

FINANCE AND PROCUREMENT PORTFOLIO DECISION SCHEDULE



Friday 30 March 2012

**at 2.15 pm
(or immediately following Housing and Transitions Portfolio
commencing at 2.00 pm whichever is the later)**

in Committee Room A, Civic Centre, Hartlepool

The Mayor Stuart Drummond, Cabinet Member responsible for Finance and Procurement will consider the following items.

1. KEY DECISIONS

- 1.1 Ward Jackson Park Lodge – *Assistant Director (Resources)*

2. OTHER ITEMS REQUIRING DECISION

- 2.1 Land at Victoria Place, The Headland – *Assistant Director (Resources)*
- 2.2 Proposed Telecoms Lease at Old Cemetery Road – *Assistant Director (Resources)*

3. ITEMS FOR INFORMATION

- 3.1 North Linear Park (Central Park) – *Assistant Director (Resources)*
- 3.2 Eamont Gardens Garage Site – *Assistant Director (Resources)*

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

- 6.1 Sale of Foggy Furze Library and Staby House Sites – *Assistant Director (Resources)* (para 2 and para 3)

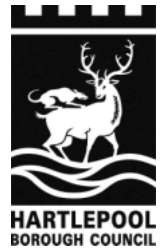
7. OTHER EXEMPT ITEMS REQUIRING DECISION

- 7.1 Lease and Option to Purchase Land at Belle Vue Way - *Assistant Director (Resources)* (para 2 and para 3)

FINANCE AND PROCUREMENT PORTFOLIO

Report To Portfolio Holder

30th March 2012



Report of: Assistant Director (Resources)

Subject: WARD JACKSON PARK LODGE

SUMMARY

1. PURPOSE OF REPORT

To seek a revised approval to the disposal of Ward Jackson Park Lodge.

2. SUMMARY OF CONTENTS

The report contains revised proposals for Ward Jackson Park Lodge.

3. RELEVANCE TO PORTFOLIO MEMBER

Portfolio Holder has responsibility for the Council's land and property assets.

4. TYPE OF DECISION

Key Decision. RN 13/09. Test (i) and (ii) apply.

5. DECISION MAKING ROUTE

Portfolio Holder only.

6. DECISION(S) REQUIRED

The Portfolio Holder is recommended to approve the sale of the Lodge House and adjoining land

Report of: Assistant Director (Resources)

Subject: WARD JACKSON PARK LODGE

1. PURPOSE OF REPORT

- 1.1 To seek a revised approval to the disposal of Ward Jackson Park Lodge.

2. BACKGROUND

- 2.1 A report was discussed at the Portfolio Holder meeting on the 13th October 2011 with regard to the proposed disposal of Ward Jackson Park Lodge and also land adjoining the property which was anticipated would be suitable for a single house development plot.
- 2.2 Further to the Portfolio Meeting on the 13th October 2011 concerns were raised by the Council's Landscape Planning and Conservation Manager with regard to developing the housing plot.
- 2.3 The particular concerns were:
- a. that the Park is a registered park in a conservation area
 - b. the park had received a substantial Heritage Lottery Fund Grant and there was concerns about protecting this investment
 - c. it was felt that the additional development would potentially have an adverse effect on the Park from a conservation point of view
- 2.4 Due to these concerns it is now proposed to pursue the marketing of Ward Jackson Park Lodge only and not the additional land as well, although part of the site will be included with the Lodge to allow the prospective purchaser to extend the property sympathetically as indicated in **Appendix 1**.

3. RISK IMPLICATIONS:

- 3.1 The Estates and Asset Manager is currently working with Legal and Planning Services to ensure that development proposals align with the wider objectives and restrictions associated with the Council's ownership of Ward Jackson Park.

- 3.2 If the property remains vacant then increased resources will be required over time for maintenance and security. In addition the property is an under used asset which the Council should seek to achieve some financial benefit from.
- 3.3 A range of conditions and covenants will be included in the Heads of Terms of the sale to ensure the interests of the Council and Ward Jackson Park itself is protected.

4. FINANCIAL CONSIDERATIONS

- 4.1 Details of the financial considerations are set out in Confidential **Appendix 2. This item contains exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely, (para 3), information relating to the financial or business affairs of any particular person (including the authority holding that information).**

5. ASSET MANAGEMENT CONSIDERATIONS

- 5.1 The attention of the Portfolio Holder is drawn to the Asset Management element of the Business Transformation Programme. The decision by Cabinet in January 2009 requires a commercial, proactive approach to be taken on Asset Management issues
- 5.2 The decision to adopt a commercial approach to Asset Management requires the Council to realise the full value of any properties or property rights it disposes of. The proposals identified in this report will maximise Revenue and Capital from active management of the Council's properties assets.
- 5.3 The Capital receipt will be valuable in dealing with a variety of pressures that the Council faces within the medium term financial strategy.

6. RECOMMENDATIONS

- 6.1 The Portfolio Holder is recommended to approve the disposal of the Lodge House

7. REASONS FOR RECOMMENDATIONS

- 7.1 The Council needs to maximise the financial and social return from its assets. The proposed actions will enable a capital receipt to be achieved and reduce ongoing revenue costs.

8. BACKGROUND PAPERS

There are no background papers to this report.

9. CONTACT OFFICER

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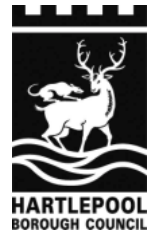
APPENDIX 1



FINANCE AND PROCUREMENT PORTFOLIO

Report To Portfolio Holder

30th March 2012



Report of: Assistant Director (Resources)

Subject: LAND AT VICTORIA PLACE, THE HEADLAND

SUMMARY

1. PURPOSE OF REPORT

To seek approval to the disposal of land at Victoria Place, The Headland.

2. SUMMARY OF CONTENTS

The report contains proposals for the land at Victoria Place.

3. RELEVANCE TO PORTFOLIO MEMBER

Portfolio Holder responsibility for the Council's land and property assets.

4. TYPE OF DECISION

Non Key.

5. DECISION MAKING ROUTE

Portfolio Holder only.

6. DECISION(S) REQUIRED

The Portfolio Holder is recommended to approve the sale of the land at Victoria Place.

Report of: Assistant Director (Resources)

Subject: LAND AT VICTORIA PLACE, THE HEADLAND

1. PURPOSE OF REPORT

- 1.1 To seek approval to the disposal of land at Victoria Place, The Headland.

2. BACKGROUND

- 2.1 The Council owns a number of small parcels of land at Victoria Place Garages on the Headland that are difficult to maintain and have in the past received a number of complains from local residents with regard to litter, antisocial behaviour and also vegetation growth.
- 2.2 A resident of Victoria Place owns a garage (**cross hatched on Appendix 1**) and has had an issue with vegetation from the adjacent Council owned land growing through and damaging the structure of their garage.
- 2.3 The owner of the garage wishes to purchase the land from the Council to construct a wall to help facilitate the maintenance of the land preventing any further vegetation growth from damaging the structure of the garage.

3. FINANCIAL CONSIDERATIONS

- 3.1 Details of the financial considerations are set out in Confidential **Appendix 2. This item contains exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely, (para 3), information relating to the financial or business affairs of any particular person (including the authority holding that information).**

4. ASSET MANAGEMENT CONSIDERATIONS

- 4.1 The attention of the Portfolio Holder is drawn to the Asset Management element of the Business Transformation Programme. The decision by Cabinet in January 2009 requires a commercial, proactive approach to be taken on Asset Management issues

- 4.2 The decision to adopt a commercial approach to Asset Management requires the Council to realise the full value of any properties or property rights it disposes of. The proposals identified in this report will maximise Revenue and Capital from active management of the Council's properties assets.
- 4.3 The Capital receipt will be used to deal with a variety of pressures that the Council faces within the medium term financial strategy.

5. RECOMMENDATIONS

- 5.1 To seek approval to the disposal of land at Victoria Place, The Headland.

6. REASONS FOR RECOMMENDATIONS

- 6.1 The Council needs to maximise the financial and social return from its assets. The proposed actions will enable a capital receipt to be achieved and reduce ongoing revenue costs. The disposal will remove a maintenance liability of the Council.

7. BACKGROUND PAPERS

There are no background papers to this report.

8. CONTACT OFFICER

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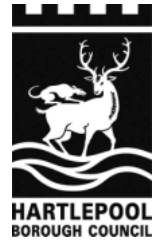
APPENDIX 1



FINANCE AND PROCUREMENT PORTFOLIO

Report To Portfolio Holder

30TH March 2012



Report of: Assistant Director (Resources)

Subject: PROPOSED TELECOMS LEASE AT
OLD CEMETERY ROAD

SUMMARY

1. PURPOSE OF REPORT

To seek approval to the grant of a lease for the construction of a telecoms mast on land belonging to Hartlepool Borough Council adjacent to Old Cemetery Road.

2. SUMMARY OF CONTENTS

The report contains background and details of the proposed lease terms upon which the telecoms operator will occupy the land at Old Cemetery Road.

3. RELEVANCE TO PORTFOLIO MEMBER

Portfolio Holder has responsibility for the Council's land and property assets.

4. TYPE OF DECISION

Non Key.

5. DECISION MAKING ROUTE

Portfolio Holder only.

6. DECISION(S) REQUIRED

The Portfolio Holder grant approval to the lease subject to the terms and conditions set out in the report.

Report of: Assistant Director (Resources)

Subject: PROPOSED TELECOMES LEASE AT OLD CEMETERY ROAD

1. PURPOSE OF REPORT

- 1.1 To seek approval to the grant of a lease for the construction of a telecoms mast on land belonging to Hartlepool Borough Council adjacent to Old Cemetery Road.

2. BACKGROUND

- 2.1 The Estates Manager has received a request from a Telecoms operator who currently operates a mast on the adjoining Steetley site to relocate this on to land opposite belonging to the Council (as shown in **Appendix A**) in order to assist in facilitating the regeneration of the site.
- 2.2 The relocated mast will require planning permission and the grant of a lease will be subject to the necessary consents being obtained.
- 2.3 It is proposed that a 15 year lease will be granted subject to 5 yearly rent reviews. Full details of the proposals including the rent are set out in confidential **Appendix B. This item contains exempt information under Schedule 12A of the Local Government Act 1972, (as amended by the Local Government (Access to Information)(Variation) Order 2006) namely (para 3), information relating to the financial or business affairs of any particular person (including the authority holding that information).**
- 2.4 Both the Neighbourhood Manager, and the Environmental Health Manager have been consulted. The Neighbourhood Manager suggested an alternative location to the previously proposed site to reduce visual impact and the Environmental Health Manager suggested that the proposal is acceptable as long as the mast meets ICNIRP standards which all modern telecoms mast must meet.

3. PROPOSALS

- 3.1 It is proposed that consent is granted for a lease of the site as identified in **Appendix A** subject to the terms and conditions set out in confidential **Appendix B This item contains exempt information under Schedule 12A of the Local Government Act 1972, (as amended by the Local Government (Access to Information)(Variation) Order 2006) namely (para 3), information relating to the financial or business affairs of any particular person**

(including the authority holding that information) and the grant of planning permission.

4. FINANCIAL CONSIDERATIONS

- 4.1 The financial implications can be found attached at the confidential **Appendix B. This item contains exempt information under Schedule 12A of the Local Government Act 1972, (as amended by the Local Government (Access to Information)(Variation) Order 2006) namely (para 3), information relating to the financial or business affairs of any particular person (including the authority holding that information).**

LEGAL CONSIDERATIONS

- 4.2 The lease will be subject to lease terms being documented to take account of the provisions of the Telecommunications Act 2003.

ASSET MANAGEMENT CONSIDERATIONS

- 4.3 The attention of the Portfolio Holder is drawn to the Asset Management element of the Business Transformation programme. The decision by Cabinet of January 2009 requires a commercial, proactive approach to be taken on Asset Management issues.
- 4.4 The decision to adopt a commercial approach to asset management requires the Council to realise the full value of any properties or property rights that it disposes of. The proposed produces an annual income to contribute to the savings required in the medium term Financial Strategy.

5. RECOMMENDATIONS

- 5.1 The Portfolio Holder grant approval to the lease subject to the terms and conditions set out in the report.

6. REASONS FOR RECOMMENDATIONS

- 6.1 The approval will enable the relocation of telecoms mast from a key regeneration site on Cemetery Road to land belonging to the Council subject to the terms and conditions as set out in **Appendix B.**
- 6.2 The proposal will produce an income for the Council.

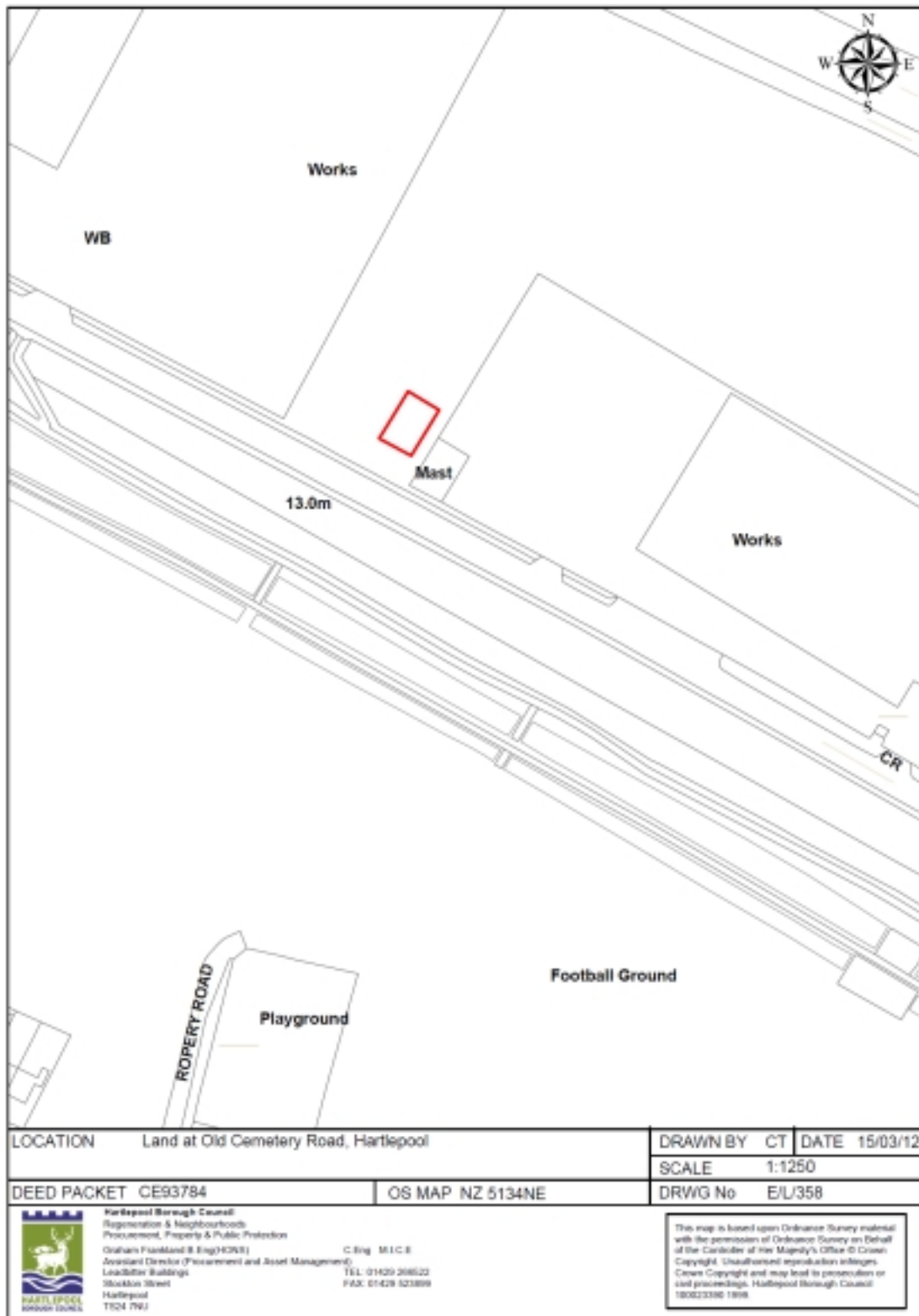
7. BACKGROUND PAPERS

There are no background papers to this report.

8. CONTACT OFFICER

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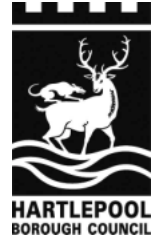
APPENDIX A



FINANCE AND PROCUREMENT PORTFOLIO

Report to Portfolio Holder

30th March 2012



Report of: Assistant Director (Resources)

Subject: NORTH LINEAR PARK (CENTRAL PARK)

SUMMARY

1. PURPOSE OF REPORT

The purpose of this report is to inform Portfolio Holder of project progress with plans for Central Park subsequent to consideration of the Culture, Leisure and Tourism Portfolio on the 27th March 2012.

2. SUMMARY OF CONTENTS

The report sets out the background to the North Linear Park project, highlights the problems experienced with Central Park and provides information on plans for the future use of this site.

3. RELEVANCE TO PORTFOLIO MEMBER

Portfolio Holder is responsible for the Council's land and property assets.

4. TYPE OF DECISION

Non-Key decision.

5. DECISION MAKING ROUTE

Culture, Leisure and Tourism Portfolio Holder for decision – 27 March 2012.

Finance and Procurement Portfolio Holder for information 30 March 2012.

6. DECISION(S) REQUIRED

The Finance and Procurement Portfolio Holder is asked to note the contents of this report

Report of: Assistant Director, Neighbourhood Services

Subject: NORTH LINEAR PARK (CENTRAL PARK)

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform Portfolio Holder of project progress with plans for Central Park subsequent to consideration of the Culture, Leisure and Tourism Portfolio on the 27th March 2012.

2. BACKGROUND

- 2.1 The project area lies across the North of Hartlepool, in which there is no formal park. The project is led by local residents and supported by the Local Authority, primarily striving to improve and enhance local open spaces whilst increasing green connectivity throughout the neighbourhoods. This is in addition to linking in with other key programmes including Limestone Landscapes, Coastal Access, Hartlepool Pondscape and the production of the Green Infrastructure Strategy (a Supplementary Planning Document of the Core Strategy) by Hartlepool Borough Council's Planning Policy section. The project also links in with the Sports Pitch Strategy, in terms of Central Park as it is currently very well used for recreation. The proposed development of the area as a formalised park is in line with Local Plan Policies and the emerging Core Strategy.
- 2.2 The North Linear Park project, linked with Limestone Landscapes can provide a linked system of footpaths connecting the coastal path and the more rural footpaths around Elwick and Hart and to the north into the Denes. The 'Leg it Across' project is to improve and increase footpath access within Hesledon, Nesbitt, Crimdon and Thorpe Bulmar Denes just north of Hart village and to increase the access between the Denes and Hart. The other part of the project is to improve footpaths around Hart village and connections across to Elwick village and also increase / improve the footpath access around Elwick.
- 2.3 The project has been developed and is overseen and delivered by a steering group chaired by a Ward Councillor. The group comprises residents, representatives from Central Estate Management Organisation (CEMO), Clavering Residents Association, Groundwork North East and Council officers. This constituted group's vision is to

provide a substantial natural space of beauty which gives mutual benefits to local people and visitors by using tools such as conservation development and thoughtful planning; creating an area where healthy eco-systems contribute towards economic vitality and a high quality of life for the community.

- 2.4 The group has prioritised its areas of work to include the large open green space on Central estate and Clavering Play Area, and also secured funding to work in conjunction with Hartlepool Borough Council's Landscape Architect to draw up a full set of plans for both sites. These have been drawn up taking into consideration the results of consultation exercises with residents and businesses on the periphery of both sites.
- 2.5 The large open green space on Central estate is situated in one of the top 5% deprived wards nationally and lies between West View and Old Cemetery Road to the north of Central estate. In recent years, the green space has experienced a number of issues in relation to anti-social behaviour (particularly the use of 4 by 4s and off road bikes), vandalism and damage, litter and dog fouling.
- 2.6 The Central Park area is bordered by industrial areas and is adjacent to the former Steetley Magnesia site and the former Barnshaw Bendings site, which has been derelict for a number of years. The Steetley site has yet to be cleared and is currently occupied by the remnants of heavy industrial debris; this site is not only a blight on the landscape for local residents and visitors, but also a constant source of problems including a dangerous gathering place for young people, and frequent counts of anti-social behaviour and fly tipping occurring.
- 2.7 It should be noted that the site to the north referred to in 2.6 was approved by the Secretary of State for the development of around 48 houses, subject to a number of conditions and a legal agreement. One of the clauses in the legal agreement that the Council has negotiated with the developer is a timescale for the clearance of the site. It is anticipated that the clearance of the site is to commence imminently and subject to licenses is anticipated to take 12 months to complete. Another requirement is for a link road from the site to Cleveland Road that will pass through the eastern part of the North Linear Park. This will be required at the point when a certain area of the site is developed.

3. PROPOSALS

- 3.1 One of the key aims of the Steering Group is to reclaim this key piece of green space for local community ownership through the redesigning and planning of the area, driven by the needs and aspirations of local residents. This area has not been subject to investment for approximately 20 years, and it is anticipated that improving and enhancing the Central estate green space through the adoption of

design plans will also be of benefit to the wider Hartlepool community, in terms of recreation and being an integral part of the Coastal Access Pathway (of which Hartlepool is one of five National Pilots, funded by Natural England) and is on one of the main key rail routes in to the town.

- 3.2 The interaction between poor quality environments, areas of high economic and social disadvantage, and reduced levels of health and wellbeing are well documented, and the provision of a formalised park space to utilise will undoubtedly improve the quality of life for those residents living within close proximity. It is also hoped that by aesthetically improving the green space and this important connecting section of the Coastal Access Pathway, that people will be encouraged to exercise more frequently (there are currently poor levels of exercise
- 3.3 As part of the development it is intended to consider the provision of changing facilities to complement the sports pitches.
- 3.4 **Appendix 1A** shows the proposed improvements for Central Park. In light of the fact that this green space is subject to anti-social behaviour, vandalism, damage and fly tipping, the group's priority is to initially secure the site to prevent any further incidents of this nature occurring.
- 3.5 **Appendix 1B** highlights where the road would be to facilitate the development of the Steetly Site.

4. RISK AND FINANCIAL CONSIDERATIONS

- 4.1 To-date £18,295 has been secured by the North Linear Park Steering Group. £3,295 from Hartlepool Borough Council's Parks and Countryside section for the development (and any associated consultation) of the plans for both the Clavering and Central estate priority areas, and £15,000 from Minor Works to act as match funding and assist with leveraging in other monies to implement the works. In addition, funding has been acquired through the disposal of the eastern portion of the land associated with the potential new road. The amounts involved are £20,000 towards the gateway, £25,000 upon exchange and a further £100,000 upon completion of the sale, however, this amount will be over a 1 to 2 year period.
- 4.2 The North Linear Park Steering Group will be re-submitting a funding application to Veolia Environmental Trust and there is the potential to submit a funding bid to the Heritage Lottery Fund (HLF) with a focus on the old railway line and the Engine House. Funding will also be sought from Mondegreen Environmental Body Ltd.
- 4.3 In kind support has also been provided by Hartlepool Borough Council's Neighbourhood Management Team (encompassing management,

community development and regeneration support) and Housing Hartlepool.

5. ASSET MANAGEMENT CONSIDERATIONS

- 5.1 The entirety of the Central Park site is now registered to Hartlepool Borough Council and the Council will continue to maintain the land. It is acknowledged that a new road may be constructed through the eastern portion of the site at some point in the future, and that this will have to be borne in mind when planning future developments on this land.

6. RECOMMENDATIONS

- 6.1 The Finance and Procurement Portfolio Holder is asked to note the contents of this report.

7. BACKGROUND PAPERS

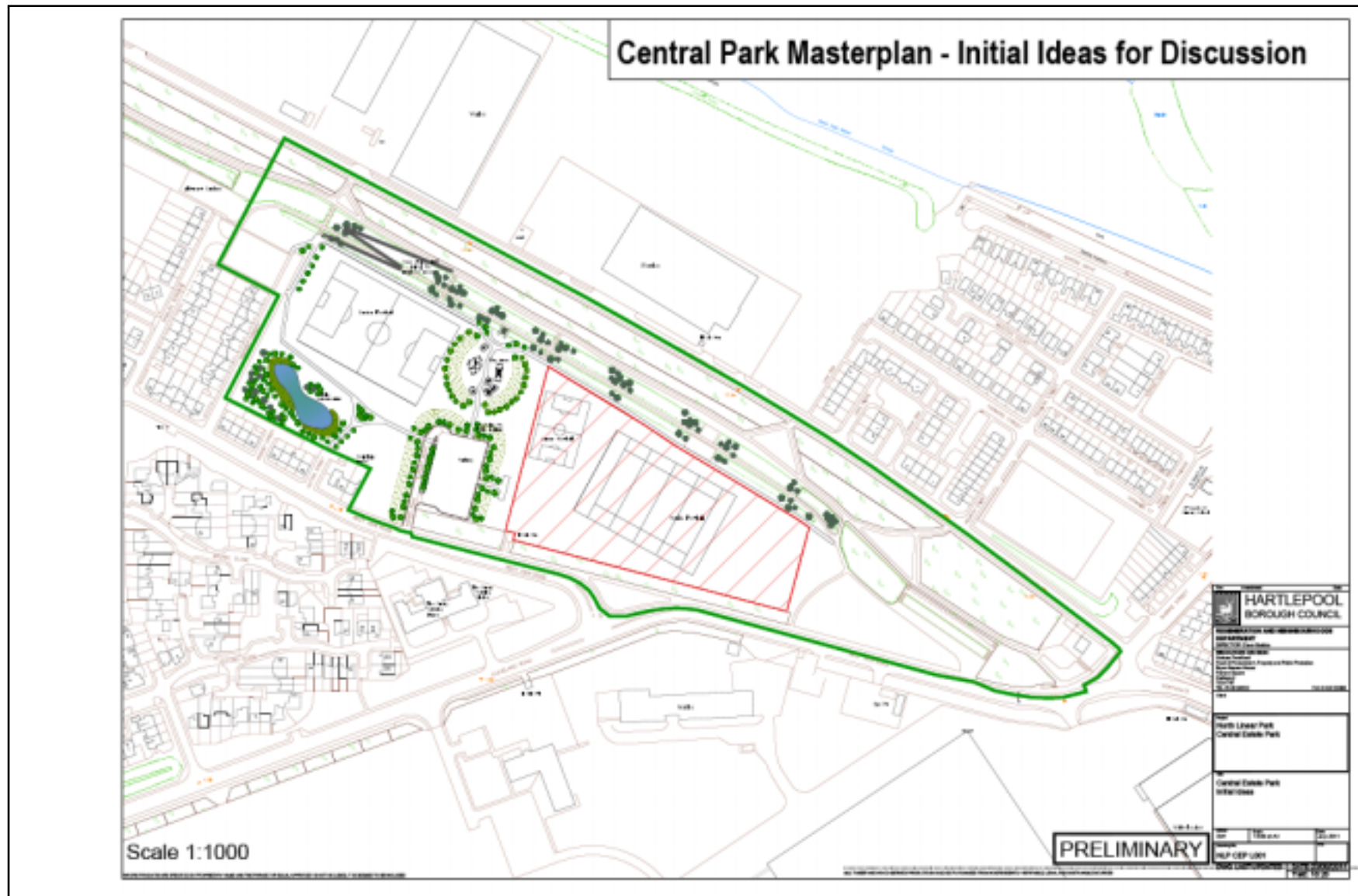
- 7.1 There are no background papers to this report.

8. CONTACT OFFICER

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FINANCE AND PROCUREMENT PORTFOLIO

Report To Portfolio Holder

30th March 2012



Report of: Assistant Director (Resources)

Subject: EAMONT GARDENS GARAGE SITE

SUMMARY

1. PURPOSE OF REPORT

To clarify the decision previously agreed at the Portfolio meeting on the 24th February 2012.

2. SUMMARY OF CONTENTS

The report seeks to clarify the outcomes of the previous Portfolio Holder meeting to enable St. Matthew's Community Organisation to progress potential plans for the site.

3. RELEVANCE TO PORTFOLIO MEMBER

Portfolio Holder has responsibility for the Council's land and property assets.

4. TYPE OF DECISION

Non Key.

5. DECISION MAKING ROUTE

Portfolio Holder only.

6. DECISION(S) REQUIRED

Portfolio Holder notes the report.

Report of: Assistant Director (Resources)

Subject: EAMONT GARDENS GARAGE SITE

1. PURPOSE OF REPORT

- 1.1 To clarify the decision previously agreed at the Portfolio meeting on the 24th February 2012.

2. BACKGROUND

- 2.1 Following the publication of the Minutes and the decision record in relation to the item on the Portfolio Holder Agenda of 24th February, 2012, Councillor Brash who had attended the meeting with and on behalf of representatives of St. Matthew's Community Centre and Bum Valley North Resident's Association, raised several queries regarding the minutes and the decision record.

- 2.2 The "decision" reads:-

"That the disposal of Eamont Gardens garage site was postponed to allow the following to take place:

(i) To establish if the local community are able to source funding to meet the costs of demolishing the garages on the site and making it safe and secure at an estimated cost of £20,000.

(ii) That the Portfolio Holder receive an update on this matter by the 31st August 2012."

- 2.3 It has been confirmed that the decision record was based on notes taken at the meeting. They reflect previous practice adopted by the Democratic Services Team and are not intended to be a verbatim record of the meeting.

- 2.4 The record does cover the decision but has been open to interpretation and as a result this report seeks to clarify the position.

3. CONSIDERATIONS

- 3.1 The comments and views from Councillor Brash and the Community representatives have been taken on board.

- 3.2 It is acknowledged that the contribution of the community representatives both at the meeting and throughout the process has been valuable.
- 3.3 For clarification, therefore, it is confirmed that the decision taken was that if within 6 months (to 31st August 2012) St. Matthew's Community Organisation was able to raise the necessary funds, estimated at £20k for the demolition (Approx. £11k) and making the site both safe and secure (approx. £9k) then the Council would gift the land to the Community Organisation.

4. RECOMMENDATIONS

- 4.1 Portfolio Holder notes the report.

5. BACKGROUND PAPERS

There are no background papers to this report.

6. CONTACT OFFICER

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