

# REGENERATION AND ECONOMIC DEVELOPMENT PORTFOLIO DECISION SCHEDULE



Friday 22 July 2011

at 3.30 pm

in Committee Room C, Civic Centre, Hartlepool

Councillor Pamela Hargreaves responsible for Regeneration and Economy will consider the following items.

1. **KEY DECISIONS**

No items.

2. **OTHER ITEMS REQUIRING DECISION**

- 2.1 Wynnstay Gardens / Acclom Street Environmental Improvement Scheme - *Assistant Director (Transportation and Engineering)*
- 2.2 Tees Valley Enterprise Arcade - *Assistant Director (Regeneration and Planning)*
- 2.3 Financial Assistance Provided by Economic Development Team - *Assistant Director (Regeneration and Planning)*
- 2.4 Delivery of the Church Square Masterplan - *Assistant Director (Regeneration and Planning)*

3. **ITEMS FOR INFORMATION**

No items.

4. **REPORTS FROM OVERVIEW OF SCRUTINY FORUMS**

No items

5. **LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006**

## **EXEMPT ITEMS**

Under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in the paragraphs referred to below of Part 1 of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006

### **6. EXEMPT KEY DECISIONS**

No items

### **7. OTHER EXEMPT ITEMS REQUIRING DECISION**

- 7.1      Proposals For Easy Skips Site, Longhill Industrial Estate - *Assistant Director (Regeneration and Planning)*

**REGENERATION AND ECONOMIC  
DEVELOPMENT PORTFOLIO  
REPORT TO PORTFOLIO HOLDER  
22 July 2011**



**Report of:** Assistant Director (Transportation and Engineering)

**Subject:** WYNNSTAY GARDENS / ACCLOM STREET  
ENVIROMENTAL IMPROVEMENT SCHEME

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**SUMMARY**

**1. PURPOSE OF REPORT**

To present the proposed environmental improvement scheme at Wynnstay Gardens and Acclom Street and to seek approval to undertake works.

**2. SUMMARY OF CONTENTS**

The report provides the background to the scheme, details other works underway in the area and the results of the consultation process undertaken with local residents regarding the proposals.

**3. RELEVANCE TO PORTFOLIO HOLDER**

The Portfolio Holder has responsibility for this function.

**4. TYPE OF DECISION**

Non key decision.

**5. DECISION MAKING ROUTE**

This is an executive decision by the Portfolio Holder.

**6. DECISION(S) REQUIRED**

The Portfolio Holder is requested to:

- (i) Endorse the project proposals for the environmental improvement scheme at Wynnstay Gardens and Acclom Street.

**Report of:** Assistant Director (Transportation and Engineering)

**Subject:** WYNNSTAY GARDENS / ACCLOM STREET  
ENVIROMENTAL IMPROVEMENT SCHEME

---

## 1. PURPOSE OF REPORT

- 1.1 To present the proposed environmental improvement scheme at Wynnstay Gardens and Acclom Street and to seek approval to undertake works.

## 2. BACKGROUND

- 2.1 The project has been developed as part of a larger scheme focussing on areas adjacent to Housing Market Renewal (HMR) sites. An assessment was undertaken by officers looking at the key issues affecting sites adjacent and close to HMR and development sites. The Adjacent Areas Study and Communications Plan identifies issues in the assessment area. Wynnstay Gardens and Acclom Street were looked at as part of a wider area encompassing the residential area between Raby Road and Jesmond Road, bounded by Chester Road and Chatham Road.
- 2.2 Issues identified for Wynnstay Gardens by the Adjacent Areas Study and Communications Plan and residents attending the Dyke House / Stranton / Grange Neighbourhood Partnership include road safety issues as well as speeding traffic in the area, the street being used as a 'rat run', a through route between Chatham Road and Chester Road as well as issues linked to anti-social behaviour (linked to Chatham Road Shops and the Cemetery), criminal damage to parked cars and issues with private landlords.
- 2.3 The issues identified in the wider area included:
- **Cohesion** – between the existing housing stock and the HMR site in particular the connectivity between Acclom Street and Ritchie Humphreys Drive.
  - **Road safety** – streets are a through route for traffic from Chatham Road to Chester Road.
  - **Cemetery wall** – wall along Chester Road, very imposing and limited views for residents living opposite the cemetery.
  - **Chatham Road Shops** – some of the shops on Chatham Road are looking tired and area is untidy at busy times.
  - **Street scene** – Need to improve environmental outlook of streets.

- **Parking provision**
- **Properties** – issues with private landlords mainly in Wynnstay Gardens and Helmsley Street.
- **Anti-social behaviour** - issues mainly in Wynnstay Gardens, Helmsley Street and Chatham Road shops.

- 2.4 The project has been developed by HBC engineers in response to some of the issues identified above and highlighted by residents at the Dyke House / Stranton / Grange Neighbourhood Partnership.
- 2.5 The project is fully supported by the Dyke House / Stranton / Grange Neighbourhood Partnership that have been instrumental to driving forward similar projects forward across the Neighbourhood Action Plan area.

### 3. PROPOSALS

- 3.1 The long term plan for the area is to undertake a package of environmental / highways works that will alleviate some of the issues outlined above. The vision for the area is to have a distinct entrance to each street from Chatham Road and Chester Road.
- 3.2 This scheme will see the entrances to Acclom Street, Wynnstay Gardens, Helmsley Street, Ashley Gardens and Oakley Gardens narrowed to allow for a wider radius of the kerb line, providing a clearer viewpoint with increased visibility for both drivers and pedestrians accessing the street or crossing the road. The widened kerbs will provide 'build –outs' that would each house a street tree (subject to whether services beneath the street would allow this). Trees planted as part of the scheme will be street trees, suitable for residential areas. Further tree planting is intended to be introduced in Acclom Street to improve the connectivity to Ritchie Humphreys Drive.
- 3.3 Plans of the overall scheme and the first phase are shown in the plans attached as **Appendix 2** and **Appendix 3**.
- 3.4 The proposed first phase for the scheme is focussing on improvements to Acclom Street and Wynnstay Gardens with a complementary scheme at Chatham Road Shops. The plan for the Acclom Street incorporates more trees to improve linkages with the new housing area. The HMR development has tree planting as an integral part of the scheme. **Appendix 1** shows similar tree planting recently undertaken in Wharton Terrace.
- 3.5 Work is continuing with Housing Hartlepool to encourage investment in the properties in Acclom Street to improve linkages and connectivity. Although it is likely that at this stage this will be focussed on boundary improvements.

- 3.6 The works proposed for Acclom Street faced no opposition to the proposed works through the consultation process (details outlined below). Residents had much more varied and mixed opinions related to the works in Wynnstay Gardens, details of which are also presented below.

#### **4. FINANCIAL CONSIDERATIONS**

- 4.1 £50,000 funding for the improvement works to the area, including the first phase of the project has been secured as part of the HMR project, to help improve linkages between the Headway Development and the existing residential housing.
- 4.2. The estimated cost for the scheme to Wynnstay Gardens and Acclom Street is £40,000. It is likely however that the finalised cost of the project will be considerably less.
- 4.3 Officers will continue to look to secure funding to develop further phases of the long term vision for the area.

#### **5 CONSULTATION**

- 5.1 The consultation process for this scheme has been extensive. Initially plans of the scheme along with a feedback form were delivered to all residents in Acclom Street, Ritchie Humphreys Drive (properties opposite Acclom Street), Wynnstay Gardens, Chatham Road (shops between Wynnstay and Acclom Street) and properties on Chester Road and Chatham Road directly adjacent to the scheme. A larger copy of the plan was available to view at Chatham Road Children's Centre and a drop in session was also held at the Children's Centre on an evening giving residents the opportunity to discuss the plans in more details with officers.
- 5.2 Following the initial consultation period, the response was relatively low and the response was mixed. To ensure that everybody was given the opportunity to respond to the plans, officers went door to door to all properties (that had not previously responded) included in the consultation area giving residents a further opportunity to discuss the plans and give their views. Officers conducted this consultation over two evenings between 5:30pm and 8pm, a time when most residents were likely to be in. Where there was no answer a further feedback form was posted to let residents know that officers had visited, hoping to talk to them and give contact details if they wanted to respond to the consultation.

- 5.3 Overall for the consultation area, 63% of residents / businesses responded to the consultation. To the overall scheme 60% of those who responded agreed to the wider scheme.
- 5.4 As highlighted previously, there has been a very positive response to the proposals from residents in Acclom Street and Ritchie Humphreys Drive, with a 50% response rate to the consultation and all of those responding agreeing with the proposals.
- 5.5 Looking in particular at responses from residents / businesses of Wynnstay Gardens, Chatham Road and Chester Road, thoughts on the project are much more varied. Of the 61 premises visited, 41 residents / businesses responded to the consultation, a 67% response rate. Of the respondents, 51% (21) agreed with the scheme, 42% (17) do not agree with the scheme and 7% (3) were unsure.
- 5.6 The key issue that residents are concerned about is the impact that the scheme may have on parking in Wynnstay Gardens; this was raised by 19 respondents from Wynnstay Gardens and was highlighted as an issue by residents who agreed to the scheme, those who did not agree and those who are unsure.
- 5.7 The scheme has been designed to improve road safety with minimal impact on the current parking provision. The majority of the build outs are to be constructed at the end of each street where it is generally considered inappropriate to park. The only frontage property affected by these proposals is No. 2 Wynnstay Gardens, the remaining build outs are located adjacent to gable ends. There are 2 build outs located in the centre of Acclom Street these take up very little highway space (approximately 1.5 metres each) and will have minimal impact on parking.
- 5.8 Comments were also received about the trees, with regard to the size and obstructing light and visibility on the corners. As outlined above the trees will be suitable for residential areas and will be positioned on the build out so that sight lines are not impaired.
- 5.9 One of the shop owners raised concerns that the scheme would impact deliveries to the premises. The delivery entrance is on the side of the premises on Wynnstay Gardens, parking would be available for delivery vehicles immediately behind the build out, this would still be within the confines of the shop boundary with little inconvenience. The presence of the build out would have the benefit of keeping the junction clear for both motorists and pedestrians.
- 5.10 Officers have also met with the three Ward Members about the scheme. Members acknowledge the positive benefits of the scheme with regard to the improvement of road safety issues in the area and



are in support of the scheme recognising the greater lasting advantage the scheme would have to the whole community.

## **6 RECOMMENDATIONS**

6.1 The Portfolio Holder is requested to:

- (i) Endorse the project proposals for the environmental improvement scheme at Wynnstay Gardens and Acclom Street.

## **7 REASONS FOR RECOMMENDATIONS**

7.1 The project will tackle current road safety issues that have been highlighted in the area as well as improving the physical and visual linkages of the surrounding area to the Headway Development.

## **8 CONTACT OFFICER**

Peter Nixon (Senior Traffic Technician)  
Neighbourhood Services (Technical Services)  
Hartlepool Borough Council

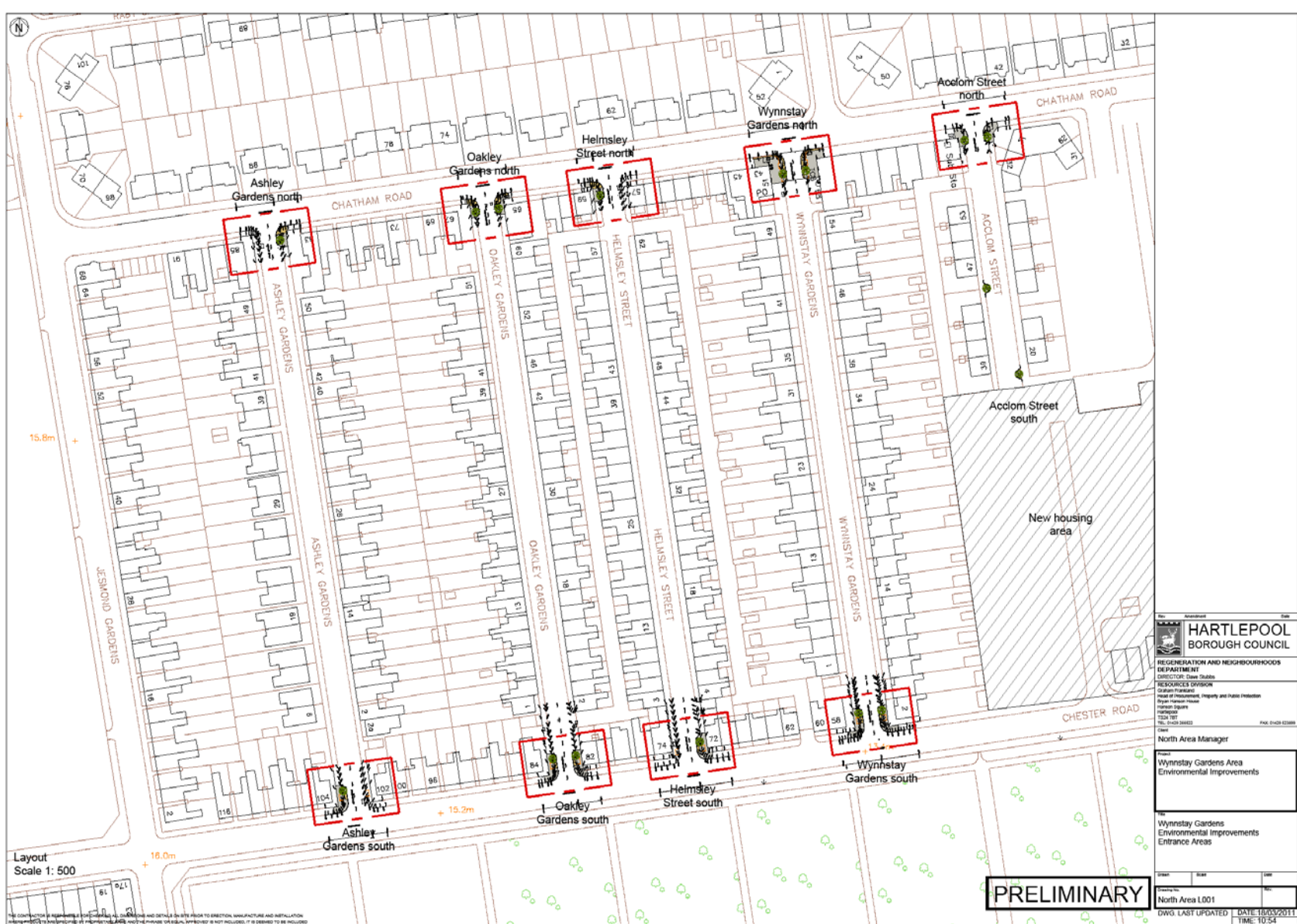
Telephone Number 01429 523244  
Email: peter.nixon@hartlepool.gov.uk

## 2.1 Appendix 1

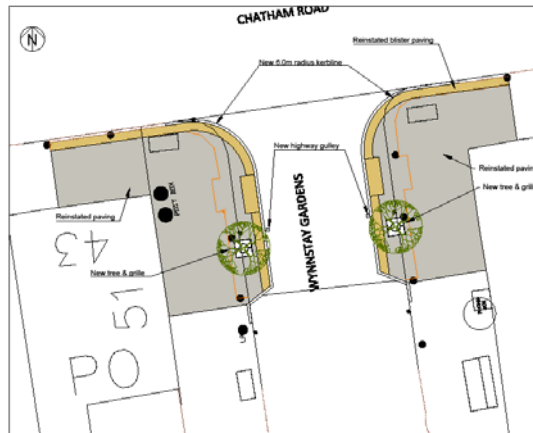


Although the project outlined in the report is not the same as the Wharton Terrace improvement project, the photograph gives an indication of what the trees will look like in situ.

## APPENDIX 2



# APPENDIX 3



Wynnstey Gardens north  
Scale 1: 100



Wynnstey Gardens south  
Scale 1: 100

Note that the total loss of potential 'parkable' kerbline for Wynnstey Gardens north is zero linear metres. The total loss of potential 'parkable' kerbline for Wynnstey Gardens south is approx. 2.5 linear metres per side, although this is directly adjacent to the pedestrian crossing points, improving pedestrian safety by increasing the visibility of the crossing points.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND DETAILS ON SITE PRIOR TO ERECTION, MANUFACTURE AND INSTALLATION. WHERE PRODUCTS ARE SPECIFIED BY PROPRIETARY NAME AND THE PHRASE 'OR EQUAL' APPROVED IS NOT INCLUDED, IT IS DEEMED TO BE INCLUDED.



Accolm Street north  
Scale 1: 100

Note that the total loss of potential 'parkable' kerbline for Accolm Street north is approx. 3.0 linear metres. The total loss of potential 'parkable' kerbline for Accolm Street south is 2.5 linear metres per side although the build-outs are located at areas where vehicles would not normally park due to adjacent access points and corners.



Accolm Street  
Scale 1: 150

PRELIMINARY

|                                                                                                                                                                                                                                                                                                          |                 |                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------|
| Rev                                                                                                                                                                                                                                                                                                      | Amendment       | Date                         |
| <b>HARTLEPOOL BOROUGH COUNCIL</b><br>REGENERATION AND NEIGHBOURHOODS DEPARTMENT<br>DIRECTOR: Dave Stubbs<br>RESOURCES DIVISION<br>Graham Parkinson<br>Head of Procurement, Property and Public Protection<br>Bryon Vennart, Head<br>Human Resources<br>Tessa Tipt<br>Tel: 01423 383333 FAX: 01423 373899 |                 |                              |
| CDR<br>North Area Manager<br>Wynnstey Gardens Area<br>Environmental Improvements                                                                                                                                                                                                                         |                 |                              |
| DR<br>Wynnstey Gardens<br>Environmental Improvements<br>Survey Areas                                                                                                                                                                                                                                     |                 |                              |
| Drawn                                                                                                                                                                                                                                                                                                    | Scale           | Date                         |
| Created by                                                                                                                                                                                                                                                                                               | North Area L003 | A                            |
| DWG LAST UPDATED                                                                                                                                                                                                                                                                                         |                 | DATE: 01/04/2011 TIME: 12:08 |

## **REGENERATION & ECONOMIC DEVELOPMENT PORTFOLIO**

Report to Portfolio Holder  
22<sup>nd</sup> July 2011



**Report of:** Assistant Director [Regeneration and Planning]

**Subject:** TEES VALLEY ENTERPRISE ARCADE

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### **SUMMARY**

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

To update the Portfolio Holder on the progress of the Tees Valley Enterprise Arcade Project which Hartlepool Borough Council is managing on behalf of the Tees Valley Industrial Programme (TVIP) Enterprise Stream. The first report was presented to the Portfolio Holder in October 2010, with a further update presented in May 2011. The Arcade Coordinator will be in attendance to provide any further updates and discuss the key findings of the pilot to date.

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

The report outlines the updated position in respect of the arcades, including initial details of future plans.

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

The project sits within the Enterprise Stream of the TVIP and therefore lies within the remit of the Regeneration and Economic Development Portfolio.

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

Non key.

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

Regeneration and Economic Development Portfolio.

**6. DECISION(S) REQUIRED**

The Portfolio Holder notes the report and agrees to receive a final report upon completion of the project.

**Report of:** Assistant Director [Regeneration and Planning]

**Subject:** TEES VALLEY ENTERPRISE ARCADE

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**1. PURPOSE OF REPORT**

- 1.1 To update the Portfolio Holder on the progress of the Tees Valley Enterprise Arcade Project which Hartlepool Borough Council is managing on behalf of the Tees Valley Industrial Programme (TVIP) Enterprise Stream. The first report was presented to the Portfolio Holder in October 2010, with a further update presented in May 2011. The Arcade Coordinator will be in attendance to provide any further updates and discuss the key findings of the pilot to date.

**2. UPDATED POSITION**

- 2.1 The Middlesbrough Arcade closed on Saturday 11<sup>th</sup> June 2011, having completed the 6 month trading period. Eleven traders were directly assisted through the arcade, 6 are continuing to retail, 4 are trading in a different way including on line trading and specialist fairs. 1 ultimately decided that running their own business was not suitable for them and has returned to employment.
- 2.2 Stockton Arcade continues until early August and the 5 traders are already in the process of being assisted to find premises and it would appear that the majority of them intend to continue once the arcade closes.
- 2.3 Redcar Arcade should continue to operate after the project, with the traders starting to make a contribution to the project to help its sustainability. This will support a minimum of 5 traders.

**3. FUTURE PROPOSALS**

- 3.1 Officers from the 5 Local Authority areas of the Tees Valley have submitted a Regional Growth Funding to assist retail across the subregion. One element of the proposal will be the formation of arcades in each of the areas.
- 3.2 In addition, Middlesbrough and Stockton authorities are looking at potential ways of offering similar support going forward, although funding is currently the biggest barrier. The arcade in Redcar is being operated through a development trust, which is intending to try to keep the arcade open in the longer term to help future start-ups.

#### **4 EVALUATION**

- 4.1 Once the arcades are closed, the formal evaluation of the project will be completed, which will not only address achievement of agreed targets, but also look at how the project has operated and draw together recommendations for future similar activity.

#### **5. RECOMMENDATIONS**

- 5.1 The Portfolio Holder notes the report and agrees to receive a final evaluation report upon completion of the project.

#### **6. CONTACT OFFICER**

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Principal Economic Development Officer  
Hartlepool Enterprise Centre  
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## **REGENERATION & ECONOMIC DEVELOPMENT PORTFOLIO**

Report To Portfolio Holder  
22nd July 2011



**Report of:** Assistant Director [Regeneration and Planning]

**Subject:** FINANCIAL ASSISTANCE PROVIDED BY ECONOMIC  
DEVELOPMENT TEAM

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### **SUMMARY**

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

To amend the decision making process in respect of the financial assistance provided to businesses by the Economic Development Team.

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

The report outlines recommendations for amendments in the approval mechanism for the Business Grants Package.

#### **3. RELEVANCE TO PORTFOLIO HOLDER**

The Economic Development Service falls within the remit of the Regeneration and Economic Development Portfolio Holder.

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

Non key.

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

Regeneration and Economic Development Portfolio.

**6. DECISION(S) REQUIRED**

The Portfolio Holder makes comment and approves the recommended amendment to the Business Grants package decision making process.

**Report of:** Assistant Director [Regeneration and Planning]

**Subject:** FINANCIAL ASSISTANCE PROVIDED BY  
ECONOMIC DEVELOPMENT TEAM

## 1. PURPOSE OF REPORT

- 1.1 To amend the decision making process in respect of the financial assistance provided to businesses by the Economic Development Team.

## 2. BUSINESS GRANTS PACKAGE

- 2.1 The current approval mechanism and basic details in respect of the business grants package were reported at the Portfolio Holder meeting on the 17.6.11 and are summarised as follows:

| Title                          | Scope of Scheme                                                                                                                                                                                                                                                                                                                       | Approval mechanism post<br>January 2009                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Business Grants Package</b> | <p>£20,000 maximum</p> <p>Businesses can apply for any 2 forms of assistance towards the cost of a project, subject to eligibility criteria:</p> <ul style="list-style-type: none"> <li>• Capital</li> <li>• Rates Relief</li> <li>• Job Creation</li> </ul> <p>(a max. of £10,000 in total is applicable for the latter 2 areas)</p> | <ul style="list-style-type: none"> <li>• Awards of £5,001+               <ul style="list-style-type: none"> <li>○ Officers advise businesses with preparation of application to include business plan</li> <li>○ Report prepared for consideration by panel (including 1 external representative)</li> <li>○ Panel make recommendation</li> <li>○ Decision delegated to Assistant Director, Planning and Economic Development</li> </ul> </li> <li>• Awards up to £5,000:               <ul style="list-style-type: none"> <li>○ Officers advise with preparation of application</li> <li>○ Report prepared for consideration by HBC officers</li> <li>○ Decision delegated to 2 officers one of whom must be the Economic Development Manager</li> </ul> </li> </ul> |

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    |                                                                                                                                                                                                                                                                                                                                                                                                             | (or Principal Economic Development Officer (Business Services) or Principal Economic Development Officer (Employment)) in their absence                                                                                                                                                                                                                                                                                                                                 |
| <b>Access to Markets</b>           | <p>£2,500 max (up to 50% of the costs of a project)</p> <p>All types of businesses are eligible to apply, provided that the project relates to winning business from outside of the area. Assistance retains maximum flexibility in the type of activity which will be funded, but tends to be in the area of website development, bespoke marketing exercises or the production of marketing material.</p> | <ul style="list-style-type: none"> <li>• Officers assist with preparation of application, including where necessary business plan and financial forecasts</li> <li>• Completed application assessed by HBC Officers</li> <li>• Decision delegated to 2 officers one of whom must be the Economic Development Manager (or Principal Economic Development Officer (Business Services) or Principal Economic Development Officer (Employment)) in their absence</li> </ul> |
| <b>Enterprise Development Fund</b> | <p>£5,000 maximum</p> <p>Businesses up to 3 years old, employing less than 10 people are eligible to apply for assistance. The assistance provided tends to be for capital purposes, although the fund maintains maximum flexibility to ensure that the needs of the business are the primary consideration.</p>                                                                                            | <ul style="list-style-type: none"> <li>• Officers assist with preparation of application, including where necessary business plan and financial forecasts</li> <li>• Completed application assessed by HBC Officers</li> <li>• Decision delegated to 2 officers one of whom must be the Economic Development Manager (or Principal Economic Development Officer (Business Services) or Principal Economic Development Officer (Employment)) in their absence</li> </ul> |
| <b>ICT</b>                         | <p>£2,000 max. (50% of costs of project)</p> <p>All types of businesses are eligible provided they are aged between 6 – 24 months. Projects must be in respect of developing use of ICT within a</p>                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Officers assist with preparation of application, including where necessary business plan and financial forecasts</li> <li>• Completed application assessed by HBC Officers</li> </ul>                                                                                                                                                                                                                                          |

|                                 |                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | business.                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>Decision delegated to 2 officers one of whom must be the Economic Development Manager (or Principal Economic Development Officer (Business Services) or Principal Economic Development Officer (Employment)) in their absence</li> </ul>                                                                                                                                                           |
| <b>Incubation Bursaries</b>     | <p>£5,000 maximum</p> <p>Assist businesses with more intense support through a range of measures including legal, financial, marketing, business processes to improve the opportunity for new businesses to start and/or grow</p> | <ul style="list-style-type: none"> <li>Diagnostic meeting undertaken to assess business needs</li> <li>Appropriate support provided by North East Supplier Provider Registered business</li> <li>Decision delegated to 2 officers one of whom must be the Economic Development Manager (or Principal Economic Development Officer (Business Services) or Principal Economic Development Officer (Employment)) in their absence</li> </ul> |
| <b>Women's Development Fund</b> | <p>£500 maximum</p> <p>Available for both individuals and new businesses (up to 6 months old).</p>                                                                                                                                | <ul style="list-style-type: none"> <li>Clients prepare application with appropriate supporting documentation</li> <li>Decision delegated to 2 officers one of whom must be the Economic Development Manager (or Principal Economic Development Officer (Business Services) or Principal Economic Development Officer (Employment)) in their absence</li> </ul>                                                                            |
| <b>Security Grant</b>           | <p>50% of eligible costs &lt; £2,500 grant award, subject to recommendation of the Crime Prevention Officer (CPO)</p>                                                                                                             | <ul style="list-style-type: none"> <li>Application form completed</li> <li>CPO visits and confirms suitability of requests</li> <li>Completed application assessed by HBC Officers</li> </ul>                                                                                                                                                                                                                                             |

|                             |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             |                                                                                                                                                 | <ul style="list-style-type: none"> <li>• Ultimate decision delegated to 2 officers one of whom must be the Economic Development Manager (or Principal Economic Development Officer (Business Services) or Principal Economic Development Officer (Employment)) in their absence</li> </ul>                                                                                                  |
| <b>Employment Bursaries</b> | <p>£500 maximum</p> <p>Small bursary towards the costs of entering employment, including self-employment, subject to evidence of job offer.</p> | <ul style="list-style-type: none"> <li>• Application Form completed</li> <li>• Officers meet with client and check eligibility</li> <li>• Ultimate decision delegated to 2 officers one of whom must be the Economic Development Manager (or Principal Economic Development Officer (Business Services) or Principal Economic Development Officer (Employment)) in their absence</li> </ul> |

2.2 In order to make the decision making process more consistent across the Regeneration and Planning Division it is proposed to make a slight amendment to the process. In future, awards up to £5,000 are recommended to be handled in the current method, as noted above but those awards of £5,001 and over will be processed in the following manner:

- Officers advise businesses with preparation of application to include all relevant information, e.g. business plan, financial forecasts
- Report prepared for consideration by panel (including 1 external representative)
- Panel make recommendation
- Decision delegated to Portfolio Holder for Regeneration and Economic Development and Assistant Director, Regeneration and Planning. This will entail summary papers sent by email for consideration, with detailed papers including business plan and cash flows available if required.

2.3 The proposed change will bring a degree of consistency to the delivery of financial assistance in the Division whilst maintaining the ability to handle applications in a timely manner.

### 3 RECOMMENDATION

3.1 The Portfolio Holder makes comment and approves the recommended amendment to the Business Grants package decision making process.

**4 CONTACT OFFICER**

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Economic Development Manager  
Bryan Hanson House  
Hanson Square  
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HARTLEPOOL

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## **REGENERATION & ECONOMIC DEVELOPMENT PORTFOLIO**

Report To Portfolio Holder  
22<sup>nd</sup> July 2011



**Report of:** Assistant Director (Regeneration and Planning)

**Subject:** DELIVERY OF THE CHURCH SQUARE  
MASTERPLAN

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### **SUMMARY**

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

The purpose of the report is to update the Portfolio Holder on the progress of the Church Square Masterplan and to seek approval for the funding and delivery arrangements of the first phase of the scheme.

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

The report outlines the background and context of the Church Square Masterplan and sets out details of a proposed first phase of works including funding, consultation and delivery arrangements.

The report seeks approval for the funding of the project from the Council's Unsupported Prudential Borrowing Programme and the Major Regeneration Projects Budget.

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

The Regeneration of the Central Area of Hartlepool falls within the remit of the Regeneration and Economic Development Portfolio Holder.

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

Key- Test (i) applies.



**5. DECISION MAKING ROUTE**

Regeneration and Economic Development Portfolio meeting on the 22<sup>nd</sup> July 2011

**6. DECISION(S) REQUIRED**

The Regeneration and Economic Development Portfolio Holder is requested to:

- i) Approve the draft plans for public consultation.
- ii) Approve the delivery of the first phase of the Church Square Masterplan, subject to feedback from the consultation process.
- iii) Approve the proposed funding arrangements as detailed in Item 7 in the report, including the referral to Cabinet and Council of the approval to vire funds to this project..

**Report of:** Assistant Director (Regeneration and Planning)

**Subject:** DELIVERY OF THE CHURCH SQUARE  
MASTERPLAN

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## **1. PURPOSE OF REPORT**

- 1.1 The purpose of the report is to update the Portfolio Holder on the progress of the Church Square Masterplan and to seek approval for the funding and delivery arrangements of the first phase of the scheme.

## **2. BACKGROUND**

- 2.1 Church Square is one of the most important public spaces within the town centre. The area is undergoing a transformational change, which is being driven by a number of strategic projects.
- 2.2 The largest of these schemes is the £51m+ redevelopment of Hartlepool College of Further Education. The design of the building and quality of the associated public space is setting a benchmark for future development within the area. The new building will help to enhance the image of the area, which includes Stockton Street, a key gateway route into the town centre.
- 2.3 Cleveland College of Art and Design is currently undertaking a comprehensive expansion of their Hartlepool campus involving the acquisition and conversion of the Municipal, Leadbitter and Archive Buildings, in addition to the re-modelling of their existing Church Square premises. The resulting impact is that Cleveland College of Art and Design is now the principal user of Church Square, with College buildings located both in and around the Square. The associated increase in student numbers, partly as a result of the relocation of the College's Higher Education course provision to Hartlepool, will result in a greater pedestrian usage of the Square.
- 2.4 A further project that highlights the increasing importance of Church Square is the recently completed, multi-million pound Hartlepool Transport Interchange, which provides a modern sustainable transport hub and an attractive starting point for visitors arriving into the town.
- 2.5 Church Square currently presents a poor quality image and an environment that is not in keeping with the nature and aspirations of its new surroundings. Its current form does not reflect the recent investment within the area or promote connectivity between the individual sites, which should be one of its key functions.

- 2.6 There are a number of issues that need to be resolved in order for Church Square to function effectively and to provide a campus environment for the educational uses that now dominate the Square. The main issue is the intensive vehicular use of the Square which has become increasingly incompatible with the increased number of students and the areas enhanced campus role.
- 2.7 The creation of the Transport Interchange has resulted in Church Square becoming an increasingly important node as visitors pass through here to reach the town centre. There is therefore a need and an opportunity to create a more positive impression upon arrival to the town, complementing and adding value to the Grade II listed Christ Church and Municipal Buildings.
- 2.8 Given the competitive nature of the higher education sector a high quality campus environment can be an additional selling point to prospective students. Cleveland College of Art and Design has expressed how important the improvements to Church Square are in helping them to attract additional students to the town, therefore improving their long term sustainability, in addition to providing a high quality environment for their existing students.

### 3. **WIDER ECONOMIC BENEFITS**

- 3.1 The creation of a strong educational hub which attracts students to the centre of Hartlepool is likely to attract additional student amenities such as coffee shops. These types of activity will help to address some of the vacant and derelict buildings within the area. In the longer term student accommodation could potentially be provided within the area.
- 3.2 The enhancement of the public realm is identified as a priority in the “Central Area Investment Framework”, the regeneration strategy for the central area of Hartlepool. The re-modelling of Church Square is a key component in the creation of an “Innovation and Skills Quarter”, a specialist town centre quarter that aims to attract private sector investment and support new and small businesses, particularly those within the creative industries sector. The Church Square project also complements Middleton Grange Shopping Centre’s investment proposals and the Council’s plans to create a specialist incubation centre for businesses within the creative industries sector on the Crown House site, linking to the activities of both College’s. The quality of the local environment has been identified as an important factor that will drive forward the regeneration of the area and help to attract further private sector investment.
- 3.3 The Church Square Masterplan therefore provides the opportunity to add value to and complement a number of large-scale investment projects in order to provide wider regeneration opportunities, helping to change the perception of this key part of the town.

#### 4. PROJECT DELIVERY

- 4.1 The Regeneration and Economic Development Portfolio Holder endorsed the preparation of a masterplan for Church Square at the Portfolio meeting on the 21<sup>st</sup> May 2010. The masterplan has been developed by the Council's Building Consultancy Team with the aim of creating an "open-campus environment" and a key focal point for the town centre.
- 4.2 The delivery of the masterplan has been divided into a number of phases to align with funding availability and deliverability. Each phase has been designed so that it can be delivered as a discrete project as and when resources allow. This report relates to the first phase of the scheme which involves structural design changes to create a core pedestrianised zone using high quality natural stone materials, re-aligning the road to provide access to Cleveland College of Art and Design's Municipal Buildings car park, expanding the grassed area outside of Christ Church and the provision of seating and tree planting. (See **Appendix 1** for plan). The first phase has been designed to be a stand-alone scheme that can be added to as and when funding becomes available. Subject to Portfolio Holder approval it is proposed to commence phase one of the works towards the end of the summer following a period of public consultation.
- 4.3 The timing of future phases of work will depend upon funding availability. Future phases (See **Appendix 1**, phase 1b) would include additional tree planting, improving pedestrian access across Tower Street to Church Street and the installation of feature railings around Christ Church, possibly involving students from Cleveland College of Art and Design in their design. Improved lighting and feature lighting would be provided which could potentially include the illumination of Christ Church and the Municipal Buildings to create a gateway feature in the evening and at night.
- 4.4 Further connectivity improvements would form future phases of work including upgrading the Stockton Street pedestrian crossing in order to promote permeability between Middleton Grange Shopping Centre, the Transport Interchange and the Marina. The Stockton Street underpass would also be closed, a proposal which is supported in principle by the owners of Middleton Grange Shopping Centre. Design work is currently ongoing to find an appropriate solution for the connectivity improvements across Stockton Street which would provide pedestrian access but minimise disruption to vehicular traffic flows.
- 4.5 Work to upgrade the point of arrival into the Town Centre along Stockton Street consisting of tree planting and the provision of gateway features would form part of later phases of the masterplan.

## **5. PUBLIC CONSULTATION**

- 5.1 Portfolio Holder approval is sought to begin the public consultation exercise on the masterplan, seeking views on the first phase of work in particular. The consultation process will involve public “drop-in” sessions in the Christ Church Art Gallery where the plans will be on display, together further consultation with businesses and other users of Church Square. An initial consultation exercise has already taken place with businesses, the Art Gallery and College’s so that their comments could be included within the draft designs.
- 5.2 Businesses within Church Square were broadly supportive of the scheme recognising the benefits that it could bring. Some concerns were raised about the loss of parking within the square due to the further pedestrianisation of the area. These issues could potentially be addressed by providing a permit-holders only car park for shop workers on land to the rear of the Church Square shops. Additional disabled parking could be created within the existing car park to the rear of Cleveland College of Art and Design. The parking designations along Tower Street could also be explored during the public consultation exercise. A disabled bay will also be provided outside of the Art Gallery.

## **6. PUBLIC ART**

- 6.1 The provision of public art within Church Square provides the opportunity to showcase local talent from Cleveland College of Art and Design. A number of sites have been identified for art work, including one which could accommodate a high profile gateway feature. It is proposed to devise a competition with Cleveland College of Art and Design so that art students can be involved in the process and the winning designs could be featured in the square. There are a number of opportunities for both permanent and temporary art features. The temporary features could potentially be subject to an annual competition. Hartlepool College of Further Education could potentially be involved in the fabrication of the art work.

## **7. FINANCIAL CONSIDERATIONS**

- 7.1 It was originally anticipated that the Masterplan as a whole could be delivered in one phase utilising funding from One North East Single Programme funds alongside Council resources which had been identified as match funding. Since Single Programme funding has now ceased alternative methods of delivery have had to be investigated.
- 7.2 The first phase of the scheme has been costed at approximately £650,000. Funding of £520,00 has been identified as this stage which includes a contribution from the 2011/12 Major Regeneration Revenue

budge of £30,000 and £100,000 from Reserves earmarked for Major Regeneration Projects.

- 7.3 Funding of £390,000 has been identified from Council capital budgets approved in previous financial years. These are resources previously set aside as match funding for external bids. In order to allocate this funding to this project Cabinet and Council approval to vire these resources will be required. If the Portfolio Holder approves this scheme the necessary report will be submitted to Cabinet and Council to seek approval to vire this funding on 1<sup>st</sup> August 2011 and 4<sup>th</sup> August 2011 respectively.
- 7.4 Timing of future phases of work will depend upon funding availability and the scheme will be designed and delivered as a discrete project using the funding available at this stage (£520,000). As outlined in paragraph 4.2 and 4.3 further works will be approved as additional funding becomes available.

## **8. RISK**

- 8.1 There is the risk that only the first phase of the scheme will be delivered due to funding availability. The first phase has therefore been designed so that it is a stand-alone project that achieves the maximum impact and provides the opportunity to incrementally add to it should additional funding become available.

## **9. RECOMMENDATIONS**

- 9.1 The Regeneration and Economic Development Portfolio Holder is requested to:
- i) Approve the draft plans for public consultation.
  - ii) Approve the delivery of the first phase of the Church Square Masterplan, subject to feedback from the consultation process.
  - iii) Approve the proposed funding arrangements as detailed in Item 7 in the report, including the referral to Cabinet and Council of the approval to vire funds to this project.

## **10. CONTACT OFFICER**

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# CHURCH SQUARE DESIGN STRATEGY. PHASING PROPOSALS. APPENDIX 1



## PHASE 1A

- Layout rationalised, giving priority to pedestrian use providing legible, permeable routes, with minimum vehicle access to existing car park and allowing access for occasional service vehicles.
- Replace existing poor quality materials with natural stone in a subtle combination of colours and textures. Alter levels, removing old camber, to provide flatter more accessible area.
- Enhance and protect the setting of the Church and neighbouring buildings, improving linkages, within a strong landscape framework and visually cohesive layout.
- Provide a vibrant area for the education buildings and existing businesses which will stimulate use and activity.

### SCHEDULE OF PROPOSALS

1. RAISED SEATING. 500mm high, Silver grey Granite with 1.2m wide top.
2. PROPOSED PAVING. Generally set-out to a 5m grid, orientated to tie adjacent buildings into the surrounding space and to provide a cohesive visual effect. Paving materials to generally consist of natural stone paving setts and slabs
3. EXISTING STATUE. Retained in current position. Change i level incorporated with sitting steps.
4. VEHICULAR ROUTE. 5m wide two-way route, accessed from Church street/Tower street linkage, demarcated by repositioned existing bollards and by small scale stone setts. 3 no. parking bays incorporated
5. CHURCH GARDEN. Turfed area increased in size to provide informal amenity space for sitting in Summer months, with potential to be used as external Gallery space for displays and exhibitions.
6. LIGHTING. Existing fittings repositioned and reused, designated for future replacement.
7. PARKING. Dedicated to Art Gallery/ tourist information. 1 no disabled parking bay + 2 no limited waiting bays .
8. STEPS. Linkage to Church street.



## PHASE 1B


- Proposals enhanced to enrich the area with the addition of new lighting, street furniture, public art and semi-mature tree planting.
- Natural stone paving extended to complete the area surrounding the Church and to join proposals which form part of the new college.

### SCHEDULE OF PROPOSALS

1. RAISED PLANTER. To replace existing planter detailed as above. To incorporate tree planting to filter views of gable wall and rear of buildings. Enhanced paving surround to integrate with proposals for adjacent new FE College.
2. GATEWAY FEATURE. To emphasise entry point from Stockton Street, define the street frontage and provide a separating element from noise and traffic. To consist of raised planters 500mm high formed with granite aggregate slab, Silver grey, 1m wide. Set onto recessed plinth. To incorporate public art, possibly large scale.
3. WALL AND RAILINGS. To replace demolished wall, providing definition and protection from the adjacent Highway. Possible involvement from artist / blacksmith in the creation of bespoke railings.
4. PUBLIC ART to be incorporated within space and also onto blank gable walls.
5. CHURCH GARDEN. Extended with planting
6. LIGHTING. Existing fittings replaced with new contemporary and more efficient lighting.
7. POTENTIAL PERMIT HOLDERS CAR PARK.

PRELIMINARY

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| Rev | Amendment | Date |
| Rev | Amendment | Date |

**HARTLEPOOL BOROUGH COUNCIL**

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Client  
Regeneration & Neighbourhoods

Project  
Church Square & environs  
Environmental Improvements

Title  
Church Square Proposals.  
Phase 1A and 1B

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| Drawn<br>SW         | Scale<br>NTS | Date<br>05/03/10 |
| Drawing No.<br>L002 | Rev.         |                  |

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