

# **COMMUNITY SAFETY AND HOUSING PORTFOLIO DECISION RECORD**

30 July 2010

The meeting commenced at 10.00 am in the Civic Centre, Hartlepool

**Present:**

The Mayor, Stuart Drummond (Community Safety and Housing Portfolio Holder)

Officers: Derek Gouldbum (Urban and Planning Policy Manager)  
Jon Wright (Senior Neighbourhood Co-ordinating)  
Sarah Scarr (Landscape Planning and Conservation Manager)  
Angela Hunter (Principal Democratic Services Officer)

Also in attendance:

Julie Rudge (Dent and Derwent Residents' Association)

## **2. Odeon Cinema** *(Director of Regeneration and Neighbourhoods)*

**Type of decision**

Non-key.

**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.

**Issue(s) for consideration by Portfolio Holder**

The report outlined the current issues surrounding the property, including the condition, ownership and current development constraints attached to the property. The report considered a range of interventions that could be taken by the Council including purchase, marketing, forming a partner arrangement with a developer etc. A preferred option was identified in the report, details of which were attached by way of confidential appendix (**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),** that sought to involve a third party in a 'back to back' arrangement to help bring about the re-use of the property.

The Mayor sought clarification of the views of the residents in the area. The residents' representative confirmed that this building had been problematic for residents in the area for a number of years and had they had indicated through a Resident Association Action Plan that demolition of the building was the preferred option with the area to be developed for social housing. It was pointed out that as a Listed Building demolition would be difficult to achieve unless there was no alternative viable use for the building, and the proposed option would help in establishing this.

It was noted that it had been difficult to progress this issue in the past but that the Council were committed to finding a way forward. The preferred option proposed that work be undertaken with a development partner to progress a back to back, acquisition and sale deal to secure the building and allow redevelopment to be pursued with a number of local companies having recently shown an interest. Details of how this option would be pursued were included within the report and it was confirmed that engagement with the local community would be undertaken. The resident's representative suggested that the Furness/Belk Streets Resident's Association should also be involved.

The Urban and Planning Policy Manager sought agreement in principle to apply this approach to other priority buildings which were on the market or become available with progress reports being submitted to the Portfolio Holder as and when necessary.

### **Decision**

- (i) Authorisation was given for Officers to pursue option 4 as identified within the report to seek 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) Authorisation was given for Officers to apply this approach to other buildings highlighted as priority buildings, which were on the market or become available and may be suitable for development on a 'back to back' basis.

## **3. Stranton Conservation Area Visual Assessment** *(Director of Regeneration and Neighbourhoods)*

### **Type of decision**

Non-key.

### **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.

### **Issue(s) for consideration by Portfolio Holder**

The report outlined the background to the visual appraisal and briefly summarised the topics covered. It was proposed that the document was taken out to public consultation prior to being finalised.

In response to a question from the Mayor, the Landscape Planning and Conservation Manager confirmed the boundary of the Stranton Conservation Area.

### **Decision**

- (i) The report was noted.
- (ii) The public consultation for the Stranton Conservation Area Visual Assessment was agreed.

## **4. Community Payback and Partnership with Hartlepool Borough Council** *(Assistant Director, Neighbourhood Services)*

### **Type of decision**

Non-key.

### **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.

### **Issue(s) for consideration by Portfolio Holder**

The report summarised Community Payback and suggested a proposal to formalise the Partnership between Hartlepool Borough Council and Durham

Tees Valley Probation Trust.

The Mayor confirmed that the community payback initiative had operated with the Council for a number of years and the formalisation of this partnership was welcomed. It was noted that not many schemes had been suggested from within the community and the Neighbourhood Co-ordinating Manager indicated that the option to put forward suggestions should be promoted as this was a well supervised initiative and gave offenders an opportunity to learn and develop new skills.

It was suggested by the Mayor that this initiative should be considered to support the work currently being undertaken by the Council to put empty houses back into use.

### **Decision**

The report and Partnerships Agreement was approved.

The meeting concluded at 10.18 am.

**PETER DEVLIN**

**CHIEF SOLICITOR**

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