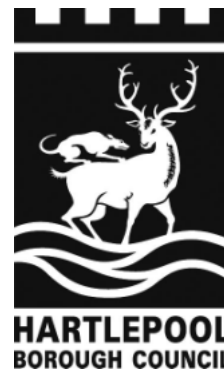


# **NEIGHBOURHOOD SERVICES SCRUTINY FORUM AGENDA**



**Monday, 11 April 2011**

**at 4.30 pm**

**in the Council Chamber,  
Civic Centre, Hartlepool**

Councillors Barclay, Cook, Fleet, Gibbon, Griffin, McKenna, Richardson and Thomas.

Resident Representatives: John Cambridge, Brenda Loynes and Iris Ryder.

**1. APOLOGIES FOR ABSENCE**

**2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS**

**3. MINUTES**

3.1 To confirm the minutes of the meeting held on 23<sup>rd</sup> March 2011 (to follow)

**4. RESPONSES FROM THE COUNCIL, THE EXECUTIVE OR COMMITTEES OF THE COUNCIL TO FINAL REPORTS OF THIS FORUM**

No items.

**5. CONSIDERATION OF REQUEST FOR SCRUTINY REVIEWS REFERRED VIA SCRUTINY CO-ORDINATING COMMITTEE**

No items.

THORPE STREET SEWAGE PUMPING STATION

2008/04/11  
2009/03/13  
2009/03/29

2010/11/19  
Fire

2002/01/26  
Dead sea gull - botulism

2010/06/19  
Possible algal bloom

SOFT LEAS SEWAGE PUMPING STATION

2001/10/16  
Diesel spill

DOCKMASTERS OFFICE, HARTLEPOOL DOCK - HEEREMA HARTLEPOOL

PILOTS ACCOMMODATION, FISH QUAY, HARTLEPOOL

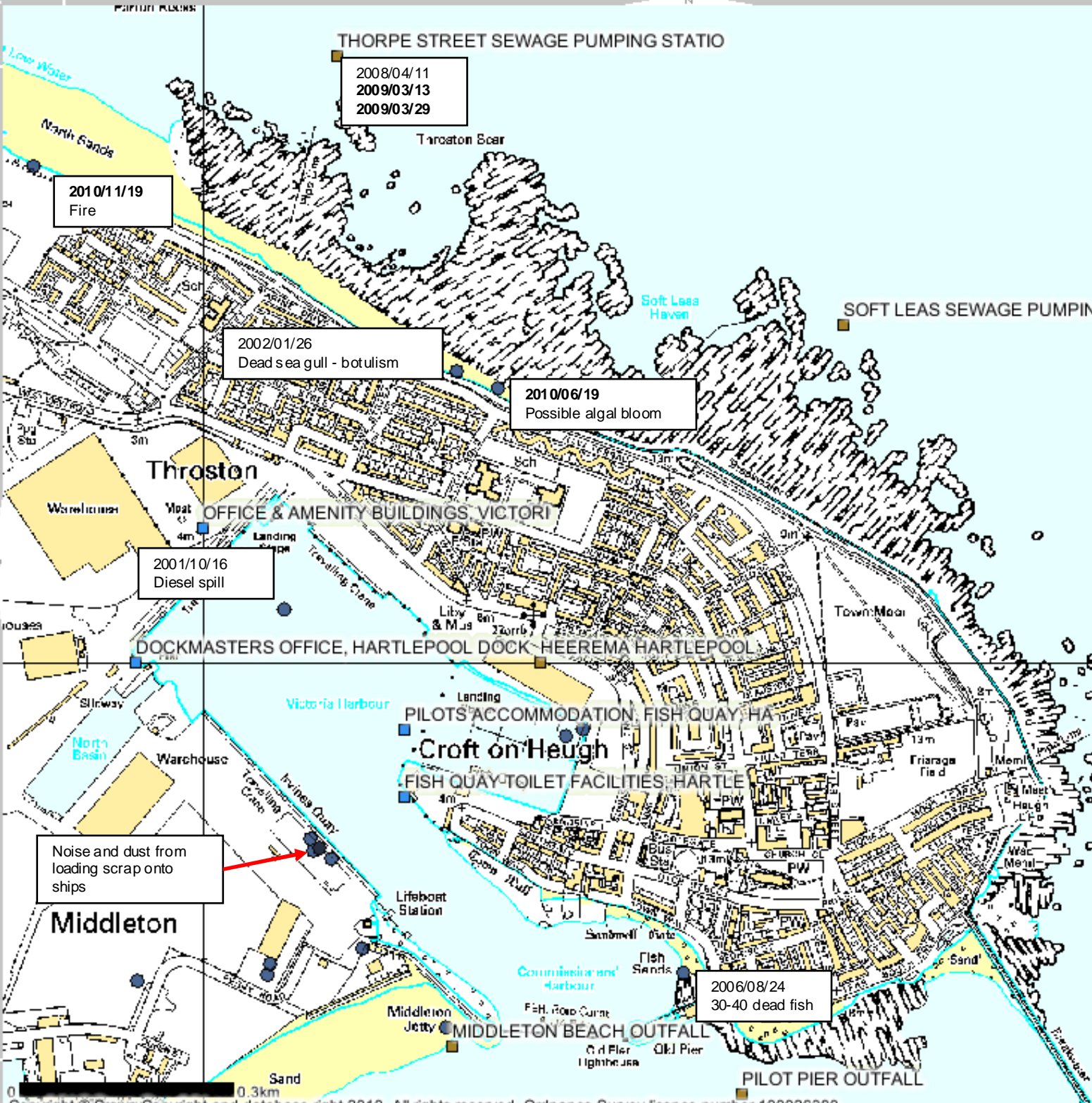
Croft on Heugh

FISH QUAY-TOILET FACILITIES, HARTLEPOOL

Noise and dust from  
loading scrap onto  
ships

Middleton

2006/08/24  
30-40 dead fish



**6. CONSIDERATION OF PROGRESS REPORTS/BUDGET AND POLICY FRAMEWORK DOCUMENTS**

No items.

**7. ITEMS FOR DISCUSSION**

**Investigation into 'Foreshore Management'**

7.1 Draft Final Report - Foreshore Management –*Scrutiny Support Officer*

**Landlord Accreditation Scheme**

7.2 Landlord Accreditation Scheme:-

- (a) Progress/Update Report – *Scrutiny Support Officer*
- (b) Selective Licensing of Private Landlords – Landlord Accreditation Scheme and Good Tenant Scheme –*Director of Regeneration and Neighbourhoods*

**8. ISSUES IDENTIFIED FROM FORWARD PLAN**

**9. ANY OTHER ITEMS WHICH THE CHAIRMAN CONSIDERS ARE URGENT**

# **NEIGHBOURHOOD SERVICES SCRUTINY FORUM**

## **MINUTES**

23 March 2011

The meeting commenced at 4.30 pm in the Civic Centre, Hartlepool

### **Present:**

Councillor: Stephen Thomas (In the Chair)

Councillors: Allan Barclay, Rob Cook, Steve Gibbon and Sheila Griffin.

Resident Representatives: John Cambridge and Brenda Loynes.

Also Present: In accordance with Council Procedure Rule 4.2; Councillor Trevor Rogan as substitute for Councillor Carl Richardson.  
Resident Representative John Maxwell.

Members of the public: Gordon and Stella Johnson.

Officers: Denise Ogden, Assistant Director, Neighbourhood Services  
Derek Gouldbum, Urban and Planning Policy Manager  
Mike Blair, Highways, Traffic and Transportation Manager  
Sylvia Pinkney, Public Protection Manager  
Adrian Hurst, Principal Environmental Health Officer  
Debbie Kershaw, Quality and Safety Officer  
Joan Stevens, Scrutiny Manager  
Elaine Hind, Scrutiny Support Officer  
David Cosgrove, Principal Democratic Services Officer

### **67. Apologies for Absence**

Councillors Fleet, Flintoff and Richardson.

### **68. Declarations of interest by Members**

The Chair, Councillor Thomas, declared an interest as a Member of the Tees Valley Environmental Protection Group.

### **69. Minutes of the meeting held on 23 February 2011**

Subject to the addition of Councillor Gibbon and Resident Representative John Maxwell to those present, the minutes were confirmed.

**70. Responses from the Council, the Executive or Committees of the Council to Final Reports of this Forum**

No items.

**71. Consideration of request for scrutiny reviews referred via Scrutiny Co-ordinating Committee**

No items.

**72. Consideration of progress reports/budget and policy framework documents**

No items.

**73. Six monthly Monitoring of agreed Neighbourhood Services Scrutiny Forum's Recommendations** (*Scrutiny Manager*)

The Scrutiny Manager submitted a report providing the Forum with the six monthly progress made on the delivery of the agreed scrutiny recommendations of the Forum. The report indicated that 87% (503) of the Forum's recommendations had been completed, 8% (45) had been assigned and being progressed with only 3% (19) cancelled and 2% (9) overdue.

The Principal Environmental Health Officer gave the Forum an update on the actions (SCR-NS 10a – 10j) set out in the appendices to the report related to the Headland Dust issue. The Officer reported that letters from Portfolio Holder to the Environment Agency, The Secretary of State for the Environment and the Member of Parliament for Hartlepool had been sent in September 2010. Officers were continuing to hold meetings with PD Ports, Van Dalen, the Environment Agency and Environmental Protection. As a result of these meetings a number of actions have been put in place including the upgrading of all three hoppers, the purchase of a new grab and the refurbishment of one of the other grabs on the cranes. PD Ports had also engaged the services of an environmental consultant who was in the process of producing a bespoke dust management plan for the Port. Van Dalen had upgraded the management system for their site and had installed a new sprinkler system to control potential dust emissions.

The Officer indicated that to date, analysis carried out on all data collected showed that there was no evidence of a statutory nuisance. All monitoring was, however, continuing.

The temporary monitoring equipment had been installed at sites on Town wall, Northgate and Ferry Road during September 2010. The permanent

monitoring equipment was installed on the Town wall at the end of October 2010. The monitoring had not identified any dust levels off site of any concern and no evidence to support action for statutory nuisance. A hi-definition CCTV camera was installed on 22nd October 2010 on the Northgate CCTV mast overlooking operations on Irvines quay.

An additional member of staff was employed from 19th October 2010 until 19th January 2011. This member of staff was utilised to provide back cover within the Environmental Protection team releasing a member of staff for three months to undertake detailed investigations into the dust issues. In addition to investigations during normal office hours, investigations were also undertaken on an evening and during weekends at times when ships were either being loaded or discharged on the Port. The investigations did not find any evidence of a statutory nuisance regarding dust from Port activities. Any problems observed had been taken up with the Port and appropriate action taken.

The Officer also highlighted that as requested a letter sent out to all residents in August 2010 and advice leaflets and a quarterly update to residents had been delivered in week commencing 29th November 2010.

Members indicated that there had been a lot of dissatisfaction among residents on the consultation on the location of the monitoring equipment. The Principal Environmental Health Officer reported that there was detailed consultation in advance of the location of the permanent monitoring equipment. The equipment was located in an ideal location for its purposes and he was not aware of any recent complaints. 2500 letters had been sent out to residents in the vicinity of the port on two occasions but no further responses had been received.

Members asked if there had been any activity at the port and the Chair indicated that it had been suggested that the monitoring had been undertaken at a very quiet time for the port. The Officer stated that this was not the case; ships were bringing in raw materials as normal and in any event it was proposed that the monitoring would continue for at least twelve months.

Members questioned if the scrap metal pile had been reduced in height. The Principal Environmental Health Officer reported that the height of the scrap pile was included in the management plan, which was enforceable.

The Chair thanked all the officers that had been involved in the implementation of the recommendations. The Chair considered that there were good outcomes from the work done to date and significant investment in the equipment installed.

In relation to the Forum's investigation into Car Parking On Estates, the Highways, Traffic and Transport Manager apologised to the Forum in relation to the two actions that were overdue but did wish the Forum to note that action had been taken but the full recommendations SCR-NS9a and 9b had not been completed. The extension of the operational hours of the resident

parking schemes to include evenings and weekends would have a consequent impact on enforcement costs. It was to be suggested to the Permit Users Group [MB – correct name please] that the cost of the permits could be increased to cover this. The previous Portfolio Holder had requested that establishment of the Group not be pursued at the time of the original report but there had been changes to the executive delegations and a further report had not been sent to the new Portfolio Holder and this would be actioned.

In relation to improved publicity the Highways, Traffic and Transport Manager reported that officers were dealing with something of a moving target with new legislation in relation to parking legislation and the impact that this has on the accuracy of publicity. A revised review date in six months time – end of September 2011 – was requested. The Scrutiny Manager highlighted that the action plan timescales were set by Cabinet though the forum could extend its view on the action timescale. This was supported by the Forum.

In relation to the action SCR-NS9f Members questioned the timescale to complete the monitoring process for Neighbourhood Forum minor works. The Assistant Director commented that the process was in hand but would seek some specific feedback for Members.

In relation to the other progress reports Members questioned if Hartlepool was lead authority on the action SCR-NS/7a “That the Council develops a strategy to achieve a planned approach to highways maintenance as opposed to a reactive approach”. The Highways, Traffic and Transport Manager reported that a joint approach was being taken with no authority taking the lead.

The Chair commented that he was not aware of any publicity within the council as this was Climate Change Week. The Assistant Director indicated that she would look into what actions were being taken. A Member of the Forum commented that the lights within the school buildings on the former Brierton site were being left on all night, which could not help the council's environmental and energy saving commitments.

### **Recommended**

That the report be noted.

## **75. Investigation into ‘Foreshore Management’ - Additional Information requested at the Neighbourhood Services Scrutiny Forum of 23 February 2011 - Written evidence from Northumbrian Water** (*Scrutiny Manager*)

The Scrutiny Manager referred to the previous meeting of the Forum and detailed the additional information that had been requested by Members. The additional information in relation to the Economic Growth of Seaton Carew and the Foreshore Management Services were detailed in two reports later on the agenda. The additional evidence requested from Northumbrian Water had

not to date been submitted but officers were still seeking the information so that the queries raised could be responded to.

The Chair commented that he was very concerned with the lack of response.

**Recommended**

That the report be noted.

**76. Investigation into 'Foreshore Management' - Additional Information requested at the Neighbourhood Services Scrutiny Forum of 23 February 2011 - Seaton Carew – Economic Growth**  
*(Director of Regeneration and Neighbourhoods)*

The Assistant Director, Neighbourhood Services outlined the main aspects of the report which included: -

- the current and future improvement/development proposals for Seaton Carew,
- the work undertaken to promote Seaton Carew particularly through the ONE North East Tourism Team, visit Tees Valley - the Area Tourism Partnership, and the Hartlepool Tourism Strategy,
- the work undertaken with businesses at Seaton Carew to obtain financial contributions, and
- the promotion of Seaton Carew's Natural Attractions.

The Assistant Director highlighted that the Council had had success in attracting external regeneration funding (including £2m between 2002 and 2006) to support investment in the public realm, business premises and conservation buildings through grant schemes, as well as ensuring the upkeep and maintenance of the beach and lifeguard service. Recent efforts to continue this investment in Seaton Carew had been less successful as the criteria associated with securing external regeneration funding had become more restricted and funding less abundant generally. Other funding opportunities had also been explored including two unsuccessful bids submitted for Sea Change funding. These bids were aimed at developing a comprehensive master-plan for the area and improving the physical environment. An award of £200,000 had been made to Hartlepool in March 2010 from the previous governments' Coastal Towns Grant programme and it was proposed to use this alongside other investment within Seaton Carew.

The Assistant Director also indicated that the master-plan provided a potential opportunity to tackle one of what was recognised as the blight buildings on Seaton Carew seafront. Compulsory Purchase could take up to two years then had to be linked to clear, deliverable plans for development. Members queried of whether there was any local group that may wish to become involved in the development of the plans for the area. The Urban and Planning Policy Manager reported that the Seaton Carew Residents Action Group involved residents, businesses and ward councillors. The group hadn't met recently but they would be brought together for consultation on the



master-plan for example. Once any indicative bids on the outline marketing of council sites had been submitted, the group would be convened and their views sought on the preferred bid. The Chair suggested that it may be an appropriate time for refresh of the SCRAG membership.

In relation to the tourism marketing of Seaton Carew the Chair noted that much of the promotion seemed to be web based. More traditional promotion would reach the high number of people in the Northeast without the internet at home. The Urban and Planning Policy manager reported that there were more traditional marketing, such as the mini-guide and the Eat guide but the department had limited resources and was focussing on the web due to its greater reach and lower costs.

Members highlighted that as well as many positive features there were some negatives, such as the power station and waste sites that painted a poor picture to some people. Residents at the meeting commented that the recent situation in Japan following the tsunami only highlighted the issues of a nuclear power plant next to the sea. Officers acknowledged the concerns but stated that most of the visitors to Seaton Carew were day visitors from the area who know about the power station.

The Chair commented that the difficulties in attracting significant investment for the regeneration of Seaton Carew was a major issue. There was a need to highlight the attractions around the area, such as the RSPB Saltholme visitor centre and the SSSI sites and the need to get people from them to Seaton Carew and vice versa. The Council was not going to be able to pump large amounts of money in as in the past but could be facilitate of investment.

#### **Recommended**

That the report be noted.

### **77. Investigation into 'Foreshore Management' - Additional Information requested at the Neighbourhood Services Scrutiny Forum of 23 February 2011 - Foreshore Management Services** (Director of Regeneration and Neighbourhoods)

The Assistant Director, Neighbourhood Services provided the further information requested by the previous meeting particularly in relation to the Headland Paddling Pool and the North Sands Beach Access and Coastal Erosion.

The Headland Paddling pool had been a topic of significant debate at the previous meeting. It was reported that the Block Sands Paddling Pool refurbishment completed in July 2004, originally funded by Single Regeneration Board (SRB) monies, was designed and delivered by White, Young Green consultants. The total cost of the scheme, including hard works, railings, pool, fountains, pump room, and play area and CCTV was £480,880. Lumsden and Carroll were contracted to carry out the works.

Due to problems with access restrictions for PD Ports in the original design, HBC Building Consultancy and Engineering Consultancy were asked to undertake remedial works to allow for full maintenance access. The remedial contract was let for £24,645 with an additional amount for landscape architecture, civil engineer and structural engineer fees. The report also set out the maintenance costs for the financial years 2005/06 to date for both the Headland and Seaton Carew paddling pools.

As for further remedial works, the Assistant Director indicated that starting with the resurfacing around the pool area i.e. resurfaced with a more appropriate, sustainable, long-term material which could cost in the region of £110,000 including fees. To replace the pool, including addressing the jointing issues to the base and the perimeter stonework the costs would be in the region of £125,000; replacement of lighting £5,000; and general repair/repainting works circa £10,000. For the purposes of this investigation the Scrutiny Forum was advised that to replace the Block Sands Paddling Pool would cost in the region of £250,000. That would only be to replace the pool, and would not remove all the maintenance issues associated with the site, as the considerable diversity of materials underlying the site would still remain. This would seem to be causing differential settlement across the area resulting in surface cracking, movement of walls and damage to pipe work. Other issues associated with the extreme site conditions of the paddling pool (proximity to the sea, exposure, etc.) would also remain. A complete refurbishment is estimated to cost over £1 million as this would include significant excavation works.

Members were extremely concerned at the cost estimates reported particularly when the original scheme had been portrayed as a modern technological answer to previous problems with the paddling pool. There were several calls for a legal pursuit of the designers and constructors of the project. Members had supported the retention of the paddling pool during the recent budget considerations due to its importance to residents and visitors to the area. Members did feel, however that further legal investigations were warranted. The Assistant Director commented that these issues had been explored at the time of the first remedial works but the Chief Solicitor's advice was that there was little the council could do.

The Chair acknowledged from the debate that there was still a lot of anger related to this scheme but there was no value in pursuing the contractors or consultants further on the issue. There was also a need to be assured that the lessons of this matter had been learnt throughout the authority. The Assistant Director commented that her colleague, the Assistant Director, Procurement had undertaken a significant work with the Chief Solicitor to ensure the council's contracts did not allow such an issue to arise again. The Chair indicated that from the discussions, it was clear that while the situation was less than perfect Members did still want the pool maintaining.

In relation to the problems at North Sands discussed at the previous meeting, the Assistant Director indicated that there was a potential proposal to restrict

access at the Brus Tunnel for which she was seeking the Forum's views/support. The proposal would restrict the tunnel to pedestrian use only further limiting the access points for vehicles which were damaging the sand dunes. Discussions had already been held with Network Rail on potential works as they had previously wished to retain the access point. The Assistant Director indicated that there was a potential source of finance for the works as the CCTV camera that had been located at the top of Old cemetery Road had been irreparably damaged through vandalism and there was an allocation of £12,000 insurance money to replace this camera. The Assistant Director queried the need for a CCTV camera in that location and improvements at the Brus Tunnel would bring a reduction in vehicular access to the beach and resolve a major problem in that area and could possibly be a better use of the funding but recognised the feelings of members of the Neighbourhood Forum in respect of the camera.

Members supported the suggestion but commented that the North Neighbourhood Forum would need to be consulted on the proposal as the Forum was in the process of recommending a scheme to replace the camera. It was also indicated that the Steetley site had planning permission for housing development and closing the tunnel would restrict access to that area to the Old Cemetery Road only. Members also highlighted all the previous schemes that had been carried out to restrict traffic through the Brus Tunnel; none of which had been successful. The Assistant Director indicated that the proposal would end vehicle traffic use of the tunnel once and for all and Network Rail were in support of this proposal, which the Assistant Director considered gave it a very good chance of ending the problems at the Tunnel.

Members also discussed the erosion problems on the North Sands and raised concern at the condition of the gabions that were meant to protect the sands. It had been reported in the past that significant expenditure would be required to protect the coast in this area from long term sea erosion. Consultants had been employed to produce an independent report on coastal erosion along the Hartlepool coast and one option from DEFRA had been not to carry out any works and let the sea reclaim part of the land. There was concern expressed at this option as there was an old waste tip just behind the dunes in the North Sands area which some Members believed had not been taken into account. How any finance for such works would be forthcoming was unknown.

Members also considered that more action needed to be taken by the Council and the Police with regards to the four-by-four's and Moto-cross bikes that were causing significant damage to the dunes. The Chair commented that it was not within the Council's power to deal with these vehicles but the problems they cause may be a further element of support for the proposal to close the Brus Tunnel to vehicles. It was highlighted that vehicles could still gain access through the Horse-shoe tunnel leading to the Hartlepool Golf Club.

The Chair commented that the Forum needed to note in its report the damage being caused by vehicles to the sand dunes of the North Sands and further

discussions were needed with the Police on this issue. The coastal erosion issues in the area and at the Spion Kop and the condition of the gabions needed to be properly assessed. There were also the well known serious problems being caused by the Steetley site. The proposals for the Brus Tunnel appeared to be a partial solution that this Forum could support but the support of the North Neighbourhood Consultative Forum also needed to be sought. The Scrutiny Manager stated that it could be indicated in the final report to Cabinet that the Forum was minded to support such a proposal and that Cabinet should consult the North Neighbourhood Consultative Forum on the scheme. Cabinet would then take the advice of officers on the merits of the proposal.

**Recommended**

That the report and the Forum's discussions be noted.

**78. Issues Identified from the Forward Plan**

No items.

**79. Vice-Chair, Councillor Bob Flintoff**

The Chair reported that the Vice-Chair, Councillor Bob Flintoff, was suffering from ill-health at present and indicated that he would send a letter on behalf of the Forum to the Vice-Chair.

The meeting concluded at 6.30 p.m.

CHAIR

## NEIGHBOURHOOD SERVICES SCRUTINY FORUM

11 April 2011



**Report of:** Scrutiny Support Officer

**Subject:** DRAFT FINAL REPORT – FORESHORE  
MANAGEMENT

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### 1. PURPOSE OF REPORT

- 1.1 To inform Members of the Neighbourhood Services Scrutiny Forum that the Draft Final Report into 'Foreshore Management' will be presented at today's meeting.

### 2. BACKGROUND INFORMATION

- 2.1 In accordance with the Authority's Access to Information Rules, it has not been possible to include the 'Foreshore Management' Draft Final Report within the statutory requirements for the despatch of the agenda and papers for this meeting. The report will be circulated under separate cover in advance of this meeting.

### 3. RECOMMENDATION

- 3.1 Members are requested to note the content of this report and agree the Draft Final Report into 'Foreshore Management' to be circulated under separate cover in advance of this meeting.

**Contact Officer:-** Elaine Hind – Scrutiny Support Officer  
Chief Executive's Department – Corporate Strategy  
Hartlepool Borough Council  
Tel: 01429 523647  
Email: [elaine.hind@hartlepool.gov.uk](mailto:elaine.hind@hartlepool.gov.uk)

### BACKGROUND PAPERS

No background papers were used in the preparation of this report.



## NEIGHBOURHOOD SERVICES SCRUTINY FORUM

### FINAL REPORT

### FORESHORE MANAGEMENT

April 2011

## **NEIGHBOURHOOD SERVICES SCRUTINY FORUM**

11 April 2011



**Report of:** Neighbourhood Services Scrutiny Forum

**Subject:** DRAFT FINAL REPORT INTO FORESHORE  
MANAGEMENT

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

- 1.1 To present the draft findings of the Neighbourhood Services Scrutiny Forum following its investigation into 'Foreshore Management'.

### **2. BACKGROUND INFORMATION**

- 2.1 The Local Authority maintains the beach and foreshore through Foreshore Management services. The Coast Protection Act 1949, established the regulatory framework for England's coastline and the Coast Protection Authorities all around the coast. The Council is the designated Coast Protection Authority which "shall have such powers and perform such duties in connection with the protection of land" to ensure the adequate 'coast protection' of the Borough.
- 2.2 Hartlepool has 12 miles of coast which includes award-winning beaches, internationally protected wildlife sites, extensive sand dunes and coastal walks and a port. This means that a variety of economic, recreational and environmental interests and activities are located along the narrow coastal strip, often competing for space and resources. For example, Seaton beach attracts swimmers, dog walkers, jet skiers and off road vehicles. If these activities take place without any management, conflicts can result, which may not only make the shoreline a less pleasant place to be, but also a more dangerous place. Some of these users will be deterred from coming again.
- 2.3 It is in the town's interests to manage the different activities and interests that take place at the water's edge. Effective management can create a coastline which is good for the town's residents, good for tourism, good for the environment and good for the local economy.

### **3. OVERALL AIM OF THE SCRUTINY INVESTIGATION**

- 3.1 To evaluate the provision of Foreshore Management services in Hartlepool.

### **4. TERMS OF REFERENCE FOR THE SCRUTINY INVESTIGATION**

- 4.1 The following Terms of Reference for the investigation were agreed by the Neighbourhood Services Scrutiny Forum on 19 January 2011:-

- (a) To gain an understanding of the agreed overall 'aim' for the provision of Foreshore Management services along with the legislative and policy requirements;
- (b) To evaluate how foreshore management services are provided / co-ordinated in Hartlepool including partnership arrangements with other agencies / organisations;
- (c) To explore the balance between conservation and tourism in relation to how the foreshore is managed while continuing to stimulate economic growth;
- (d) To gain an understanding of the impact of current and future budget pressures on the way in which foreshore management is provided in Hartlepool;
- (e) To explore how foreshore management could be provided in the future, giving due regard to:-
  - (i) Improving the effectiveness and efficiency of the way in which the services are currently provided by the Council / partner organisations taking into account the legislative requirements relating to water quality; and
  - (ii) If / how the service could be provided at a reduced financial cost (within the resources available in the current economic climate).

### **5. MEMBERSHIP OF THE NEIGHBOURHOOD SERVICES SCRUTINY FORUM**

- 5.1 Membership of the Neighbourhood Services Scrutiny Forum for the 2010 / 11 Municipal Year was as outlined below:-

Councillors Barday, Cook, Fleet, Flintoff, Gibbon, Griffin, McKenna, Richardson and Thomas

Resident Representatives: John Cambridge, Brenda Loynes and Iris Ryder



## 6. METHODS OF INVESTIGATION

- 6.1 The Members of the Neighbourhood Services Scrutiny Forum met formally from the 19 January 2011 to 11 April 2011 to discuss and receive evidence directly relating to their investigation into 'Foreshore Management'. A detailed record of these meetings is available from the Council's Democratic Services or via the Hartlepool Borough Council website.
- 6.2 A brief summary of the methods of investigation are outlined below:-
- (a) Presentations, written and verbal evidence from the Council's Regeneration and Neighbourhoods Department;
  - (b) Presentation, written and verbal evidence from Northumbrian Water;
  - (c) Written evidence from the Environment Agency;
  - (d) Verbal evidence from local residents.

## FINDINGS

### 7. THE OVERALL AIM FOR THE PROVISION OF FORESHORE MANAGEMENT SERVICES ALONG WITH THE LEGISLATIVE AND POLICY REQUIREMENTS

- 7.1 Members of the Forum were keen to gain an understanding of the overall aim of foreshore management services along with the legislative and policy requirements and therefore invited evidence from the Council's Regeneration and Neighbourhoods Department.

#### **Evidence from the Regeneration and Neighbourhoods Department**

- 7.2 The Forum welcomed evidence from the Assistant Director for Neighbourhood Services outlining the foreshore management services undertaken by the Council and the associated legislative and policy requirements.

#### *Leisure Activities*

- 7.3 The Assistant Director informed Members that Hartlepool, as a Coastal Authority has a duty to maintain the beach and foreshore. The foreshore has unique features which provide for great diversity opportunities for recreation and tourism. Along Hartlepool's coastline, features include award winning beaches, internationally protected wildlife sites, extensive sand dunes, coastal walks, a Marina, a Port, residential homes and commercial and industrial businesses. A large number of activities take place along the foreshore ranging from the traditional recreational pastimes, such as paddling, sight seeing and beach games to the more modern activities such as kite surfing and jet skiing. Many of these activities particularly the more

active ones require some form of management to reduce potential conflict between different user groups, individuals and the natural environment.

### *Public Events*

- 7.4 Public events are also held along the coastline which are organised by the Council's Countryside Team and partnership organisations including Natural England and Teesmouth Field Centre to promote the natural assets to a wide variety of visitors. Some of the coastal events include seal watching at Hartlepool Power Station; seal walks to Greatham Creek; and rockpooling at the Headland. The only Local Authority organised event held at the foreshore is the annual fireworks display. Members were informed that other specific events include the annual kite festival on May Bank Holiday weekend and the Northeast Beach Lifeguard competition. Yearly fundraising events are also held including the Boxing Day dip which involves management from both the Council and the Police.

### *Lifeguard Service*

- 7.5 The lifeguard service forms part of foreshore management and operates from May to September every year, providing 8 lifeguards (4 at Seaton and 4 at the Headland). The lifeguards provide litter picking and paddling pool duties at quiet times in addition to the more traditional lifeguard role. Each year 10 primary schools take part in rookie lifeguard training, practising lifeguard skills and listening to beach safety talks. Beach safety campaigns are undertaken and water safety talks are carried out as and when requested.
- 7.6 Back in 2000 the Council decided that they would no longer provide a beach lifeguard service but in August 2003 a fatality at Seaton Carew prompted a review of the situation. The Royal Life Saving Society (RLSS) were commissioned to undertake a beach safety assessment which included researching the requirements for reinstating a modern beach lifeguard service. As a consequence of the findings of this report the decision was taken to reinstate the beach lifeguard service for the 2004 season.
- 7.7 Members questioned whether the areas of Fish Sands and North Sands were patrolled by lifeguards. Members were informed that the Fish and Block Sands were patrolled, however the North Sands were not classed as an amenity beach and therefore not patrolled.
- 7.8 The Forum questioned whether warning signage could be put up on the North Sands to highlight the dangers of the foreshore. The Council's legal obligations would need to be checked before such action was taken as erecting such signage could be seen as the Council taking responsibility for public safety and could be liable in the event of an incident.

*Paddling Pools*

- 7.9 There are two paddling pools in Hartlepool, one at Seaton Carew and one at the Headland, both of which are open to the public during the times that the lifeguard service operates. During 2007 in an effort to find efficiency savings it was decided that the Beach Safety and Playground Inspection teams, who were at the time within the Adults and Community Services Department, would take over the cleaning of the paddling pools.
- 7.10 Members were informed that before this takeover, the Seaton paddling pool was emptied, cleaned and refilled Monday, Wednesday and Friday. However, it was felt that this was insufficient due to water quality concerns. After the reassignment of duties the cleaning regime was increased to every day, except in adverse weather when the pool is left empty until the weather improves.
- 7.11 The Headland paddling pool has a pool plant and was designed not to require emptying every day. It was initially thought that the pool water would stay in the pool for most of the season, relying on the pool chemical dosing and filtration system to ensure the water quality was suitable for use. It has become apparent that the pumping / filtration system, although suitable for indoor swimming pools situations, has to cope with much more challenging outdoor conditions. Experience has shown that it is necessary during the season to empty, clean and refill this pool on a weekly basis to ensure water quality can be maintained by the pumping / filtration system.
- 7.12 Members heard that an additional problem exists with the seawall / defences upon which the Headland paddling pool sits. The seawall is of variable makeup and considerable unseen movement of seawall materials can take place. Unfortunately, such movement has caused the pool surface to blister and crack. As a consequence of this the pool requires emptying regularly for surface checks and repairs to make it watertight. Members did question why the movement of the seawall was not taken into consideration when the pool was built, as this problem could have been prevented.
- 7.13 The Headland paddling pool base problems are believed to be a result of various materials used as a sub base to the sea wall. In the early years of this problem the contractor who originally applied the surfacing was asked to carry out the repairs, however, this was very costly and the pool was closed for weeks whilst waiting for the contractors to complete the work, which was a disappointment to the public. In order to minimise closure periods the Council now carry out these types of repairs. The surfacing used is not the original colour of the pool floor but the repairs are completed in one day.
- 7.14 At the meeting of the Forum on 23 March 2011, following Member questions regarding the original design and build of the Headland paddling pool, the Forum was advised by the Assistant Director of Neighbourhood Services that the Block Sands Paddling Pool refurbishment completed in July 2004, was originally funded by Single Regeneration Board (SRB) monies and was designed and delivered by White, Young Green consultants. The total cost

of the scheme, including hard works, railings, pool, fountains, pump room, and play area and CCTV was £480,880. Lumsden and Carroll were contracted to carry out the works.

- 7.15 The Forum noted that due to problems with access restrictions for PD Ports in the original design, HBC Building Consultancy and Engineering Consultancy were asked to undertake remedial works to allow for full maintenance access. The remedial contract was let for £24,645 with an additional amount for landscape architecture, civil engineer and structural engineer fees.
- 7.16 Members expressed extreme dissatisfaction with the situation the Council found itself in with regard to the ongoing maintenance required at the Headland paddling pool due to faults with the original design, but recognised that all avenues of recourse had been previously explored and there was no value in pursuing the issue further with the original consultants and contractors.
- 7.17 The Forum reflected that lessons had been learned from the experience of the Headland paddling pool and were supportive of the controls now in place to protect the authority during procurement processes.



*Photograph 1: Rookie Lifeguards*

*Photograph 2: Seaton Paddling Pool*



*Dog Control Orders*

- 7.18 At the meeting of the Neighbourhood Services Scrutiny Forum on 23 February 2011 Members learned that Dog Control Orders are another element of foreshore management services and were introduced in December 2008 as part of the 2005 Clean Neighbourhood Act. In the last year, there has been 25 fixed penalty notices issued in relation to the exclusion of dogs from the foreshores with 76 notices issued in relation to dog fouling.

*Wildlife and Conservation*

- 7.19 The Countryside Rights of Way (CROW) Act 2000 was brought to the attention of the Forum. This Act obliges Local Authorities to conserve and enhance special interest features of Sites of Special Scientific Interest (SSSI). The Council manages Seaton Common and Dunes and Hart Warren Dunes under Section 28 of the Wildlife and Countryside Act. This therefore means that the Council has a legally obligation to consult with Natural England before undertaking any management operations on the site which are not included in the Site Management Statement. The Crimdon to Headland coastline and much of Seaton Carew and Teesmouth coastline is classed as a RAMSAR<sup>1</sup> site with many areas falling within the boundaries of the Teesmouth and Cleveland Coast Special Protection Area. Coastal conservation and site maintenance activities fall under the management of the Council's Parks and Countryside Wardens, helped by the Parks and Countryside volunteers. Staff and volunteers carry out regular site checks, litter pick and manage vegetation. Members heard that these activities increase during the summer months due to increases in litter and anti-social behaviour which causes increased damage to the dune habitat. The problems originate locally and are not the result of tourism activities. The problem has been on-going for many years and the Council continue to liaise with the police in an endeavour to control it.



*Photograph 3:  
volunteers improving  
the foreshore*

<sup>1</sup> The Convention on Wetlands of International Importance, called the Ramsar Convention, is an intergovernmental treaty that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources.

*Beach Cleaning*

- 7.20 The Forum was informed that the Council cleans beaches which are classed as amenity beaches. At Seaton Carew the beach tractor cleans the beach amenity area Monday, Wednesday and Friday and clears the shifting sand from the slipways and car parks. Cleansing operatives regularly patrol the Seaton promenade with hand carts to ensure non-beach areas are kept litter free. Members noted that 126 Fixed Penalty Notices in relation to dropping litter on the foreshore had been issued in comparison to 586 town wide.
- 7.21 The smaller beaches of the Headland, Fish Sands and Block Sands, are subject to tidal conditions and tractor cleaning is not feasible. During the months of April to September there is a cleaning operative who carries out litter picking duties as well as cleaning the promenades and other adjacent areas. Also, the lifeguards when operational and at quiet times will also litter pick the beaches and the paddling pool.
- 7.22 During the summer season occasional complaints are received from members of the public regarding seaweed on the beach at Block Sands. However, this beach is designated as a Special Protected Area and seaweed removal is not permitted.
- 7.23 The Forum discussed whether it would be possible to co-ordinate cleaning rotas with forthcoming public events as concern was expressed by Members that these were not co-ordinated. One example referred to was when the carnival was on at the Headland, the organisers had to clean the Fish Sands themselves.
- 7.24 Members raised concerns about the condition of the North beach and the lack of beach cleaning in this area. Concerns were raised by residents in relation to how the beaches are monitored to identify, for example, excess litter; vehicles on the beach; sand erosion.

**North Sands Beach Access and Coastal Erosion**

- 7.25 At the meeting of the Neighbourhood Services Scrutiny Forum on 23 March 2011 Members received further evidence from the Regeneration and Neighbourhoods department.
- 7.26 The Forum was advised by the Assistant Director of Neighbourhood Services that for over five years there have been high levels of anti social behaviour (ASB) and criminal activity on the old Steetly/ Britmag site, North West of the Headland. These activities have included high levels of flytipping and damage to the existing public footpath amounting to over £12,000 of repair costs plus officer time. Damage to the existing vehicle barrier at Brus Tunnel has amounted to repair costs in the region of £10,000 and theft of the site owner's property and also the perimeter fence line and old railway tracks.

- 7.27 Members heard that more recently there has been damage to the dunes and beach area behind the site, North Sands, caused by illegal off-road vehicles including 4x4's driving up and down the dune slopes causing irreparable damage to the micro-ecosystems that have established over many years. There have also been a number of incidents whereby illegal vehicle traffic has used the public footpath. This has resulted in conflict with the legal users as well as Council officers.
- 7.28 Members recognised that the Local Authority does not have the powers to stop vehicles or prosecute drivers for what is actually a motoring offence, specifically the Highways Act 1980, 'driving a vehicle more than 15 metres from a highway'; this is enforced by the Police. Council officers are unaware of anyone being stopped or spoken to regarding 'off road' offences and the Forum supported liaising with the Police on this issue.
- 7.29 The Forum also noted that North Sands does not have any restrictions in the way of Dog Control Orders and has always been promoted as an area where dogs can run freely. As such, enforcement patrols have been very limited and are only carried out as a reactive/ responsive service to any issues regarding dogs.
- 7.30 There has been a request from Natural England (NE) to place a seasonal 'On Leads' Order on the section of North Sands adjacent the old Steetley site. This was requested in order to protect the SSSI, as NE claim 'dogs off leads' were the main cause of disruption to the protected birds. The proposed Order will be considered as part of the overall town-wide review into Dog Control Orders. Initial consultations with residents on the Headland have revealed there is no support for any such restriction being introduced.
- 7.31 The Forum was advised that due to current legislation dog control orders cannot be considered in isolation and there is currently a one year consultation ongoing to consult on all dog control orders within the town.
- 7.32 The Shore Management Plan (2007) suggests, at the southern end of Hart Warren the coast has been taken slightly further forward by reclamation south of Spion Kop Cemetery, where it has been reinforced by gabions, and into the northern section of the Headland; by a wall and revetment. The coast is further held forward by the affect of the pipes in front of the Britmag works.
- 7.33 Members learned that without defence this whole area would erode further back more sharply than the coast to the north. The forward position of the coast to either side gives some protection to the area of the Cemetery and so under this unconstrained situation this would also suffer erosion. The main Headland defences are understood to be constructed in front of the old cliffs. There is significant pressure on this area to erode and it has been the presence of the harder cliff material which has resisted this. It is unlikely that even in the unconstrained scenario that erosion over the next 100 years would break through the ridge of land to the lower lying flood plain behind.

- 7.34 The area along this coast is a SPA, SSSI and NNR, Natural England have requested no intervention to any erosion. A further study is currently being carried which will help form the overall strategy for this area. **Appendix A** identifies provides ownership details of the North Sands Beach.
- 7.35 Members raised concerns regarding the erosion around the Spion Cop area but recognised coastal erosion was considered as part of a previous scrutiny investigation, which recommended that all avenues of funding available to deliver more coastal protection work were pursued and that extensive consultation was carried out with residents during future coastal studies.
- 7.36 The Forum heard that regarding access to the beach from the Brus Tunnel, there is a potential opportunity to create a more secure environment and discussions have commenced with Network Rail to reduce access through the Brus Tunnel to that of pedestrian use only and enable NR to access their property in a safer and more convenient manner. The attached map (**Appendix B**) identifies the old access route to the old junction box, the existing routes used by the Network Rail (NR) Staff and contractors and the proposed route that would be created from Old Cemetery Road directly into the Network Rail (NR) property. NR thus would have exclusive control of the new access point which would also address the issue regarding non suitable vehicle access to the beach.
- 7.37 The public footpath and its users would not be in conflict with illegal users or NR staff/contractors and would be safe to use. This would make the site a safer place to walk through. The proposals would also provide the Council with the opportunity to improve and enhance the entrance's and surrounds of the Brus Tunnel/Horseshoe Tunnel, and enable to Council to promote the history of the tunnel and the railway. The Forum was also made aware that funds have been identified to support a permanent solution to the closure of the tunnel to vehicles.
- 7.38 The Forum noted (with concern) the serious damage 4x4 vehicles were causing in the North Sands area and supported permanent the closure of the Brus Tunnel to vehicles, but stipulated that this would need to be carried out following consultation with local residents, Network Rail and other agencies with an interest in the tunnel, consideration would also need to be given to the potential for the closure of the tunnel to displace the problems to the Horseshoe Tunnel.
- 7.39 The Forum also recognised that there were serious local concerns regarding the former Steetly/Britmag site, but that due to the current economic climate it was unlikely that the development of the site would be attractive to businesses in the near future.



**8. HOW FORESHORE MANAGEMENT SERVICES ARE PROVIDED / CO-ORDINATED IN HARTLEPOOL INCLUDING PARTNERSHIP ARRANGEMENTS WITH OTHER AGENCIES / ORGANISATIONS TAKING INTO ACCOUNT THE LEGISLATIVE REQUIREMENTS RELATING TO WATER QUALITY**

- 8.1 Members of the Forum were pleased to receive evidence from the Regeneration and Neighbourhoods Department, the Environment Agency and Northumbrian Water in relation to the co-ordination of foreshore management services taking into account the legislative requirements relating to water quality.

**Evidence from the Regeneration and Neighbourhoods Department in relation to Water Quality**

- 8.2 It was highlighted to the Forum that a new Bathing Water Directive (2006/7/EC) comes into affect in May 2011. This new directive requires signage to be displayed about the water quality for public information. It is identified as a “new burden” on local authorities that are bathing water controllers, and as such signage funding will be provided. The three bathing waters which require signage are Seaton Carew North, Seaton Carew Central and Seaton Carew North Gare.
- 8.3 The revised Directive brings with it more stringent water quality standards. The Pass or Fail annual assessment will be replaced by a four year classification system with four classes – excellent, good, sufficient and poor.

**Evidence from the Environment Agency**

- 8.4 Members were pleased to receive written evidence from the Principal Water Quality Planner at the Environment Agency. The Environment Agency has general duties related to the control of water pollution and specific duties relating to bathing waters as the competent authority for implementation of the EC Bathing Waters Directive in England and Wales.

*Water Pollution*

- 8.5 The Environment Agency are responsible for monitoring water quality, planning how to bring about identified improvements and regulating discharges, through environmental permits to achieve these. The Environment Agency then checks that permits are being complied with and respond to environmental incidents. Incidents are recorded on a database and the four maps attached as **Appendix C, D, E and F** show the locations of all incidents reported in Hartlepool since 2001 (there are overlaps between the maps). Many of the incidents are not related to water but the ones that are have been labelled.

- 8.6 In terms of partnership working, the Environment Agency liaise closely with the Environmental Health Department within the Council regarding any incident which has the potential to affect public health. The Council also receive the results from routine bathing water sampling as soon as they become available.
- 8.7 The Environment Agency categorise incidents according to their environmental impact and respond accordingly. The environmental impact is rated from Category 1 to 4 - Category 1 represents a persistent, extensive, major impact on the environment; and Category 4 represents no impact. Category 4 incidents are not routinely attended. For more serious incidents, the scale and nature of the response depends upon the severity of the impact and the response of other parties.
- 8.8 In order to manage an incident the Environment Agency aim to stop the pollution, minimise its impact and prevent recurrence. Evidence also needs to be gathered to support regulatory or formal enforcement actions. The Environment Agency has a number of means of achieving these aims, from informal advice and guidance, through formal anti-pollution works notices or enforcement notices to civil sanctions and ultimately, prosecution. The actions used will depend upon the nature and severity of the incident. The Environment Agency can also require remediation of the effects of the incident and/or recover costs from the responsible party.

### *Bathing Waters*

- 8.9 The European Directive (76/160/EEC) concerning Quality of Bathing Water applies in waters where “bathing is not prohibited and is traditionally practised by a large number of bathers”. Such waters are designated by the Department for Environment, Food and Rural Affairs (DEFRA) and include three in the Hartlepool area: Seaton Carew North, Seaton Carew Centre and Seaton Carew North Gare. These were designated in 1987 and first monitored in 1988. The Directive specifies water quality standards and sampling requirements. There are Imperative standards, which must be met, and Guideline standards, of which it says “Member States ... shall endeavour to observe them as guidelines”. The Imperative standards are enshrined in UK law in The Bathing Waters (Classification) Regulations 1991, which also stipulates that the bathing season during which they apply runs from 1 May to 30 September. Compliance with these Imperative and Guideline standards from 1988 to date is summarised in the table overleaf:-

Table 1: Compliance with the Imperative and Guideline standards:-

Year	North	Centre	North Gare
1988	Fail	Fail	Fail
1989	Fail	Fail	Fail
1990	Fail	Fail	Basic Pass
1991	Fail	Fail	Fail
1992	Fail	Fail	Fail
1993	Basic Pass	Fail	Basic Pass
1994	Basic Pass	Basic Pass	Basic Pass
1995	Basic Pass	Guideline	Guideline
1996	Basic Pass	Basic Pass	Basic Pass
1997	Basic Pass	Basic Pass	Guideline
1998	Basic Pass	Basic Pass	Basic Pass
1999	Basic Pass	Basic Pass	Basic Pass
2000	Basic Pass	Guideline	Guideline
2001	Guideline	Guideline	Guideline
2002	Guideline	Basic Pass	Guideline
2003	Basic Pass	Basic Pass	Guideline
2004	Basic Pass	Guideline	Guideline
2005	Basic Pass	Basic Pass	Guideline
2006	Guideline	Guideline	Guideline
2007	Guideline	Guideline	Guideline
2008	Guideline	Basic Pass	Guideline
2009	Basic Pass	Guideline	Guideline
2010	Basic Pass	Basic Pass	Guideline

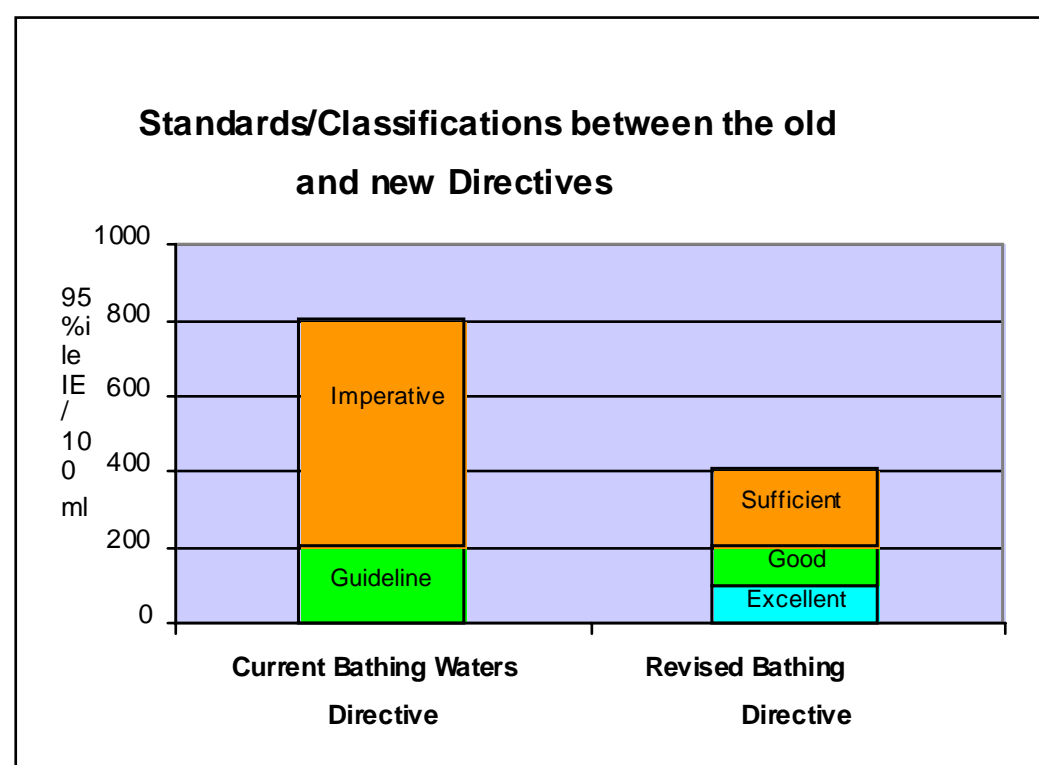
8.10 As you can see from the table above, initially, all three beaches failed to meet the Imperative standards. This was because sewage from Hartlepool and surrounding areas was discharged without effective treatment via short sea outfalls. In the early 1990s, Northumbrian Water constructed a scheme to address this which involved interception of the existing outfalls and discharge via a long sea outfall, 3.6 km out from the high water mark at Seaton Carew. This location was chosen following a modelling exercise so that the discharge would ensure compliance of the Seaton Carew beaches with the bathing water standards. The table above shows that it has met this aim.

8.11 In 2000, a new sewage treatment works was built at Seaton Carew, to meet the requirements of the EC Urban Waste Water Treatment Directive. A similar works was built at Bran Sands to treat sewage from the main Teesside conurbation. Although it was not their primary purpose, these have brought about a further improvement in bathing water quality.

## Revised Bathing Water Directive

- 8.12 In 2006, the EC introduced a new Bathing Waters Directive (2006/7/EEC) and the Environment Agency is working towards implementing this. It introduces a new classification system with “Sufficient”, “Good” and “Excellent” classes replacing the old Imperative and Guideline passes. Compliance will be assessed over a rolling four-year period instead of single years. The first formal reporting will be after the 2015 bathing season, so monitoring under the new regime begins in 2012. The new “Sufficient” class is approximately twice as rigorous a standard as the old Imperative pass. “Good” equates approximately to the old Guideline standard and “Excellent” is approximately twice as rigorous as this. The graph below compares the old and new standards:-

Graph 1: Standards / Classifications between old and new Directives



- 8.13 Compliance with the Directive requires that bathing waters meet the sufficient standard and this is, initially, the UK government’s primary aim. The Environment Agency will also aim to ensure that bathing water quality does not deteriorate. Consideration is being given to aim for higher standards in the future but there are no details yet on how, when or where this will be done.
- 8.14 The Environment Agency has been using results from their current monitoring to predict compliance with the new Directive. The following table shows how quality at the three Seaton Carew beaches translates to classification under the new Directive over the last seven years.

Table 2: Classification under the new Directive:-

Year	North	Centre	North Gare
2004	Good	Sufficient	Excellent
2005	Good	Sufficient	Excellent
2006	Good	Good	Excellent
2007	Good	Excellent	Excellent
2008	Good	Good	Excellent
2009	Good	Excellent	Excellent
2010	Sufficient	Good	Excellent

- 8.15 The new Directive also seeks to allow the public to make informed choices about whether, where and when to bathe and requires the provision of information. The Council as beach controllers are required to provide signs at designated beaches by 2012. DEFRA are leading on this and have provided guidance on signage. The Environment Agency believes that local authorities will be funded to provide one sign per beach.
- 8.16 There is a certain amount of crossover between the information that is required on the signs and that included in Bathing Water Profiles. These are another means of providing information to the public and are the responsibility of the Environment Agency. They provide an overview of designated beaches and sources of pollution that may affect bathing water quality. They are currently being created by the Agency's national staff using information provided locally. Local authorities and other beach operators will have sight of them (via the internet) from 10 March 2011, before they are published on the Environment Agency's website in April 2011. The Environment Agency welcome comments on them which will be taken into account in revising them before the 2012 bathing season.

### **Evidence from Northumbrian Water**

- 8.17 The representative from Northumbrian Water highlighted to Members the importance of water treatment and how the system has developed and improved over a number of years. The Seaton Carew Headworks serves 100,000 people and consists of a pumping station and preliminary treatment works which screens and removes grit from waste water before it is transferred to Seaton Carew Sewage treatment works for secondary treatment. After treatment, the water is then pumped back to the Headworks and returned to the environment.
- 8.18 Members raised concerns about the brown foaming that appears on the beach and water near to the works. The representative informed Members that the foaming is due to algae growth in warm weather and is not linked with sewerage. Northumbrian Water does maintain the algae at a cost of £70k a time. However, Members queried whether the foam was dangerous to people's health and at what levels. A response to these concerns was not available in time for completion of the investigation and it was agreed that the information requested would be circulated to Members for information.

- 8.19 Members questioned how often bathing waters were checked by Northumbrian Water and were informed that bathing water was not checked regularly by the company. However, would be checked if a problem of sewerage was reported.
- 8.20 The representative highlighted the legislative changes to water quality, (outlined in 8.12 of this report) and the impact of the new Directive.
- 8.21 In relation to the Blue Flag Beach Award, Members questioned why the beaches did not always achieve this award. Members were informed that the Environment Agency tests the water for the Blue Flag on a set number of dates throughout the year. Criteria is applied dependant upon the weather conditions.

## **9. THE BALANCE BETWEEN CONSERVATION AND TOURISM IN RELATION TO HOW THE FORESHORE IS MANAGED WHILE CONTINUING TO STIMULATE ECONOMIC GROWTH**

- 9.1 As part of the evidence gathering process for the undertaking of this investigation, Members invited evidence from the Regeneration and Neighbourhoods Department to gain an understanding of how a balance between conservation and tourism is achieved in relation to how the foreshore is managed while continuing to stimulate economic growth.

### **Evidence from the Regeneration and Neighbourhoods Department**

- 9.2 Members were informed that the effective management of the coastline aids to address the balance between conservation and tourism in relation to how the foreshore is managed, while continuing to stimulate economic growth. Members welcomed a presentation from the Urban and Policy Development Manager.
- 9.3 The heritage of Hartlepool attracts many visitors. A third of all international tourists cite heritage as the main reason why they visit the UK. The historic environment is also a major attraction to an area. Investment in the historic environment attracts businesses and also brings more visitors to an area.
- 9.4 Members were presented with a range of facts and figures in relation to tourism in the Tees Valley, outlined as follows:-
- (a) In 2009, 2.1m tourists visited the Tees Valley, attracting more than 13m day visitors;
  - (b) The visitor and business conference sectors account for 5.8% of total gross value added (GVA) in the Tees Valley in 2007;
  - (c) Between January 2008 and June 2010 over 1000 new business banking accounts were opened up for hotels, restaurants and recreation in the Tees Valley;

- (d) 20,900 people in the Tees Valley work in sectors related to the visitor economy; and
  - (e) In 2009, the visitor economy contributed £420m directly and further £142m indirectly to the Tees Valley economy.
- 9.5 In relation to the tourism benefits to the Hartlepool economy, Members were informed that:-
- (a) The Hartlepool visitor economy was worth £47.9m in 2009 compared with £30.2m in 2003 and just £22.8m in 1997;
  - (b) There were 728,000 tourists who spent 1.2m days in Hartlepool;
  - (c) There is an estimated 835 people employed directly and indirectly in the visitor economy; and
  - (d) Tall Ships Races attracted an estimated 970,000 visitors, three quarters of which were from outside Hartlepool and the Tall Ships investment generated around £26.5m for the local economy.
- 9.6 The Forum was interested to hear about the conflicting interests of the foreshore. Whilst tourism generates significant benefits to the local economy and coastal tourism is an important part of the regeneration strategy for Hartlepool, tensions often exist. For example, in relation to, supporting development whilst maintaining character and heritage of an area; providing access to sensitive areas and landscape areas and preserving and protecting them; and accommodating the needs of visitors with the wishes of local residents.
- 9.7 Investment in the local area complements the foreshore, for example, upgrading promenades and improving facilities. Members were informed that improving access and attracting investment in environmentally sensitive areas can improve knowledge and understanding and encourage preservation.
- 9.8 Included within the Local Development Framework Core Strategy Preferred Options are policies which seek to:-
- (a) protect sensitive landscapes, habitats, listed buildings and conservation areas and prevent inappropriate development;
  - (b) preserve and enhance conservation areas and listed buildings through high quality design, refurbishment and developments which are in keeping with the scale, nature and character of an area; and
  - (c) support economic investment and regeneration through tourism at the Marina, Town Centre, Seaton Carew and the Headland.
- 9.9 In relation to regeneration along the foreshore, the Headland Single Regeneration Budget Programme (1999 – 2007) was a major programme to develop the tourism economy based on maritime and religious heritage. The

programme was linked to an Environmental and Arts Strategy which sought to upgrade key assets, buildings and public locations, for example, the promenade, town square, Borough Hall and Heugh Gun Battery. The programme was supported by the Heritage Lottery Fund of £1m to restore and re-use key buildings and improve properties. However, residents raised concerns about how some of the improvements / projects had not been maintained.

- 9.10 Members were very keen to hear about the Seaton Carew Tourism Strategy. Its key objectives are to:
- (a) Raise standards of beach and sea cleanliness and improve coastal management;
  - (b) Improve accessibility within and into Seaton Carew;
  - (c) Maintain, develop and enhance the built environment and encourage the diversification of attractions;
  - (d) Sustain and enhance the natural environment and increase public awareness and understanding of its importance;
  - (e) Raise the profile and improve the image of Seaton Carew;
  - (f) Develop events and activities that complement and utilise existing infrastructure;
  - (g) Attract and encourage the development of a strong and diverse business network; and
  - (h) Strengthen the accommodation network.
- 9.11 As a result of the Strategy the improvements to date have included the restoration of the bus station; beach access improvements; improvements to beach cleanliness; and investment towards environmental improvements. Members of the Forum were strongly of the opinion that all residents living in the area where improvements were to be carried out should be fully consulted.
- 9.12 The Council are continuing to explore other delivery mechanisms including the Coastal Towns Grant, which will provide £200k towards the Seaton Carew Master Plan development. Some of the aims of the Master Plan include the development of sites along the foreshore; utilising Council land assets to secure resources to regenerate the foreshore; and reviewing community provision. Members raised concerns about how the Council would continue to maintain the developments into the future given the reduction in funding and resources. The Forum recognised the need to use robust materials to help reduce ongoing costs.



- 9.13 In relation to the Seaton Carew Master Plan, residents felt that they had not been kept up to date with progress and any new developments. Members were of the opinion that residents should be kept up to date with progress and consulted with over new developments.
- 9.14 The key message from the presentation was that the Council needs to ensure that proactive management works alongside positive investment.
- 9.15 Members queried whether local businesses could be approached to finance foreshore activity as local industry was already involved in the management of conservation through the Industry Nature Conservation Association (INCA). The Forum was informed that this was a possibility and that further investigation could be carried out via the Environment Partnership.

### **Seaton Carew Economic Growth**

- 9.16 At the meeting of the Neighbourhood Services Scrutiny Forum on 23 March 2011 Members were informed by the Assistant Director of Neighbourhood Services, that the importance of Seaton Carew as a valuable visitor/tourism asset has been recognised in the Hartlepool Tourism Strategy and various regional and sub-regional policy documents and it plays an important role in Hartlepool's overall visitor offer. Along with the Hartlepool Maritime Experience, the Marina, Navigation Point and the Headland it contributes to the variety of places of visitor interest in Hartlepool. Seaton Carew foreshore also plays an important role for residents of Seaton Carew and the residents of Hartlepool generally. The beach and promenade and the various visitor related businesses are well used by Hartlepool residents.
- 9.17 The Forum heard that in recognition of the importance of Seaton Carew various efforts have been made for a number of years to support, sustain and enhance these popular assets. The Council has had success in attracting external regeneration funding (including £2m between 2002 and 2006) to support investment in the public realm, business premises and conservation buildings through grant schemes, as well as ensuring the upkeep and maintenance of the beach and lifeguard service. Recent efforts to continue this investment in Seaton Carew have been less successful as the criteria associated with securing external regeneration funding has become more restricted and funding less abundant generally. Other funding opportunities have also been explored including two unsuccessful bids submitted for Sea Change funding. These bids were aimed at developing a comprehensive masterplan for the area (outlined in 9.12) and improving the physical environment. An award of £200,000 was made to Hartlepool in March 2010 from the previous governments Coastal Towns Grant programme and it is proposed to use this alongside other investment within Seaton Carew.
- 9.18 In response to the current funding situation, work has been progressed 'in-house' to develop a masterplan for The Front at Seaton Carew. The plan which is in draft form covers the 'old fairground site' in the south, the Rocket House car park, the Longscar building and the remaining Council owned land up to the junction of Station Lane. The purpose of this plan is to bring

together the regeneration aims of the Council in a concise document, which could be used to support and guide development including any future funding bids or other delivery mechanisms for the broader regeneration of Seaton Carew. Extensive consultation exercises previously carried out relating to Seaton Carew Tourism Strategy and a previous Council scrutiny investigation around regeneration of Seaton Carew have helped identify the regeneration priorities and these have been captured in this draft Master Plan.

- 9.19 Members learned that the intention is to include this document (including other sites in Seaton Carew) as part of the Local Development Framework (LDF) where it will be developed as a Supplementary Planning Document (SPD). This will mean that when the document has been fully consulted on and adopted, it will become a part of the planning policy framework and used in the consideration of future planning applications. This will strengthen the Council's hand should it decide to pursue a CPO process to secure the acquisition and removal of the Longscar building.
- 9.20 In addition to these efforts focused at improving the area at The Front, officers have been involved in considering the potential development of other Council owned sites and how the value generated from their sale could secure resources to help deliver the regeneration of The Front, as well as improved or replacement community facilities. The community facilities in Seaton Carew including the sports hall and youth centre and library building are all in need of substantial investment and are subject to ongoing costly maintenance programmes. The Forum was advised that because of the condition of these facilities they were not attractive for members of the public to use.
- 9.21 The Forum was informed that in 2009/10 Seaton Carew residents were consulted on development briefs for sites at Elizabeth Way and Coronation Drive, which proposed their development for residential use and part of Seaton Carew Park which offered the potential for the provision of replacement community facilities. The results were reported to Cabinet in January 2010 who noted the responses but decided not to progress with the marketing of the sites at that time due to the prevalent market conditions.
- 9.22 Since this consultation exercise was carried out, the reductions in Government funding and subsequent reductions in local government expenditure has re-focused the question of future community service provision across the whole town. A recent service review carried out by the Council's Community Services Division and approved by Council currently precludes any reduction in the library service in Seaton Carew but has agreed to the closure of the existing sports hall and youth club. Provision of future community facilities in Seaton Carew may depend in part on the ability to provide sustainable alternatives through realising value through existing sites and assets.

- 9.23 Members noted that given this situation, together with the recognition that parts of the Front, particularly the Longscar Building continues to exert a negative impact on the surrounding area the Cabinet has recently agreed to revisit the marketing of Council sites at Seaton Carew. At its meeting in February 2011 Cabinet approved a marketing brief and authorised officers to carry out an informal marketing exercise involving the two housing sites and the land at The Front inviting expressions of interest from potential developers. Responses are required to include outline proposals for the sites including an indication of how they would contribute to the delivery of the draft Master Plan and proposals relating to community facilities. The exercise is expected to give an indication of the level of interest in the identified sites either individually or collectively and some guidance as to the viability of delivering the various components of the wider plan. Submissions received will be assessed in early April. The intention is to identify a preferred developer who the Council would work with, to refine their proposals which would be incorporated within the master plan and would be subject to public consultation.
- 9.24 The marketing of these sites at this time is also appropriate as it will help ensure that the master plan ties in with the proposed improvements to the sea defences. Resources have been secured to carry out improvements to the section of sea defences from the access ramp opposite Station Lane, northwards and this is due to commence shortly. Appraisal work is progressing in relation to the next stretch of sea defences southwards to treatment works, and it is hoped that a successful bid will allow work on this scheme to commence within the next two years.
- 9.25 Members were informed that whilst it is hoped the implementation of the master plan can progress as quickly as possible, there are still a number of hurdles to overcome before work can commence. The identification of viable investment package is critical, and until developer's proposals are received and assessed, it is not clear whether the value of the Council owned sites are sufficient to support the investment plans. The range and types of potential uses along The Front will also need to be assessed. Whilst the preference is to ensure the provision of additional visitor related facilities the brief has been left flexible to allow a range and mix of uses to be considered. In relation to the Longscar Hall whilst efforts will be made to acquire the building by agreement, there may be a requirement to progress CPO procedures which can take some time to progress. Members felt that action needed to be taken regarding the Longscar Hall site as it had the potential to damage the economic development of the area.
- 9.26 In response to a question regarding how the council works with local residents and businesses to overcome the difficulties faced obtaining investment in Seaton, the Forum was advised that the Council has set up the Seaton Carew Resident Action Group (SCRAG); in addition to residents this group includes representatives from local businesses, ward councillors and council officers. Members were advised that the group hasn't met for some time and the membership was last refreshed in 2007/8.

- 9.27 The Forum suggested that it was appropriate for the SCRAG group to begin meeting again on a regular basis and that a refresh of the membership would provide an opportunity for recently established businesses and newer residents to take part in the group.

### **Work undertaken to promote Seaton Carew**

- 9.28 At the meeting of the Neighbourhood Services Forum on 23 March 2011 Members recognised that the work being undertaken to promote Seaton Carew was the subject of a previous scrutiny investigation into the Regeneration of Seaton Carew carried out in 2007/08.
- 9.29 The Assistant Director of Neighbourhood Services advised Members that the importance of Seaton Carew in terms of its complementary role in helping diversify the Hartlepool tourism offer aimed at attracting overnight stays to the town has been strongly promoted in strategies including the Hartlepool Tourism Strategy, the Tees Valley Economic Regeneration Investment Plan and the earlier city region strategies. There has been less success in the past in convincing the Regional Development Agency of the resort's strategic importance and this has led to difficulties in securing external funds through them in recent years.
- 9.30 The Forum noted that in terms of marketing, up until last year, the North East Tourism Network focused on delivering marketing to specific target markets and audiences:-

ONE North East Tourism Team – focused on three priority segments nationally and on 3 lead destinations, Newcastle/Gateshead, Durham and Northumberland. visitTeesvalley – the Area Tourism Partnership (ATP) which supported Hartlepool delivered an event led campaign, targeting potential visitors and residents within a 1-2 hour drive time.

Hartlepool Borough Council focused on supporting the activity of visitTeesvalley through a variety of activities:-

- Hoteliers Group – which meets every 2 months to promote collaborative working, to network and to discuss current needs and markets;
- Passport Group – meetings with representatives and businesses interested in the visitor economy, which also meets every two months
- Skills training e.g. Welcome Host training;
- The annual Eat Guide, where several Seaton Carew restaurants are represented;
- The Hartlepool mini-guide provides information for visitors and includes bespoke information on Seaton Carew. The guide is distributed to outlets within a two hour drive of Hartlepool;
- Individual contacts and discussions with the Economic Development Tourism Team; and

- Close links have also been developed with Saltholme and Teesmouth Nature Reserve through e.g. staff information training courses which enable them to pass information to visitors about accommodation, attractions, and facilities in Hartlepool and Seaton Carew. Seaton Carew has seen increasing benefits from these links.
- 9.31 Members learned that in addition the Council continues to support and promote events at Seaton Carew including the annual firework display, the Marina - Seaton 5k Road Race, the Midnight Walk (Breast Cancer awareness) and the annual Golf Festival which involves the Courses at Seaton Carew, Hartlepool and Redcar.
- 9.32 All general marketing activity was backed up by a presence on the website, through [www.visitnortheastengland.com](http://www.visitnortheastengland.com), [www.visitteesvalley.co](http://www.visitteesvalley.co) and [www.destinationhartlepool.com](http://www.destinationhartlepool.com). These three websites are all driven by the regional destination management system, *desti.ne*, ([www.tourismnortheast.co.uk/site/desti.ne](http://www.tourismnortheast.co.uk/site/desti.ne)) which allows individual product information to feature on all three websites and also to provide the function to interlink the information with the national website, [www.visitengland.com](http://www.visitengland.com). Therefore Seaton Carew has a strong and varied presence through individual product information, events and also general editorial.
- 9.33 The changes in public finances have, however, led to the loss of ONE North East Tourism Marketing function and also the loss of visitTeesvalley in its previous format. This has also led to a gap in marketing activity with significant investment previously placed in tourism marketing being lost.
- 9.34 The Forum learned that the continuation of previous activities was being considered with Tees Valley Unlimited over the next 12 months. The main focus is web based activity as the contract for *desti.ne* finishes in March 2012 and work is ongoing across the region to identify how websites will be taken forward in the future and the best solution in particular, for Hartlepool.
- 9.35 Members of the Forum raised concerns that traditional promotion should be maintained in addition to web based promotion, to ensure those without access to the web were reached by the material.
- 9.36 The Forum was advised that there are a number of traditional methods of promotion such as the 'eat' and 'mini' guides which are prominently displayed in attractions such as Saltholme.

**Work undertaken with businesses at Seaton Carew to obtain financial contributions.**

- 9.37 At the meeting of the Neighbourhood Services Scrutiny Forum on 23 March 2011 Members were keen to discuss the work the Council carries out to secure contributions from local businesses towards regeneration and improvement schemes in areas such as Hartlepool and Seaton Carew. The Forum was advised that this has traditionally proven difficult due the marginal nature of many of the businesses. In terms of general public realm

works it is often difficult to persuade business owners of the direct benefits associated with such work and there is also the problem of equitability if some business is not prepared to contribute jointly towards the cost of a scheme.

- 9.38 However, Members noted that there has been more success in securing private sector investment businesses own properties, through commercial area and Heritage Economic Regeneration (HERS) Schemes where the provision of grants have led to substantial physical and visual improvements to properties within the core commercial area of Seaton Carew.
- 9.39 The Forum learned that as part of the second phase of sea defence improvements (from Station Lane southwards) the Environment Agency will be looking to secure some contribution towards the cost of these works, particularly where the sea defence improvements will facilitate private sector investment. A potential contribution may come from Northumbria Water as the works will help protect the treatment works adjacent to the fairground site. Additional contributions may be required to be made on the back of the development proposals for The Front.
- 9.40 Members were informed that the Power Station are known to have made some contributions to community groups and provided sponsorship to the Tall Ships event, it is not known if there have been any direct contributions made towards investment in the Seaton Carew resort. The Assistant Director advised the Forum that looking ahead, should the proposed replacement nuclear power station be built adjacent to the existing facility, there is the potential to gain substantial resources from the company developing the facility. From discussions with authorities who have schemes which are more advanced than the Hartlepool proposal the power companies have agreed to set up community funds totalling several million pounds to help mitigate impacts and provide community benefits.

### **Promotion of Seaton Carew's Natural Attractions**

- 9.41 The Forum wished to explore promotion of Seaton's natural attractions at its meeting on 23 March 2011. Members were advised the in addition to the information in section 9.30 on how sites such as Saltholme, the dunes and SSSI sites are promoted, media such as the Destination Hartlepool website provide information on the attractions along the coast and the networking linked to Saltholme informs visitors about adjacent sites. These are well utilised by specialist groups such a bird watchers. Saltholme as a national attraction with excellent and developing facilities attracts visitors from across the country and in its first year received 100,000 visitors. The latest estimates indicate that 88,217 people visited Saltholme in 2009.
- 9.42 Members noted that the other local sites do not benefit from the profile of Saltholme as a flagship RSPB facility and the number of people visiting these locations is much lower. These sites are likely to remain more 'low key' complementary attractions which help define the nature of Seaton Carew.

- 9.43 The Council has recently come together with Stockton Borough Council and other partner organisations including government agencies such as Natural England and conservation organisations such as RSPB, to form the North Tees Natural Network. The Network links a number of sites of nature conservation value stretching from the Transporter Bridge to Seaton Carew. Key aims of the group are to promote and publicise these areas whilst showcasing how an area that is internationally important for wildlife can be an equally valuable resource for people sitting in harmony with industrial expansion and redevelopment. The Network will also endeavour to secure resources to enhance access and improve facilities for visitors for these areas, and this is also an aspiration of the Council. Another group, the Tees Valley Biodiversity Partnership has produced a wildlife guide which promotes sites such as Saltholme, Seaton Common, Teesmouth and Greatham Beck including guidance on how to get there and what to see.
- 9.44 Members recognised that difficulties in accessing funding would be experienced for some time and suggested a mixed approach involving traditional development and more effectively marketing the natural assets of the area such as the estuary and Saltholme may prove successful. The Forum also noted that going forward the Council would need to act far more as a facilitator than a provider, to secure private sector investment.

## **10. CURRENT AND FUTURE BUDGET PRESSURES AND HOW FORESHORE MANAGEMENT SERVICES COULD BE PROVIDED IN THE FUTURE**

- 10.1 The Forum explored the impact of current and future budget pressures on the way in which foreshore management services are provided in Hartlepool, along with how these services could be provided in the future, giving due regard to improving the effectiveness and efficiency of the service and how the service could be provided at a reduced financial cost (within the resources available in the current economic climate).

### **Evidence from the Regeneration and Neighbourhoods Department**

#### *Beach Safety and Lifeguards*

- 10.2 Members were informed that the Council's Parks and Countryside section, which provides the Beach lifeguard service were asked to examine the potential to reduce service cost as a result of 2011 budget pressures. A number of options were examined by Cabinet and the decision was taken, in light of previous year's experience of visitor demand to start the lifeguard service slightly later in the year making savings of £19K.
- 10.3 The Beach Safety budget is increased by the Parks and Countryside Quality and Safety Officer providing first aid, pool lifeguarding and defibrillation training to other sections in addition to providing the majority of the seasonal lifeguard training requirements and refresher courses.

- 10.4 In relation to the future delivery of beach safety and the lifeguards service, Members were provided with examples of several options, as listed below:-

(a) Outsourcing

An enquiry was made in November 2010 to the Royal National Lifeboat Institute (RNLI) for a general quote and overview of a RNLI beach lifeguard service provision in Hartlepool. However, they did not at the time of the enquiry have the capacity to take on the provision of a beach lifeguard service during 2011. Unfortunately, RNLI were not able to provide a like-for-like service. The services offered would include recruitment, selection and training of new lifeguards each year; equipment provision; and uniforms. The RNLI would require, if available, access to suitable buildings to operate the service from and would not provide the current services additionally undertaken by the existing Council lifeguard service. An additional financial cost with outsourcing is the client contract management role which would need to fall to a Hartlepool Borough Council Officer to ensure the service is being delivered as requested.

(b) The delivery and associated income increase through training programmes and event coverage.

Members were informed that the Council lifeguard service has been developed with a proactive culture, doing foot patrols, liaising more with the public and providing safety information. The flexibility of the lifeguard service allows it to react to changing circumstances which is a huge benefit to controlling frontline service costs. The use of zero-hour fixed term seasonal contracts means staff costs can be closely controlled. The flexibility of the lifeguards to contribute to associated daily maintenance routines such as paddling pool cleaning, water quality monitoring and dosing allows other staff to continue to concentrate on core responsibilities during the busy summer period. There is potential to generate income through the provision of further watercraft and safety training courses to outside agencies and private individuals. This is in addition to pool lifeguard training and various first aid courses that are currently run to generate a limited income annually.

**Options summary Beach Safety and Lifeguards:**

<b>BEACH SAFETY AND LIFEGUARD SERVICE</b>		
<b>Costs</b>	<b>HBC Lifeguard Service</b>	<b>RNLI Lifeguard Service</b>
<b>Staffing</b>	Lifeguard pay/ NI	Lifeguard pay/NI
<b>Training lifeguards and running service</b>	Training and running lifeguards part of P&C Quality and Safety Officer responsibility	RNLI train and run lifeguards



<b>Monitoring</b>	No additional costs	HBC would need to assign Client Contract Management role to HBC staff member to oversee RNLI
<b>Services Provided</b>	<b>HBC Lifeguard Service</b>	<b>RNLI Lifeguard Service</b>
<b>Lifeguard observations and emergency action</b>	Yes	Yes
<b>Lifeguard Supervision and safety advice</b>	Yes	Yes at a reduced level
<b>Dog advice</b>	Yes	Yes at a reduced level
<b>Litter picks and other beach cleaning</b>	Yes	No
<b>Paddling Pool duties</b>	Yes	No
<b>Assisting with beach events</b>	Yes	No
<b>Lifeguarding other open water events</b>	Yes	No

### *Paddling Pools*

#### **Potential future for the Paddling Pool service**

- 10.5 The paddling pools attract plenty of local interest and there is an established demand for this facility especially in the Summer months. There are, however some options that could be considered if there was a need to reduce the paddling pools day-to-day operation costs.
- 10.6 Members raised concerns about the cost of the maintenance of the paddling pools and questioned whether maintaining the pools was the most cost effective solution as opposed to rebuilding. Members felt that eventually the pools would become irreparable. The Forum wanted the paddling pools to remain open but to be maintained in the most cost effective way.
- 10.7 At the meeting of the Forum on 23 March 2011 Members were provided with details of the ongoing revenue costs of providing a paddling pool service to the residents of the Headland and Seaton Carew and to the visitors and tourists. These are identified in the table overleaf. The table includes all maintenance costs except costs for checking and cleaning which averages around 12 – 13 hours per week of Officer Time (Lifeguard, Playground inspector and the Beach Safety officer):-

Year	Headland (£)	Seaton Carew (£)
2005/06	10,593	9,300
2006/07*	2,599	15,010
2007/08	10,027	2,902
2008/09**	5,665	395
2009/10	7,542	481
2010/11	3,598	4,309

\* cost of supply new Ozonator £12,575

\*\* Assignment of cleaning duties from DSO to Beach Safety & Playground Inspection team resulted in efficiency savings in 2008/9.

- 10.8 The Forum was reminded that the Headland paddling pool has a bromine dosing system and a filtration system, whereas the Seaton paddling pool is dosed with calcium hypochlorite and tested twice a day and dosed as required, it also has a ozonator. The Block Sands paddling pool dosing system has been found to be inadequate and as such is manually dosed twice a day. The pool is emptied, cleaned and refilled once a week which can take up to six hours.
- 10.9 The Forum heard that in addition to the sub standard sub base additional problems have occurred with the paddling pool underlying pipe work, i.e. the pipe work from the plant room which the pool water runs through to the pool inlet collapsed because of the movement which resulted with flow problems to the pool.
- 10.10 As far a remedial works were concerned starting with the resurfacing around the pool area i.e. resurfaced with a more appropriate, sustainable, long-term material which could cost in the region of £110,000 including fees. The blue surfacing may look attractive when first laid but experience has shown this surfacing is unsuitable for the area due to the close proximity to the sea. There are a variety of different materials which have been used for foundation / sub base purposes in this area and remedial action would include the excavation and replacement of the pool base with a flexible material to withstand the movement. To replace the pool, including addressing the jointing issues to the base and the perimeter stonework the costs would be in the region of £125,000; replacement of lighting £5,000; and general repair/repainting works circa £10,000. For the purposes of this investigation the Scrutiny Forum should look at replacement costs of £250,000 to replace the Block Sands Paddling Pool.
- 10.11 The replacement of the pool however would not remove all the maintenance issues associated with the site, as the considerable diversity of materials underlying the site would still remain. This would seem to be causing differential settlement across the area resulting in surface cracking, movement of walls and damage to pipe work. Other issues associated with the extreme site conditions of the paddling pool (proximity to the sea, exposure, etc.) would also remain. A complete refurbishment is estimated to cost over £1 million; this would include significant excavation works to remove areas of made-up ground with replacement with a more homogenous, appropriate

material. The quantities involved and the waste removal costs are likely to be substantial and there will also be potential for any such works to impact on adjacent areas of surfacing, walls, steps, ramps, etc. This would effectively involve the removal of the paddling pool and its complete reconstruction including for a new base with expansion joints, etc. and new surfacing for the entire area. The exact nature of the works required would have to be determined following detailed site investigation and design work by the Building Consultancy and Engineering Consultancy.

10.12 In relation to the future delivery of the paddling pool service, at the meeting of the Forum on 23 February 2011 Members were provided with examples of different options, as listed below:-

#### Summary of suggested options for the paddling pool service

PADDLING POOLS		
Current Service	Reduced Service	Service Removed
<b>Block Sands</b> – Currently opens at Easter <b>Seaton</b> – Currently opens the beginning of May	<b>Both pools open at Whit</b> – saving on chemicals, water, staffing and day to day maintenance costs.	Public and political concerns to resolve
<b>Block Sands</b> – Emptied, cleaned and refilled weekly <b>Seaton</b> – Emptied, cleaned and refilled daily (in 2010 no complaints were received regarding the cleanliness of both pools)	<b>Cleaning reduction</b> – Emptied, cleaned and refilled every two to four weeks depending on use – potential increase in complaints and increase risk to public health	Public and political concerns to resolve

10.13 The Forum recognised that the paddling pools, whilst costly to maintain, were an asset greatly valued by local people and were part of the Town's heritage. The Forum fully supported the continuation of a paddling pool service, though replacing the Headland paddling pool was not a viable option during the current economic climate.

*Various Rights*

- 10.14 The Various Rights Service consists of two plots next to the Seaton Carew paddling pool where providers of a bouncy castle and small children's rides can annually tender to occupy the sites for trading. They can tender for the Summer and Winter seasons. The Council has an annual income from the Various Rights programme of approximately £1,200 which goes into the Foreshore budget to support service delivery.
- 10.15 Historically, the Various Rights included street trading but the Licensing Section took over this a few years ago and the Foreshore Section retained the children's attractions. In the past, the Various Rights programme had more sites for these attractions but as areas on the foreshore have been refurbished or landscaped the number of sites has diminished. This year to increase income and offer more facilities the Council are looking to expand the Various Rights programme at the Seaton Carew paddling pool from two sites to four sites.

**Potential future for the various rights service**

- 10.16 The Seaton redevelopment proposals include substantive investment into the seafront green space. The department are looking to draw investment into this green space to build in a variety of natural play space opportunities for children and families. It is also hoped to invest in strong revitalised landscaping and planting schemes that further enhance the attraction of this valuable coastal resource for residents and visitors alike. As part of this green space investment the scope potentially exists to incorporate a small number of well sited and sensitive various rights opportunities that enhance the recreational attraction of this area.
- 10.17 In relation to the future delivery of the various rights service, Members were provided with examples of several different options, as listed below:-

**Summary of suggested options for the various rights service**

VARIOUS RIGHTS	
Current Service	Increased Service
Two sites at Seaton Carew's Paddling Pool – Small children ride and bouncy castle	Increase to four sites at Seaton Carew paddling pool, and look to provide a small number of sensitive additional various rights at north Coronation Drive green space site as redevelopment proposals allow.
Current approximate income is between £1,000 - £1,200	Potentially the income from various rights could double at Seaton Paddling Pool in the short term.

*Beach Cleaning***Potential future for beach cleaning**

10.17 There is currently one operative qualified to drive the tractor within the Neighbourhood Management team. On occasions when the team has a shortage of cleaning operatives in other town wide areas, the beach cleaning operative is removed from beach cleansing duties to cover the shortfall. The department informed Members that they would explore whether the transfer of responsibility for beach cleansing to the Parks and Countryside section, who currently operate a small fleet of tractors might improve service delivery.

**Summary of suggested options for the beach cleaning service**

10.18 In relation to the future delivery of beach cleaning services, Members were provided with examples of several options, as listed below:-

<b>BEACH CLEANING CONSIDERATIONS</b>	
<b>Current Service</b>	<b>Future Consideration</b>
Beach Cleaning under Neighbourhood Management	Beach Cleaning under Parks and Countryside
Beach cleaning operations are completed Monday, Wednesday and Friday	Look to increase the number of days beach cleaning is completed
One operative who is regularly removed from their normal duties to cover staff shortages elsewhere, this occasionally results in complaints from the public regarding litter on the beach especially after a sunny day	Only remove operative to do other duties if absolutely necessary and in their absence the Parks and Countryside Section have other operatives trained to use the beach tractor potentially resulting in a reduction in complaints.

**11. CONCLUSIONS**

11.1 The Neighbourhood Services Scrutiny Forum concluded that:-

- (a) the foreshore is an asset to Hartlepool and should be used to encourage and attract people to the town;
- (b) the paddling pools should be maintained as they are an asset greatly valued by local people and are a feature of the town's heritage;
- (c) lessons had been learned following the procurement of the Headland paddling pool and there was no value in pursuing the consultant and contractors further on this issue;

- (d) communication between the Council and its partner organisations is essential to improving the quality of bathing water;
- (e) working in partnership with developers to encourage investment in sites along the foreshore is necessary to stimulate economic growth;
- (f) local industry / businesses may be able to provide funding to finance developments along the foreshore;
- (g) there are improvements to be made to areas of the foreshore, but acknowledge that in the economic climate, improvements can only be made if funding is available;
- (h) if improvements are made to sites along the foreshore, residents should be fully consulted on the proposals and be kept up to date on the progress of the development;
- (i) there are serious local concerns regarding the old Steely/Britmag site and 4x4 access to the Beach;
- (j) there is support for the permanent closure of the Brus Tunnel to vehicles;
- (k) services need to be fully co-ordinated to order to deliver a cost effective service; and
- (l) the promotion of local attractions should include traditional methods as well as web based promotion;
- (m) the seaweed on the Block Sands is unpleasant and may cause accidents; the designation of this area as an SSSI may be inappropriate.

## **12. RECOMMENDATIONS**

12.1 The Neighbourhood Services Scrutiny Forum has taken evidence from a wide variety of sources to assist in the formulation of a balanced range of recommendations. The Forum's key recommendations to the Cabinet are as outlined below:-

- (a) That the Council co-ordinates its beach cleaning services with forthcoming public events in order to provide an improved public service;
- (b) That the Council works with local businesses / industry and developers to explore and encourage investment opportunities to assist in the future development and restoration of foreshore activities;
- (c) That the Headland and Seaton Carew paddling pools be kept open and work undertaken to identify the most cost effective means of dealing with ongoing maintenance issues;

- (d) That the Council fully consults with residents on any improvements which are to be made to sites along the foreshore and ensures that residents are kept up to date on the progress of the improvements;
- (e) That the Seaton Carew Residents Action Group is re-launched and the membership refreshed to provide a suitable forum to engage with local residents and business and encourage their input into the economic development of Seaton;
- (f) That, in marketing areas of interest to tourists along the foreshore, in addition to traditional attractions, increased emphasis should be placed upon the promotion of Hartlepool's natural assets (i.e. Saltholme and other sites of special scientific interest);
- (g) That the promotion of tourist attractions / events in Hartlepool should continue to be undertaken through traditional means, in addition to web based approaches, in order to reach as wide an audience as possible;
- (h) That the Council provides guidance and support to local business and groups to access funding to improve the appearance of the foreshore;
- (i) That concerns regarding the lack of formal response(s) to residents reports of vehicular access to the beach via the Brus Tunnel, and nuisance on / damage to the beach and dunes, be relayed to Cleveland Police; and
- (j) That a permanent solution is explored to close the Brus Tunnel to vehicles, utilising funds obtained in relation to the vandalised camera on the site, giving consideration to:-
  - (i) Professional advice from Network Rail, Cleveland Police, CCTV operators and Council Officers; and
  - (ii) Views of local residents.

### 13. ACKNOWLEDGEMENTS

- 13.1 The Forum is grateful to all those who have presented evidence during the course of the scrutiny review. We would like to place on record our appreciation for all those witnesses who attended the Forum. In particular the Forum would like to thank the following for their co-operation during the scrutiny review:-

#### Hartlepool Borough Council:

Dave Stubbs – Director of Regeneration and Neighbourhoods  
 Denise Ogden - Assistant Director, Neighbourhood Services  
 Chris Wenlock – Parks and Countryside Manager  
 Debbie Kershaw – Quality and Safety Officer

Derek Gouldbum – Urban and Planning Policy Manager  
Peter Graves - Townscape Heritage Initiative Manager

External Representatives

Dave Mitchell - Northumbrian Water  
Roger Inverarity - Environment Agency  
Local residents

**COUNCILLOR STEPHEN THOMAS**  
**CHAIR OF THE NEIGHBOURHOOD SERVICES SCRUTINY FORUM**

**APRIL 2011**

**Contact Officer:-** Laura Stones – Scrutiny Support Officer  
Chief Executive's Department - Corporate Strategy  
Hartlepool Borough Council  
Tel: 01429 523 087  
Email: laura.stones@hartlepool.gov.uk

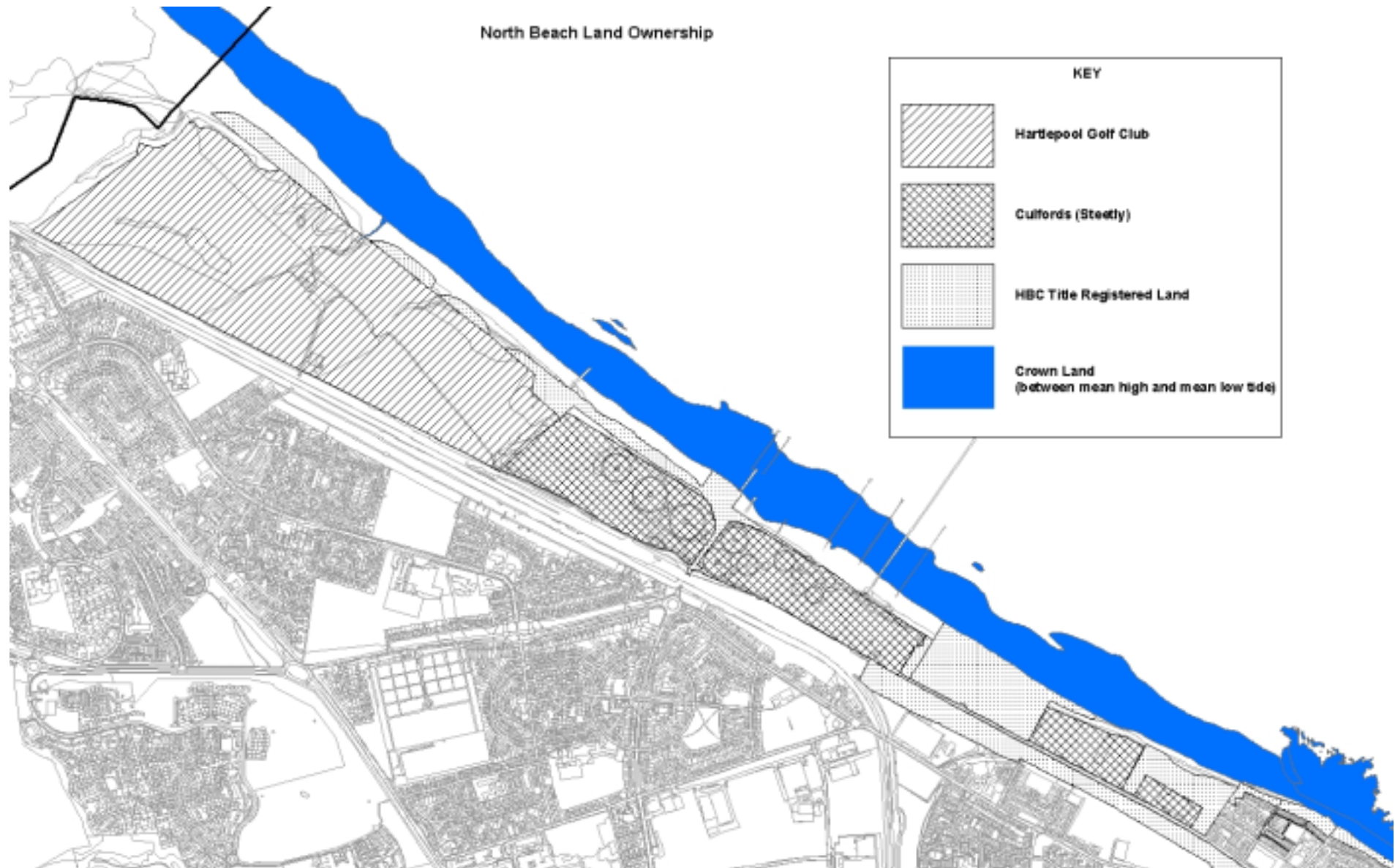
**BACKGROUND PAPERS**

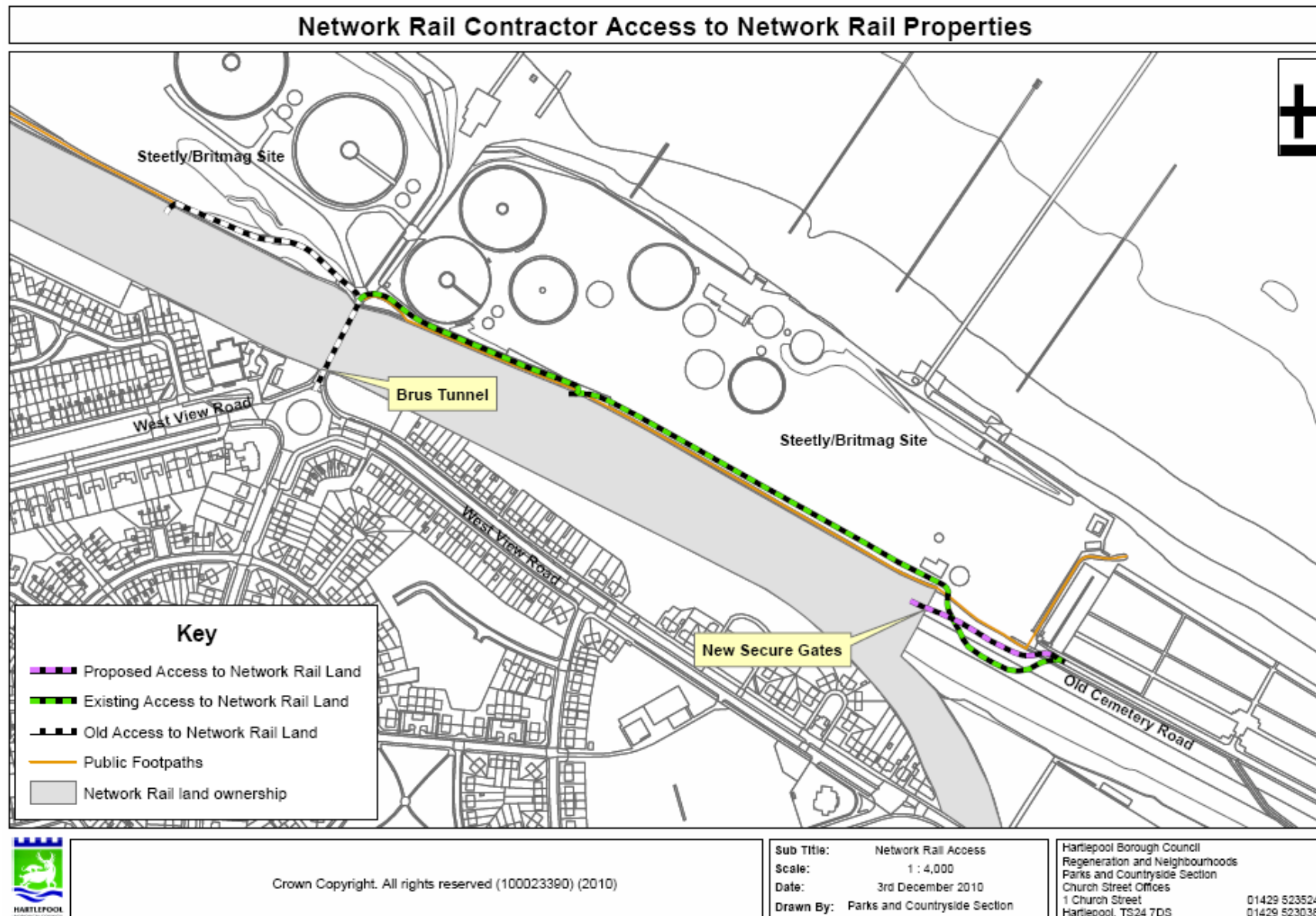
The following background papers were used in preparation of this report:-

- (i) Report of the Scrutiny Support Officer entitled 'Scrutiny Investigation into Foreshore Management – Scoping Report' presented to the Neighbourhood Services Scrutiny Forum of 19 January 2011.
- (ii) Report of the Scrutiny Support Officer entitled 'Foreshore Management – Setting the Scene Presentation: Covering Report' presented to the Neighbourhood Services Scrutiny Forum of 19 January 2011.
- (iii) Presentation from Officers from the Regeneration and Neighbourhoods Department entitled 'Foreshore Management' presented to the Neighbourhood Services Scrutiny Forum Services Scrutiny Forum of 19 January 2011.
- (iv) Report of the Scrutiny Support Officer entitled 'Investigation into Foreshore Management – The Co-ordination of Foreshore Management Services – Covering Report' presented to the Neighbourhood Services Scrutiny Forum of 23 February 2011.
- (v) Written evidence from the Environment Agency entitled 'The Environment Agency's Role in Beach Management in Hartlepool' presented to the Neighbourhood Services Scrutiny Forum of 21 February 2011.
- (vi) Report of the Scrutiny Support Officer entitled 'Investigation into Foreshore Management – The Balance between Conservation and Tourism in Relation to how the Foreshore is Managed Including Current and Future Budget Pressures' presented to the Neighbourhood Services Scrutiny Forum of 23 February 2011.
- (vii) Presentation from Officers from the Regeneration and Neighbourhoods



- Department entitled “Foreshore Management” presented to the Neighbourhood Services Scrutiny Forum of 23 February 2011.
- (viii) Report of the Director of Regeneration and Neighbourhoods entitled ‘Foreshore Management Services’ presented to the Neighbourhood Services Scrutiny Forum of 23 February 2011.
  - (ix) Report of the Scrutiny Manager entitled ‘Foreshore Management: Additional Information Requested at the Meeting of the Neighbourhood Services Scrutiny Forum of 23 February 2011 – Covering Report’ presented to the Neighbourhood Services Scrutiny Forum of 23 March 2011.
  - (x) Report of the Director of Regeneration and Neighbourhoods entitled ‘Seaton Carew – Economic Growth’ presented to the Neighbourhood Services Scrutiny Forum on 23 March 2011.
  - (xi) Report of the Director of Regeneration and Neighbourhoods entitled ‘Foreshore Management Services’ presented to the Neighbourhood Services Scrutiny Forum on 23 March 2011.
  - (xii) Minutes of the Neighbourhood Services Scrutiny Forum held on 19 January 2011, 23 February 2011, 23 March 2011 and 11 April 2011.







THORPE STREET SEWAGE PUMPING STATION

2008/04/11  
2009/03/13  
2009/03/29

2010/11/19  
Fire

2002/01/26  
Dead sea gull - botulism

2010/06/19  
Possible algal bloom

SOFT LEAS SEWAGE PUMPING STATION

2001/10/16  
Diesel spill

DOCKMASTERS OFFICE, HARTLEPOOL DOCK - HEEREMA HARTLEPOOL

PILOTS ACCOMMODATION, FISH QUAY HARBOUR

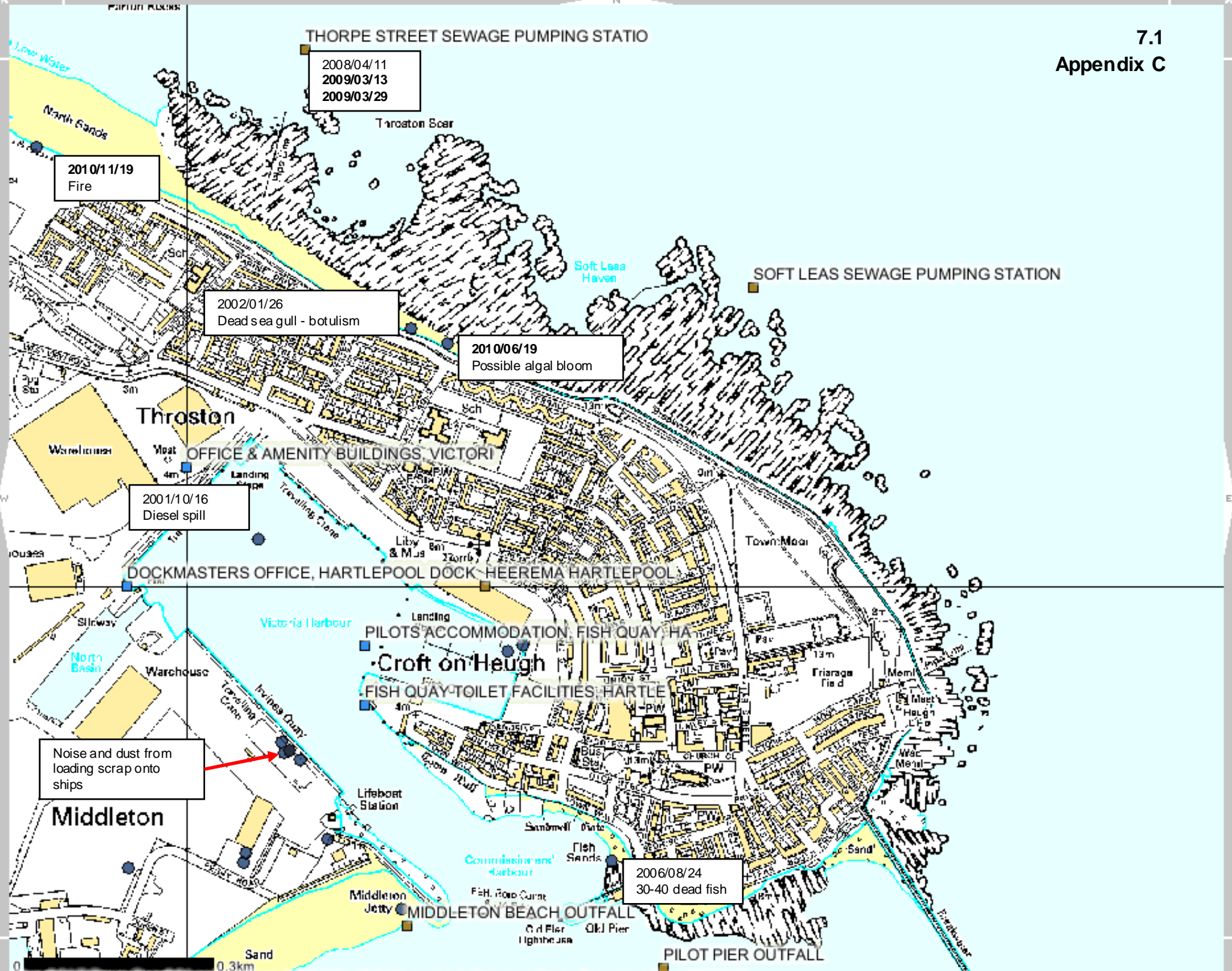
Croft on Heugh

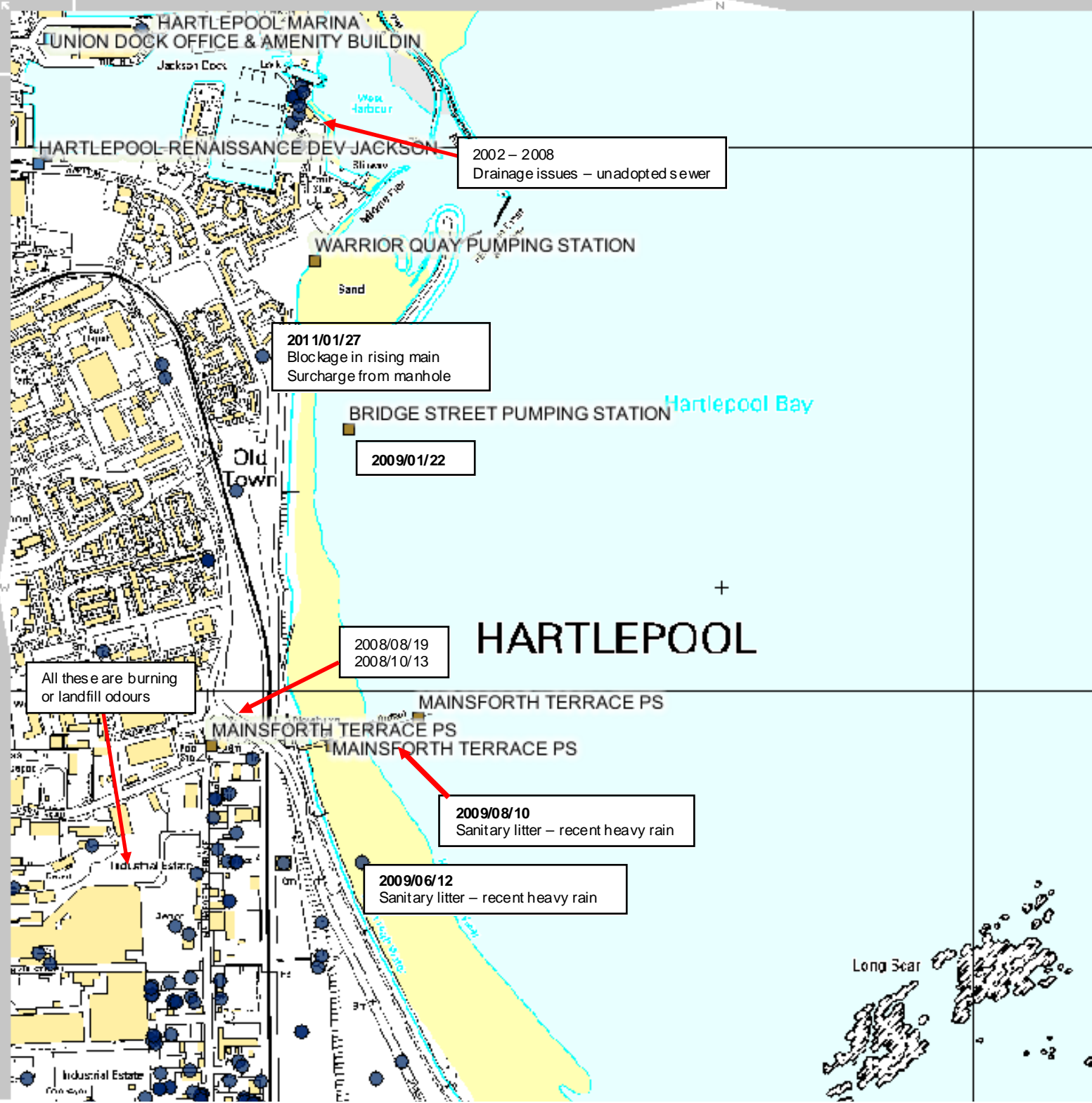
FISH QUAY-TOILET FACILITIES, HARTLE

Noise and dust from  
loading scrap onto  
ships

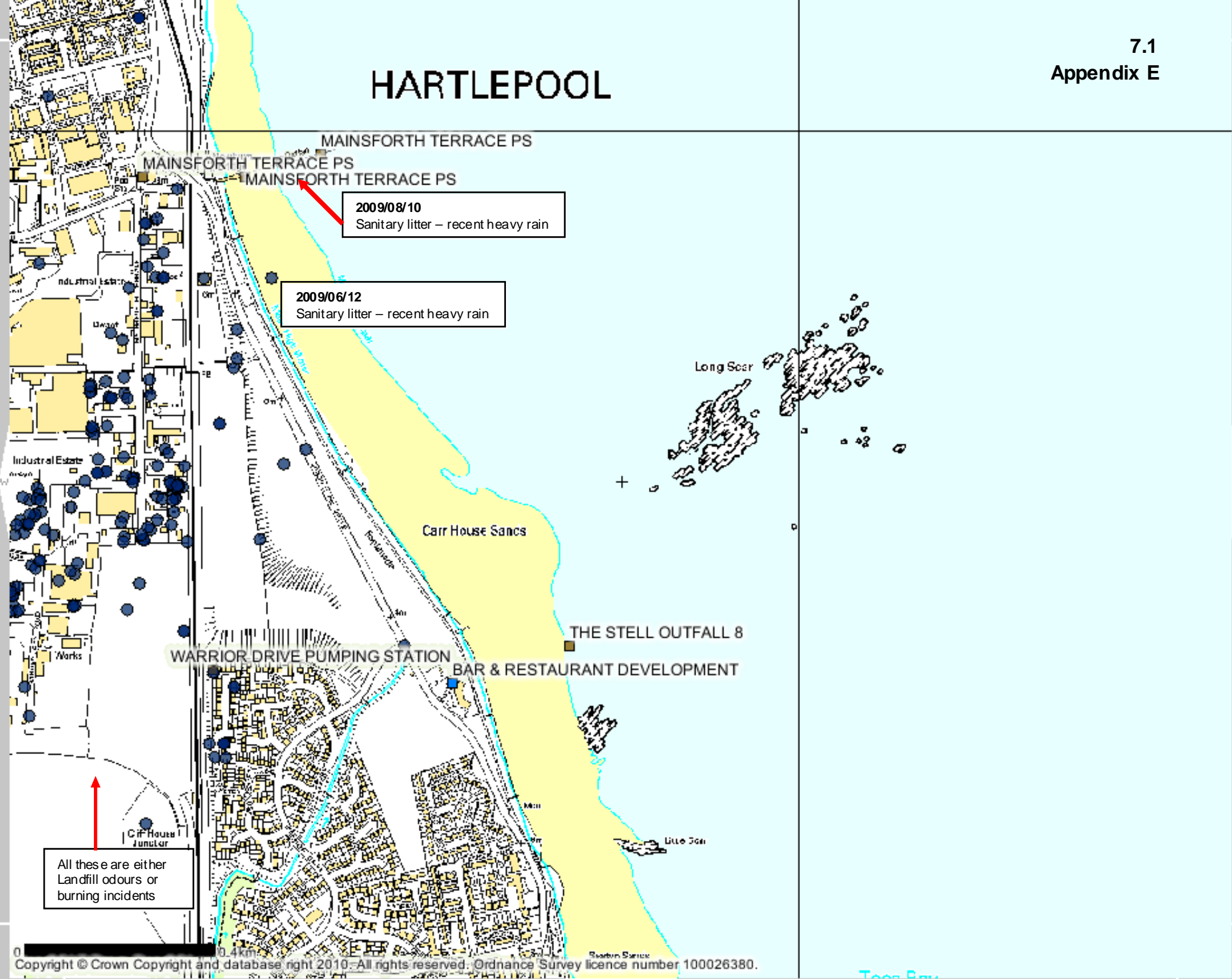
2006/08/24  
30-40 dead fish

PILOT PIER OUTFALL

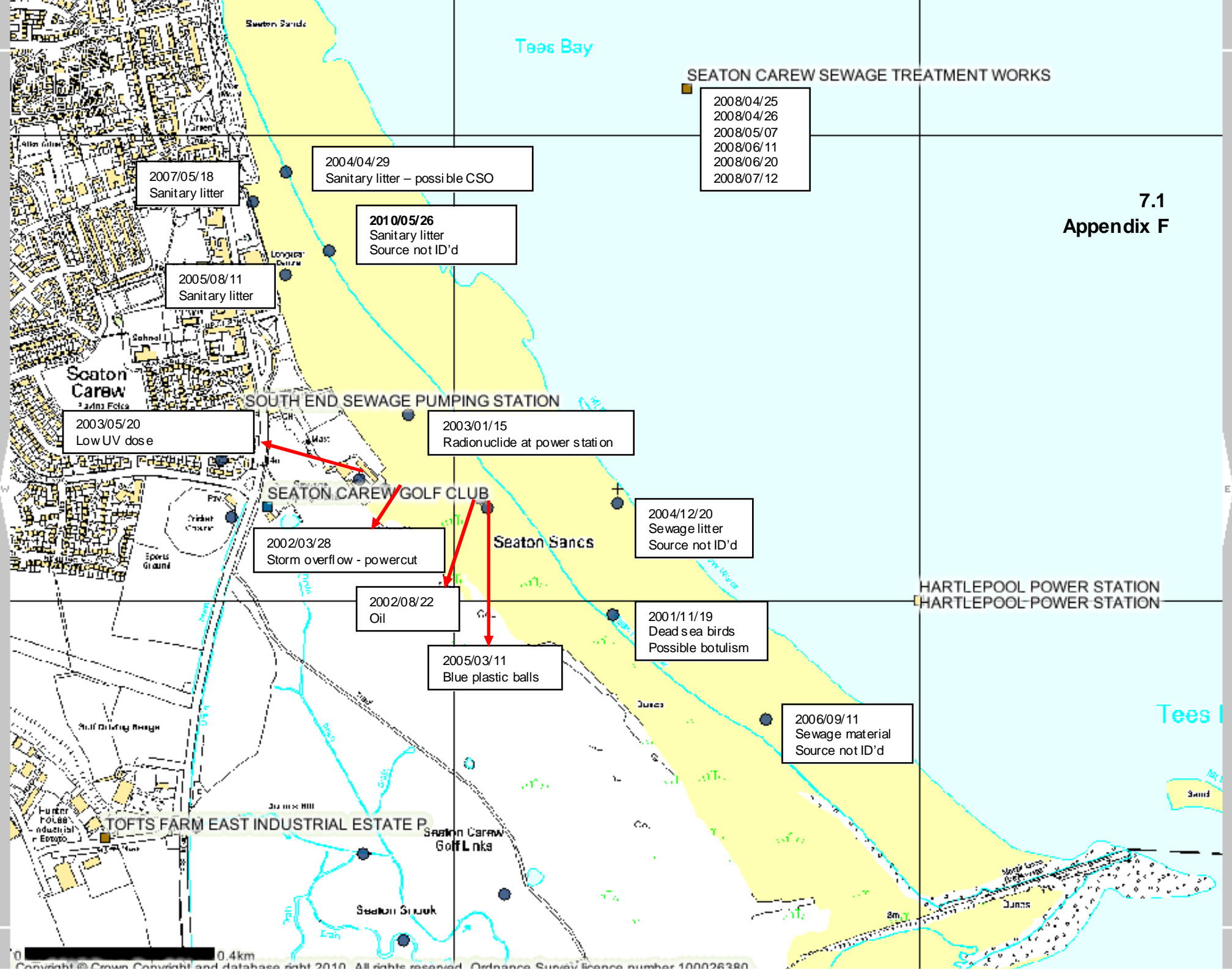




# HARTLEPOOL







## NEIGHBOURHOOD SERVICES SCRUTINY FORUM

11 APRIL 2011



**Report of:** Scrutiny Support Officer

**Subject:** LANDLORD ACCREDITATION SCHEME –  
PROGRESS / UPDATE REPORT

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### 1. PURPOSE OF THE REPORT

- 1.1 At the work programme meeting of this Forum held on 7 July 2010 Members requested a progress / update report on the Landlord Accreditation Scheme. At the meeting of this Forum held on 27 October 2010 Members agreed the areas which they wanted to be included in the progress / update report.

### 2. BACKGROUND INFORMATION

- 2.1 The Forum met on the 7 July 2010 to discuss their work programme for the 2010/11 Municipal Year. One of the suggested topics for investigation was the Landlord Accreditation Scheme. However, at this meeting Members decided that they did not have the capacity in their work programme for the current Municipal Year to investigate the Landlord Accreditation Scheme.
- 2.2 Subsequently, Members requested a progress / update report on the Landlord Accreditation Scheme. At the meeting of this Forum held on 27 October 2010 Members agreed to consider this progress / update report at this meeting, with a view to include it as a suggested work programme topic for inclusion in the Forum's 2011/12 work programme.
- 2.3 Although, the original topic for consideration was the Landlord Accreditation Scheme, in relation to the operation of private landlords in the town, Members agreed at their meeting of 27 October 2010 to widen the remit to include the following areas in the progress / update report:-
- (a) selective licensing; and
  - (b) the good tenant scheme
- 2.4 Consequently, Officers from the Regeneration and Neighbourhoods Department have prepared a progress / update report on the above areas, which is attached as 7.2 (b) of today's agenda



### **3. RECOMMENDATIONS**

#### **3.1 That Members of the Neighbourhood Services Scrutiny Forum:-**

- (a) consider the progress / update report and seek clarification on any relevant issues; and
- (b) decide whether to include this topic as a suggested work programme topic for inclusion in the 2011 / 12 work programme

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### **BACKGROUND PAPERS**

The following background paper was used in preparation of this report:-

- (a) Determining the Neighbourhood Services Scrutiny Forum's Work Programme for 2010 / 11 – Scrutiny Support Officer – 7 July 2010
- (b) Minutes of the Neighbourhood Services Scrutiny Forum - 7 July 2010
- (c) Landlord Accreditation Scheme – Scrutiny Support Officer – 27 October 2010
- (d) Minutes of the Neighbourhood Services Scrutiny Forum – 27 October 2010

## **NEIGHBOURHOOD SERVICES SCRUTINY FORUM**

11 April 2011



**Report of: Director of Regeneration & Neighbourhoods**

**Subject: SELECTIVE LICENSING OF PRIVATE  
LANDLORDS – LANDLORD ACCREDITATION  
SCHEME & GOOD TENANT SCHEME**

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

- 1.1 To outline the current selective licensing scheme, the proposed extension of selective licensing, The Landlord Accreditation Scheme and Good Tenant Scheme.

### **2. BACKGROUND**

- 2.1 The Housing Act 2004 introduced a discretionary power for Local Housing Authorities to designate areas for the selective licensing of private sector rented housing suffering from, or likely to suffer from, low demand and/or significant and persistent anti-social behaviour. The term “selective” recognises the intention to apply this only to specific targeted areas. Selective licensing is intended to be a focussed and intensive area-based activity targeted in a small area normally not more than a ward or 500 to 1000 licensable dwellings.
- 2.2 A ‘low demand area’ means any neighbourhood (of at least 50 dwellings) where private sector housing is predominant and one or more of the following symptoms apply:
- private property values are low or falling
  - visibly high numbers of properties are for sale or to let
  - a high percentage of empty private houses, particularly for over 6 months
  - a high turnover of population
- 2.3 ‘Significant and persistent anti-social behaviour’ means causing harassment, alarm or distress, which is affecting or potentially affecting one or more people not of the same household, and continuing despite warnings having been given.

- 2.4 The objective is to tackle poor management and property conditions in the private rented sector. When private rented properties are neglected and badly managed the impact on tenants and communities can be considerable. Selective licensing aims to improve the housing management standards of the landlords in the areas designated which, it is envisaged, will reduce anti-social behaviour and increase occupancy of the housing stock stabilising demand in the areas chosen.
- 2.5 The Council must be satisfied that designation will significantly assist them to improve social or economic conditions or to reduce or eliminate anti-social behaviour. It must also consider whether other courses of action are available that might provide an effective method of achieving those objectives.
- 2.6 Selective licensing needs to be integrated and to have a consistent strategic fit with other initiatives aimed at regeneration of older housing areas in Hartlepool. However while it is a useful tool, just as 'bad' landlords are not the sole reason for the decline of an area, selective licensing is not the sole solution to all problems. There needs to be a balancing of expectations of what selective licensing can achieve.
- 2.7 In order to obtain a licence, landlords must comply with the Selective Licensing conditions, which include:
- Be 'fit and proper' persons or employ agents who are
  - Manage their tenancies effectively
  - Take up references for prospective tenants
  - Take responsible steps to deal with complaints of anti social behaviour (ASB) by their tenants
  - Ensure that vital safety checks are carried out.

Sanctions can be imposed against landlords that do not comply:

- Up to a £20,000 fine for failure to apply for a licence in a designated area
  - Up to a £5,000 fine for failure to comply with licence conditions.
- 2.8 The maximum period for a selective licensing scheme is five years although if conditions persist a further designation may be made.
- 2.9 At the Cabinet meeting held on 27<sup>th</sup> May 2008, Members agreed to designate Areas A to F as the first phase of a selective licensing scheme in Hartlepool. (see **Appendix A**). This decision was subsequently approved by the Secretary of State for Communities and Local Government in December 2008 and the designation of Areas A to F as selective licensing areas became operational from 1<sup>st</sup> May 2009.

### **3. OPERATION OF THE 1<sup>ST</sup> PHASE OF THE SELECTIVE LICENSING SCHEME**

- 3.1 The 1<sup>st</sup> phase of selective licensing in Hartlepool is jointly funded by Hartlepool Borough Council, New Deal for Communities (NDC) and the selective licensing fee income. Each individual privately rented dwelling is licensable, with a fee of £600 per property, potentially reducing to £300 per property if the landlord is accredited through the Hartlepool voluntary landlord accreditation scheme, and if they apply for a licence within a specified deadline.
- 3.2 The Selective Licensing designation identified 6 areas (Areas A to F) incorporating 1775 households, of which 520 were estimated to be licensable properties. Four of the areas are located within the NDC area (Areas C, D, E and F). The Designation lasts for 5 years, to the end of May 2014. Licences themselves last for 5 years (so one issued in early 2014 would be enforceable until early 2019, unless the designation was revoked).
- 3.3 On 28 March 2011, the Council had issued a total of 504 licences across the 6 phase 1 areas (A-F). This includes 398 within the NDC area.
- 3.4 It is now estimated that approximately 950 properties within the phase 1 area are privately rented and will therefore require a licence. A total of 799 applications have been sent out to landlords/agents and 675 have been returned (this includes the 504 already licensed).
- 3.5 Applications received are often not complete, with information missing, which need to be 'chased up'. Obviously this delays the application being processed and the licence issued.
- 3.6 In relation to the impact of selective licensing on the 6 phase 1 areas, it is fair to say that there are mixed views from residents and other stakeholders about any changes experienced.
- 3.7 Areas A and F are also wholly or partially within Housing Market Renewal (HMR) areas. In the Belle Vue area (F), residents are positive about the changes being made, especially as most demolition has been completed and new houses are being built. However, in the Dyke House Ward (area A) many houses are boarded up due to the HMR process. A public inquiry into the compulsory purchase order (CPO) served took place in mid February, but the outcome will not be known for several months, thus leaving some streets with both unoccupied and occupied properties. This is definitely having an impact on the perceptions of both residents and landlords in the area, as to the usefulness of selective licensing.

- 3.8 Partners have experienced some benefits from selective licensing. As explained above, landlords receive subsidies on their selective licensing fees if they are accredited through Hartlepool's voluntary landlord accreditation scheme. Accreditation means the landlords must agree to comply with a Code of Conduct and meet certain terms and conditions relating to standards and practice. Since the introduction of selective licensing, 147 applications have been received from landlords for accreditation of which 59 have since been accredited, covering 801 properties across the town. The Selective Licensing project is therefore yielding benefits beyond its 6 areas since accreditation requires the landlord to comply with these criteria at all of their properties, including those outside the Designation areas.
- 3.9 Of the 801 properties, 491 are outside the selective licensing areas and 310 are inside.
- 26 in area A
  - 36 in area B
  - 34 in area C
  - 78 in area D
  - 106 in area E
  - 30 in area F
- 3.10 Licensed premises are inspected once during the lifetime of the license. This inspection is a full housing standards inspection and in addition checks are carried out to ensure that licence conditions are being complied with. Up to 28<sup>th</sup> March 86 inspections had been carried out.

### **Budget**

- 3.11 The total cost of the scheme over six years was estimated at £612,625. Funding from the Council and NDC amounted to £398,182, the remaining £214,443 being met by license fees. It is recognised that significant fee income has been generated, but to ensure the scheme has sufficient budget to cover the scheme expenditure for the full 5 years, it is necessary for HBC to create a reserve.

### **Project Management**

- 3.12 In respect of the Steering Group, representation on the group and the remit of the group are currently under review, with the aim of increasing the range of representation and improving interaction.

#### 4. EVIDENCE TO SUPPORT A PHASE 2 SELECTIVE LICENSING DESIGNATION

- 4.1 Various data sets have been mapped using a Geographical Information System (GIS) to demonstrate the spatial distribution of issues in the central part of the town and the concentration of factors which indicate suitability for inclusion in a selective licensing scheme.
- 4.2 The datasets include, Police recorded anti-social behaviour incidents and criminal damage; Anti-social behaviour unit cases; Fire Brigade deliberate fires and council tax records showing dwellings empty for more than 6 months. (see **Appendix B**)
- 4.3 A large scale map showing the distribution of these issues will be displayed at the meeting.
- 4.4 This data demonstrates that the issues of anti-social behaviour, empty properties and housing and public health service requests, still occur at a significant level. Moreover we know they continue to be perceived as a major issue in the town and this will be further tested through consultation of those with an interest in the proposed additional areas (i.e. phase 2 of selective licensing).
- 4.5 Officers have identified that there are 9 areas with sufficient 'clusters', when these datasets are viewed together:
- **Area A** is adjacent to the phase 1 Area A (the HMR area) in Dyke House ward and covers the streets between Avondale Gardens and Brougham Terrace.
  - **Area B** is within Grange ward and covers the area adjacent to the phase 1 Area C (part of which is a HMR area). This boundary includes Stephen Street and Sheriff Street.
  - **Area C** is within Stranton ward and includes Thomson Street and St Pauls Road.
  - **Area D** is within Burn Valley ward and includes all the streets around Baden Street which are bounded by Elwick Road and Burn Valley Gardens.
  - **Area E** is within Foggy Furze ward and covers the area adjacent to phase 1 Area F (part of which is a HMR area). This boundary covers Sydenham Road to rear of Kathleen Street.
  - **Area F** is within Stranton ward and covers Burbank Street.
  - **Area G** is within Stranton Ward and covers Waldon, Kilwick and Holt Streets.

- **Area H** is within Throston ward and covers Everett Street.
- **Area J** is within Dyke House ward and covers Acclom Street to Ashley Gardens. This area is adjacent to one area currently being re-developed following HMR intervention.

Details of the data for each area is included at Appendix B.

- 4.6 Analysis carried out in 2008 initially identified 11 areas, from which 6 were selected for designation. In addition, during the consultation with residents in the 6 areas, it was suggested that further streets should be added, these were St Oswalds Street, Parton Street, Avondale Gardens and Mapleton Road in the north (adjacent to Area A) and Hereford Street, Sydenham Road, (part) Kendal Road, (Part) Wensleydale Street in the South (adjacent to Area F).
- 4.7 A report was taken to Cabinet on 21 February. The decision taken by members was to consult on all nine areas. The consultation process is currently underway.
- 4.8 A further report will be taken to Cabinet in June which will detail the results of the consultation and seek Member's approval to proceed with the designation of some or all of the areas. In addition Members will be asked agree the order in which the scheme will be implemented. The new scheme would commence in September 2011. Members should note that it is no longer a requirement to have a designation approved by CLG.

## 5 LANDLORD ACCREDITATION

### Background

- 5.1 The current voluntary landlord accreditation scheme was launched in August 2002. It was originally established as a joint venture with the Citizens Advice Bureau as part of a Housing Advice and Tenancy Support Service that expanded on the already successful SmartMove scheme operated by the CAB.
- 5.2 NDC funding was allocated for the scheme to operate until March 2004 on the basis that Government proposals for licensing would then be in place. However, the expected legislation to introduce a compulsory scheme was not introduced and further funding was secured to run the scheme for a further year.

- 5.3 The voluntary scheme currently in operation requires landlords to agree to a code of conduct. This code sets out a basic standard for the condition of a property and includes a number of recommendations over and above the current minimum statutory standard. The code also covers a wide range of tenancy matters, such as tenancy agreements, anti-social behaviour and inventories.
- 5.4 On application to join the scheme, a landlord is required to provide a list of all properties owned or managed in the Borough and current certificates relating to the safety of the gas and electrical installation (where appropriate).
- 5.5 If the landlord has six or fewer properties, attempts are made to inspect them all to ensure that they comply with the code. In the case of the landlords with more than 6 properties, a proportion of their portfolio is inspected. Following inspection, a letter is sent to the landlord detailing any work required to be undertaken, together with recommendations to improve the property.
- 5.6 Since the scheme was launched it has attracted over 500 members. However due to changes in ownership and management this now stands at 257. Whilst the number of members has reduced, the number of properties within their control has increased to 1536. Of the 147 accreditation scheme applications made since the start of the selective licensing scheme 59 have now been accredited, 39 refused and the remaining applications are pending whilst inspections are carried out and / or works are completed to ensure compliance with the scheme. Landlords have benefited from the scheme, having direct access to an officer advising on tenancy issues, for example advice on maintaining a tenancy, anti-social behaviour and rent increases.
- 5.7 The voluntary landlord accreditation scheme has been successful in a number of areas. In particular, the number of landlords agreeing to participate in the scheme has exceeded expectations. This has enabled proactive inspections to be carried out on a number of tenanted properties, resulting in an improvement to approximately 250. However, whilst there have been improvements they have generally taken place in properties that were of a reasonable condition to begin with as the landlords considered to be poor have either opted not to join the scheme or have withdrawn because of the conditions imposed.



5.8 The advantages of the scheme are:

- Scheme extends to whole of town
- Improvements to property condition
- Improved management of rented properties
- Scheme inspection based
- Certification required for gas and electrical safety
- Close working with landlords to maintain and improve properties
- Allows standards to be above the minimum legally required
- Regular contact with Members through newsletters, forums and informal day to day contact allows for education and early identification and intervention in relation to problem

5.9 It is considered good practice to run accreditation schemes alongside selective licensing as a means to address standards in the private rented sector. Although the scheme is not mandatory it is an essential part of operating a selective licensing scheme.

## **6. GOOD TENANT SCHEME**

6.1 The Good Tenant Scheme has been operational since 1st May 2008.

6.2 It is a referencing service for landlords that was set up with the express aim of reducing anti-social behaviour in the private rented housing sector, and as such is operated by the Anti-social Behaviour Unit. An officer was appointed to develop and run the scheme, with administrative support from the existing resources within the unit.

6.3 The scheme was designed to run in parallel to, and complement other initiatives including the adoption of Selective Licensing of Private Landlords, and the provision of support through the Supported Housing Panel up to and including the highest level of support for disruptive families through the Family Intervention Project (FIP), all of which aim to challenge and ultimately change unacceptable behaviour as it relates to the management of tenancies.

6.4 The scheme is voluntary and free to use, and it is intended that its use be recommended in those areas designated for Selective Licensing. Where there is evidence that landlords in those areas are not referencing their tenants the use of the GTS can be mandated as a special condition for that landlord.

- 6.5 The scheme grants membership to applicants based on the “passport” model. Applicants are assessed on information provided by Local Authority, and other agencies, including, where possible, the Police and previous landlords. This information is then used to make an assessment of how the applicant has behaved in previous tenancies, and their likelihood of becoming a good tenant and good neighbour. Members are issued with photo ID cards to allow them to prove to any prospective landlord that they have been checked by the scheme. The membership cards are colour coded on the “traffic light” system, with those individuals having no issues being granted a green (Full Membership) card, those with some issues but who are working with support are granted yellow (Provisional Membership) cards, and those whose behaviour has been unacceptable have their membership declined. Applicants with no previous tenancy history are given yellow cards (Provisional Membership) to allow them an opportunity to prove they can manage a tenancy.
- 6.6 Initially the scheme aimed to review each member on a six monthly basis. However, there were 277 reviews outstanding at 31<sup>st</sup> October 2009- i.e. 43% of cases were due a review.
- 6.7 An evaluation was carried out after the scheme had been in operation for 18 months.
- The evaluation found that 60% of landlords who responded to the survey carried out as part of the evaluation use the Scheme either as a stand alone measure or alongside other forms of referencing.
  - 31% have declined granting a tenancy due to information received via the GTS.
  - 30% have granted tenancies they otherwise would not have done as a result of the scheme, (which supports the initial claims made at introduction that the GTS would help reduce homelessness.)
  - 41% believe the GTS offers them access to relevant information that they would otherwise not have had.
- 6.8 There was little evidence that membership category had a significant impact on the quality of property offered, with only 5% of landlords stating they will only rent to those with full (Green) GTS cards, and 12% offering better tenancies to Green card holders.
- 6.9 Overall landlords were happy with current processing times, although 50% of landlords think that 5 working days is a reasonable timeframe for a reference to take, with only 20% thinking that the 10 working day target the GTS currently works to is appropriate.

6.10 Conclusions of the evaluation included:-

- The Good Tenant Scheme appears to be understood and accepted by landlords, residents and other service providers. There is confidence that the scheme is well placed to make an impact in reducing anti-social behaviour.
- The impact will be greater once Selective Licensing is more strongly established and the Housing Market Renewal Programme has dealt with the over-supply of properties which undermine attempts to restrict the housing choices of those exhibiting anti-social behaviour.
- More work needs to be done to ensure that the scheme has a clear idea of which landlords are using the scheme and where those in receipt of green, yellow and red cards move to ensure that outcomes can be more closely monitored for future reports.
- Residents want to be reassured that new tenants moving into their area have been through the Good Tenant Scheme
- More work needs to be done to monitor where those with red cards move to.
- There is scope to improve working relations between the various sections involved in providing housing services across Hartlepool.

6.11 Recommendations of the Evaluation included –

- Ways need to be found to reassure residents that the scheme is being used in their area.
- More needs to be done to discover and disseminate information relating to relocations of those rejected by the GTS scheme and to link them to support wherever possible
- Changes to the review criteria to be implemented.
- Consideration be given to the creation of a landlord and tenant section which would link the Accreditation Scheme, the Selective Licensing Scheme, the Supported Housing Panel and the Good Tenant Scheme. This would need to take account of the links existing between the Landlord Accreditation Scheme; Selective Licensing, and the Housing Standards Enforcement Team.
- More needs to be done to discover and disseminate information relating to relocations of those rejected by the GTS scheme and to link them to support wherever possible
- More follow up of applications to reduce the attrition rate will bring down the average cost per completed reference.

6.12 Below is a table which gives figures on the number of applications; and percentage of applications not completed.

	<b>1.5.08- 30.10.08</b>	<b>1.11.08- 30.4.09</b>	<b>1.5.09- 30.10.09</b>	<b>01.11.09 31.03.10</b>	<b>01.04.10 30.09.10</b>	<b>01.10.10 25.03.11</b>	<b>total</b>
Applications received	294	326	339	320	472	375	2126
Not completed ( Attrition)	118	152	142	46	122	65	645
Percentage	<b>40%</b>	<b>46.6%</b>	<b>42%</b>	<b>14%</b>	<b>26%</b>	<b>17%</b>	<b>30.34%</b>

For those applications completed, outcomes were as follows  
(These figures do not add up to 100% due to effects of rounding)

	<b>01.05.2008 30.10/2009</b>	<b>%</b>	<b>01.11.09 31.03.10</b>	<b>01.04.10 30.09.10</b>	<b>01.10.10 25.03.11</b>	<b>%</b>	<b>Overall</b>
Green	99	15%	25	69	77	18%	17%
Yellow	447	70%	189	306	159	69%	70%
Rejected ( RED)	90	14%	40	31	45	12%	13%

6.13 This shows that outcomes have been consistent over the time the scheme has been running.

### **Relocation to Park Towers**

6.14 The landlord referencing officer relocated to Park Towers in July 2010, with administrative support continuing to be provided by the Anti-social Behaviour Unit.

6.15 The reasons for this were:-

- to help promote Park Towers as the place for people to go to address housing issues.
- to deal with the lack of resilience in the scheme, with HAC officers carrying out referencing and the referencing officer continuing to manage the scheme, develop it, and carry out the reviews.
- to give the opportunity to merge the GTS with the referencing done as part of the Choice based lettings process
- to reduce the attrition rate which had averaged .43% in the first eighteen months.

6.16 The table above indicates that the move resulted in a drop in attrition rates and an increase in take up of the scheme.

**Recent developments**

- 6.17 The Landlord Referencing Officer has sought to promote the scheme by working alongside the Tenant Liaison Officer and Landlord Accreditation Officer to encourage accredited landlords to advertise their properties through CBL, and for these landlords to then be matched with holders of Green GTS cards. The review system continued to experience backlogs and so criteria were further revised so that reviews took place at trigger events rather than set periods.

**Spending cuts**

- 6.18 The Tenant Referencing Officer post is being deleted as part of the cuts in local government spending.
- 6.19 The scheme will continue to be operated by staff in Park Towers.
- 6.20 The system of reviews is to be discontinued. Those seeking to change their GTS rating will need to reapply to the scheme.
- 6.21 The steering group that met when the scheme was set up is being reconvened to manage this transition and to ensure that the scheme continues to strengthen links with housing support; the selective licensing scheme; the accreditation scheme and CBL.
- 6.22 These links will gain in importance if the changes currently proposed by the Coalition Government, whereby a Local Authority can discharge its statutory duty to homeless people by securing them a tenancy in the private rented sector come to fruition.

**7. RECOMMENDATION**

- 7.1 That members of the forum note the report.

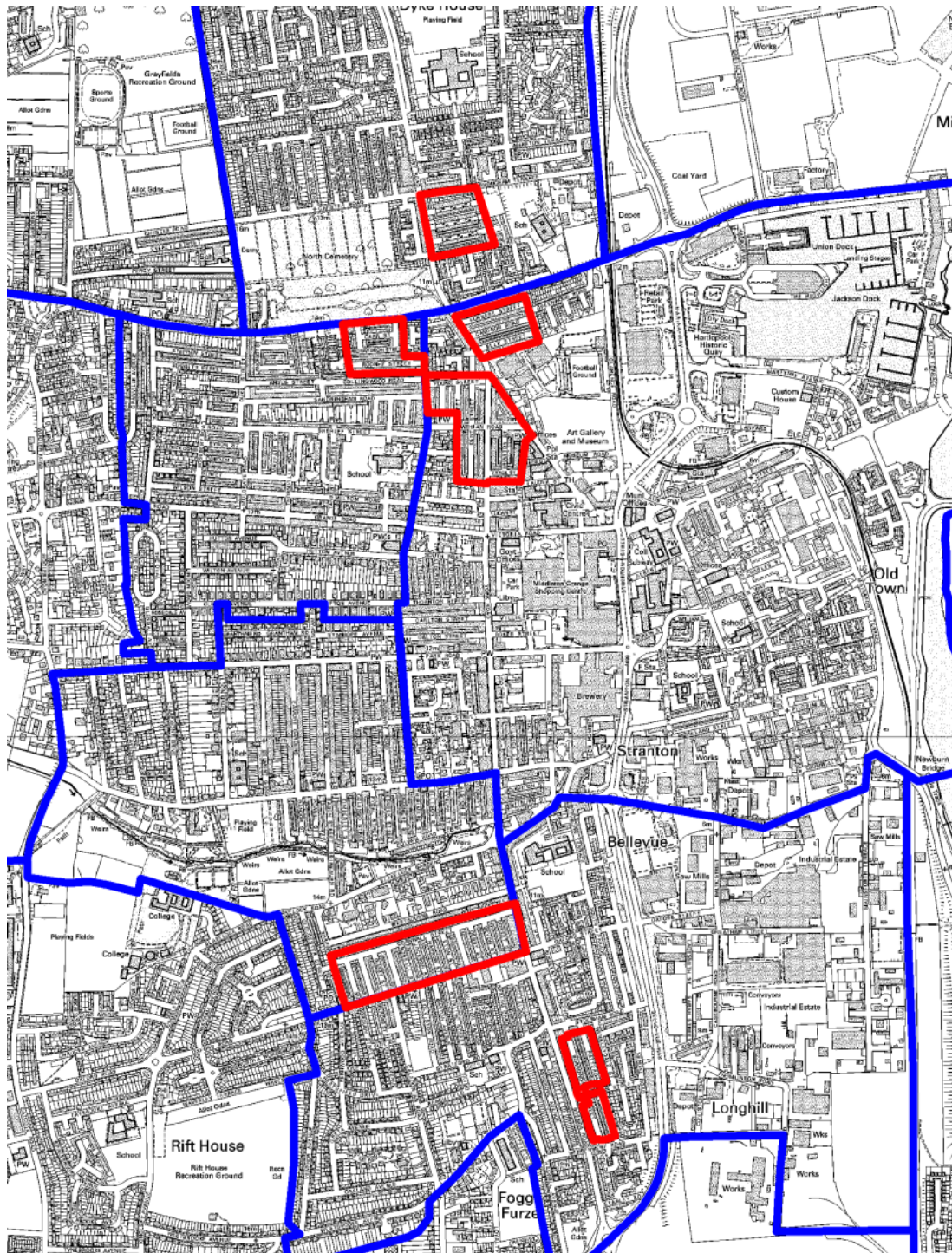
**8. CONTACT OFFICER**

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## 7.2(b)

### Appendix A – Selective Licensing Designation Areas





## 7.2(b)

### List of Addresses in Proposed Designation Area

#### Area A

Brougham Terrace	2 to 40 Evens
Grainger Street	1 to 21 inc
Gray Street	
Hurworth Street	
Perth Street	
Turnbull Street	46 to 68 inc

#### Area B

Addison Road	2 to 4 Evens
Belk Street	
Cameron Road	
Furness Street	

#### Area C

Blake Street	2 to 18 Evens
Carr Street	
Hart Lane	31 to 57 Odds
Hopps Street	
Jobson Street	
Murray Street	77 to 79 Odds
Richardson Street	
Rodney Street	

#### Area D

Avenue Road	36 to 60 Evens
Dent Street	
Derwent Street	
Elliott Street	2 to 12 Evens
Errol Street	
Lowthian Road	
Morton Street	
Raby Road	25 to 57 Odds
Straker Street	
Wharton Street	
York Road	11 to 81 Odds
York Road	2 to 48 Evens
Young Street	5 to 11 Odds

#### Area E

Charterhouse Street	
Cornwall Street	
Derby Street	
Devon Street	
Dorset Street	
Eton Street	
Harrow Street	
Jackson Street	
Marlborough Street	
Oxford Road	2 to 136a Evens
Richmond Street	
Rossall Street	
Rugby Street	
Shrewsbury Street	11 to 39a Odds
Uppingham Street	

#### Area F

Borrowdale Street	
Kathleen Street	2 to 8 Evens
Kathleen Street	1 to 5 Odds
Patterdale Street	



**SELECTIVE LICENSING**

<b>AUTHOR:</b>	Rachel Parker, Community Safety Research Officer
<b>DATE:</b>	February 2011

The contents of this document is for the sole use of reducing crime and disorder in the borough of Hartlepool, no part of this document may be copied or amended without prior consultation with the Safer Hartlepool Community Safety Research Team as named above.



**INTRODUCTION**

This document has been produced to assist in the identification of proposed areas for inclusion in the Selective Licensing scheme. Using the Community Safety “Profiler” GIS system, research has been conducted on the nine proposed Selective Licensing areas, as shown in the maps below:

**Area A – Dyke House Ward****Area B – Grange Ward**

For addresses contained inside the boundary see appendix 1

For addresses contained inside the boundary see appendix 1

**Area C – Stranton Ward****Area D – Burn Valley Ward**

For addresses contained inside the boundary see appendix 1

For addresses contained inside the boundary see appendix 1

**Area E – Foggy Furze Ward****Area F – Stranton Ward**

For addresses contained inside the boundary see appendix 1



Data sources researched includes the following:

- Address Point.
- Cleveland Police Anti-social Behaviour Incidents – recorded between 1<sup>st</sup> October 2009 and 30<sup>th</sup> September 2010.
- Cleveland Police Criminal Damage Offences - recorded between 1<sup>st</sup> October 2009 and 30<sup>th</sup> September 2010.
- Cleveland Fire Brigade Deliberate Fires – recorded between 1<sup>st</sup> October 2009 and 30<sup>th</sup> September 2010.
- Private Sector Housing Service Requests – recorded between 1<sup>st</sup> October 2009 and 30<sup>th</sup> September 2010.
- Anti-social Behaviour Unit Cases – recorded between 1<sup>st</sup> October 2009 and 30<sup>th</sup> September 2010.
- Environmental Protection Noise Nuisance Complaints – recorded between 1<sup>st</sup> October 2009 and 30<sup>th</sup> September 2010.
- Council Tax - Empty Properties.
- Housing Benefits data.

**DATA ANALYSIS**

Research of the above data sets within each of the defined boundaries has identified the figures outlined in the following tables.

Address Point	Area A - Dyke House	Area B - Grange	Area C - Stranton	Area D - Burn Valley	Area E - Foggy Furze	Area F - Stranton	Area G - Stranton	Area H - Throston	Area J - Dyke House
Addresses in SL Boundary*	249	912	272	698	201	55	184	95	166
Addresses in Ward*	2462	2620	3883	2742	2626	3883	3883	2686	2462

\* Includes domestic and commercial addresses

Police ASB Incident Type	Area A - Dyke House	Area B - Grange	Area C - Stranton	Area D - Burn Valley	Area E - Foggy Furze	Area F - Stranton	Area G - Stranton	Area H - Throston	Area J - Dyke House
AS1 - Abandoned vehicle (not stolen/causing obstruction)		1		1	1				
AS2 - Animal problems		1	1	1	1				1
AS4 - Hoax calls to emergency services	1	6	2	6		1		1	
AS6 - Malicious/nuisance communication	5	9	3	6	2		2		
AS7 - Noise (not neighbours)			1	1					
AS9 - Rowdy/nuisance - Environmental damage/littering				1					
AS10 - Rowdy/nuisance - Neighbours	4	26	14	31	5	1	4	1	3
AS11 - Rowdy/nuisance - Rowdy and inconsiderate	16	61	109	78	24	15	18	2	4
AS13 - Street Drinking	1	5	2	2					
AS14 - Trespass							1	1	
AS15 - Vehicle nuisance/inappropriate vehicle use		7	1	4	1	1	1		
<b>Grand Total in SL Boundary</b>	<b>27</b>	<b>116</b>	<b>133</b>	<b>131</b>	<b>34</b>	<b>18</b>	<b>26</b>	<b>5</b>	<b>8</b>
% Ward Total	7	39	9	38	13	1	2	2	2
% Town Total	0.5	2	2	2	0.6	0.3	0.5	0.1	0.1

The greatest number of incidents in each area are recorded as 'Rowdy/Nuisance – Rowdy and inconsiderate' this anti-social social behaviour incident category is used to record the following behaviour;

- Shouting and swearing.
- Loutish, rowdy and noisy behaviour.
- General drunken behaviour.
- Setting fires not directed at persons or property.
- Climbing on building, including scaffolding. This will include roof top chasing, although if damage is caused then it should be recorded as a notifiable crime.
- Throwing stone or other missiles. However if damage or injury caused, then this should be recorded as a modifiable crime.
- Letting down tyres. Although if damage is caused a notifiable crime should be recorded.
- Gathering in public places.
- Impeding access to communal areas by congregating outside shops, etc...
- Complaints of impeding access to communal areas by numbers of people using skateboard, BMX bikes etc...
- Playing football or other games in inappropriate areas.
- Urinating in public.

Police Criminal Damage Offences	Area A - Dyke House	Area B - Grange	Area C - Stranton	Area D - Burn Valley	Area E - Foggy Furze	Area F - Stranton	Area G - Stranton	Area H - Throston	Area J - Dyke House
Grand Total in SL Boundary	13	40	29	35	11	4	4	8	9
% Ward Total	8	39	11	27	17	2	2	11	5
% Town Total	1	3	2	2	1	0.3	0.3	1	1

	Area A - Dyke House	Area B - Grange	Area C - Stranton	Area D - Burn Valley	Area E - Foggy Furze	Area F - Stranton	Area G - Stranton	Area H - Throston	Area J - Dyke House
<b>Deliberate Fires</b>									
<b>Grand Total in SL Boundary</b>	1	5	3	1	0	0	0	1	0
<b>% Ward Total</b>	7	45	11	14	0	0	0	8	0
<b>% Town Total</b>	0	1	1	0	0	0	0	0.3	0

Category of Private Sector Housing Service Requests	Area A - Dyke House	Area B - Grange	Area C - Stranton	Area D - Burn Valley	Area E - Foggy Furze	Area F - Stranton	Area G - Stranton	Area H - Throston	Area J - Dyke House
H01 Disrepair	5	17	8	16	2	5	2	1	1
H10 Insecure/ Void Property	31	11	5	20	3	1	2	1	
H12 Unauthorised encampment			1						
H13 Request for Info. Advice				1					
H16 Statutory Nuisance	8	11	27	13	10	1	5	6	1
H40 Defective Drain Enquiry	2	1	3		2				
H54 Immigration Inspection		2	1						
H64 Property Condition Advice		1		30					
H65 Tenancy Advice				2					
H66 General Advice LRO		2	1	3					
<b>Grand Total in SL Boundary</b>	46	45	46	85	17	7	9	8	2
<b>% Ward Total</b>	22	30	26	48	17	4	5	24	1
<b>% Town Total</b>	4	4	4	7	1	0.6	0.8	0.7	0.2

ASBU Case Category	Area A - Dyke House	Area B - Grange	Area C - Stranton	Area D - Burn Valley	Area E - Foggy Furze	Area F - Stranton	Area G - Stranton	Area H - Throston	Area J - Dyke House
Alcohol related	2	2		2				1	1
Ball Games Nuisance			1	1	1				
Drugs / Substance misuse / Drug dealing	2	2		3				2	
Intimidation / Harassment / Threatening Behaviour	4	4	3	9	3	3	1		
Noise	4	4	1	8	1	2		1	
Nuisance behaviour	1	1	5		5		1		1
Nuisance from Vehicles								1	
Rowdy behaviour	8	8	11	9	11		1	1	
Vandalism and Damage to Property	2	2		2					
<b>Grand Total in SL Boundary</b>	23	23	21	34	21	5	3	6	2
<b>% Ward Total</b>	35	48	13	49	50	3	2	16	3
<b>% Town Total</b>	4	4	3	5	3	0.8	0.5	0.9	0.3

Noise Nuisance Category	Area A - Dyke House	Area B - Grange	Area C - Stranton	Area D - Burn Valley	Area E - Foggy Furze	Area F - Stranton	Area G - Stranton	Area H - Throston	Area J - Dyke House
N01 Alarm (House, Car, Fire etc)							1		
N02 Barking Dogs		5		5	1				1
N03 Noise from Other Animals and Birds		1							
N08 Music	2	4	1	11	3	1		6	
N09 Party			2	3		1			
N10 TV / Radio				1					
N19 Commercial Noise		1							
N21 People Noise	2	3	6			1			
<b>Grand Total in SL Boundary</b>	4	14	9	20	4	3	1	6	1
<b>% Ward Total</b>	13	56	20	50	17	7	2	21	3
<b>% Town Total</b>	1	4	3	6	1	0.8	0.3	1.7	0.3

Out of Hours Noise Nuisance Category	Area A - Dyke House	Area B - Grange	Area C - Stranton	Area D - Burn Valley	Area E - Foggy Furze	Area F - Stranton	Area G - Stranton	Area H - Throston	Area J - Dyke House
N01 Alarm (House, Car, Fire etc)		1							
N08 Music		3	2	3	1				
N09 Party		1		4					
N21 People Noise			2	2					
<b>Grand Total in SL Boundary</b>	<b>0</b>	<b>5</b>	<b>4</b>	<b>9</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>% Ward Total</b>	<b>0</b>	<b>62</b>	<b>20</b>	<b>41</b>	<b>14</b>				
<b>% Town Total</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>1</b>				

Empty Properties	Area A - Dyke House	Area B - Grange	Area C - Stranton	Area D - Burn Valley	Area E - Foggy Furze	Area F - Stranton	Area G - Stranton	Area H - Throston	Area J - Dyke House
<b>Grand Total in SL Boundary</b>	<b>20</b>	<b>27</b>	<b>12</b>	<b>21</b>	<b>10</b>	<b>2</b>	<b>6</b>	<b>3</b>	<b>4</b>
<b>% Ward Total</b>	<b>29</b>	<b>34</b>	<b>12</b>	<b>27</b>	<b>13</b>	<b>2</b>	<b>6</b>	<b>13</b>	<b>6</b>
<b>% Town Total</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>0.3</b>	<b>0.8</b>	<b>0.4</b>	<b>0.5</b>



**APPENDIX 1:****Address in Area A - Dyke House Ward**

Avondale Gardens  
 Brougham Terrace 43-81 odds  
 Mapleton Road 2 – 20 inclusive & 22 – 44 evens  
 Milbank Road 17 – 23 odds  
 Parton Street 2 – 10 evens & 11 – 53 inclusive  
 Raby Road 178 – 206 evens  
 St Oswalds Street  
 Wharton Terrace

**Addresses in Area B – Grange Ward**

1 Angus Street  
 Brafferton Street  
 Brook Street 52, 53 & 59 – 65 odds  
 Christopher Street 1 – 22 inc.  
 Collingwood Road  
 Collingwood Walk  
 Cundall Road  
 Duke Street 2 – 44 evens & 49 – 65 odds  
 Grosvenor Street 43 – 59 odds & 66 – 84 evens  
 Harcourt Street  
 Hart Lane 117 – 203 odds  
 Laburnum Street 15 & 20 – 26 inc  
 Murray Street 22 – 28 evens & 33 – 77 odds  
 Raeburn Street  
 Roseberry Mews  
 Roseberry Road 17 – 33 odds & 32 – 54 evens  
 Ryan Court  
 Sandringham Road  
 Sheriff Street  
 Stephen Street  
 Suggit Street  
 Topcliffe Street  
 Welldale Road 40 – 106 evens  
 Zetland Road 1 – 19 inclusive

**Addresses in Area C – Stranton Ward**

Alderson Street  
 Carlton Street  
 Johnson Street  
 Mitchell Street  
 Osborne Road 1 – 7 odds  
 South Road 21 – 33 odds  
 St Pauls Road  
 Stoford Street  
 Thornton Street

**Addresses in Area D – Burn Valley Ward**

Alston Street  
 Baden Street  
 Bangor Street  
 Burn Valley Gardens  
 Colenso Street  
 Colwyn Road  
 Ellison Street  
 Elwick Road 39 – 167 odds  
 Grassmere Street  
 Keswick Street  
 Kimberley Street  
 Leyburn Street  
 Penrhyn Street  
 Powell Street  
 Rydal Street  
 Thirlmere Street

**Addresses in Area E – Foggy Furze Ward**

Edgar Street  
 Hereford Street 4, 6 – 22 inclusive, 24, 26  
 Kendal Road  
 Kent Avenue  
 Sydenham Road  
 Wensleydale Street 1 – 19 odds, 20 – 37 inclusive, 38 – 62 evens  
 Worcester Gardens