claim on the property closed for up to thirteen weeks if it is possible to demonstrate an intention to return to the property.
- 2.4 It is a power of last resort, and as such, it is not intended or anticipated to be used except in the most extreme cases. However, the possibility of its use is expected to serve as a deterrent.
- 2.5 Once the decision has been made to proceed, the action is swift, with a premises closure notice served the same day the consultation takes place and a court hearing within 48 hours thereafter, to consider an application to grant a premises closure order.
- 2.6 In granting the closure, the court has to be satisfied that other actions have been tried.

- 2.7 The effect of a premises closure order is to ban people from named premises for up to three months. This means that swift respite from nuisance is possible whilst other actions, such as possession proceedings, to ensure longer term resolution, are pursued.
- 2.8 The definition of premises includes both residential and business property. The definition also includes open spaces such as car parks, though the court would need to be satisfied that access to the area could be effectively curtailed.
- 2.9 Significant and persistent disorder or nuisance is not defined and will no doubt be refined through case law, but the guidance does give suggestions as to the type of behaviour that would be deemed to meet the criterion. In particular the problem has to have been ongoing for at least three months and has to be associated with the premises.
- 2.10 The power requires the civil burden of proof (the balance of probability), to be established. Hearsay evidence may be submitted and this may be anonymous if the court is satisfied that there is fear of reprisal if the witness is named.
- 2.11 At the stage that the notice of closure is served, everyone not normally resident on the premises is required to leave. Failure to leave or to return to the premises is an offence punishable by imprisonment of up to 51 weeks, a fine of £5,000 or both. Once the court grants the closure order everyone is required to leave, with the same penalty for breach as at the notice stage. If security for the premises is deemed necessary the cost falls to the authority applying for the order.

3. PROPOSED HARTLEPOOL PROTOCOL

- 3.1 An officer group with representatives of the Anti-Social Behaviour Unit, Private sector housing team, Police, Supporting People team, Adult Services and Housing Benefits has been formed to agree how the procedure could be implemented in Hartlepool. The aim of this group is to ensure early involvement of all relevant partners to avoid the need to invoke the power. Equally, should the need arise to move to a formal consultation, partners will be well aware of the issue and able to contribute to the plan to end the nuisance following service of the premises closure notice.

A flowchart showing the proposed process is attached as **Appendix 1**.

- 3.2 Existing processes in the community safety area of work are to be adapted, as follows:

- 1) The fortnightly anti-social behaviour case liaison meeting process has been amended - this meeting is attended by the Environmental Protection team; Housing Advice staff; Police; Private Sector Housing team and the Anti-social Behaviour unit. Attendees at the meeting exchange case lists, and seek to agree a way forward on cases that may be common to all partners, to maximise impact and avoid duplication of effort. This meeting now highlights for each case whether there is a potential homelessness issue and whether there is a potential for the case to escalate to consideration of the use of the premises closure power.
- 2) The Monthly Joint Action groups (JAGs) also manage action plans for an area and a case may be escalated through this mechanism. The JAG process has led to the problem solving approach for dealing with issues, which has been developed by the police, being rolled out to other partners. This is known locally as the POP (Problem Oriented Policing) process. The officer group agreed that the paperwork which has been developed for handling POPs is suitable for developing an action plan to deal with issues that could become subject to the premises closure order. This is attached at **Appendix 2** (Problem Solving Plan).
- 3.3 The consultation document provided by Cleveland Police for use when premises are under consideration for closure due to drug misuse and associated anti-social behaviour (known as crack house closure) has been adapted for the consultation stage of the process. (**Appendix 3**)

4. FINANCIAL IMPLICATIONS

- 4.1 Whilst it is considered that the power is unlikely to be used often, if at all, there is the possibility that Housing Benefit on a second property may be applied for up to the four weeks' limit. The Local Housing Allowance for a two bedroomed property is currently £103.85 per week, so each closure for this type of property could cost up to £415.40.
- 4.2 Security costs vary significantly. As an indication a local security firm supplying screens to doors and windows currently charges £60.00 per opening to be screened. To screen a two bedroomed house with front and back doors and four ground floor windows would therefore cost £360.00. To board would cost £45.00 per opening or £270.
- 4.3 Costs may be reclaimed from the owner through the magistrates' court.

5. RECOMMENDATIONS

- 5.1 The Portfolio Holder is recommended to note the new power contained in Section 118 of Criminal Justice and Immigration Act 2008, which

amends Section 1 of Anti-Social Behaviour Act 2003 to enable a Local Authority to serve a premises closure notice and, within 48 hours to apply to a Court to issue a Premises Closure Order for persistent disorder or nuisance.

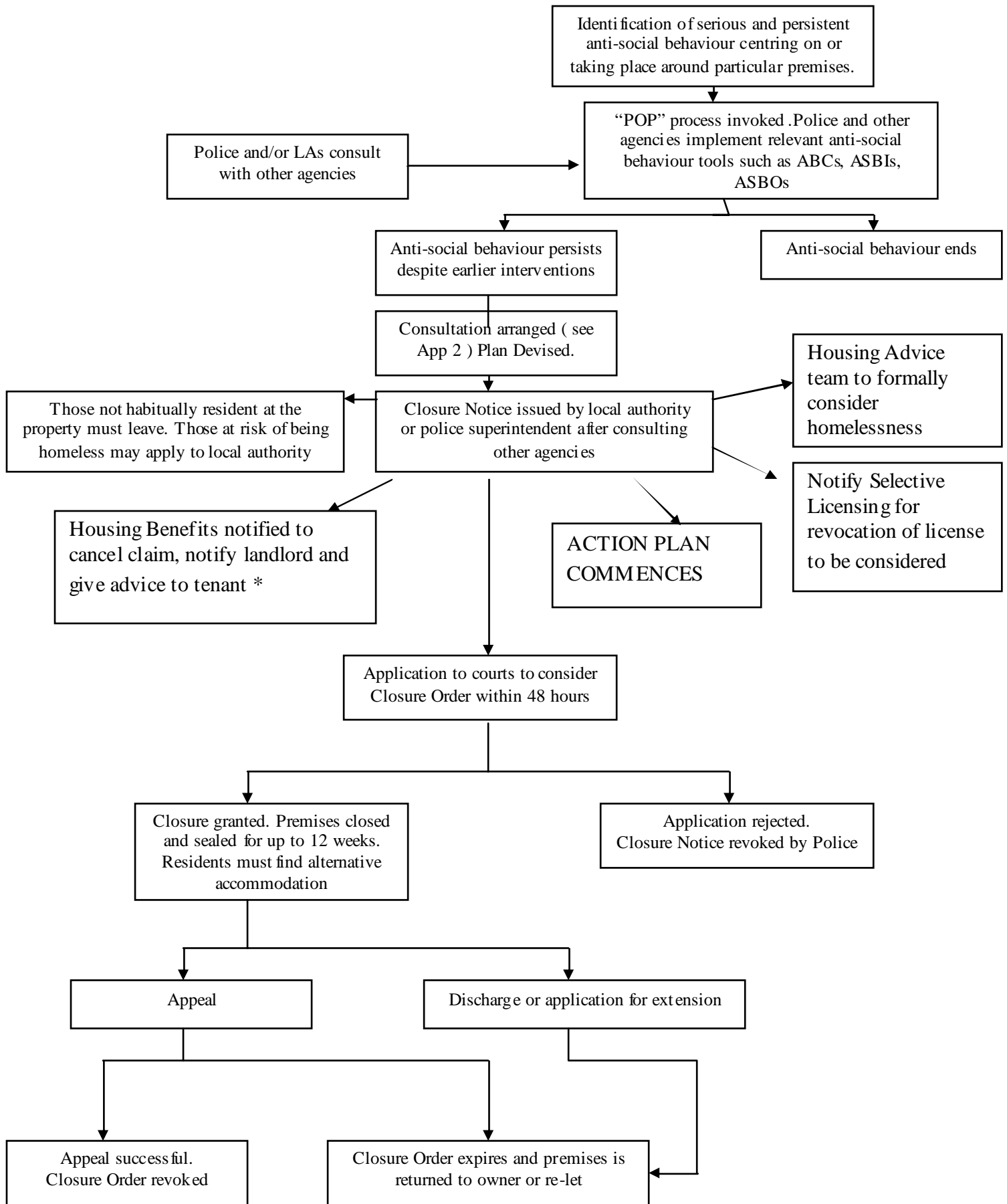
- 5.2 The Portfolio Holder is recommended to delegate the authority to the Director of Regeneration & Planning Services to serve a premises closure notice under section 11A of Anti-Social Behaviour Act 2003 and to subsequently apply under section 11B for the making of a Part 1A closure order.
- 5.3 The Portfolio Holder is recommended to delegate authority to the Director of Regeneration and Planning Services to participate in consultation and acknowledge that consultation has taken place with Cleveland Police.

Contact Officer: Sally Forth, Anti-Social Behaviour Co-ordinator
Tel: 01429 296583
E-mail: sally.forth@hartlepool.gov.uk

Background Papers

Criminal Justice & Immigration Act 2008
Anti-Social Behaviour Act 2003
Home Office Notes of Guidance- Closure Orders: Premises Associated with Persistent Disorder or Nuisance.

MODEL FOR PURSUING A PREMISES CLOSURE ORDER



* Housing Benefits would suspend the claim for one calendar month and cancel if no contact within this time . Tenants would be able to claim on a second property for up to 4 weeks and up to 13 weeks on closed premises so long as intending to return to original home



2.1 Appendix 2



JOINT ACTION GROUP PROBLEM SOLVING PLAN

PROBLEM TITLE:	
OWNER AND LEAD AGENCY:	
DATE CREATED:	
REF	

PROBLEM DESCRIPTION BASED ON SARA FRAMEWORK

SCANNING (initial assessment of the perceived problem by Joint Action Group/owner)

Please include details of the perceived problem including :

- How the problem has been identified and by whom;
- What information has been used to conduct this initial assessment?
- What is the extent of the problem (including baseline figures), how frequently does it occur and how long it has been taking place?

Extent:

Frequency:

(

Length of Problem- i.e how long has it persisted:

- What is the perceived impact of the problem?

Authorisation to progress to analysis stage:

To be agreed by Chairperson of Joint Action Group with recommendation for referral.
Date.

--	--

ANALYSIS (definition of the problem by the owner with assistance from partner agencies):

--	--

Request for additional analytical or research support with justification (to be completed by owner)

Date: 14.12.07

Requests for additional analytical support must include details of what specifically is required, for example:
 In depth victim or offender analysis to provide a greater understanding of the problem;
 Analysis required: (please state)

Review of request for analytical work:

To be completed by Chairperson in consultation with the POP Co-ordinator, with detail of work agreed to be undertaken or referral with date.

RESPONSE (identification of interventions by the owner with assistance from POP Co-ordinator):

Based on the scanning and analysis, what is the overall aim of undertaking activity to solve this problem and what do you want to achieve?

Please list the SMART objectives (specific, measurable, accountable, realistic and time related):

•

Location:

n/a

Victims:

Offender(s):

Other / additional:

ACTION PLAN- prioritised actions and progress to achieve overall aim (to be completed by owner on receiving updates from allocated action owners):

Action details	Owner	Date allocated	Summary of progress	Status (Complete or ongoing)

Monthly progress review (to be agreed by Joint Action Group):

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
Are prioritised actions being carried out as required within the time scales allocated? (please expand in the box below if N)	Y or N					
Are sufficient resources allocated to tackle this problem? (please expand in the box below if N)						
Have any other blockages been identified to prevent successful resolution of this problem? (please expand in the box below if N)						

Expand if required:

Result:

To be completed by the Joint Action Group Chairperson.

Details of additional responses (to be completed by the owner):

Please include a summary of any additional problem solving activity and actions as a result of allocation through the JAG :

-
-
-
-

ASSESSMENT (evaluation of the successfulness of problem solving activity and actions by the owner):

Please assess the effectiveness of the problem solving activity to address the problem, including :

What has been the effect of action on the problem -

Has the level of the problem remained the same, reduced or ceased completely?

Has the problem moved to another area, or have the time patterns changed?

Has there been a change in the main features of the problem as a result of problem solving activity?

- Were all the prioritised actions implemented with the timescale?
- Were the actions sufficient to have an impact on the problem?
- Identify which actions or activity worked in solving the problem which could be used again in similar circumstances
- Were there any other factors that could have contributed to the success or failure of the actions?
- Were the overall aims and objectives achieved?
- If the problem is resolved, are there any measures needed to prevent it from arising again?
- If this problem solving activity was repeated, what lessons do we need to learn from to improve?

Closure (to be completed by Joint Action Group Chairperson and problem owner in consultation with the POP Co-ordinator):

Please assess whether this problem should now be closed.

Person authorising closure:

Joint Action Group Chairperson

Date:

Review of good practice (to be completed by the POP Co-ordinator):

Please identify any areas of good practice and record within the Force organisational memory where appropriate.

2.1 APPENDIX 3

House Closure Protocol Consultation Document

Lead Officers Details	
Date Raised	
Protocol Partners Details	

Part 1 Details of Premises

Address	
Status of Premises	<input type="checkbox"/> Housing Hartlepool <input type="checkbox"/> Private Landlord <input type="checkbox"/> Housing Authority <input type="checkbox"/> Owner Occupied <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Unknown
Landlord / Housing Management Address	
Contact Details	

Part 2 Details of Known Occupant(s)

Name:	DOB:	Juvenile:
Gender:		
Are there any vulnerability or health issues? Details:		
Name:	DOB:	Juvenile:
Gender:		
Are there any vulnerability or health issues? Details:		
Name:	DOB:	Juvenile:
Gender:		
Are there any vulnerability or health issues? Details:		

Name:	DOB:	Juvenile:
Gender:		
Are there any vulnerability or health issues? Details:		

House Closure Protocol Consultation Document

Please give details of any action taken to address the disorder relating to the premises:	
<input type="checkbox"/> ASBU Warning Letters <input type="checkbox"/> Housing Letters <input type="checkbox"/> Home Vis it <input type="checkbox"/> Oral Warning <input type="checkbox"/> Acceptable Behaviour Agreement <input type="checkbox"/> ASBI	<input type="checkbox"/> ABCs <input type="checkbox"/> Injunction Proceedings <input type="checkbox"/> Possession Proceedings <input type="checkbox"/> ASBO Proceedings <input type="checkbox"/> Police Powers (ie warrant, arrest etc) <input type="checkbox"/> Landlord asked to evict

Summary of any evidence that you could provide:

Is there agreement that the Closure Notice is served?
If 'No' please give reasons and details of any action you feel is necessary:
If you need to attend the consultation meeting please provide availability:
If supported please propose a suitable closure date (ie week beginning)

Circulation	
<input type="checkbox"/> Police <input type="checkbox"/> Probation <input type="checkbox"/> YOS	<input type="checkbox"/> HAC <input type="checkbox"/> Landlord <input type="checkbox"/> Housing Benefits

Childrens Services

Adult Services

ASBU

Supporting People

REGENERATION & LIVEABILITY PORTFOLIO

Report To Portfolio Holder

24 April 2009



Report of: Head of Community Safety & Prevention

Subject: ENDORSEMENT OF SAFE IN TEES VALLEY
AS A SPECIALIST COMMUNITY SAFETY
SERVICE PROVIDER

SUMMARY

1.0 PURPOSE OF REPORT

To formalise the arrangement which has existed with Safe in Tees Valley Ltd for a number of years, as a provider of community safety services.

2.0 SUMMARY OF CONTENTS

The report sets out the current, informal arrangements which exist with Safe in Tees Valley as a provider of specialist community safety services to Hartlepool Council, the background and advantages gained from this arrangement and seeks to formalise the arrangement within the Council's Contract Procedure Rules.

3.0 RELEVANCE TO PORTFOLIO MEMBER

The Regeneration & Liveability Portfolio Holder is responsible for community safety issues.

4.0 TYPE OF DECISION

Non-key

5.0 DECISION MAKING ROUTE

Regeneration & Liveability Portfolio 24 April 2009.

6.0 DECISION(S) REQUIRED

- 6.1 The Portfolio Holder is recommended to endorse the existing arrangements with Safe in Tees Valley Ltd as a preferred provider for community safety services in Hartlepool, in accordance with Part A1(ii) of the Contract Procedure Rules.
- 6.2 The Portfolio Holder is recommended to agree these arrangements will continue for a period of 3 years, until 31st March 2012, when this preferred provider arrangement should be reviewed.

Report of: Head of Community Safety & Prevention

Subject: ENDORSEMENT OF SAFE IN TEES VALLEY
AS A SPECIALIST COMMUNITY SAFETY
SERVICE PROVIDER

1. PURPOSE OF REPORT

- 1.1 To formalise the arrangement which has existed with Safe in Tees Valley Ltd for a number of years, as a provider of community safety services.

2. BACKGROUND

- 2.1 The work of the Community Safety team within the Regeneration & Planning Services Department is continually changing and developing to respond to the national, regional and local agendas and grant funding opportunities. Recent examples of this are the Prevent strategy, Community Cohesion funding within the Area Based Grant and Youth Crime Action Plan.
- 2.2 Enabling the Council and partners to respond appropriately, utilising knowledge and skills of experienced staff, does on occasions mean that services need to be commissioned and/or staff need to be recruited, often for a short period (1-2 years) on a fixed term contract. The service and staff need to have professional expertise in the community safety field, which is a specialist area that has blossomed over the past 10-15 years.
- 2.3 In the context of this report, the term community safety covers the work undertaken by the Council's Community Safety & Prevention division i.e. working in partnership on crime & disorder matters; anti-social behaviour; all aspects of substance misuse (mainly illegal drugs & alcohol) and youth offending.

3. CONTRACT PROCEDURE RULES

- 3.1 Hartlepool Borough Council's Contract Procedure Rules, as amended and approved by Council on 17th April 2008, states in Part A – Scope of Contract Procedure rules, Section 1 – Application of Contract Procedure rules, subsection (ii) that:

With the exception of (vi) below, these rules do not apply to contracts with professional persons or contractors for the execution of works or the provision of services in which the professional knowledge and skill of these persons or contractors is of the primary importance or where the contract is for the provision of caring services to children or vulnerable persons

And subsection (vii) that:

In respect of any contract to which, for whatever reason, the procedures set out in these rules do not apply, there shall be followed a procedure which:

- Has been determined and recorded prior to its commencement
- Ensures a level of competition consistent with the nature and value of the contract
- Is transparent and auditable
- Provides value for money, and
- Records the reasons for choosing the successful contractor

4. SAFE IN TEES VALLEY LTD (SITV)

- 4.1 SITV is an independent community safety partnership and registered charity promoting co-ordinated collaborative approaches to crime & fear reduction. It is limited by guarantee and is based in Stockton.
- 4.2 SITV has a Board of Directors which includes representatives from Police (Chief Constable Sean Price), Tees Valley Chief Executives (Paul Walker, HBC), Fire Brigade (Chief Fire Officer, John Doyle), Probation Service (Chief Probation Officer, Elaine Lumley), with its Chairman being a retired local businessman (Tony Gillham). The Mayor and Head of Community Safety & Prevention were members of the SITV Management Committee until it was disbanded in 2006/07.
- 4.3 SITV provides a range of community safety services within the 5 Tees Valley authorities, often acting as a facilitator for 2 or more of the 5 authorities to work together on a mutually beneficial project or initiative, such as the bringing together of all 5 authorities with the Tees Valley Joint Strategy Unit to develop an information sharing protocol for depersonalised data relating to crime, disorder, offenders and victims.

- 4.4 During the past 5 years, as part of the delivery arrangements on behalf of the Safer Hartlepool Partnership, both the Council and Police in Hartlepool have 'commissioned' Safe in Tees Valley, for example, to:
- 1) Carry out specified work within Hartlepool, for example, the Fear of Crime (2005) and ASB surveys (2006).
 - 2) Recruit and second staff to Hartlepool to undertake project management work, for example Burbank Community Safety Initiative, Walk-in burglary initiative and crime-net retail theft initiative.
 - 3) Recruit staff into specific posts which have been difficult to fill when previously HBC had tried, for example Planning & Commissioning Officer role.
- 4.5 In the past, Council officers have negotiated an annual Secondment agreement with Safe in Tees Valley, which sets out the responsibilities of both organisations in relation to staff who are currently seconded from SITV to work on behalf of the Safer Hartlepool Partnership.
- 4.6 A fee is paid to SITV which is equivalent to the staff salaries, on-costs (no superannuation) and agreed expenses, plus a management fee of 12%. All personnel responsibilities remain with SITV, including discipline, redundancy and sick pay. There are no on-going employer responsibilities for these members of staff by Hartlepool Borough Council.
- 4.7 SITV provide an excellent service, responding flexibly to requests from Hartlepool, sometimes at short notice, but always at a negotiated cost, based on an equivalent council salary cost for their employees, or a fixed fee for specific pieces of work such as a survey or impact study. These have often been pilot pieces of work, sometimes funded by Government Office North East, using Hartlepool as the Regional testing site.
- 4.8 During 2007/08, SITV received payments totalling £160,000 from the Council, of which £114,000 were salary costs and the remainder mainly project costs for a Fire Brigade initiative, where SITV act as the agent.
- 4.9 During 2008/09, SITV received payments totalling £236,178, of which £159,000 were salary costs and the remainder again comprised project costs associated with the Fire Brigade initiative, but in addition, an impact study for an offender programme, a victim & witness evaluation scheme and research with young people into racially motivated activities.

- 4.10 SITV has completed a Pre-Qualification Questionnaire, completing all questions and giving turnover figures for 2007/08 and 2006/07. The company states it has public liability insurance of £5 million, employer's liability of £10 million, professional indemnity of £1 million and director's liability of £2 million.

5. OTHER COMMUNITY SAFETY PROVIDERS

- 5.1 Nationally, there are organisations which provide similar services to SITV, such as Crime Concern, Holden McAllister, and Evidence Led Solutions. All these companies are based in regions other than North East. They have all carried out work for the Council in the past 5 years, and although they all provided a satisfactory service, they all lacked local knowledge about Hartlepool, which led to other staff having to provide more information and support, to ensure the final outcome achieved what was required.
- 5.2 There are no other community safety service providers akin to Safe in Tees Valley in the North East region, although there are a few sole trader, independent consultants.

6.0 RECOMMENDATIONS

- 6.1 The Portfolio Holder is recommended to endorse the existing arrangements with Safe in Tees Valley Ltd as a preferred provider for community safety services in Hartlepool, in accordance with Part A1(ii) of the Contract Procedure Rules.
- 6.2 The Portfolio Holder is recommended to agree these arrangements will continue for a period of 3 years, until 31st March 2012, when this preferred provider arrangement should be reviewed.

Contact Officer: Alison Mawson, Head of Community Safety & Prevention
Tel: 01429 284342
E-mail: Alison.mawson@hartlepool.gov.uk

Background Papers

Pre-Qualification Questionnaire completed by Safe in Tees Valley Ltd.

REGENERATION & LIVEABILITY PORTFOLIO

Report to Portfolio Holder

24 April 2009



Report of: Head of Community Safety & Prevention

Subject: HBC Community CCTV Provision

SUMMARY

1.0 PURPOSE OF REPORT

To seek approval for the proposed processes supporting the Regeneration and Planning Services Scrutiny Forum Action Plan recommendation that as major building developments take place in Hartlepool (e.g. Victoria Harbour), contractors be obligated to ensure that a network of ducting is laid, suitable to carry the Authority's fibre optic cables.

2.0 SUMMARY OF CONTENTS

The report sets out:

- Regeneration and Planning Services Scrutiny Forum Action Plan recommendation.
- Assessment process to identify opportunities for planning gain.
- Assessment process to recommend negotiation of Section 106 agreement to support transmission of CCTV and security data where crime prevention and safety considerations apply to major developments.

3.0 RELEVANCE TO PORTFOLIO MEMBER

Community Safety issue.

4.0 TYPE OF DECISION

Non key.

5.0 DECISION MAKING ROUTE

Regeneration, and Liveability Portfolio.

6.0 DECISION(S) REQUIRED

Approval of the recommended processes for recognising opportunities for installation of the Authority's fibre optic cables to enable transmission of CCTV and security data to complete the Action Plan recommendation.

Report of: Head of Community Safety & Prevention

Subject: HBC Community CCTV Provision

1. PURPOSE OF REPORT

- 1.1 To seek approval for the proposed processes supporting the Regeneration and Planning Services Scrutiny Forum Action Plan recommendation that as major building developments take place in Hartlepool (e.g. Victoria Harbour), contractors be obligated to ensure that a network of ducting is laid, suitable to carry the Authority's fibre optic cables.

2. BACKGROUND

- 2.1 At a meeting on 29th September 2008, Cabinet received the findings of Regeneration and Planning Services Scrutiny Forum following its investigation into CCTV provision. The associated Action Plan was approved, with the addition that the costs of implementing each recommendation be included in the draft CCTV Strategy for resubmission to Cabinet by the end of the year.
- 2.2 The Action Plan, comprising eight core recommendations, included the recommendation: "that as major building developments take place in Hartlepool (e.g. Victoria Harbour), contractors be obligated to ensure that a network of ducting is laid, suitable to carry the Authority's fibre optic cables."
- 2.3 The resultant actions have been approved as:
- Establish how to identify opportunities for planning gain.
 - Negotiate Section 106 agreement when opportunities arise

3. IDENTIFICATION OF OPPORTUNITIES FOR PLANNING GAIN

- 3.1 Section 17 of The Crime & Disorder Act 1998 places a statutory duty on Local Authorities to work to reduce crime and disorder through their actions within their respective areas, and delivery safer, more secure communities.

- 3.2 As part of that statutory duty within Development Control, Hartlepool Borough Council has established a process whereby all applications and enquiries requiring planning approval are appraised within a One Stop Shop meeting.
- 3.3 One Stop Shop meetings are undertaken on a weekly basis which enables HBC and relevant agency officers to consider all applications and enquiries. Meetings are attended, or prior written comment submitted, by HBC Community Safety Officer and/or Cleveland Police Crime Prevention Officer. This ensures that issues relevant to crime and safety are fully identified, discussed and recognised within the planning process.
- 3.4 In the majority of applications and enquiries, verbal recommendations to address potential crime and disorder issues are suitably addressed via the One Stop Shop Forum. In addition, where appropriate, more detailed comments are submitted, in writing, to the respective Planning Officer. These applications will then progress through the normal planning process
- 3.5 However applications are received which, through the size and scope of the development, require more detailed consideration and could have wider implications in respect of crime and safety. Section 106 of The Town and Country Planning Act 1990 incorporates a planning obligation (“planning gain”) which enables Local Authorities, within the planning process, to require a sum or sums of money to be paid to the local planning authority for a specific purpose. Crime and disorder prevention, through utilisation of CCTV or other appropriate security arrangements, can fall within this obligation.
- 3.6 All major applications will require consideration by, and approval through, HBC Planning Committee. In order to ensure appropriate consideration of applications where “planning gain” could be a recommendation, the following process will apply:
- HBC Community Safety Officer will identify, to HBC Crime and Disorder Co-ordinator and/or HBC Head of Community Safety and Prevention, those applications considered within the One Stop Shop Forum where it is felt that the development could have immediate or future implications in respect of crime and disorder.
 - Where it is felt appropriate, these implications are to be raised with HBC Development Control Manager and/or HBC Assistant Director (Planning & Economic Development) to consider potential actions and discussion with the applicant. This could be either the immediate installation of preventative measures (e.g. CCTV cameras) or, where immediate measures are not necessarily required, suitable provision for future preventative measures (e.g. ducting laid which is suitable to carry the

Authority's fibre optic cables to accommodate the future installation of CCTV cameras or other preventative measures.)

- 3.7. In addition to formal planning applications, Supplementary Planning Guidance is periodically forthcoming (e.g. Victoria Harbour). Within this process it is again necessary to ensure that issues relative to crime and disorder are suitably identified and progressed within future developments. These will, in line with the process for consideration of planning applications, be raised by HBC Community Safety Officer with HBC Crime and Disorder Co-ordinator and/or HBC Head of Community Safety and Prevention for discussion, where appropriate, with HBC Development Control Manager and/or HBC Assistant Director (Planning & Economic Development).
- 3.8. To further inform any recommendations for planning gain, mapping of existing data will be undertaken to recognise the exact issues of crime and disorder thereby ensuring that appropriate actions are proposed. Consideration of planning applications and proposals will also take into account the HBC process for commissioning of new/decommissioning of current cameras, thereby ensuring appropriate and proportionate CCTV and other prevention and reduction measures within, and adjacent to, new developments.

4. RECOMMENDATION

- 4.1 The Portfolio Holder is recommended to approve the proposed processes to fulfil the Regeneration and Planning Services Scrutiny Forum Action Plan recommendation that as major building developments take place in Hartlepool (e.g. Victoria Harbour), contractors be obligated to ensure that a network of ducting is laid, suitable to carry the Authority's fibre optic cables

Contact Officer: Peter Gouldsbro, Community Safety Officer

Background Papers

Cabinet report 29th September 2008 – Regeneration & Planning Services Scrutiny Forum – final recommendations of CCTV investigation.

REGENERATION AND LIVEABILITY PORTFOLIO

Report to Portfolio Holder

Friday 24 April 2009



Report of: Head of Procurement, Property and Public Protection

Subject: PRIDE IN HARTLEPOOL PROPOSALS

SUMMARY

1. PURPOSE OF REPORT

To consider the recommendations of the Pride in Hartlepool Steering Group in respect of proposals for community projects.

2. SUMMARY OF CONTENTS

List of Pride in Hartlepool proposals and recommendations for funding of those proposals.

3. RELEVANCE TO PORTFOLIO MEMBER

Portfolio Holder has responsibility for sustainable development.

4. TYPE OF DECISION

Non key.

5. DECISION MAKING ROUTE

Recommendation of the Pride in Hartlepool Steering Group to Regeneration and Liveability Portfolio Holder.

6. DECISION(S) REQUIRED

To agree the recommendations of the Pride in Hartlepool Steering Group in respect of community environmental projects.

Report of: Head of Procurement, Property and Public Protection

Subject: PRIDE IN HARTLEPOOL PROPOSALS

1. PURPOSE OF REPORT

To consider the recommendations of the Pride in Hartlepool Steering Group in respect of proposals for community projects.

2. BACKGROUND

2.1 The Pride in Hartlepool Steering Group met on 3rd of April 09 and recommended the following for approval:

3. PROPOSALS

3.1 Manor Residents Association

Manor Residents Association are requesting funding for equipment for their community allotment. The allotment is a key resource for children and young people in the area and has already received substantial funding including an award from the Northern Green Network. The group are requesting funding for a poly tunnel, coat racks, tools and wellingtons to enable more young people to engage with the project. The total requested is £2,000. Members recommended that £1,500 be approved for the cost of the poly tunnel.

3.2 Sacred Heart Primary School

Sacred Heart Primary School are hoping to expand their existing gardening club by creating some raised beds. Currently the children do their gardening in plant pots but this restricts the variety and quantities of plants that can be grown. The ultimate aim of the project is to create a working garden where the whole school can be involved in the cultivation of healthy food crops. The total cost of the project is £4,413 and the school are contributing 10% of the cost therefore the total requested is £3971.70. Members recommended that £1,020 be approved for the cost of the materials.

3.3 Cobden Area Residents Association (CARA)

Last year CARA received funding for hanging baskets to improve the appearance of their area. As the baskets are seasonal the group are now requesting funding to replant their hanging baskets. The residents will be reusing the baskets and brackets that they received last year. This application is for £216 to cover the cost of the workshop, plants and compost. The group also informally requested a contribution towards the cost of transport to the workshop, which is estimated to be around £50. Members recommended that £266 be approved.

3.4 Queen's Meadow Care Home

Queens Meadow Care Home is requesting funding to improve the existing residents' garden and to develop part of it into a memorial garden. The group are

requesting funding for a solar powered fountain, plants and a memorial stone. The garden is used by residents and their friends and families as a breakout and relaxation space, and gardening also has a therapeutic benefit for the residents. The group are requesting £337.64. Members recommended that £141.88 be approved for planting and the fountain.

4. FINANCIAL CONSIDERATIONS

4.1 The funding for the above projects is available within the Pride in Hartlepool budget.

5. RECOMMENDATIONS

5.1 That the recommendation of the Pride in Hartlepool Steering Group be approved.

6. CONTACT OFFICER

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REGENERATION & LIVEABILITY PORTFOLIO

Report To Portfolio Holder

24 April 2009



Report of: The Head of Regeneration

Subject: TEES VALLEY GROWTH POINT ALLOCATION
AND PROPOSED HARTLEPOOL SCHEMES.

SUMMARY

1.0 PURPOSE OF REPORT

1.1 The purpose of this report is to update the Portfolio Holder regarding the successful Tees Valley bid to Department of Communities and Local Government (CLG) for Growth Point funding. The report also seeks endorsement of a proposed programme of schemes that will help deliver the aims of the Growth Point initiative and meet Hartlepool's priorities in terms of housing development.

2.0 SUMMARY OF CONTENTS

2.1 The report provides a summary of the successful Tees Valley Growth Point bid, details the breakdown of the funding allocation between the Tees Valley authorities and a proposed package of Hartlepool based projects.

3.0 RELEVANCE TO PORTFOLIO MEMBER

3.1 The Portfolio Holder has responsibility for issues relating to housing and regeneration therefore endorsement of Hartlepool's Growth Point falls within his remit.

4.0 TYPE OF DECISION

4.1 Non – Key

5.0 DECISION MAKING ROUTE

5.1 Regeneration and Liveability Portfolio Holder meeting April 24 2009.

6.0 DECISION(S) REQUIRED

6.1 The Portfolio Holder is requested to:-

- i) Note the agreed split of funding between the Tees Valley Authorities; and
- ii) Endorse the proposed package of measures to utilise Hartlepool's Growth Point funding allocation, and authorise officers to develop the individual projects in detail.

Report of: The Head of Regeneration

Subject: TEES VALLEY GROWTH POINT ALLOCATION
AND PROPOSED HARTLEPOOL SCHEMES.

1.0 PURPOSE OF REPORT

- 1.1 The purpose of this report is to update the Portfolio Holder regarding the successful Tees Valley bid to Department of Communities and Local Government (CLG) for Growth Point funding. The report also seeks endorsement of a proposed programme of schemes that will help deliver the aims of the Growth Point initiative and meet Hartlepool's priorities in terms of housing development.

2.0 BACKGROUND

- 2.1 A previous report to Cabinet (31st March 2008) explained that Growth Point Status was an initiative to support the Government drive to deliver 3 million new homes by 2020. The initiative will provide funding to support local authorities willing to accelerate housing development on existing public and private sites and to bring forward new ones.
- 2.2 Following the announcement that the Tees Valley had been successful in its bid for Growth Point status a Programme of Development was submitted providing further detail on how housing growth would be achieved. This document was then assessed by CLG. The approach suggested in that document was endorsed in a report to Cabinet in October 2008. In December 2009 it was confirmed that the Tees Valley as a whole was allocated £6,183,668 of which £5,736,912 is capital funding and £446,756 is revenue. The Programme of Development document had encompassed a Tees Valley wide bid of almost £25m.

3.0 PROGRESS

- 3.1 The revenue element of the funding is to be utilised to support the delivery of compulsory pieces of work for the Tees Valley as a whole directly associated with the Growth Point funding. These include an update of the Strategic Flood Risk Assessment and the development of a Water Cycle study which are needed to assess the capacity of existing systems to cope with future housing growth.

- 3.2 It has been agreed with the other Tees Valley authorities and Tees Valley Living to split the capital funding received equally between the five Boroughs. This will mean that each of the Boroughs will receive £1.147m of capital funding. This capital funding is over two financial years 2009/10 and 2010/11. Given that the amount of funding we have received is considerably less than the original amount requested each Borough needs to consider its priorities and agree a mini-programme of schemes based on the previously submitted Programme of Development. This list of schemes will also need to reflect Hartlepool's main housing priorities including supporting the ongoing Housing Market Renewal programme, affordable housing provision whilst also addressing the Growth Point requirement to facilitate the development of new housing sites. A further critical factor in prioritising schemes is the ability to ensure that Growth Point resources can be spent within the two year period and that significant progress towards Growth Point objectives is made. Although there is some flexibility around defrayment of resources it is essential to show demonstrable progress and this will be a factor in consideration of future resource allocation.
- 3.3 Based on these requirements it is proposed that the Hartlepool Growth point funding be utilised in the following way:
- 3.4 **Central Hartlepool HMR** – It is proposed that a package of projects are put forward to support the ongoing HMR programme. This would include:
- i) **Belle Vue** – £500,000 to be allocated toward the ongoing acquisition in the area. This contribution will help to bridge the current funding gap and help to advance the delivery of the scheme.
 - ii) **Easington Road** - it is suggested that £150,000 is contributed to the demolition of the currently empty properties owned by Housing Hartlepool on Easington Road. Housing Hartlepool are about to begin a selection process to identify a development partner to take the site forward. The investment made by Growth Point in this site will free up Housing Hartlepool resources that will be directed toward the Belle Vue site where Housing Hartlepool also have a number of properties, thus contributing towards the current funding gap. Support for the Easington Road scheme will also contribute towards the necessary output requirement of the programme.
 - iii) **Headway site** – One of the key issues facing many of the current HMR and other housing sites is reduced demand for housing due to affordability issues and mortgage product availability leading to a slowdown in house building. In an attempt to address this low demand issue it is suggested that some resource is allocated to develop a shared ownership scheme. HBC would offer a percentage contribution toward the

purchase price which will reduce the total mortgage needed. The Growth Point contribution would be registered on the property and be paid back on sale of the property. The property owner will also have the option of purchasing the remaining percentage from HBC at cost. This will increase the attractiveness of the properties being developed for purchasers and especially first time buyers. Specific details of this scheme are still being developed in detail and will be presented to a future Portfolio Holder meeting.

- 3.5 **East Central Hartlepool** – The selection process to identify a developer for this site is currently underway. The disused Market Tavern building located on Lynn Street/Surtees Street is currently on the market and the inclusion of this property or site in the wider development area would increase the attractiveness of the site and reduce the impact of the derelict building. It is suggested that Growth Point funding could be used to purchase the empty property on this site to help facilitate a more comprehensive residential development across the whole site. The building is currently on the market for £130,000. A development brief to guide the overall approach in this area has also been developed.
- 3.6 **Golden Flatts, Seaton Lane** – One of the objectives of the Growth Point initiative is to help to open up new sites and some work has already been done with partners regarding taking this HBC owned site forward and there are likely to be additional costs associated with this site due to its proximity to industrial uses. It is suggested therefore that Growth Point funding could provide site works such as access arrangements or maybe landscaped mounding to ameliorate the sound and vibration from neighbouring uses. Such works on this site would help improve the viability of this site and increase its prospect of development. The identified site is currently allocated for industrial use within the development plan and planning consent will be required for the proposed use. The recently completed Employment Land Study identified the land as surplus to requirements given the amount of employment land available elsewhere in the Borough.
- 3.7 These projects are intended to provide a balanced package of projects that meet the objectives of Growth Point, addresses Hartlepool's housing priorities and are deliverable within the current Growth Point timescale of the next 2 financial years.
- 3.8 This package and those of the other Tees Valley authorities have been agreed by the Tees Valley Directors of Regeneration and the Tees Valley Living Board. The next steps will be to develop the projects in more detail, through a local appraisal process. This detail and more accurate costings for each scheme will be reported to future Portfolio meetings.

3.9 As reported to Cabinet in October 2008, because the Tees Valley authorities were designated as a Growth Point we are also eligible to bid for the Community Infrastructure Fund. This funding was specifically for transport projects needed or required for the delivery of housing schemes and the growth in housing numbers. Each authority submitted an individual bid as part of a Tees Valley package and in addition a 'joint' bid was put forward for a Ramp Metering scheme at the A66/A19 junction. This particular scheme is designed to manage traffic flows at the busiest junctions on the network at the busiest times in an attempt to generate additional capacity. The Hartlepool specific project that was submitted for consideration was focused on the A689/A19 junction. It was intended that this scheme would address the cumulative increase in journeys as a result of the development of a number of housing sites in the Borough. This particular junction was identified as a potential pinch point where pressures could lead to concerns from the Highways Agency regarding the capacity of the junction to cope with increased demand. CLG confirmed in March 2009 that the projects submitted by the individual authorities had not been successful. The joint bid for the A19 Ramp Metering scheme however will receive a contribution of £6m from the Community Infrastructure Fund.

4.0 FINANCIAL IMPLICATIONS AND RISK

4.1 There is no significant direct risk for HBC associated with the suggested program as the funding is from external sources. A project appraisal process will be developed to assess the appropriateness of the proposed interventions, the risk associated with the projects and the likely outcomes of the programme. This further detail will be reported to future Portfolio Holder meetings.

5.0 RECOMMENDATIONS

5.1 The Portfolio Holder is requested to:-

- i) Note the agreed split of funding between the Tees Valley Authorities; and
- ii) Endorse the proposed package of measures to utilise Hartlepool's Growth Point funding allocation, and authorise officers to develop the individual projects in detail.

REGENERATION & LIVEABILITY PORTFOLIO

Report To Portfolio Holder

24 April 2009



Report of: Director of Regeneration and Planning Services

Subject: HOUSING MARKET RENEWAL DELIVERY -
2008/09

SUMMARY

1.0 PURPOSE OF REPORT

The report provides a detailed monitoring report and updates the Portfolio holder on the performance of the Housing Market Renewal (HMR) programme in Hartlepool for the period 2008 to 2009.

2.0 SUMMARY OF CONTENTS

The report sets out the development, progress and financial spending for 2008/09 of the housing market renewal programme in central Hartlepool. It describes delivery progress on each of the three schemes where HMR activity is taking place in Hartlepool, reporting on the development of the new frontline delivery teams' impact during the year.

3.0 RELEVANCE TO PORTFOLIO MEMBER

The management of the HMR programme falls within the remit of the Portfolio Holder.

4.0 TYPE OF DECISION

Non Key

5.0 DECISION MAKING ROUTE

Report to Regeneration and Liveability Portfolio meeting 24 April, for information.

6.0 DECISION(S) REQUIRED

To note the content of this report and the positive progress achieved by Hartlepool in 2008/9.

Report of: Director of Regeneration and Planning Services

Subject: HOUSING MARKET RENEWAL DELIVERY -
2008/09

1. PURPOSE OF REPORT

- 1.1 The report provides a detailed monitoring report and updates the Portfolio holder on the performance of the Housing Market Renewal (HMR) programme in Hartlepool for the period 2008 to 2009.

2. BACKGROUND

- 2.1 An on going HMR programme has been progressing in Hartlepool since 2003/04. This was initially partly funded by the New Deal for Communities programme plus Single Housing Investment Pot (SHIP) together with funds from English Partnership (now part of the Homes and Communities Agency HCA) and Communities and Local Government (CLG) Housing Market Renewal Funding (HMRF). This funding allowed the delivery of 3 larger sites in the central area of the Town where major redevelopment is under way, and clearance of other smaller sites where other development uses are or have taken place, for example Thornton Street linear park. Regular reports have been made during this period to Cabinet and Portfolio holders together with key decision reports.
- 2.2 All Housing Market Renewal Funding is now channelled by funding agencies of Government via Tees Valley Living (TVL) and TVL have become part of the CLG Pathfinder programme, in 2008. The HMR Pathfinder programme is a longer term programme of intervention in housing markets which is designed to fund HMR for a 15 year plus period, drawing on funding allocations made available every 2 or 3 years. Funding was announced in 2008 for a three year period 2008 to 2011 and as a partner in TVL Hartlepool was allocated £4,254,685m for 2008/09, from the SHIP and HMR programmes. Additional SHIP/HMR funding totalling £7,512,086 was announced for years 2009/11 as an indicative allocation. Confirmation of this is dependant on the performance of the delivery body and subject to a variation of plus or minus 10%. The total SHIP/HMR allocation for Hartlepool for the period 2008/11 is therefore £11,766,771m. In addition, a 'legacy' allocation of funding from the former regeneration agency English Partnership of £4,850,000m is also available for the period 2010/12.

This resource has allowed the Council to move its programme forward into further phases of HMR in Hartlepool.

- 2.3 At its meeting on the 28th April 2008, Cabinet agreed to progress HMR delivery in Hartlepool in the following programmed way on three sites in the town.
- Perth/Hurworth/Gray Streets and part of Grainger/Turnbull Streets and Raby Road in North Central Hartlepool – the Raby Road Corridor Scheme.
 - The Belle Vue Scheme – inclusive of Kathleen Streets/Scawfell Grove and parts of Patterdale/Borrowdale Streets/Windemere/Kendal Roads.
 - The Carr/Jobson/Richardson/Rodney Streets and parts of Blake Street and Hart Lane area.
- 2.4 The previous report to Cabinet noted that the approved resources are not sufficient to deliver all three sites in full. Cabinet therefore agreed to prioritise the Raby Road Corridor scheme for full acquisition as the English Partnerships funding referred to in paragraph 2.2 was allocated specifically for the site and included conditions requiring this site to be fully delivered. In the light of this budget situation Cabinet agreed that the remaining resources be used primarily to support the purchase by agreement of owner occupied premises within the other sites. Some flexibility was, however, agreed to allow for 'strategic' acquisition of other properties within these areas in the interests of efficiency, value for money, and practical delivery.

3. PROGRESS BY SITE IN 2008/09

3.1 The Raby Road Corridor scheme (Hurworth/Perth/Gray Streets and parts of Raby Road/Grainger/Turnbull Streets):

On this HMR site by the end of the financial year 2008/09 35% of the properties had been either acquired or the sales of properties were agreed with owners. All of the remaining owners had been contacted about the sale of their properties, with many of the owners responding positively and asking for valuations to be undertaken. During 2008/09 a funding agreement was negotiated and signed off with the Homes and Communities Agency regarding the 'legacy' funding made available for this second phase of the North Central Hartlepool housing regeneration scheme by the former English Partnership Regeneration Agency. Funding via this agreement has already been made available to the Council ahead of the timescale detailed in the funding agreement. Early discussions have taken place with members of the management committee from the Quoits Club which occupies a prominent corner of this site and these negotiations will be progressed to assess how the Council can be assisted.

3.2 The Belle Vue Site:

On this HMR site over 70% of the properties had been acquired or agreements have been made with owners to purchase the properties, by the end of the financial year 2008/09, (This figure includes the full site inclusive of Housing Hartlepool properties) through a combination of SHIP/HMR, NDC and Housing Hartlepool funding. Strategic acquisitions of none owner occupied property has also been achieved, where property has been for sale on the open market. This has had an overall impact on cost efficiencies for this site as purchase prices have reflected the current market conditions.

In addition the Tees Valley were successful in 2008/09 in securing Growth Point status for the sub region and this has resulted in an allocation of funding to Hartlepool as a member of the sub regional partnership. Growth Point funding will be payable over a two year period 2009/11. Part of this funding has been earmarked to help fund the gap in the assembly costs for the Belle Vue site, the significance of this funding is critical as it narrows the funding gap in delivery of this site and allows site assembly to continue across the full site. In its decision on the 28th April 2008 Cabinet agreed that Officers could progress a suitable partnership arrangement that would select a private sector developer to work in partnership with the Council, Housing Hartlepool and other partners to progress this scheme. This has been advanced and a preferred partner has been selected to work on proposals that would satisfy all needs and deliver transformational change on the full site and in the immediate areas adjacent to the site. The selected preferred partner is Frank Haslam Milan (FHM) part of the Keepmoat Group, who were appointed following a robust selection process undertaken in partnership with Housing Hartlepool, NDC and resident representatives from the local community. The next stage of this process is for the partnership to consider in detail delivery mechanisms to support the delivery of the scheme. Currently the opportunity of setting up a Joint Venture Company for the delivery of this scheme is being discussed; detailed impacts and assessments of risk together with financial exposure will be undertaken. Once this is complete it will be the subject of a detailed report to Cabinet for consideration. In taking forward this scheme the preferred developer would be required to work in partnership with the local community to work up detailed scheme designs and to support the progression of CPO procedures should this be required.

3.3 The Carr/Jobson/Richardson/Rodney Streets and parts of Blake Street and Hart Lane site:

On this site 30% of the properties have been acquired or agreements to purchase are in place with owners, many of the owner occupiers were keen to sell properties to the Council in 2008. Hartlepool Revival also held a considerable number of properties in this area following

previous acquisition and the majority of these properties have now been transferred into the ownership of the Council. A further area of land and several properties in Rodney Street will soon be transferred to the Council. In addition to this, 16 properties in the area are owned by Endeavour Housing Association and strategic purchases of none owner occupied properties are being achieved at realistic purchase prices where property is being marketed for sale on the open market.

3.4 Frontline Delivery Regeneration Team:

In 2008 the frontline delivery teams for housing market renewal came together to form one delivery team managed by Housing Hartlepool. This required the Memorandum of Understanding between Housing Hartlepool and the Council to be refreshed to recognise this increased role across Hartlepool. This was achieved and is in place for the period 2008 to 2011. The Regeneration Team was strengthened by the addition of several officers to meet the additional workload generated by the increased number of sites. The Team is working more widely in the town, recognising the wider geographical area covered and support required to areas which are adjacent to HMR sites. A menu of funding is drawn together to fund this Team from Hartlepool BC, Housing Hartlepool, New Deal for Communities and Working Neighbourhood Funding. This process has been achieved successfully and delivery has been maintained to a high standard by Housing Hartlepool. Each site has nominated named officers who are in regular contact with the residents in the areas and have regular street surgeries with local resident representatives. The work and duties undertaken by the Team make a valuable contribution to the management of the central areas of the town to address the impact of major regeneration, together with delivering complementary schemes funded by Housing Hartlepool and New Deal for Communities. They also continue to liaise with all parties associated with the original three HMR sites which are now under the process of redevelopment.

4. FINANCIAL IMPLICATIONS

- 4.1 Funding resources for HMR Regeneration in Hartlepool comes almost exclusively from external sources, now mainly via the Tees Valley Living Partnership. Hartlepool's spending performance for the TVL Partnership has been consistently high and the programmed spend for 2009/10 will continue this achievement. Details of financial implications will be the subject of further reports to Cabinet and Portfolio holder, as the programme moves forward and individual schemes progress.

5. RECOMMENDATIONS

To note the content of this report and the positive progress achieved by Hartlepool BC in 2008/9.

REGENERATION & LIVEABILITY PORTFOLIO

Report to Portfolio Holder

24 April 2009



Report of: Head of Regeneration

Subject: SINGLE PROGRAMME 2009-11 – PROPOSED EXPENDITURE

SUMMARY

1.0 PURPOSE OF REPORT

The report informs the Portfolio Holder of the process of preparation of the Single Programme Investment Programme and advises on the focus of proposed expenditure over the period 2009-11

2.0 SUMMARY OF CONTENTS

The report provides background to the preparation and approval of the Single Programme Investment Plan including discussions and negotiations held with One North East in identifying priorities for Single Programme investment. The report refers to recent contextual work which has been carried out in relation to the central area and Southern Business Zone to provide a strategic framework for investment in these areas. The report then sets out in general terms how it is intended to utilise the Single Programme allocations over the next two to three years.

3.0 RELEVANCE TO PORTFOLIO MEMBER

The management and delivery of the Single Programme lies within the remit of the Regeneration and Liveability Portfolio.

4.0 TYPE OF DECISION

Non Key

5.0 DECISION MAKING ROUTE

Regeneration and Liveability Portfolio meeting 24th April 2009 sets out the broad principles on the Programme. More detailed reports relating to individual schemes will be presented to future meetings of relevant Portfolios.

6.0 DECISION(S) REQUIRED

The Portfolio Holder is requested to note the process of preparation of the Single Programme Investment Programme and endorse the general focus of proposed investment.

Report of: Head of Regeneration

Subject: SINGLE PROGRAMME 2009-11 – PROPOSED EXPENDITURE

1. PURPOSE OF REPORT

- 1.1 The report informs the Portfolio Holder of the process of preparation of the Single Programme Investment Programme and advises on the focus of proposed expenditure over the period 2009-11

2. BACKGROUND

- 2.1 The Single Programme is one of the Governments main strategic economic development and regeneration programmes. Regional responsibility for the Programme lies with One North East who are seeking to focus this investment programme on delivering regionally strategic projects which help to achieve the investment and growth targets set out in the Regional Economic Strategy (RES). Elements of delivery and management of the programme have traditionally been devolved to the sub-regional partnerships and within this sub-region, Tees Valley Unlimited (TVU) have the responsibility for overseeing and managing the programme.
- 2.2 The establishment of a multi area agreement (MAA) between TVU and One North East is intended to allow the sub-regional partnership to have greater devolved power and flexibility to control and manage the programme although One North East retains ultimate authority over the programme. In recent months discussions have been held between One North East, the JSU on behalf of the Tees Valley partnership and involving the local authorities, to establish the broad parameters of the MAA and including the levels of delegation on the Single Programme and other budgets. In relation to the Single Programme the process involves One North East agreeing a broad programme of investment which sets out the rationale behind the programme, the priority areas for investment, the broad outputs to be achieved and an indicative schedule of projects and expenditure to be delivered. TVU would have responsibility for management and delivery and some flexibility to re-profile expenditure and substitute projects, although the extent of this is somewhat uncertain at this stage as One North East still retains responsibility for approval of individual project Business Cases/appraisals.

- 2.3 In discussions around the Investment Programme One North East has given clear indications of what they consider to be the priorities in terms project activities and spatial focus. They wish to concentrate available resources on a limited number of regionally significant projects, particularly those which lead to direct investment in jobs and support private sector led investment schemes. They are less keen on the types of place shaping, public realm projects which have traditionally been carried out in the past - often to good effect, which generate indirect benefits. Where such schemes are proposed, it will be necessary to demonstrate that these are part of a more strategic investment programme involving other major investment proposals.
- 2.4 In terms of spatial priorities, the RES includes the Coastal Arc as one of the Tees Valley's strategic priorities, but One North East has indicated clearly that they consider Victoria Harbour to be their main priority for Hartlepool (although there is a current debate at regional level as to whether ONE North East or the new Homes and Communities Agency (HCA) should provide the main source of public funding support for this scheme). This does not come as a particular surprise, as over the past two or three years, it has become increasingly difficult to secure funding for some of our other key regeneration areas. However, following considerable lobbying and evidence gathering to demonstrate the economic potential of the central area and the Southern Business Zone, One North East did agree to fund investment framework studies for these two areas which have helped to provide a strategic context for investment in these areas. This has resulted in their agreement in principle to support certain types of projects within these areas, subject to such schemes providing suitable justification through the Business Case process.
- 2.5 There are, however, other areas of the town which, although recognised locally as being important in supporting to the overall regeneration of Hartlepool, particularly in terms of their contribution to the overall tourism strategy, One North East has given an unequivocal indication that they do not consider these to be current regional priorities. These areas are Seaton Carew and the Headland. Previous submitted schemes, including a bid for match funding to support the Sea Change feasibility work at Seaton Carew and an environmental scheme at the Headland to improve access and infrastructure in the vicinity of the Heugh Gun Battery have not been supported. Although opportunities for future investment in these areas will continue to be explored, these areas have not been included in the current Investment Plan project schedule.

3 PROGRAMME OF INVESTMENT 2009-11

- 3.1 It had originally been anticipated that the Tees Valley would receive around £20 million per year for this programme over the period 2009-11 which is in line with the resource level for previous years. Recent

government actions to address the impact of the credit crunch have, however, led to resource allocations to the regional development agencies being reduced. As a result the Tees Valley Single Programme budget allocations for 2009/10 and 2010/11 are £14m and £10m respectively. As referred to in Section 2 discussions have been held between One North East and TVU through the Joint Strategy Unit and local authorities to agree the broad basis for allocating this resource. The programme agreed at a Tees Valley level (although this still needs to be endorsed by One North East) includes a combination of schemes which are specific to individual local authority areas and others which have a broader Tees Valley impact, such as the Green Infrastructure Fund, and support for visit Tees valley and programme management. Whilst there will be fluctuations in terms of profiling and specific project budgets over the 2 year funding period and beyond, the table below is indicative of projects which are directly related to Hartlepool.

Indicative Single Programme Funding Profiles for Hartlepool (£,000)

Project Title	2009-10		2010-11		2011-12	
	Cap	Rev	Cap	Rev	Cap	Rev
Victoria Harbour Fees (pre-Partnership agreement)	105					
Victoria Harbour Implementation	1,000		1,000		2,000	
Southern Business Zone	1,290		610			
Hartlepool Central Area/Innovation and Skills Quarter	500		500		1,500	
Tall Ships Races 2010		264		507.5		

Notes - budgets and profiles are indicative and subject to individual project approval
 - funding allocations for 2011-12 are not yet known - profiles are indicative only.

- 3.2 In terms of specific schemes highlighted above, a notional sum has been included to support the implementation of the Victoria Harbour scheme. As mentioned earlier in this report, this is identified as one of the regional investment priorities and is clearly seen as extremely important for the future regeneration of Hartlepool by the Council. Discussions are currently being held between One North East and the HCA regarding funding and delivery mechanisms for this project.
- 3.3 The Southern Business Zone Investment Framework study has identified a range of interventions aimed at encouraging growth and supporting existing businesses and providing conditions which facilitate new business development and inward investment. These recommendations cover a range of initiatives including environmental

and premises enhancements similar to those which have been implemented on the Longhill estate; providing infrastructure to open up new sites and; the introduction of business support officers providing advice and guidance to companies. Within the next two years the intended Single Programme focus is on the Queen's Meadow Business Park. Following the success of the Innovation Centre development and other investments on Queen's Meadow the intention is to explore the provision of additional incubation facilities which would complement the existing provision and address the continuing demand for such units in Hartlepool. Such an approach would be in line with both local and RES priorities. In addition, subject to timing and resource flexibility, the potential to acquire a key site to support the ongoing development of the Queen's Meadow may be explored.

- 3.4 The other main area of proposed investment is the central area of the town. The Central Area Investment Strategy (CAIF), details of which have previously been reported to Cabinet, identifies a number of strategic investment opportunities which would help regenerate central Hartlepool and support the proposed Victoria Harbour development. A main feature of this study is the development of an Innovation and Skills Quarter (ISQ) in the area east of the Middleton Grange Shopping Centre between Church Street and Huckelhoven Way. Building on redevelopment proposals for the Hartlepool College of Education the study identifies other development and improvement opportunities which would support the attraction of inward investment to this area. In addition the study identifies a series of 'linkage' improvements which would help improve the operational function of the town centre and encourage integration between key town centre locations including Middleton Grange, the proposed transport interchange and the marina/Victoria Harbour.
- 3.5 Following informal discussions with One North East officers around what aspects of the CAIF they may be prepared to support, it is proposed to utilise some of this year's allocation towards acquisition of a key property within the ISQ area. The CAIF proposed the development of an acquisitions strategy which would seek to secure the purchase of key buildings/sites within the ISQ area to support future comprehensive redevelopment plans. A joint meeting of the Regeneration and Liveability and Finance and Efficiency Portfolio Holders in February 2009 gave approval to progress the purchase of one specific building using Single Programme resources. A Business Case proposal is currently being prepared for this.
- 3.6 It is intended that future funding bids will include support for the development of business space to accommodate new creative industries and digital media type businesses, possibly linked to the colleges. Over the next year or so officers intend to explore the potential for developing such a facility. Again, this is the type of development that would be likely to be favoured by One North East but given lead in timescales, it is expected that such a scheme would not

be in a position to start within the next two years although some of the current Single Programme resource may be required to support feasibility and design work.

- 3.7 In terms of the remaining central area funds available over the next two years, it is proposed to utilise some of this to carry out detailed design work and implement a first phase of a key ‘connectivity’ and place shaping scheme aimed at improving the linkages between the Middleton Grange Shopping Centre, the ISQ and the transport interchange. The CAIF identified Stockton Street as a major physical barrier between these areas, and whilst the study considered, but discounted proposing radical alterations to the main carriageways (in the interest of maintaining traffic flows), it has suggested a number of other physical improvements that would help improve pedestrian movement, the general appearance of this area and support and encourage other investment. Such a scheme would need to be phased but could incorporate the strengthening and/or realigning the surface level crossings, a redesign of Church Square and visual enhancements along the Stockton Street frontage. A further aspect of this scheme could involve the closure of the underpass which is relatively infrequently used and does not offer a particularly pleasant environment. Removal of this feature could potentially create opportunities for further enhancing the shopping centre frontage, over and above the currently proposed improvements by the owners. To progress this scheme it will be necessary to convince One North East of the overall economic benefits of what is principally an environmental improvement led proposal, but hopefully the CAIF provides the rationale for the scheme and can demonstrate that the proposals would support proposals such as the shopping centre enhancement, the Hartlepool College of Further Education development and the broader visitor attraction and economic investment objectives.
- 3.8 The other element of the CAIF where it is proposed that further exploratory work is carried out is in relation to the depot site on Lynn Street. The study suggested the possible relocation of this facility and its replacement with a mixed use redevelopment. Officers are doing some scoping work to try to assess the cost and viability of relocating this facility and identify potential relocation sites. Whilst most of this work can be done ‘in house’ there may be a need to do some more detailed work around potential development options, market interest and valuations on the Lynn Street site which may require an input from the Single Programme.

4. FINANCIAL IMPLICATIONS

- 4.1 The Single Programme is the main source of government funding for strategic economic investment and considerable effort has been put in to ensuring that Hartlepool secures a reasonable share of this resource. Over the past 7 or 8 years the town has been relatively

successful in securing resources for key schemes. Increasingly there is a requirement for other funds to be utilised alongside the Single Programme and contributions from the private sector is an important factor in securing funds. There are however certain types of project where direct private sector funding is unrealistic, particularly place shaping improvements which help provide a catalyst for future investment and which have been a staple element of past regeneration programmes. To secure funding for these and indeed other types of project such as building acquisition or the provision of public amenities and visitor facilities it is necessary to make contributions from other public sources. In recognition of this some funding has been approved from the Councils capital programme to provide match funding for key regeneration schemes. The extent to which contributions will be made to each individual scheme will be subject to discussion and negotiation with ONE North East. In addition other potential match funding sources will be explored such as European Regional Development Fund resources.

5. RECOMMENDATIONS

- 5.1 The Portfolio Holder is requested to note the process of preparation of the Single Programme Investment Programme and endorse the general focus of proposed investment.