

FINANCE AND PROCUREMENT PORTFOLIO DECISION RECORD

30 MARCH 2012

The meeting commenced at 2.40 p.m. in the Civic Centre, Hartlepool

Present:

The mayor, Stuart Drummond (Finance and Procurement Portfolio Holder)

Officers: Graham Frankland, Assistant Director (Resources)
 Philip Timmins, Principal Estates Surveyor
 David Cosgrove, Principal Democratic Services Officer

54. Eamont Gardens Garage Site *(Assistant Director (Resources))*

Type of decision

Non-key.

Purpose of report

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

Issue(s) for consideration by Portfolio Holder

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, the ward councillor, who had attended the meeting with and on behalf of representatives of St. Matthew's Community Centre and Burn Valley North Resident's Association, raised several queries regarding the minutes and the decision record.

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 £20,000 for the demolition (Approx. £11,000) and making the site both safe and secure (approx. £9,000) then the Council would gift the land to the Community Organisation.

Councillor Brash attended the meeting with Diana Wanduragala from St Matthew's Hall and Dawn Robinson and Carol Loud from Burn Valley North

Residents Association. Councillor Brash requested that the sixth month period previously agreed be extended to 30 September and that should the costs of demolishing the garages and clearing the site be less than the estimated £20,000, then that would be the amount of finance the community would need to raise to secure the site. The Mayor agreed to the requests.

Decision

1. That the report be noted.
2. That the original decision be amended to extend the period to 30 September 2012 for St. Matthew's Community Organisation to raise the necessary funds to meet the actual costs should they be lower than the current estimated costs of £20,000 for the demolition (Approx. £11,000) and making the site both safe and secure (approx. £9,000), then the Council would gift the land to the Community Organisation.

55. Ward Jackson Park Lodge *(Assistant Director (Resources))*

Type of decision

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

Purpose of report

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

Issue(s) for consideration by Portfolio Holder

The Assistant Director reported that at the meeting on the 13th October 2011 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 were agreed.

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. Due to these concerns it was now proposed to pursue the marketing of Ward Jackson Park Lodge only and not the additional land as well, although part of the site would be included with the Lodge to allow the prospective purchaser to extend the property sympathetically. 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.

Decision

That the disposal of the Lodge House and associated land, as reported, be approved.

56. Land at Victoria Place, The Headland (*Assistant Director (Resources)*)

Type of decision

Non-key.

Purpose of report

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

Issue(s) for consideration by Portfolio Holder

The Assistant Director (Resources) reported that the Council owned a number of small parcels of land at Victoria Place Garages on the Headland that were difficult to maintain and had in the past received a number of complaints from local residents with regard to litter, antisocial behaviour and also vegetation growth.

A resident of Victoria Place owned one of the garages and had had an issue with vegetation from the adjacent Council owned land growing through and damaging the structure of their garage. The owner of the garage wished 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.

Details of the financial considerations were set out in the confidential appendix to the report; the appendix contained 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).

Decision

That the disposal of land at Victoria Place, The Headland, be approved in the terms set out in the confidential appendix to the report.

57. Proposed Telecoms Lease at Old Cemetery Road

(Assistant Director (Resources))

Type of decision

Non-key.

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.

Issue(s) for consideration by Portfolio Holder

The Assistant Director (Resources) reported that he had received a request from a Telecoms operator who currently operated a mast on the adjoining Steetley site to relocate this on to land opposite belonging to the Council in order to assist in facilitating the regeneration of the site. The relocated mast would require planning permission and the grant of a lease would be subject to the necessary consents being obtained.

It was proposed that a 15-year lease be granted subject to 5 yearly rent reviews. Full details of the proposals including the rent were set out in the confidential Appendix to the report; the appendix contained 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).

The Assistant Director indicated that following initial consultation, the position of the mast had been amended slightly. There would be further consultation as part of the planning process.

Decision

That approval be given to the granting of a lease subject to the terms and conditions set out in the report.

58. North Linear Park (Central Park) *(Assistant Director (Resources))*

Type of decision

Non-key.

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.

Issue(s) for consideration by Portfolio Holder

The project area was in the North of Hartlepool, in which there was no formal park. The project was 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.

To-date £18,295 had 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 had been acquired through the disposal of the eastern portion of the land associated with the potential new road. The amounts involved were £20,000 towards the gateway, £25,000 upon exchange and a further £100,000 upon completion of the sale, however, this amount would be over a 1 to 2 year period.

The North Linear Park Steering Group would be re-submitting a funding application to Veolia Environmental Trust and there was 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 would also be sought from Mondegreen Environmental Body Ltd. In kind support had also been provided by Hartlepool Borough Council's Neighbourhood Management Team (encompassing management, community development and regeneration support) and Housing Hartlepool.

The Mayor sought assurance that the funding had been ring-fenced. The Assistant Director indicated that this was the case.

Decision

That the report be noted.

59. Local Government (Access to Information) (Variation) Order 2006

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 2 and 3 of Part 1 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006, namely, information which is likely to reveal the identity of an individual (para. 2) and information relating to the financial or business affairs of any particular person (including the authority holding that information (para. 3).

Minute 60 – Sale of Foggy Furze Library and Staby House Sites.

Minute 61 – Lease and Option to Purchase Land at Belle Vue Way

60. Sale of Foggy Furze Library and Staby House Sites (Assistant Director (Resources)) (para 2 and para 3)

Type of decision

Key Decision (test i applies). Forward Plan reference Number RN 13/09.

Purpose of report

To advise Portfolio Holder of the discussions and outcomes of potential site development and planning issues resulting in a revision to the bid value for the sites and to seek approval to proceed on the basis of the revised tender.

Issue(s) for consideration by Portfolio Holder

Details are set out in the exempt section of the minutes.

Decision

That the sale proceed on the basis of the revised tender received.

61. Lease and Option to Purchase Land at Belle Vue Way (Assistant Director (Resources)) (para 2 and para 3)

Type of decision

Non-key.

Purpose of report

To seek approval for the letting of land at Belle Vue Way together with the grant of an option to purchase.

Issue(s) for consideration by Portfolio Holder

Details are set out in the exempt section of the minutes.

Decision

Approval to proceed with the letting and grant of option to purchase.

The meeting concluded at 2.50 p.m.

P J DEVLIN

CHIEF SOLICITOR

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