

COMMUNITY SAFETY AND HOUSING PORTFOLIO DECISION SCHEDULE



Friday 30th July 2010

at 10.00 am

in Committee Room C

The Mayor, Stuart Drummond responsible for Community Safety and Housing will consider the following items.

1. KEY DECISIONS

No items

2. OTHER ITEMS REQUIRING DECISION

- 2.1 Odeon Cinema – *Director of Regeneration and Neighbourhoods*
- 2.2 Stranton Conservation Area Visual Assessment – *Director of Regeneration and Neighbourhoods*
- 2.3 Community Payback and Partnership with Hartlepool Borough Council – *Assistant Director (Neighbourhood Services)*

3. ITEMS FOR INFORMATION

No items

COMMUNITY SAFETY AND HOUSING PORTFOLIO

Report to Portfolio Holder
30 July 2010



Report of: Director of Regeneration and Neighbourhoods

Subject: ODEON CINEMA

SUMMARY

1. PURPOSE OF REPORT

To consider the options open to the Council with regard to interventions that can help to initiate the re-use of the former Odeon Cinema and adjacent unused land, Raby Road and identify a preferred course of action.

2. SUMMARY OF CONTENTS

The report outlines the current issues surrounding the property, including the condition, ownership and current development constraints attached to the property. The report will consider a range of interventions that could be taken by the Council including purchase, marketing, forming a partner arrangement with a developer etc. The report identifies a preferred option that seeks to involve a third party in a 'back to back' arrangement to help bring about the re-use of the property.

3. RELEVANCE TO PORTFOLIO MEMBER

The Portfolio Holder has responsibility for Conservation issues and decisions affecting derelict land and buildings.

4. TYPE OF DECISION

Non- Key

5. DECISION MAKING ROUTE

Portfolio Holder Meeting 30th July 2010.

6. DECISION REQUIRED

Portfolio Holder is requested to:

- i) Consider the options in relation to the Councils intervention in the property and approve measures to allow officers to pursue the preferred option identified, including seeking a development partner to allow the opportunity to develop a 'back to back' deal to secure the long term re-use of the Odeon Cinema.
- ii) Authorise officers to apply this approach to other buildings highlighted as priority buildings, which are on the market or become available and may be suitable for development on a 'back to back' basis

Report of: Director of Regeneration and Neighbourhoods

Subject: ODEON CINEMA

1. PURPOSE OF REPORT

- 1.1 To consider the options open to the Council with regard to interventions that can help to initiate the re-use of the former Odeon Cinema and adjacent unused land, Raby Road and identify a preferred course of action.

2. BACKGROUND

- 2.1 The Odeon Cinema was built in the mid 1930s and was purpose designed with a single screen auditorium to accommodate 1600 users. Cinemas of this type became outmoded in the early 1980s with the advent of multi-screen venues as they could not be efficiently subdivided or adapted.
- 2.2 Grade II listed building status was conferred upon the building in 1985. The building was regarded as a notable example of 1930s cinema architecture. Despite a widespread belief to the contrary the listing status applies to the entire property and not to specific features such as the art décor friezes on the front elevation.
- 2.3 In 1990 the building was converted for use as a nightclub and bar until 1993 when the nightclub use ceased and the entire premises were closed by 1999.
- 2.4 Since its closure the building has also been periodically marketed through local and regional agents. Since the closure of the property the owners have not brought forward any plans to refurbish or redevelop the premises. The only significant interests that have come forward for the property have been through individual's approaches to the owners which despite support from the Council and partner organisations seemed to have faltered because the parties are unable to reach agreement regarding the market value of the property. Previous interest has included a Housing Association that was looking to access grant to develop a residential scheme. The Hartlepool New Deal for Communities also funded a feasibility study that looked at the viability of various development scenarios which provided useful information regarding the constraints of the site and the building and the likely costs and returns of these development options.
- 2.5 In addition to the owners inability to bring forward development plans for the building or agree a sale to a third party, there is very little

evidence that the owners are prepared to maintain the premises to a minimum acceptable standard. Obvious examples include failure to secure the property against pigeons and water ingress. Most recently following reports regarding loose masonry and stonework the Council has taken steps to ensure the highway surrounding the property is safe for users and requested that the owners make the necessary repairs.

- 2.6 Given that the owners are not currently actively seeking the re-use of the property and a regular maintenance regime does not seem to be in place, then without positive intervention the building will continue to remain empty, its condition will increasingly deteriorate and most importantly it will continue to negatively affect the surrounding community.
- 2.7 The adjacent unused land to the south of the Odeon on Young Street is also having a detrimental effect on the neighbouring residents and businesses as it currently used for informal parking by commuters. Given the constraints of the Odeon site, the use of this site in conjunction with the Odeon site could help deliver a more viable development opportunity to any prospective end user.
- 2.8 In order to facilitate progress with the property and the neighbouring site there are a number of options open to the Council that may help to contribute to the redevelopment of the site. The intervention options can be found attached at the confidential **Appendix 1 this item contains exempt information under schedule 12A of the local Government Act 1972, (as amended by the Local Government (Access to Information (Variation) order 2006) namely paragraph 6 (information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment)**

3. PROPOSALS/OPTIONS

- 3.1 The options appraisal at **Appendix 1** identifies in detail a number of interventions that may help to encourage re-use of the building/site. These include:
- the Council pursuing purchase and redevelopment on its own;
 - buying the property and marketing the site;
 - engaging a partner organisation to help purchase and develop the property; and
 - do nothing.

- 3.2 The options appraisal at **Appendix 1** assesses these options and identifies that the most beneficial intervention regarding the site will be Option 4 – HBC recruit a development partner who will be interested in developing a ‘back to back’ deal to secure the building which will allow redevelopment to be pursued. The other options should be discounted on the basis that they would either not deliver their intended outcomes or that the outcome may result in increased liability for the Council with little or no benefit to the community.
- 3.3 Progressing the preferred option would involve advertising and recruitment of a development partner who would be interested in working together with the Council to deliver a redevelopment of the building/site. Interest could come from a range of organisations across all sectors. Private developers, other public sector bodies or community/voluntary or charitable groups may see an opportunity to explore, utilising resources or funding unavailable to other types of organisations.
- 3.4 If there is more than one interest in the building a selection process will need to be agreed, that will also include an assessment of any interested parties and their proposals. Background checks will need to be carried out assessing the company’s track record on delivery, financial position and ability to deliver any scheme being proposed.
- 3.5 If a preferred development partner is identified a formal legal agreement would need to be entered into with that organisation that fully detailed the responsibilities of both parties. This will ensure that a prospective purchaser will take ownership of the property when a sale is agreed with the owner. Ownership would then be transferred immediately to the development partner. The legal agreement will form the framework that both parties can use to guide this ‘back to back’ process.
- 3.6 Whilst this approach does seem to offer a potential solution for dealing with this and other difficult properties, there is no certainty that an interested party will be identified. For properties that are currently non residential and do not have an obvious use and are therefore marginal investments, then interest may be low.
- 3.7 The proactive approach outlined in this report may work with other similar properties elsewhere in Hartlepool. Where there are opportunities with other key properties that have been identified as priorities to address, which are empty, on the market or available at auction there may be merit in the Council considering purchase, especially in cases where ‘back to back’ development opportunities may be exploited.

4. RISK IMPLICATIONS

- 4.1 These are considered for individual options in **Appendix 1**. The approach being suggested through the preferred option will help to ensure that risk and liabilities to the Council are minimised.

5. FINANCIAL CONSIDERATIONS

- 5.1 The costs to deliver the initial stages of this approach include the recruitment of a development partner, which will be met through an existing budget identified for derelict land and buildings. More resources may be required later in the process, and if so will be the subject of future Portfolio reports.

6. LEGAL CONSIDERATIONS

- 6.1 The Council's procurement rules will guide the selection of a suitable development partner. A formal legal agreement will also be required if a development partner is selected.

7. RECOMMENDATIONS

Portfolio Holder is requested to:

- (i) Consider the options in relation to the Council's intervention in the property and approve the measures to allow officers to pursue the preferred option identified including seeking a development partner to allow the opportunity to develop a 'back to back' deal to secure the long term re-use of the Odeon Cinema
- (ii) Authorise officers to apply this approach to other buildings highlighted as priority buildings, which are on the market or become available and may be suitable for development on a 'back to back' basis.

8. CONTACT OFFICER

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COMMUNITY SAFETY AND HOUSING PORTFOLIO

Report to Portfolio Holder
30 July 2010



Report of: Director of Regeneration and Neighbourhoods

Subject: STRANTON CONSERVATION AREA VISUAL
ASSESSMENT

SUMMARY

1. PURPOSE OF REPORT

To provide information to the Portfolio Holder on the visual assessment that has recently been carried out in the Stranton Conservation Area and request permission to take the draft document out to public consultation.

2. SUMMARY OF CONTENTS

The report outlines the background to the visual appraisal and briefly summarises the topics covered. It is proposed that the document is taken out to public consultation prior to being finalised.

3. RELEVANCE TO PORTFOLIO MEMBER

Conservation policy falls within the Portfolio.

4. TYPE OF DECISION

Non - key decision

5. DECISION MAKING ROUTE

Portfolio Holder only.

6. DECISION(S) REQUIRED

That the Portfolio Holder notes the report and agrees to the public consultation for the Stranton Conservation Area Visual Assessment.

Report of: Director of Regeneration and Neighbourhoods

Subject: STRANTON CONSERVATION AREA VISUAL
ASSESSMENT

1. PURPOSE OF REPORT

- 1.1 To provide information to the Portfolio Holder on the visual assessment that has recently been carried out in the Stranton Conservation Area and request permission to take the draft document out to public consultation.

2 BACKGROUND

- 2.1 The Planning (Listed Buildings and Conservation Area) Act 1990 states that local planning authorities shall 'determine which parts of their area are areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance.' Once areas are designated it is then the 'duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.' The starting point in reviewing an existing conservation area is to carry out an appraisal.
- 2.2 Appraisals are a means of assessing the key factors contributing to the appearance and character of existing and potential conservation area appraisals. There is no formal requirement for the form and content of appraisals, or the methodology to be used, but typically appraisals cover such subjects as historic development of the area, archaeological significance, prevalent building materials, the character of open spaces, the quality and relationships of buildings and also of trees.
- 2.3 The local authority is committed to carrying out two conservation area appraisals a year. It is acknowledged that as an interim measure there is a need to carry out an assessment of the other existing conservation areas to review their boundaries and ensure that their character is clearly defined. There are eight conservation areas within Hartlepool, seven of these now have conservation area appraisals or visual assessments providing a summary of their character. Stranton is the final area to be completed.

- 2.4 The visual assessments are based on the English Heritage document 'Guidance on conservation area appraisals'. They include desk based work considering historic plans showing the development of the area, along with on site assessments of the current state of properties within the area.

3. VISUAL APPRAISALS

- 3.1 The appraisal considers the development of the Stranton area and its town centre location, the impact of the commercial properties within the area including the brewery and how the area has changed in recent years.

4 CONSULTATION

- 4.1 It is felt that the document would benefit from public consultation prior to its finalisation. The document will be placed on the Council's website to allow it to be considered and comments submitted to officers. A press release will notify residents of the intention to do this. This is a small conservation area therefore where possible businesses and property owners will be approached directly with a copy of the document and a questionnaire to provide any comments that they may have on the area.
- 4.2 Groups and interested parties will also be consulted on the documents. This will include the Conservation Area Advisory Committee and the Civic Society.

5 RECOMENDATION

- 5.1 That the Portfolio Holder notes the report and agrees to the public consultation for the Stranton Conservation Area Visual Assessment.

6. CONTACT OFFICER

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COMMUNITY SAFETY AND HOUSING PORTFOLIO

Report to Portfolio Holder
30 July 2010



Report of: Assistant Director (Neighbourhood Services)

Subject: COMMUNITY PAYBACK AND PARTNERSHIP
WITH HARTLEPOOL BOROUGH COUNCIL

SUMMARY

1. PURPOSE OF REPORT

To outline the Partnership working with the Probation for Community Payback that has previously operated with Hartlepool Borough Council.

To seek approval to formalise a partnership agreement with the Durham Tees Valley Probation Trust with the involvement of Neighbourhood Managers in the identification of priority projects.

2. SUMMARY OF CONTENTS

The report summarises Community Payback and suggests a proposal to formalise the Partnership between Hartlepool Borough Council and Durham Tees Valley Probation Trust.

3. RELEVANCE TO PORTFOLIO MEMBER

Community Payback has operated in Hartlepool working with the Local Authority for a number of years. This report seeks to formalise the agreement and proposes how suggestions for projects can be prioritised and co-ordinated by the Neighbourhood Co-ordinators.

The report advises on the types of projects carried out to date and the criteria to be considered when putting forward suggestions for the Probation Service Community Payback Service.

The proposal strengthens existing arrangements in terms of prioritisation management and monitoring.

4. TYPE OF DECISION

Non Key

5. DECISION MAKING ROUTE

This is an executive decision made by the Portfolio Holder.

6. DECISION(S) REQUIRED

To approve the report and Partnerships Agreement.

Report of: Assistant Director (Neighbourhood Services)

Subject: COMMUNITY PAYBACK IN PARTNERSHIP
WITH HARTLEPOOL BOROUGH COUNCIL

1. PURPOSE OF REPORT

- 1.1 To outline the Partnership working with the Probation for Community Payback that has previously operated with Hartlepool Borough Council.
- 1.2 To seek approval to formalise a partnership agreement with the Durham Tees Valley Probation Trust with the involvement of Neighbourhood Managers in the identification of priority projects.

2. BACKGROUND

- 2.1 Community Payback is an initiative by the National Probation Service. It provides the opportunity for local people to put forward their suggestions for projects they would like to be completed by offenders as unpaid work.
- 2.2 Local communities across the whole Country are benefiting already from hours of compulsory unpaid work; this is work which is carried out by offenders as part of their community order.
- 2.3 The kinds of projects already undertaken by offenders include removing graffiti, clearing litter, repairing and re-decorating street furniture, stencilling of wheeled bins and environmental improvements such as maintaining open spaces which may or may not be adopted by the Local Authority but are recognised locally as public open spaces.

The Criteria for such projects are as follows:-

- a. It must benefit the local community;
- b. It must not take away paid work from others;
- c. No one must make a profit from the work;
- d. It must be worthwhile, constructive and give offenders new skills;

- e. Offenders must be seen to be putting something back into the community.
 - f. All of this work benefits the communities and helps to create a cleaner and safer environment for the residents and visitors of Hartlepool.
- 2.4 The work carried out through Community Payback contributes to a number of corporate objectives.

Outcome 18 – Improve the Quality of the Local Environment by having Cleaner, Greener and Safer Public, Private and Community Spaces.

NI195 – Improved Street and Environmental Cleanliness – Levels of litter, detritus, graffiti and fly posting).

3. PROPOSALS

- 3.1 In view of the success to date it is proposed to formalise the Partnership with a number of improvements which have been identified by both parties and include the following:

3.1.1 Identification and Prioritisation of Projects

- Aligning works to be completed with locally based decisions as to the prioritisation of schemes to be completed and the identification of other potential schemes.
- To promote Community Payback collectively and foster community confidence to bring forward projects and seen them completed.
- To promote Community Payback as a means to assist with local problem solving through the Safer Hartlepool Partnership. This happens through the Joint Action Groups (JAG) a multi-agency problem solving group chaired by Neighbourhood Managers and meet monthly in the North, Centre and South.

3.1.2 Management and Monitoring

- On a daily based environmentally based projects will be coordinated through the three Neighbourhood Area Co-ordinators.
- Feedback regarding the schemes to be channelled into the each of the Police and Community Safety Liaison Forums via the JAGs and the Safer Hartlepool Partnership Neighbourhood Management Board.
- **Appendix 1** details the proposed agreement between Hartlepool Borough Council and Durham Tees Valley Probation Trust.

4 NEXT STEPS

- 4.1 Subject to approval to the above, it is proposed to develop the details of the scheme.
- 4.2 Engage with the Youth Offending Service to explore other opportunities which may be available for Young Offenders with respect to reparation and employees. This would then contribute further to an altogether Safer, Cleaner and Greener Town.

5. SECTION 17

- 5.1 The promotion of Community Payback will reduce offending.

6. RECOMMENDATIONS

- 6.1 To approve the report and Partnerships Agreement.

7. REASONS FOR RECOMMENDATIONS

- 7.1 This proposal accords with commitments to improve the local environment, empowers local communities and helps promote pride in local areas.

8. CONTACT OFFICER

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APPENDIX 1

**PARTNERSHIP AGREEMENT****Between****Durham Tees Valley Probation Trust and Hartlepool Borough Council****1. INTRODUCTION**

Durham Tees Valley Probation Trust has a history of carrying out unpaid work on behalf of their local communities via Hartlepool Borough Council. This has been very successful and, both the community and the offenders completing the work have benefited. Now with the Introduction of Community Justice Initiative in Hartlepool, and the adoption of the Council's Neighbourhood Management Strategy.

2. PROJECT AIMS

It is important for Durham Tees Valley Probation Trust and Hartlepool Borough Council to work closely to ensure that offenders are seen to be carrying out work on behalf of the community. The work should be visible, identified by the community and provide opportunities for offenders to develop skills which would increase their capacity to become more employable.

Research has shown that offenders who gain employment are less likely to commit further offences. Therefore, this arrangement would not only benefit the community with the work carried out, but also protect the public from further offending and increasing public confidence. This will be achieved by:-

- Extending the existing work across the whole county, managed through this local agreement to provide daily work in each of the three Neighbourhood Management Area (North Centre & South).
- Involving the public in selecting projects, through the Neighbourhood Management Team co-ordinated by Neighbourhood Co-ordinator for the respective area.

- Increasing the visibility of the work conducted under the banners of Community Payback and Neighbourhood Management through publicity.
- Imaginative projects which provide opportunities for skill development.
- Potential for training as an integral part of the Community Payback Programme.

The success of the work conducted through this arrangement will also be reported to the Police and Community Liaison Forums and the Safer Hartlepool Partnership Neighbourhood Management Board.

The Probation Service will provide information regarding hours worked, range of projects etc.

The Probation Service will participate in any promotional events organised through Hartlepool Borough Council.

3. MONITORING ARRANGEMENTS

To ensure the smooth running of the partnership the Probation Service will attend, when required to do so, the Joint Action Group for the respective area and will have a designated single point of contact for their area.

The Probation Service already monitors the performance of those offenders working on projects and can, therefore track the referral and provide information regarding hours completed etc for any reports required.

A joint quarterly meeting will review progress and the development of the partnership.

Assistant Director for Unpaid Work
County Durham Probation

Signed: _____

Date: _____

Cabinet Portfolio Member for Community Safety and Housing
Stuart Drummond, Mayor
Hartlepool Borough Council

Signed: _____

Date: _____