

CABINET

MINUTES AND DECISION RECORD

23 July 2012

The meeting commenced at 9.30 am in the Civic Centre, Hartlepool

Present:

The Mayor, Stuart Drummond - In the Chair

Councillors: Cath Hill (Children's and Community Services Portfolio Holder)
Paul Thompson (Finance and Corporate Services Portfolio Holder)

Also Present:

Malcolm Walker, Albert Pattison, Helen Lamb – Mayor's Community Advisory Committee

Officers:

Nicola Bailey, Acting Chief Executive
Chris Little, Chief Finance Officer
Peter Devlin, Chief Solicitor
Damien Wilson, Assistant Director, Regeneration and Planning
Graham Frankland, Assistant Director, Resources
Alastair Smith, Assistant Director, Transportation and Engineering
Sally Robinson, Assistant Director, Prevention, Safeguarding and Specialist Services
Louise Wallace, Director Public Health
Dave Wilson, Engineering Consultancy Manager
Alastair Rae, Public Relations Manager
Angela Armstrong, Principal Democratic Services Officer

38. Apologies for Absence

Apologies for absence were received from Councillor John Lauderdale.

39. Declarations of interest by Members

None.

40. Minutes of the meeting held on 9 July 2012

Received

41. Raby Road Corridor Developer Agreement (*Director of Regeneration and Neighbourhoods*)

Type of decision

Key Decision – Test (i) applies – forward Plan Ref: RN100/11

Purpose of report

To update Cabinet on the position in relation to scheme viability of the Raby Road Corridor housing regeneration site and to seek approval from Cabinet to fund the demolition of the existing 199 houses and social club. The report also sought approval to revise the existing developer agreement with Keepmoat Homes for the delivery of 85 new houses on this site.

Issue(s) for consideration by Cabinet

The report provided the background to the progress made in relation to the development of the Raby Road Corridor. The Developer had undertaken an updated viability assessment of the scheme which highlighted a scheme deficit of £457,000. A number of factors contributed to this change and these were detailed in the report. In order to improve and support the scheme viability, the developer submitted a bid to the Homes and Community Agency for Get Britain Building Funding which had not been successful. Therefore, it was proposed that Hartlepool Borough Council fund the £366,000 shortfall which would result in a total contribution of £457,000 from the Council towards the demolition costs. It was proposed to fund this additional cost by viring funds between commitments covered by the overall funding set aside for One-off Strategic commitments.

The report outlined the significant risks in the current climate of securing an alternative developer and the financial considerations, including the cost of managing and securing the properties should the development not proceed was detailed in the report.

Clarification was sought on whether the delay in implementing this scheme would impact on other developments in the area. The Assistant Director, Regeneration and Planning confirmed that the other developments in the area would be unaffected and would progress as planned.

A Member raised a number of concerns with the nature of the factors provided by the developer as contributing to the change in viability of the scheme. However, the Assistant Director, Regeneration and Planning reassured Members that whilst this was always going to be a difficult scheme to progress he was confident with the development appraisals undertaken.

A representative from the Mayor's Community Advisory Committee commented on the importance of progressing the scheme as any significant delays would have a detrimental affect on the community living in that area.

Decision

- (i) The revision of the existing developer agreement and the funding of the demolition costs for the existing properties on the Raby Road Corridor site as set out within section 4 were approved.
- (ii) Council approval be sought to vire funding of £0.366m allocated for Land Remediation Costs to cover increased Housing Market Renewal costs.
- (iii) Council be requested to note complexities of the one-Strategic Commitments being managed over the next 3 years and to also note that at this stage the above proposal was not expected to increase the total costs of the overall one-off Strategic Risk commitments identified within the 2012/13 Medium Term Financial Strategy of £14m.
- (iv) Council be requested to note that the resources identified for one-off Strategic Financial Risk commitments will continue to be managed carefully and any variance on actual costs against the forecast costs will be reported within the Medium Term Financial Strategy to enable Members to determine a strategy for funding any shortfall, or in the unlikely event actual costs were lower than estimated to determine a strategy for using any uncommitted resources.

42. Former Leathers Chemical Site (*Director of Regeneration and Neighbourhoods*)

Type of decision

Non key.

Purpose of report

To inform Cabinet of the:-

- actions taken by the Assistant Director (Transportation and Engineering) following discussion with the Portfolio Holder (the Mayor) in determining the sand dunes area (Zone 3) as contaminated land in accordance with Part 2A of the Environmental Protection Act 1990.
- content of the Environment Agency inspection report and that a further Cabinet report will be presented on this subject in relation to Zones 1 and 2, once the Environment Agency have completed their review;
- immediate actions undertaken by the Council's Technical Officers to manage the identified risk by capping the area and applying for grant assistance.

Issue(s) for consideration by Cabinet

The report outlined a brief historical setting to the site and how the area was split into three zones. The report concentrated on zone 3 and this highlighted on a plan included within the report. It was noted that

emergency temporary remedial works were undertaken to the sand dunes area around 15 months ago. Members were informed that as a result of new Statutory Guidance an update report would be presented to Cabinet. However given the present risks and the restrictions in applying for grant assistance, the site had been determined as contaminated land and as such, the Council was required to develop a preferred remediation strategy. The Engineering Consultancy Manager confirmed that the legal process to identify any party which may be responsible for the contamination of the land had already been commenced. In addition, Members were informed that two separate applications for funding had been submitted to the Environment Agency to fund the maintenance of the remedial capping works already undertaken as well as to undertake further detailed options appraisals for a long term solution.

A discussion ensued on the public use of the area and the Engineering Consultancy Manager reassured Members that with the remedial capping in place on the site did not pose a health and safety risk to the public. It was confirmed that the site was subject to intense weekly inspections to ensure that any erosion of the capping was dealt with immediately.

It was requested that Cabinet be kept up to date with the progress of the remediation works on the site on a regular basis.

Decision

- (i) The actions taken by the Assistant Director (Transportation and Engineering) following discussion with the Portfolio Holder (the Mayor) in determining the sand dunes area (Zone 3) as contaminated land in accordance with Part 2A of the Environmental Protection Act 1990 were noted and endorsed.
- (ii) The content of the report was noted and that a further Cabinet report will be presented on this subject in relation to Zones 1 and 2 as outlined in the report, once the Environment Agency have completed their review.
- (iii) The immediate actions undertaken by the Council's Technical Officers to manage the identified risk by capping the area and applying for grant assistance were noted.
- (iv) Cabinet be provided with regular updates on the progress of the remediation works on this site.

43. Directed Lettings 2012/2013 Hire of Premises by Voluntary/Community Groups *(Director of Child and Adult Services)*

Type of decision

Non key.

Purpose of report

The report provided details of applications to the Directed Lettings Scheme, the hire of premises by voluntary/community groups.

Issue(s) for consideration by Cabinet

The Directed Lettings Scheme was established in 1996 to deal with applications for funding from community groups, who had benefited from free use of school premises for their meetings, prior to local Government reorganisation. Since reorganisation, to honour this arrangement, an allocation from the Community Pool for specific activities, including Directed Lettings was made at the beginning of each financial year and this year totalled £3,000.

Through the Directed Lettings Scheme, support had previously been provided to Elwick and Hart Parish Councils. The Council had a legal obligation to provide grant aid to the Parish Councils in accordance with Section 134 of the Local Government Act 1972 and the total recommended to support Elwick Parish Council for the 2012/2013 financial year was £220.

Four additional applications had been received and assessed resulting in recommendations amounting to £2,394.00 being made towards the costs of five groups/organisations.

In response to clarification sought by a Member it was noted that the community groups who were eligible to apply for this funding were those who used premises formerly owned by Cleveland County Council.

Decision

- (i) An allocation of £3,000 from the Community Pool for the 2012/2013 financial year for Directed Lettings was approved.
- (ii) Members approved the following levels of grant aid from the Community Pool Directed Lettings allocation for 2012/2013:

22 nd H'pool Rainbows, Brownies, Guides	£575.00
34th H'pool Guides, Brownies, Rainbows	£675.00
1st H'pool Brownie Unit	£429.00
Hartlepool Swimming Club	£495.00
Elwick Parish Council	£220.00

Total of Recommendations **£2,394.00**

- (iii) As the applications to the Directed Lettings allocation have now been satisfied the remaining balance of £606 be added back to the Community Pool.

44. Hartlepool Sports Council Awards Allocation 2012/13 (Director of Child and Adult Services)

Type of decision

Non key.

Purpose of report

The purpose of the report was to request approval for funding from the Community Pool for Hartlepool Sports Council to continue their awards scheme in 2012/2013 and to update Cabinet on the awards allocated with funding from the Community Pool in the 2011/2012 financial year.

Issue(s) for consideration by Cabinet

An application had been received from Hartlepool Sports Council for grant funding of £2,500. The funding was to enable athletes representing Hartlepool or Hartlepool based sports clubs to further their sporting careers as noted in Appendix 1 of the report. It was highlighted that this was the only grant funding available to support individuals within the Town.

Decision

- (i) The information presented as Appendix 1 detailing the awards made by Hartlepool Sports Council with funding from the Community Pool in 2011/2012 was noted.
- (ii) A grant of £2,500 for Hartlepool Sports Council to contribute towards their funding for sports grants for the 2012/2013 financial year was approved.

45. Consultation Process for Health and Wellbeing Strategy (Director of Public Health)

Type of decision

Non key.

Purpose of report

The purpose of the report was to outline to Cabinet the proposed consultation process for the draft joint Health and Wellbeing Strategy (JHWS).

It was anticipated that the consultation process would allow for consultation with stakeholders on the strategic aims and objectives to be set out in the strategy and also, to prioritise the strategic objectives to deliver the strategic aims for health and wellbeing in Hartlepool.

Issue(s) for consideration by Cabinet

The report outlined the aim of the consultation process and the different methods to be used including Face the Public events and consultation with

existing stakeholder groups and fora. A detailed timetable of events to be undertaken during the consultation process was included within the report culminating in Council approval of the Final Strategy being sought in April 2013.

It was noted that the first Face the Public event had recently been held and had been a tremendous success.

Decision

The process of consultation for the Joint Hartlepool Health and Wellbeing Strategy was noted.

The meeting concluded at 10.13 am

P J DEVLIN

CHIEF SOLICITOR

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