

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

20 May 2011

The meeting commenced at 10.00 a.m. in the Civic Centre, Hartlepool

**Present:**

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

Also Present:: Councillor Jonathan Brash, Performance Portfolio Holder

Officers: Damien Wilson, Assistant Director, Regeneration and Neighbourhoods  
Denise Ogden, Assistant Director, Regeneration and Neighbourhoods  
Sarah Scarr, Landscape Planning and Conservation Manager  
Andrew Golightly, Senior Regeneration Officer  
Denise Wimpenny, Principal Democratic Services Officer

## **42. Anti-Social Behaviour Action Plan 2011-2012** *(Assistant Director, Neighbourhood Services)*

**Type of decision**

Non-key

**Purpose of report**

To make the Portfolio Holder aware of forthcoming developments in the field of anti-social behaviour and seek approval of an action plan pending new legislation.

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

The report provided an overview of forthcoming changes in legislation and guidance to registered social landlords in relation to anti-social behaviour following the Government's announcement in July 2010 to review of the tools and powers available to deal with anti-social behaviour. The new tools and powers were anticipated to be in place from May 2012.

Running alongside these changes was the review to the Respect Standard of Housing Management, which was a voluntary code setting out how Registered Social Landlords were expected to manage anti-social behaviour in the properties they managed.

In addition to legislative changes, the Anti-Social Behaviour Unit was now, as a result of coalition cuts, required to operate with access to fewer resources, details of which were set out in the report. In light of the resource issues, an action plan had been prepared by the Anti-Social Behaviour Unit together with its partners to prepare for the proposed changes. The action plan, as set out in the report, included desired outcomes, planned actions together with timescales.

The Mayor expressed concern regarding the impact of withdrawal of diversionary activities on anti-social behaviour and the importance of closely monitoring this issue. The Assistant Director outlined the planned actions to mitigate the risks as set out in the report.

#### **Decision**

That the action plan, be approved.

### **43. Church Street and Seaton Carew Conservation Area Management Plans** *(Assistant Director, Regeneration and Planning)*

#### **Type of decision**

Non-key

#### **Purpose of report**

To seek Portfolio Holder approval to two conservation area Management Plans for Church Street and Seaton Carew Conservation Areas.

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

The report provided background information to the management plans together with a summary of the public consultation that had been carried out together with responses. The response to the consultation in Seaton Carew was outlined in Appendix 1. The Management Plan had been amended to reflect the response to the consultation. A table summarising the objectives and actions arising from each key issue in the plan were outlined in Appendix 2.

Details of the response to the consultation in relation to Church Street was outlined in Appendix 3 together with a summary of objectives and actions arising from the plan, attached at appendix 4. Those issues not covered in the Management Plan would be referred to the relevant Council department to be addressed where possible.

The management plans would be implemented through existing working practices. Where the production of guidance was suggested this would likely to be in the form of generic guidance which would apply to all eight conservation areas.

#### **Decision**

- (i) That the response to the public consultation for Seaton Carew and

- Church Street Management Plans, be noted.
- (ii) That the action plans, attached at Appendices 2 and 4 respectively, be agreed.

#### **44. Tackling Empty Homes – Baden Street Improvement Scheme** *(Assistant Director, Regeneration and Planning)*

##### **Type of decision**

Non-key (capital funding had been previously approved)

##### **Purpose of report**

To outline a pilot proposal for tackling empty homes in Baden Street and if successful could be applied to other areas in the town and to seek endorsement for that approach.

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

The report provided the context for tackling empty properties in Hartlepool and detailed the background to the development of regeneration proposals for Baden Street.

To successfully address the range of issues in Baden Street a project was required to fit within a budget that was affordable, sustainable and would result in long term stability. Whilst work was ongoing to establish the final details of the project there were a number of key elements that would be essential, as detailed in the report. These included a landlord incentive scheme, tenant support, security and police presence, environmental improvements, grants tenanted properties, the costs and timescales of which were detailed in the report.

In terms of funding for the scheme, an estimated cost of £475,000 had been identified, a breakdown of which was set out in the report. £215,000 of funding had been identified to support the costs associated with the scheme and this had been identified from HBC unsupported corporate prudential borrowing. Given the shortfall in available funding against the indicative costs it was proposed that a phased approach be implemented.

At this stage it was intended that this resource be utilised to fund the landlord incentive scheme, security and tenant support elements of the overall programme. Any remaining funding would then be targeted towards tenanted properties. There would be no commitments made beyond the scope of the approved budget which would form a discrete phase of works. Any outstanding work areas not completed would be subject to securing further funding.

The benefits of the scheme, the powers available to the Council as well as the importance of effective enforcement action were discussed. The issue of transfer of ownership to the Council, where necessary, was considered and the potential of income generation as a result.

**Decision**

- (i) That the outline project proposals, be endorsed.
- (ii) That the use of capital resources, as outlined in the report, be agreed in principle.

The meeting concluded at 10.25 am.

**PETER DEVLIN**

**CHIEF SOLICITOR**

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