

# **REGENERATION AND ECONOMIC DEVELOPMENT PORTFOLIO**

## **DECISION SCHEDULE**



**Friday, 21 May 2010**

**at 3.00 pm**

**in Committee Room C, Civic Centre, Hartlepool**

Councillor P Hargreaves, Cabinet member responsible for Regeneration and Economic Development will consider the following items.

### **1. KEY DECISIONS**

- 1.1 Single Programme Bids – Innovation and Skills Quarter Gateway Project –  
*Director of Regeneration and Neighbourhoods*

### **2. OTHER ITEMS REQUIRING DECISION**

- 2.1 Targeted Vacant Buildings Grants Scheme – Approval Arrangements –  
*Director of Regeneration and Neighbourhoods*

### **3. ITEMS FOR INFORMATION**

- 3.1 Regeneration and Planning Services Departmental Plan 2009/10 –  
Quarter 4 Monitoring Report – *Director of Regeneration and  
Neighbourhoods*

## **REGENERATION & ECONOMIC DEVELOPMENT PORTFOLIO**

Report To Portfolio Holder  
21<sup>st</sup> May 2010



**Report of:** Director of Regeneration and Neighbourhoods

**Subject:** SINGLE PROGRAMME BIDS - INNOVATION  
AND SKILLS QUARTER GATEWAY PROJECT

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### **SUMMARY**

#### **1. PURPOSE OF REPORT**

To inform the Portfolio Holder of the background to the Innovation and Skills Quarter (ISQ) Gateway project, to detail the development of the scheme and to seek approval for the funding arrangements, including the submission of a Single Programme application using HBC funds as match funding.

#### **2. SUMMARY OF CONTENTS**

The report details the background and development of the Innovation and Skills Quarter Gateway project together with the financial considerations and the next steps in terms of design and phased implementation of works.

#### **3. RELEVANCE TO PORTFOLIO MEMBER**

Management of the Single Programme falls within the remit of the Regeneration and Economic Development Portfolio Holder.

#### **4. TYPE OF DECISION**

Key- Decision Test (i) applies.

#### **5. DECISION MAKING ROUTE**

Regeneration and Economic Development Portfolio meeting on the 21<sup>st</sup> May 2010.

## 6. **DECISION(S) REQUIRED**

The Regeneration and Economic Development Portfolio Holder is requested to:

- Endorse the development of the ISQ Gateway project.
- Approve the use of funds allocated from the Council's Capital programme as match funding towards the ISQ Gateway project.
- Endorse the submission of a Single Programme bid to fund the implementation of the first phase of the ISQ Gateway scheme.
- Approve the use of funds allocated from the Major Regeneration Projects budget to fund the external elements of the design and feasibility works for the ISQ Gateway.

**Report of:** Director of Regeneration and Neighbourhoods

**Subject:** SINGLE PROGRAMME BIDS- INNOVATION AND SKILLS QUARTER GATEWAY PROJECT

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## **1. PURPOSE OF REPORT**

- 1.1 To inform the Portfolio Holder of the background to the Innovation and Skills Quarter (ISQ) Gateway project, to detail the development of the scheme and to seek approval for the funding arrangements, including the submission of a Single Programme application using HBC funds as match funding.

## **2. BACKGROUND**

- 2.1 The Innovation and Skills Quarter Gateway is a distinct project that will contribute towards the development of an ISQ in the East Central Area of Hartlepool. The scheme links to the recommendations of the Hartlepool Central Area Investment Framework (CAIF), which seeks to improve the economic performance of the area, guiding public and private sector investment opportunities.
- 2.2 The CAIF recommends that one of the key Regeneration priorities for the Central Area of Hartlepool should be the creation of an Innovation and Skills Quarter (ISQ), promoting high quality small and new businesses and integrating with the activities of both Cleveland College of Art and Design (CCAD), and Hartlepool College of Further Education (HCFE). The CAIF highlights the importance of underpinning the economic and market aspirations for the area with urban design and access considerations.
- 2.3 In addition to the Gateway scheme there are number of projects and investment opportunities that will support the development of the ISQ. These include the investment in the areas educational institutions, the redevelopment of Crown House to create a business incubation centre for new and expanding SME's in creative industries, and the creation of a Supplementary Planning Document to support the aims of the CAIF and ISQ.

## **3.0 INNOVATION AND SKILLS QUARTER GATEWAY**

- 3.1 The Innovation and Skills Quarter Gateway has been defined as the compact central hub within the ISQ that comprises the key educational institutions, shopping areas and transport hub. (See **Appendix 1**). The

ISQ Gateway project is primarily designed to support the expansion of CCAD and to address elements of poor connectivity within the area, whilst complementing the £51m redevelopment of HCFE and the creation of the Hartlepool Transport Interchange.

- 3.2 CCAD have significant investment and expansion plans for their Hartlepool campus involving the relocation of their higher education course provision to Hartlepool, which will lead to an increase of several hundred students. CCAD's expansion plans have led to the acquisition of the Leadbitter and Archive buildings from HBC which will be followed by the purchase of the Municipal buildings at a later date. This together with plans to refurbish their existing premises within Church Square will lead to CCAD having a significant presence within the ISQ, in particular Church Square.
- 3.3 CCAD's plans present the opportunity to create a campus environment within Church Square complementing and embedding their investment plans and creating an environment that will help attract students to Hartlepool, given the competitive nature of the Further Education Sector. This will create subsequent benefits for town centre businesses.
- 3.4 The importance of Church Square is highlighted by the fact that is becoming a focal point within the ISQ for pedestrian usage and activity, which is only likely to intensify given the investment identified above. Church Square is currently underutilised and not designed for the intensification of use. It is also a key destination and major connector between the Marina and main retail areas of Hartlepool.
- 3.5 The creation of a campus environment within Church Square can be achieved through a comprehensive remodelling of the area to create a more pedestrian friendly environment, reducing the current vehicular conflict and promoting improved links with the Transport Interchange and Middleton Grange Shopping Centre. The re-design of Church Square will consider the full pedestrianisation of the area. From the outset the proposals will be developed in consultation with local businesses and residents.
- 3.6 The improvements will be designed to be of the highest quality in order to establish a bold, vibrant and unique identity for the area which will act as an exemplar scheme for future developments in the ISQ. The scheme will evidence HBC's commitment to the area, matching that made by the other private and public sector partners. The ISQ Gateway scheme will also complement the HBC Business Improvement Grants that are aimed at improving business premises within the Church Street and Church Square area.

## **4.0 CONNECTIVITY**

- 4.1 The ISQ Gateway also seeks to address a number of connectivity issues within the area. It has been widely recognised and documented that a lack of connectivity is a challenging constraint across key areas of the town centre, which impacts upon economic efficiency. This is despite the compact nature of the area with education facilities, shopping areas and the transport hub being grouped together.
- 4.2 The severance created by Stockton Street coupled with poor legibility and access to Middleton Grange Shopping Centre from the ISQ creates a barrier to genuine connectivity east to west. Similarly the railway line creates a barrier north and south, restricting movement between Church Square, the main retail areas and the Marina.
- 4.3 The ISQ Gateway will address the connectivity issues identified above by improving the pedestrian crossings across Stockton Street between Church Square and Middleton Grange Shopping Centre. This will be achieved with both physical and visual improvements to give people a greater sense of connectivity.
- 4.4 The viability of closing the Stockton Street underpass will be investigated given that the Stockton Street surface crossings will be improved. The underpass currently presents a poor quality environment, is little used and is susceptible to flooding.
- 4.5 Traffic modelling will be undertaken to determine and reduce the impact of any connectivity improvements on Stockton Street traffic flows.
- 4.6 Middleton Grange Shopping Centre are planning to invest in their property and entrances, alongside the remodelling of the Park Road Car Parks, which will complement the connectivity improvements.

## **5.0 DESIGN WORK**

- 5.1 A masterplan for the ISQ Gateway will be prepared that will include feasibility work and detailed designs for the remodelling of Church Square and the Stockton Street Connectivity improvements. Given the current constraints on public funding it's unlikely that funds will be available to implement all elements of the masterplan immediately. Preparing the master plan now however, will allow for the identification of options to phase the work and will enable the Council to respond quickly as resources become available. All phases will be designed to be distinct pieces of work that can be fully completed with the resources available.

- 5.2 The designs within the masterplan will consider suitability of materials, long term maintenance requirements, parking requirements, DDA requirements, the use of space together with the consideration of the night time economy. Public consultation will be built into the design process from the outset.
- 5.3 The design and feasibility works will be completed in-house by HBC with external specialist engineering and traffic modelling input where required.
- 5.4 It's anticipated that the feasibility and design works will be completed by September 2010 which will allow the first phase to be implemented by the end of March 2011 should funding be secured.

## **6.0 FINANCIAL CONSIDERATIONS**

- 6.1 The ISQ Gateway has been identified as a reserve scheme within the Tees Valley Single Programme delivery plan. A notional allocation of £600k has been identified for the financial year 2010/11 should the Single Programme funds be available. The initial bid will be designed to fund the first phase of the scheme.
- 6.2 The availability of Single Programme funds is unlikely to be known until later in the year. The intention is however, to complete the feasibility and design works as soon as possible using HBC funds in order to support the scheme going forward. If funding does become available the funding bid process would involve the submission of an outline application followed by a business case to the Tees Valley Programme Group, who's membership includes One NorthEast.
- 6.3 There is an increasing requirement for public and private sector match funding to contribute towards schemes. The Council is therefore expected to contribute towards these. An initial £150k has been identified within the Councils' approved Capital Programme Regeneration Match Funding allocation, which is designed to support such Regeneration initiatives. The proposed investment by CCAD would also be used to support the bid.
- 6.4 Funding for future phases of works are anticipated to be from a range of sources which are yet to be secured.

## **7.0 RISK IMPLICATIONS**

- 7.1 The risk to the Council is that fees are spent on the design work and that funding for the implementation of the scheme is not available or approved. Having a fully designed scheme will however enable the project to be responsive to future funding opportunities should they

become available and will undoubtedly improve the chances of a bid being successful.

## **8.0 RECOMMENDATIONS**

8.1 The Regeneration and Economic Development Portfolio Holder is requested to:

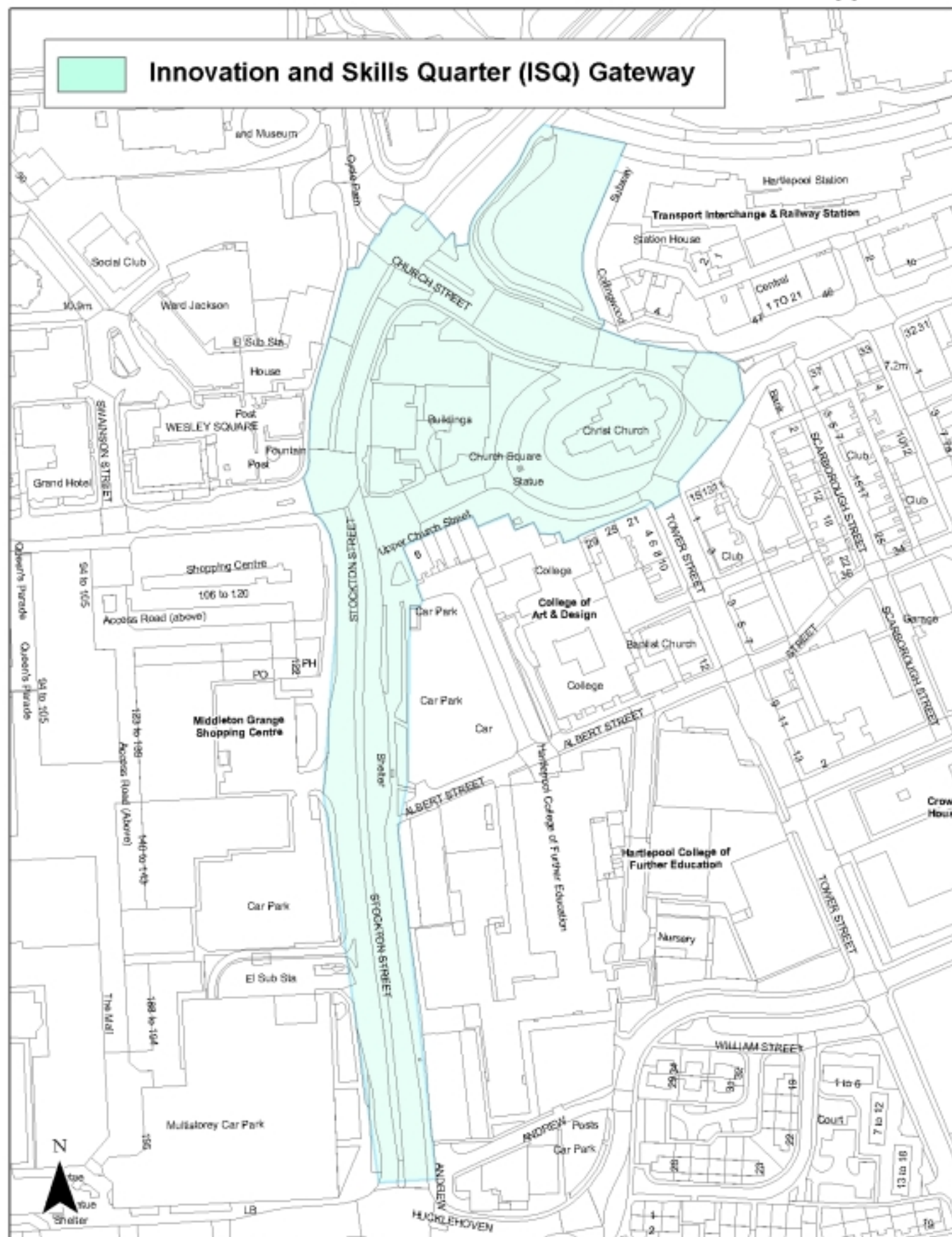
- Endorse the development of the ISQ Gateway project.
- Approve the use of funds allocated from the Council's Capital programme as match funding towards the ISQ Gateway project.
- Endorse the submission of a Single Programme bid to fund the implementation of the first phase of the ISQ Gateway scheme.
- Approve the use of funds allocated from the Major Regeneration Projects budget to fund the external elements of the design and feasibility works for the ISQ Gateway.

## **9.0 CONTACT OFFICER**

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# **REGENERATION & ECONOMIC DEVELOPMENT PORTFOLIO**

Report To Portfolio Holder  
21<sup>st</sup> May 2010



**Report of:** Director of Regeneration and Neighbourhoods

**Subject:** TARGETED VACANT BUILDINGS GRANTS  
SCHEME – APPROVAL ARRANGEMENTS

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## **SUMMARY**

### **1. PURPOSE OF REPORT**

To seek endorsement of the approval arrangements for a grants scheme focused on priority properties in the town centre area and Southern Business Zone.

### **2. SUMMARY OF CONTENTS**

The report outlines the support that is available to businesses and property owners for improvement works that will help to bring vacant properties back into use. The report suggests an approval process for the grant applications that is based on arrangements agreed for similar previous grantschemes.

### **3. RELEVANCE TO PORTFOLIO MEMBER**

The grant scheme will support the ongoing regeneration of the Town Centre and the Portfolio Holder has responsibility for regeneration issues.

### **4. TYPE OF DECISION**

Non Key.

### **5. DECISION MAKING ROUTE**

Regeneration and Economic Development Portfolio meeting on the 21<sup>st</sup> May 2010.

**6. DECISION(S) REQUIRED**

The Portfolio Holder is requested to:

- (i) Endorse the suggested approval arrangements for the vacant buildings grants scheme.

**Report of:** Director of Regeneration and Neighbourhoods

**Subject:** KEY VACANT BUILDINGS TARGETED GRANT  
SCHEME – APPROVAL ARRANGEMENTS

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## **1. PURPOSE OF REPORT**

- 1.1 To seek endorsement of the approval arrangements for a grants scheme focused on priority properties in the town centre area and Southern Business Zone.

## **2. BACKGROUND**

- 2.1 The economic downturn has resulted in increased numbers of vacant business units in commercial and industrial areas. The impact on the retail sector has been significant, resulting in increasing numbers of empty units in high streets across the country.
- 2.2 The result of increased numbers of empty properties in a small area does have a negative influence on the perception of commercial areas. Areas with significant numbers of vacant buildings can often attract litter, graffiti and anti-social behaviour, making them even less attractive to potential users. In addition to these negative effects, void or unused properties means there are fewer businesses operating in the town centre, reducing employment and wealth creation opportunities and decreased choice for consumers of goods and services.
- 2.3 HBC are currently involved in a number of initiatives to address the number of empty properties in the town centre, including the Indoor Market Initiative, CLG Empty Shop Fund, and 'buy local' campaigns. A recent grant scheme through New Deal for Communities was also aimed at improvements to business premises.
- 2.4 The Key Vacant Buildings Grant scheme has £200,000 allocated for improvements to business premises for the financial year 2010/11 from Hartlepool Borough Councils capital fund, approved by Cabinet (25/01/10 & 08/02/10), Scrutiny Coordinating Committee (29/01/10) and Council (11/02/10). This funding will prioritise projects around key vacant and derelict buildings, business creation, job creation and job safeguarding opportunities. Eligible works will include external improvements including replacement shop fronts, windows and roofing works. It is proposed that 75% of costs up to a maximum of £20,000 will be available for eligible property owners. Commercial areas within the town centre and southern business zone that have a concentration of empty properties within a small area will be prioritised for support. The

Grant scheme will also be flexible to respond to other investment opportunities across the town, should they arise. This could include projects that can offer significant improvements to empty or problem buildings or provide significant job creation opportunities.

- 2.5 The empty properties within the town centre are obvious, but annual survey work carried out across the Town Centre will confirm the current level of empty units in the area. Contact has also been made with local agents in the area to help identify owners of targeted buildings most in need of investment and which could be prioritised. Currently there is a concentration of empty units on the stretch of York Road between Park Road and Victoria Road with a number of prominent empty buildings affecting this area. It is proposed that this area is targeted first, followed by owners of empty buildings in the wider town centre area being contacted regarding potential improvement works.
- 2.6 A number of premises in prominent locations and routes in the Southern Business Zone are also in need of investment and improvement. Officers have identified premises that could benefit from grant support and will contact owners to determine the level of potential interest.
- 2.7 The proposed grant scheme will look to complement the other initiatives supporting retailers and empty units that HBC are currently involved with, including the Market Hall Initiative. Successful businesses in the Market Hall scheme that are looking to expand and move into permanent premises may be interested in some of the currently empty premises that the grant scheme will be targeting. Where appropriate as part of the grant process officers can facilitate discussions with landlords or property owners looking to receive grant funding. This could help to determine whether businesses looking for premises can be matched with vacant properties.

### **3. MANAGEMENT AND DELIVERY ARRANGEMENTS**

- 3.1 Officers in the Regeneration team will be delivering the scheme, working closely with Economic Development and the relevant Business Liaison Managers. Site visits to interested parties are followed up with the preparation of an agreed work schedule. The applicant will then submit an application form, and three independent and comparative quotations for the works. This information will form the basis of a grant report that will assess if the works are eligible and calculate the overall grant contribution. Submitted information will also be assessed by a Quantity Surveyor for value for money. The grant report will then require the agreement and signature of the Assistant Director (Planning and Economic Development) and the Regeneration and Economic Development Portfolio Holder.

#### **4. FINANCIAL IMPLICATIONS**

- 4.1 Funding for the scheme from the Council's 2010/11 capital programme has been agreed previously through Cabinet (25/01/10 & 08/02/10), Scrutiny Coordinating Committee (29/01/10) and Council (11/02/10). The report outlines the management and delivery arrangements.

#### **5. RECOMMENDATIONS**

- 5.1 The Portfolio Holder is requested to:
- i) Endorse the suggested approval arrangements for the vacant buildings grant scheme.

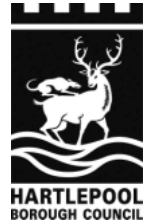
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## **REGENERATION AND ECONOMIC DEVELOPMENT PORTFOLIO**

Report to Portfolio Holder  
21 May 2010



**Report of:** Director of Regeneration and Neighbourhoods

**Subject:** REGENERATION AND PLANNING SERVICES  
DEPARTMENTAL PLAN 2009/10 – QUARTER  
4 MONITORING REPORT

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### **SUMMARY**

#### **1. PURPOSE OF REPORT**

To inform the Portfolio Holder of the progress made against the Regeneration and Planning Services Departmental Plan 2009/10 to the end of the fourth quarter of the year.

#### **2. SUMMARY OF CONTENTS**

The progress against the actions and contained in the Regeneration and Planning Services Departmental Plan 2009/10.

#### **3. RELEVANCE TO PORTFOLIO MEMBER**

The Portfolio Holder has responsibility for performance management issues in relation to regeneration and economic development functions within the Regeneration and Planning Departmental Plan.

#### **4. TYPE OF DECISION**

Non-key.

#### **5. DECISION MAKING ROUTE**

Portfolio Holder meeting 14 May 2010.

#### **6. DECISION REQUIRED**

The Portfolio Holder is requested to:

- Note the progress of key actions along with the latest position with regard to risks.

**Report of:** Director of Regeneration and Neighbourhoods

**Subject:** REGENERATION AND PLANNING SERVICES  
DEPARTMENTAL PLAN 2009/10 – 4TH  
QUARTER MONITORING REPORT

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## **1. PURPOSE OF REPORT**

- 1.1 To inform the Portfolio Holder of the progress made against the Regeneration and Planning Services Departmental Plan 2009/10 to the end of the fourth quarter of the year.

## **2. BACKGROUND**





- 2.1 The Portfolio Holder has responsibility for performance management issues in relation to regeneration and economic development functions within the Regeneration and Planning Departmental Plan.
- 2.2 The Departmental Plan sets out the key tasks and issues along with an Action Plan to show what is to be achieved by the department in the coming year.
- 2.3 The Council's Covalent performance management system is used for collecting and analysing performance data in relation to both the Corporate Plan and Departmental Plans. The system is also used to monitor Risk Management across the council as part of the Performance Management Framework.
- 2.4 Where appropriate more detailed service plans are also produced detailing how each individual section contributes to the key tasks and priorities contained within the Regeneration and Planning Departmental Plan and ultimately those of the Corporate Plan. These plans are managed within the department.

## **3. FOURTH QUARTER PERFORMANCE**

- 3.1 This section looks in detail at how the Department has performed in relation to the key actions that were included in the Regeneration and Planning Services Departmental Plan 2009/10
- 3.2 On a quarterly basis officers from across the department are requested, to provide an update on progress against every action contained in the performance plans.
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- 3.3 Officers are asked to provide a short commentary explaining progress made to date, and asked to traffic light each action based on whether or not the action will be, or has been, completed by the target date set out in the plans. The traffic light system is: -

-  Completed
-  On track
-  Progress acceptable
-  Intervention required

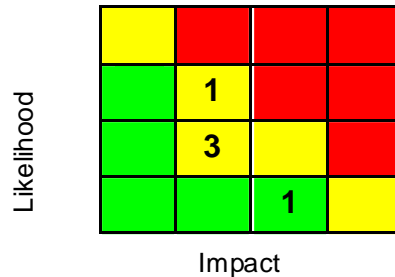
- 3.4 Within the Departmental Plan there are a total of 23 Actions for which the Portfolio Holder has responsibility. Table 1, below, summarises the progress made, to the 31 March 2010, towards achieving these actions.

Table1 – Regeneration and Planning Services Departmental Plan 2009/10 progress summary

	Departmental Plan	
	Actions	Percentage
	23	100%
	0	0%
	0	0%
	0	0%
<b>Total</b>	23	100%

- 3.5 It can be seen from the above table, that all of the actions have been completed within timescales. There are therefore no revisions to target dates required and no other issues to bring to the Portfolio Holder's attention.
- 3.6 A separate report detailing the progress the Performance indicators included within the Regeneration and Planning Services Departmental Plan 2009/10 will be included in a comprehensive year end Performance report that will be produced once all performance indicator outturn figures are available. It is expected that this report will be produced in July 2010.
- 3.7 It is the policy of Hartlepool Council to take an active and pragmatic approach to the management of risks that could prevent the achievement of corporate and departmental objectives. On a quarterly basis responsible officers assess the risks identified within the Department's Risk Register.

3.8 The diagram below shows the distribution of risks according to their risk rating. There are only 5 departmental risks relevant to this portfolio, none of which are felt to be a high red rated risk. There are therefore no specific issues to bring to the Portfolio Holder's attention in this regard.



## 4. RECOMMENDATIONS

4.1 The Portfolio Holder is requested to:

- Note the progress of key actions along with the latest position with regard to risks.

## 5. CONTACT OFFICER

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