

FINANCE AND POLICY COMMITTEE AGENDA



17 May 2013

at 9.30 am

in the Council Chamber, Civic Centre, Hartlepool

MEMBERS: FINANCE AND POLICY COMMITTEE

Councillors C Akers-Belcher, Dawkins, Jackson, James, A Lilley, Payne, Richardson, Simmons, Thompson, Wells and Wilcox

1. APOLOGIES FOR ABSENCE

2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS

3. MINUTES

None.

4. KEY DECISIONS

- 4.1 Disposal of Surplus Assets - Sale of Foggy Furze Library and Staby House –
Director of Regeneration and Neighbourhoods

5. OTHER ITEMS REQUIRING DECISION

- 5.1 Hartlepool Maritime Experience Coffee Shop and Functions Rooms – Lease
Renewal – *Director of Regeneration and Neighbourhoods*

6. ITEMS FOR INFORMATION

- 6.1 Neighbourhood Management Six Month Review – *Director of Regeneration and Neighbourhoods*

7. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT

8. 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

ITEMS FOR INFORMATION

Date of next meeting – 31 May 2013 at 9.30 am in Committee Room B, Civic Centre, Hartlepool

FINANCE AND POLICY COMMITTEE

17th May 2013



Report of: Director of Regeneration and Neighbourhoods

Subject: DISPOSAL OF SURPLUS ASSETS – SALE OF FOGGY FURZE LIBRARY AND STABY HOUSE SITES

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Key Decision (test (i) applies). Forward Plan Reference No. RN 13/09.

2. PURPOSE OF REPORT

2.1 To seek approval to complete the sale of the sites on the basis of a revised sale price to that agreed by Portfolio Holder on 17th November 2011.

3. BACKGROUND

- 3.1 Following marketing of the land at Foggy Furze Library and Staby House Bowling Green, tenders were received in October 2011. These were reported to Finance and Procurement Portfolio on 17th November 2011 and it was resolved to accept the tender outlined in **Confidential Appendix 1. 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.**
- 3.2 The successful tenderer has subsequently held detailed discussions with Planning Services & Building Control and undertaken detailed site investigations.
- 3.3 The successful tenderer originally proposed to carry out a development of 33 houses including 10% (3 units) affordable housing.. However following detailed discussions with planning officers the density of the development was considered too high and agreement was reached to reduce the number of plots to 30. In addition, a number of other alterations have been made to the layout to improve the form of development. As a result Planning Services are

now minded to recommend the application for approval subject to the overall submission.

- 3.5 The site investigation works have revealed areas of abnormality within the site including contamination, made ground and, drainage issues. As a result abnormal costs need to be incurred to undertake decontamination and enhanced drainage and foundation works.

Full details of the works required have been provided by the developers together with details of the additional costs. These have been reviewed by the Council's engineers and the works schedule and costs that the developers have provided (including quote from an external contractor for part of the work) are considered reasonable. As a result the purchasers have reduced their initial bid to take account of some of the additional costs. A summary of the works and costs together with the revised bid are included in **Confidential Appendix 1 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).**

- 3.6 The Council's options are outlined in the section below.

4. OPTIONS

- 4.1 **Option 1** - Proceed with the sale as outlined above.

- 4.1.1 The revised tender, whilst less than the original, is still a higher offer than the net amounts offered by other tenderers, and is considered to reflect the market value of the land taking into account the remediation required and planning constraints.

- 4.1.2 The current development proposals have been the subject of extensive discussion and should gain formal planning approval when the application is made after exchange of contracts, enabling the land sale to be completed. It is anticipated that contracts could be exchanged by the end of May. The planning application should be submitted within 2 months and planning permission granted by the end of October. The contract price is due to be paid in full on completion of the sale which should take place following the grant of planning permission plus the judicial review period is 3 months and 14 days.

- 4.2. **Option 2** - The Council to carry out the remediation work and agree a price for the land with the intended purchaser reflecting its improved state.

- 4.2.1 Whilst carrying out the remediation work could be considered, it is unlikely to be cost effective as the intended developer will be able to carry out this work as part of the general site preparation and proceed immediately to the remainder of the construction work. It would also involve re-inspection of the site to ensure the work had been done satisfactorily and further contract

negotiations. This work would need to be funded by the Council initially. There would be a risk that if the developer withdrew the Council may be financially exposed.

4.3 **Option 3** - Re-market the land in order to try to achieve a higher price.

4.3.1 Re-marketing of the site is not recommended as the price now offered is considered to reflect the full market value of the site bearing in mind the results of the site investigation.

4.4 **Option 4** - Withdraw from the sale with a view to re-use or re-marketing the land at a later date.

4.4.1 To withdraw would result in the loss of a well advanced development and the potential of a derelict site and ongoing maintenance and security costs. There is no guarantee of achieving a similar capital receipt nor a scheme which has been well developed. The land has been declared surplus to the Council's future requirements.

5. FINANCIAL CONSIDERATIONS

5.1 The revised tender is less than the original but is still a higher offer than the net amounts offered by other tenderers.

5.2 The proceeds of a sale of this property would be a contribution to the Capital Receipts target which has been increased to £6.5m as part of the MTFS approved by Council on 14th February 2013

6. ASSET MANAGEMENT CONSIDERATIONS

6.1 The attention of the Committee is drawn to the Asset Management element of the Medium Term Financial Strategy. The decision by Cabinet in January 2009 requires a commercial, proactive approach to be taken on Asset Management issues, the proceeds of this transaction being a contribution to the Medium Term Financial Strategy.

6.2 The decision to adopt a commercial approach to asset management requires the Council to realise the full value of any properties or property rights that it disposes of.

7. EQUALITY AND DIVERSITY CONSIDERATIONS

7.1 There are no equality or diversity implications.

8. SECTION 17 OF THE CRIME AND DISORDER ACT

- 8.1 There are no implications under Section 17.

9. RECOMMENDATIONS

- 9.1 It is recommended that Option 1 in section 4.1 is accepted to proceed to the sale of the site with revised tender..

10. REASONS FOR RECOMMENDATIONS

- 10.1 The revised tender, whilst less than the original, is still a higher offer than the net amounts offered by other tenderers, and is considered to reflect the market value of the land taking into account the remediation required and planning constraints.
- 10.2 The current development proposals have been the subject of extensive discussion and should gain formal planning approval when the application is made after exchange of contracts, enabling the land sale to be completed. It is anticipated that contracts could be exchanged by the end of May. The planning application should be submitted within 2 months and planning permission granted by the end of October. The contract price is due to be paid in full on completion of the sale which should take place following the grant of planning permission plus the judicial review period.
- 10.3 Whilst carrying out the remediation work could be considered, it is unlikely to be cost effective as the intended developer will be able to carry out this work as part of the general site preparation and proceed immediately to the remainder of the construction work. It would also involve re-inspection of the site to ensure the work had been done satisfactorily and further contract negotiations.
- 10.4 Re-marketing of the site is not recommended as the price now offered is considered to reflect the full market value of the site bearing in mind the results of the site investigation.

11. BACKGROUND PAPERS

- 11.1 Report to Finance and Procurement Portfolio 17th November 2011 – Sale of Land at Foggy Furze & Staby House.

12. CONTACT OFFICER

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FINANCE AND POLICY COMMITTEE

17th May 2013



Report of: Director of Regeneration and Neighbourhoods

Subject: HARTLEPOOL MARITIME EXPERIENCE COFFEE SHOP AND FUNCTION ROOMS – LEASE RENEWAL

1. TYPE OF DECISION/APPLICABLE CATEGORY

Non-key

2. PURPOSE OF REPORT

- 2.1 To seek approval to agree revised terms for the renewal of the lease on the café and function rooms at Hartlepool Maritime Experience (HME).

3. BACKGROUND

- 3.1 The Hartlepool Maritime Experience (or Historic Quay) has been owned and operated by the Council since the winding up of the Teesside Development Corporation. When the Quay was first opened, a lease of the Coffee Shop and Function Rooms was granted to the current tenant, The lease was originally granted in 1995 for a term of 3 years. Under the provisions of the Landlord and Tenant legislation governing leases, the tenant has “held over” on the same terms and conditions subsequent to its expiry in the late 1990’s. That lease has continued unchanged on the basis that Child and Adult Services were satisfied with the arrangements and income being received. In recent years the income has reduced and consideration has now been given to other options including bringing the service in-house.
- 3.2 Although consideration to operate the premises by the Council’s own catering service has been considered, existing commitments of the service have deemed this inappropriate at this time but primarily as the current tenant has lease protection and therefore negotiations commenced to agree terms for a lease renewal on revised terms.

- 3.3 Provisional agreement has now been reached on the terms of the new lease. The original and proposed new lease terms are outlined in **Confidential Appendix 1. 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 paragraph 3, information relating to the financial or business affairs of any particular person (including the authority holding that information).**
- 3.4 It is proposed that the new lease has been structured on a completely different basis to the original in order to provide certainty and clarity in relation to the annual rent, treatment of utility costs, and contribution to General Rates, and repair liabilities. The income from the lease, based on profit share has declined significantly in recent years, whilst the cost of repairs and renewals within the premises has increased substantially thereby significantly reducing the Council's income. The new lease is based on market rentals and values and is deemed to be a surer method of obtaining a known income for the HME. Recent performance of the current 'profit share' income has been disappointing and it is appropriate that we obtain fixed income via the new lease agreement for the function facilities. The quality catering provided at the HME is an essential element of the annual income stream and adds to the overall attractiveness and commercial activity on site.
- 3.5 As noted above, the current tenant, has been in occupation since the inception of the Historic Quay in the 1994 and has for some years now run the business with his son. As part of the negotiations it has been provisionally agreed that the new lease will be granted to his son only.

4. PROPOSALS

- 4.1 It is proposed to renew the lease on the basis of the terms outlined in **Confidential Appendix 1 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 paragraph 3, information relating to the financial or business affairs of any particular person (including the authority holding that information).**
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5. FINANCIAL CONSIDERATIONS

- 5.1 The Coffee Shop and Function Rooms make an important contribution to the running costs of the HME. The new lease terms will ensure a higher and more certain income which contribute to the operating finances of the Quay.

6 LEGAL CONSIDERATIONS

- 6.1 The tenant has security of tenure and is legally is entitled to a new lease under the provisions of the Landlord & Tenant Act 1954 subject to revised

terms and conditions being agreed in accordance with the provisions of the lease.

- 6.2 The security of tenure under the Landlord and Tenant Act 1954 means it would have been necessary to pay substantial compensation to him (equivalent to the Rateable Value of the premises) if the Council had ended his tenancy in order to take the service in-house, and it may not have been possible to obtain possession to re-let.

7. ASSET MANAGEMENT CONSIDERATIONS

- 7.1 The attention of the Committee is drawn to the Asset Management element of the Medium Term Financial Strategy. The decision by Cabinet in January 2009 requires a commercial, proactive approach to be taken on Asset Management issues, the proceeds of this transaction being a contribution to the Medium Term Financial Strategy.
- 7.2 The decision to adopt a commercial approach to asset management requires the Council to realise the full value of any properties or property rights that it disposes of.

8. RECOMMENDATIONS

- 8.1 It is recommended that a new 3 year lease be granted subject to the revised terms and conditions as set out in Confidential **Appendix 1. 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 paragraph 3, information relating to the financial or business affairs of any particular person (including the authority holding that information).**

9. REASONS FOR RECOMMENDATIONS

- 9.1 Under the provisions of the Landlord & Tenant Act 1954 the existing tenant has a legal right to a new lease subject to the payment of a market rent. The revised terms including the rent are considered by the Estates & Asset Manager to represent market value.

10. CONTACT OFFICER

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FINANCE AND POLICY COMMITTEE

17th May 2013



Report of: Director of Regeneration & Neighbourhoods

Subject: NEIGHBOURHOOD MANAGEMENT SIX MONTH REVIEW

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Non key decision: for information only.

2. PURPOSE OF REPORT

2.1 To inform the Finance and Policy Committee of the six month review that was recently undertaken in relation to the revised Neighbourhood Management model that was implemented in May 2012, which was recognised within the Corporate Peer Review Action Plan.

3. BACKGROUND

3.1 Following extensive review in 2011/2012, Cabinet agreed in early 2012 that a revised Neighbourhood Management model be implemented from May that year; this encompassed the creation of two Neighbourhood Management areas (North and Coastal and South and Central). It was outlined within this decision that the Neighbourhood Management model be reviewed after a period of six months and that a report detailing progress be developed for Finance and Policy Committee consideration in April 2013.

3.2 As a consequence of the Review of Community Involvement and Engagement (including LSP) which was also undertaken in 2011/2012, a number of changes were implemented that were intrinsically linked with the delivery of the Neighbourhood Management model. This includes the following areas:

- Neighbourhood Forums;
- Ward Member Budgets; and
- Ward Profiles.

The above work areas are included within the Neighbourhood Management service area six month review for the purposes of this report.

- 3.3 The review process has been focussed on obtaining feedback on the Neighbourhood Management model in geographical, operational and structural terms; concentrating on the key areas of the revised Neighbourhood Management boundary, staff capacity, impact on service delivery and any suggestions for improvement to the model that is currently operating. This has been undertaken with staff, service users and Ward Members using a variety of methods including workshops, one to one meetings and surveys.
- 3.4 As part of the Corporate peer challenge undertaken in September 2012, the Peer Review Team commented the Council, with partners, had a good range of mechanisms in place for engaging and informing local people, and made specific reference to the concept of the 'Face the Public' events established to consider key issues, such as health and community safety.
- 3.5 The Peer Review Team commented that cross agency neighbourhood working, involving the likes of health and the Police as well as the Council, was operating well. The shift by the Council from operating across three neighbourhoods to two appeared to have been managed well. They did however question value of the Neighbourhood Forums, based purely on the small number of people attending them, in comparison to the Face the Public events.

4. NEIGHBOURHOOD MANAGEMENT TEAM OFFICER FEEDBACK

- 4.1 A series of staff workshop sessions were undertaken in late 2012 with a selection of Officers from the following areas within Neighbourhood Management:
- Community Regeneration and Development;
 - Community Safety;
 - Environmental Services; and
 - Neighbourhood and Administration Support.
- 4.2 General
Generally feedback from staff was positive with all teams acknowledging that the transition to the revised Neighbourhood Management boundary had been well managed, with very little impact on service delivery. Staff acknowledged that the Neighbourhood Management and Empowerment Strategy Action Plan needs to be reviewed in order to reflect the additional functions and activities in Neighbourhood Management in recent years (for example, the integration of Community Regeneration and Community Safety in 2011 and 2012 respectively) and to accommodate the findings of the Review of Community Involvement and Engagement (including LSP) which resulted in vast changes to the engagement structures in place.

4.3 Boundary

All teams reported that the boundary was working well in practice and resource levels appropriately re-aligned and distributed between the two Neighbourhood Management areas. Neighbourhoods falling within the top 5% most disadvantaged were also felt to be equally apportioned. All staff commented that resources continue to be targeted in a responsive and efficient manner, with review and monitoring of neighbourhoods taking place on a daily basis as a matter of routine.

It was noted that with the exception of the Police, other agencies were not currently operating on the same model; however a focus on wards appears to be consistent across key stakeholders, and levels of partnership working have remained unaffected.

4.4 Staffing Resources

Despite concerns in relation to capacity being raised in all work areas, staff reported that the revised structures were operating well and in some cases providing a clearer and more logical structure to work within. It was also noted that the revised structure generally afforded greater career development opportunities and the chance to explore new areas of work (for example investigating income generation).

It was generally felt that communication within work areas is good, with sound mechanisms in place. It was however noted that communication 'across' work areas could be improved, particularly strengthening links between Community Safety, Community Regeneration and Development and Environmental Services, but also improving lines of communication between the two area based Neighbourhood Teams. This has since been addressed with the development of Neighbourhood Management Team meetings which commenced in January 2013.

4.5 Co-location Offices

It is felt that the Co-location model is currently working well, allowing for everyday dialogue with partners, access to the Neighbourhood Manager, enhancing opportunities for partnership working (particularly the Neighbourhood Policing Teams) and enabling a quick response to neighbourhood issues. The Co-location offices are also seen as a welcoming and less formal environment for members of the public.

It was noted that the two models appear to be operating differently at the present time, however it was acknowledged that the Community Safety office in York Road is well established, whilst the Community Partnership Office in Miers Avenue is very much in its inception stage and still under development. Initial feedback from Officers and other key partners, alongside usage levels are however very encouraging for the future.

5. **NEIGHBOURHOOD POLICE FEEDBACK**

- 5.1 The Neighbourhood Inspectors feel that the boundary is well evidenced in terms of demand with the move from three to two neighbourhoods resulting in

a more balanced split between the demands presented by each of the South and Central and North and Coastal neighbourhoods. The revised staffing structure is working well and resources appropriately apportioned to meet demand (particularly on a neighbourhood level with PCSOs).

- 5.2 The Co-location model continues to work well and the Community Partnership Office in Miers Avenue is starting to develop. Strong working relationships have been established between the Neighbourhood Inspector and Neighbourhood Manager, and it is felt that there is now greater flexibility in working cross Neighbourhood Management boundary.
- 5.3 It was acknowledged that there are some resource implications for wards such as Headland and Harbour as it contains a number of discrete neighbourhoods / communities that are a challenge to policing. However, staff are being managed in a responsive manner and working flexibly (in partnership with other agencies as appropriate) across wards to meet this challenge, with excellent results.

6. WARD COUNCILLOR FEEDBACK

- 6.1 Given the importance of strong working relationships with Ward Members in the successful delivery of the Neighbourhood Management model, the input of Ward Councillors was sought via a detailed questionnaire in January 2013. A total of seven responses were received; four from North and Coastal and three from South and Central.
- 6.2 Responses received highlight that satisfaction with the Neighbourhood Management service remains very high, with all noting that there has been no detrimental impact on service delivery despite an increase in workload for both area Teams. There was mixed feeling in relation to the efficiency of the boundary, however all responses acknowledge that resource levels are equally distributed and adequate in both their Neighbourhood Management area(s) and ward(s), particularly in light of the financial constraints the Local Authority are facing.
- 6.3 Strong lines of communication remain (or have been established as appropriate) between Ward Councillors and the Neighbourhood Teams, with Elected Members utilising the Co-location Offices primarily to contact Officers, and to refer members of the public to.

7. NEIGHBOURHOOD FORUMS

- 7.1 In line with the recommendations of the Review of Community Involvement and Engagement (including LSP), the North and Coastal and South and Central Neighbourhood Forums in their revised format were implemented from April 2012, first meeting in July 2012. Evaluation forms were distributed to attendees (primarily focusing on residents) to obtain their views on the revised format of the Forums, ascertain why they had attended and to gather any

feedback as to how the Forums could be improved to encourage future attendance by the wider community.

- 7.2 A total of 60 evaluation forms were completed spanning three meetings between July and October 2012 for both the North and Coastal (28 responses), and South and Central (32 responses) Neighbourhood Forums. All eleven wards of the town were represented.
- 7.3 Feedback from respondents was generally positive, with members of the public finding the meetings very informative and interesting. Respondents reported that the Forums present an opportunity to find out what is happening in their local area, to raise neighbourhood issues and concerns and stated that the Scrutiny agenda item adds benefit to the meetings. General areas for improvement suggested included:
 - Shorten the length of presentations included;
 - Minimise the use of electronic voting as it can be confusing (however, this was equally cited as a positive element of the Forums); and
 - Allow additional time for residents issues and discussion.
- 7.4 Despite attendance having improved greatly since the implementation of the revised Neighbourhood Forum format, a key area for concern for respondents continues to be the methods of communication used to advertise the Forums. Respondents believe that the Forums should be more widely advertised, using the press, social media, local radio and libraries more effectively, but also to clearly communicate in a user friendly manner what will be discussed at the meetings. Respondents also highlighted that feedback on action taken to tackle issues raised at the Forums should be publicised more widely to encourage wider attendance.
- 7.5 Ward Councillors' feedback on the revised format of Neighbourhood Forums was sought through the survey outlined in Section 5; responses were mixed with the majority of Elected Members being satisfied. Although it was acknowledged by Councillors that attendance had improved greatly since the introduction of the changes, a number of suggestions were made to improve the attendance including increasing promotion, changing the frequency, location and times of meetings, and allowing residents to feed in their questions via different channels (for example, through a designated Officer).
- 7.6 The further development of the Neighbourhood Forums will be explored in association with the changes in Hartlepool Borough Council's governance arrangements which have recently come in to place.
- 7.7 The Corporate peer/review team challenged the value of the Neighbourhood Forums, *"with neighbourhood working operating well and communities being so active, it may simply be the case that the Forums are attempting to meet a need that doesn't exist. On a day to day basis, residents would appear to be comfortable highlighting issues with Ward Councillors, or Neighbourhood Managers and seeing them resolved speedily through that route, thus they have no reason to have recourse to the Forums. Similarly the Face the Public*

events provide the opportunity for people interested in the strategic issues facing the borough to hear about them and input their views at that level”.

8. WARD MEMBER BUDGETS

- 8.1 At the Council meetings of 9 and 23 February 2012 it was proposed and agreed that a ward fund of £181,500 be allocated equally to all Elected Members to directly address specific resident and ward priorities. On 30 April 2012, Ward Member Budgets and the associated application and approval framework were approved by Cabinet.
- 8.2 Ward Members were allocated £5,500 each to be used for the wider and discernable community benefits of their ward. The budgets are not intended to be expended on services provided by the Local Authority or other public agencies, unless the purpose is to enhance or supplement what is being delivered.
- 8.3 Procedural arrangements have been implemented to ensure accountability and transparency, with all Ward Member Budget submissions being subject to an approval process under delegated authority of the Director of Regeneration and Neighbourhoods (in conjunction with Legal and Finance Departments). Progress on Ward Member Budgets is reported on a quarterly basis to the Neighbourhood Forums and is published online. In addition to this, an annual report will be taken to the relevant Portfolio Holder (Committee as appropriate from May 2013 onwards) for information.
- 8.4 A variety of projects have been funded to date with a number currently under development by the Neighbourhood Management Team. General areas being supported by Elected Members encompasses the following:
- Contributions to services and / or events delivered by the Voluntary and Community Sector;
 - Works to community buildings;
 - Environmental and horticultural schemes;
 - Apprenticeship and training programmes; and
 - Highways and traffic related projects.

There are some examples of collaborative working across wards, including the following:

- The town-wide Environmental Apprenticeship Scheme which working in partnership with Hartlepool College of Further Education (HCFE) will provide work placements for 15 apprentices within the Council's Neighbourhood Management Team for 12 months.
- The Community Transport Project which will assist in the sustainability of the Community Bus which currently runs through Rural West, Jesmond, Victoria and Headland and Harbour wards in response to a withdrawal of public transport routes.

- 8.5 Ward Members in the Fens and Rossmere, Foggy Furze and Victoria Wards have adopted an alternative approach to the expenditure of their Ward Member Budgets and have allocated a proportion of their funds to establish a community grants programme for local voluntary and community groups to access.
- 8.6 In 2012/13, £116,737 was awarded to over 70 projects and / or schemes across Hartlepool. Given that Ward Member Budgets were only introduced in 2012/2013, Officers in Neighbourhood Management continually monitor and evaluate the process and how it is operating in practice; therefore some minor amendments to the current application procedure will be made in 2013/2014 and the guidelines for eligibility will be reviewed to ensure that they are clear and concise.
- 8.7 Ward Councillors' feedback on the Ward Members Budgets was sought through the survey outlined in Section 5; responses were all positive with Elected Members acknowledging that their Ward Member Budget gives them the flexibility to address local ward priorities quickly. It was also noted that the support, advice and guidance that has been provided by the Neighbourhood Management Teams through out the submission process has been of an excellent standard.
- 8.8 On 14 February 2013, Council approved a recommendation from Cabinet (4 February 2013) allocating a total of £165,000 for 2013/2014 for Ward Member Budgets, equating to £5,000 per Elected Member. As part of this decision, it was also outlined that any underspend remaining from the 2012/2013 allocation will be carried forward by each individual Ward Councillor for their use in the new financial year. This also applies to any unspent funds in 2013/2014, which can be carried forward by individual Ward Members in to the following financial year (2014/2015).

9. WARD PROFILES

- 9.1 Following the Review of Community Involvement and Engagement, and Neighbourhood Management in 2011/2012, the option of developing Ward Profiles was endorsed by Cabinet (18 July 2011, decision reaffirmed 6 February 2012 and 9 January 2012 respectively). Ward Profiles are intended to be visionary documents that allow residents and Elected Members to coordinate local priorities, and were endorsed on 29 October 2012 by Cabinet after a period of extensive public consultation.
- 9.2 The performance of the Ward Profiles is continually monitored by the Neighbourhood Management Teams and progress reported to the North and Coastal, and South and Central Neighbourhood Forums. It is noted that other neighbourhood level mechanisms will be required to ensure local influence in the monitoring and further development of ward priorities and to retain the focus on the town's top 5% most disadvantaged neighbourhoods.
- 9.3 The Neighbourhood Management Team will consider the neighbourhood delivery mechanism as part of the review of the Neighbourhood Management

and Empowerment Strategy Action Plan (set out in Section 9), based on and in accordance with the well established principles of community development practice.

- 9.4 In addition, a complementary exercise will be undertaken in summer 2013 to identify areas where there are low levels of cohesion, social capital, resident participation and volunteering in order to apply a targeted development approach to encourage resident engagement. Options to ensure that the Ward Profiles are accessible and interactive documents will also be explored; particularly focusing on potentially establishing interactive ward based web pages.

10. NEIGHBOURHOOD MANAGEMENT AND EMPOWERMENT STRATEGY

- 10.1 The Neighbourhood Management and Empowerment Strategy and associated Action Plan were adopted by Hartlepool Borough Council in 2010, focusing on the following strategic objectives:

- Ensure appropriate governance is in place that enables the meaningful participation and empowerment of communities in local government decision making processes, supported by effective community development work that increases cohesion and enables all sections of the community to make a positive contribution;
- Shaping public services around residents and communities that use them, by ensuring joined up services across the Authority at a local level that add value to other services such as Neighbourhood Policing, Health Services, and the private and voluntary sector; and
- Improve quality of life and tackle deprivation in our most disadvantaged neighbourhoods by ensuring services are responsive to local need through good quality community planning that facilitates effective and sustainable change.

- 10.2 The Neighbourhood Management model in Hartlepool has seen a host of changes since the strategy's adoption, including the vast revisions to the Local Authority's engagement structures as result of the Review of Community Involvement and Engagement (including LSP) in 2012, further integration of services on a neighbourhood level (Community Regeneration and Community Safety in 2011 and 2012 respectively), and a number of new work areas which include:

- Safer Hartlepool Partnership Activity;
- Neighbourhood Planning;
- Voluntary and Community Sector Strategy; and
- Community Pool Grants Programme.

- 10.3 Due to the change in circumstances, both on a national level with the opportunities presented through the adoption of the Localism Act 2011, and also on a local level as highlighted above, it is intended that the Neighbourhood Management and Empowerment Strategy Action Plan will be reviewed and refreshed to reflect the changes to the delivery of the

Neighbourhood Management model, outside of this report. This will be undertaken in early 2013/2014.

11 CONCLUSION

- 11. The Neighbourhood Management model that was implemented in May 2012 is operating well with no detrimental effect on service delivery evident. As illustrated throughout this report, levels of satisfaction with the service remain high with no areas of concern highlighted.
- 11.2 The Peer Review Team questioned the added value of the Neighbourhood Forums, due purely to the small number of residents attending them; they were however impressed with the concept of the 'face the public' events established to consider key strategic issues, which attract greater numbers. The Council's new governance arrangements that come into place May 2013 reflect the strengths of Face the Public events and each Policy Committee Chair will attend the Neighbourhood forums to establish key issues that are being raised within our communities.

12. RISK IMPLICATIONS

- 12.1 There are no risk implications associated with the Neighbourhood Management Six Month Review, with no identified linkages with the Hartlepool Voluntary and Community Sector Strategy.

13 FINANCIAL CONSIDERATIONS

- 13.1 There are no direct financial considerations in relation to the Neighbourhood Management Six Month Review.

14. LEGAL CONSIDERATIONS

- 14.1 Legal considerations are not applicable in this instance.

15 STAFF CONSIDERATIONS

- 15.1 Staff within the Neighbourhood Management Team have been fully consulted throughout the six month review, with feedback outlined in Section 4. Aside from this, there are no direct staff considerations in this case.

16. ASSET MANAGEMENT CONSIDERATIONS

- 16.1 Asset Management considerations are not applicable in this instance.

17. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

- 17.1 There are no Section 17 considerations in relation to the Neighbourhood Management Six Month Review.

18. EQUALITY AND DIVERSITY CONSIDERATIONS

- 18.1 There are no Equality and Diversity considerations in this instance.

19. RECOMMENDATIONS

- 19.1 Finance and Policy Committee are asked to note the findings of the six month review that was recently undertaken in relation to the revised Neighbourhood Management model (implemented in May 2012).

20. REASONS FOR RECOMMENDATIONS

- 20.1 It was outlined within the original Cabinet decision to implement a revised Neighbourhood Management model, that this be reviewed after a period of six months and reported to Finance and Policy Committee in April 2013.
- 20.2 It is apparent that the revised Neighbourhood Management model that was implemented in May 2012 is operating well with no detrimental effect on service delivery evident. As illustrated throughout this report, levels of satisfaction with the service remain high with no areas of concern highlighted.

21. BACKGROUND PAPERS

- Cabinet: Minutes (9 January 2012) – Review of Neighbourhood Management.
- Cabinet: Minutes (6 February 2012) – Review of Community Involvement and Engagement (including LSP Review).
- Cabinet: Minutes (30 April 2012) – Ward Member Budgets.
- Cabinet: Minutes (29 October 2012) – Ward Profiles.
- Cabinet: Minutes (18 July 2012) – Review of Community Involvement and Engagement (including LSP Review).
- Cabinet Minutes (4 February 2013) – Medium Term Financial Strategy 2013/14 – 2016/2017.
- Council Minutes (14 February 2013) - Medium Term Financial Strategy – Budget and Policy Framework.
- Portfolio Holder Minutes (12 April 2013) – Ward Member Budgets 2012/13 Update.
- Neighbourhood Management and Empowerment Strategy 2010.

21. CONTACT OFFICER

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FINANCE AND POLICY COMMITTEE

17 May 2013



Report of: Director of Regeneration and Neighbourhoods

Subject: GYPSY AND TRAVELLER SITE SELECTION PROCESS

1. TYPE OF DECISION/APPLICABLE CATEGORY

- 1.1 Key Decision (test (i)/(ii)) This item is contained within the Budget and Policy Framework in the forward part as it forms part of the Council's Local Plan.

2. PURPOSE OF REPORT

- 2.1 The purpose of the report is to demonstrate how sites were discounted during the selection process where they were seen as potentially suitable to accommodate Gypsy and Travellers, yet they were considered to be unavailable. This then left the 13 shortlisted sites.

3. BACKGROUND

- 3.1 The Council has been in the process of producing its Local Plan (previously known as the Core Strategy) since 2007 and were looking to submit the document in early 2012. However prior to submission the Government introduced new planning guidance in March 2012 in the form of the 'National Planning Policy Framework' and also 'Planning policy for traveller sites'.
- 3.2 On the basis of these policy changes revisions were made to the Local Plan to ensure it was compliant with the new guidance these changes were consulted on; and included the insertion of policies relating to the control of advertisements and telecommunications, presumption in favour of sustainable development; and the allocation of a Gypsy and Traveller site.
- 3.2 The Local Plan was submitted to the Secretary of State in June 2012 and was subject to an Examination in Public earlier this year. During this process the Planning Inspector did not accept the proposed allocated site for Gypsy and Travellers at Brenda Road as a suitable site nor believed it was deliverable. The Local Plan Examination was suspended to allow further work to be undertaken in relation to the Gypsy and Traveller allocation have only 6 months to complete the further work required to identify a preferred

site and present this to the Inspector (this is the maximum suspension time allowed).

4. SITE SELECTION PROCESS

- 4.1 Further work has been undertaken by the Planning Services Team in relation to site selection and the process is shown below:

Stage 1 Compiling a Long List March 2013

This was the 'call for sites' consultation to all landowners within the Borough to invite the submission of any land for use as a Gypsy and Traveller site by any landowner. No private land was submitted during this stage.

Stage 2 Desktop Assessment March 2013

All 465 sites which are council owned were considered and if they could not accommodate 1 pitch (500m²) or if they did not meet the criteria below they were then discounted (353 sites taken out of the process).

Criteria	Desktop Assessment Method	Rationale to Move to Stage 3
Suitable Site Size	GIS	Suitable sites must meet the 0.05ha minimum size threshold in order to achieve at least 1 pitch on the site.
Effective Access	GIS Aerial photographs Site photographs	Suitable sites must be able to achieve satisfactory vehicular and pedestrian access.
Access to Community Facilities	GIS Aerial photographs	Suitable sites must be in relative close proximity to existing community facilities.
Health and Safety	GIS Aerial photographs	Suitable sites must not be subject to any negative health and safety impact including flood risk, contamination, HSE consultation zones etc.
Adequate Screening	GIS Aerial photographs Site photographs	Suitable sites must be able to be effectively screened from existing dwellings/buildings in order to ensure the amenity of the existing dwellings/buildings and the future occupiers of the site and individual pitches.

To establish the 500m² criteria the following has been taken into account: Designing Gypsy and Traveller Sites – A Good Practice Guide (May 2008) in paragraphs 3.4 to 3.23 identify the following factors as being important for the sustainability and suitability of a site:

- Means of access, availability of transport modes and distances from services.
- Promotion of integrated co-existence between the site and local community.
- Easy access to General Practitioner and other health services.
- Near to a bus route, shops and schools.
- Ground conditions and levels of land.
- Not locating sites in areas of high flooding risk (for medium and low risk areas).
- Ability to provide visual and acoustic privacy.

Gypsy and Traveller sites generally comprise a number of caravan pitches and their associated facilities. “Designing Gypsy and Traveller Sites” states that:

“an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan... drying space for clothes, a lockable shed...parking space for two vehicles and a small garden” (para. 7.12)

On average, usage is approximately 1.7 caravans per pitch.

The Local Authority Gypsy/Traveller Sites in England (2003) report states that the median size of a single residential pitch in the UK is 195m².

Recommendation 21 of the Tess Valley Gypsy and Traveller Accommodation Needs Assessment (2009) indicates that Local Authorities should consider a number of factors in the respect of Gypsy and Traveller sites, for example, amenities, mixture of accommodation (chalet, trailer etc), utility of outside space, and tenure mix.

Based on the above and looking at best practice relating to the design of a site which in this instance is considered to be a site in Durham which has recently been developed in association with the HCA (Homes and Community Agency) funding 500m² is taken as overall pitch size this would ensure adequate space is provided to each individual pitch and to allow wider adequate infrastructure. However it must be appreciated that the 500m² threshold is used to estimate an overall gross site size rather than each individual pitch being allocated 500m² in area. In actual fact once landscaping, boundary treatments, roads, footpaths and open space are netted off the individual net pitch size could be approximately 300m².

Stage 3 Individual Site Assessments April 2013

Moving forward to stage 3 the sites were surveyed on site by officers and sites reduced to 112 sites, 99 of which were filtered out due to the suitability (access, size, ability to be screened, services etc) and/or availability on the bases of site surveys and also comments from consultees (i.e. Environment Agency, Highways Team, Property Services Team etc), leaving 13 to be

moved on to stages 4 and 5. The criteria used to filter down to 13 was for instance relationship to services, sensitive receptors i.e. ecology/archaeology etc, services, whether the site was in a HSE zone etc. The criteria used is contained within Appendix 1.

The criteria in this stage is based on guidance contained within Strategic Housing Land Availability Assessment Practice Guidance – DCLG (July 2007), this is the same methodology adopted to select housing sites in the emerging local plan which the Inspector found to be sound/robust in terms of process.

Stage 4 Sustainability Appraisal April 2013

Sustainability Appraisals on all 13 sites were undertaken, no sites were filtered out at this stage although some sites are rated better than others in terms of sustainability.

The Sustainability Appraisals (SA) incorporated the requirements of the Strategic Environmental Assessment (SEA) Directive (transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004), and has been undertaken with regard to guidance produced by the former Office of the Deputy Prime Minister (ODPM) in 'A Practical Guide to the Strategic Environmental Assessment Directive' (2005) and 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (2005). The combined SA/SEA process is referred to in this document as Sustainability Appraisal (SA). This is the same SA process which HBC adopted during the selection of housing sites in the emerging local plan which the Inspector found suitable in terms of the SA process.

Stage 5 Preferred Short List April 2013

The 13 sites were considered further and some were reduced in scale to ensure accommodation up to 10 pitches, indicative illustrational plans were then drawn up to show how potentially the sites could be laid out to aid in the consultation process.

Stage 6 Public Consultation and Workshop May 2013

Currently out to consultations (a minimum of 8 weeks) with residents and stakeholders and a workshop with other Local Authorities, gypsy community representatives and Homes and the Communities Agency representative etc. will take place shortly. The workshop will establish a site(s) can be delivered and establish the likely costs.

Stage 7 Preferred Site Selected July 2013

Sites presented to Finance and Policy Committee with a view to identify preferred site(s) in the portfolio of sites. This will be put into the local plan and submitted to the Inspector for the hearings to start again in September 2013.

5. SITES WITH COMMITMENTS

- 5.1 Sites which are deemed as unavailable yet were considered suitable in all other respects were taken out of the process at stage 3. These are sites which are in current use as car parks or parks etc or are considered to be a committed site through a decision made by the relevant body responsible for making decisions for particular Council functions. For instance decisions to dispose of Council land, or to progress with a masterplan for a site. Appendix 2 details the reasons why these sites were discounted. Appendix 3 details the decision records for the sites discounted due to being committed for disposal or as part of a masterplan.

6. EQUALITY AND DIVERSITY CONSIDERATIONS

- 6.1 Consultation on the 13 shortlisted sites has been carried out in accordance with the Council's adopted Statement of Community Involvement (SCI). The SCI was prepared in compliance with the Hartlepool Compact and its associated protocols. The consultation period ends on the 27th June 2013 and a report is anticipated to be presented to the Policy and Finance Committee in late July 2013.

7. LEGAL VIEW ON PROCESS

- 7.1 The Government introduced Circulars in 2006 and 2007 (ODPM 01/2006 and ODPM 04/2007) in order to address the planning requirements of Gypsies and Travellers. These were subsequently replaced by the 'Planning policy for traveller sites' (2012), which specifies that where there is an identified need to accommodate Gypsy and Travellers within an area a land allocation is required to be provided as part of the Local Plan.
- 7.2 The 2012 document also emphasises the need to ensure that members of the communities have the same rights and responsibilities as every other citizen. It is paramount to create and support sustainable and inclusive communities where residents have fair access to suitable accommodation. Providing a site(s) with adequate capacity and individual amenity will ensure that members of Gypsy and Travelling communities have the opportunity for suitable accommodation.
- 7.3 In relation to the rationale for discounting sites which have had a decision made by the previous bodies responsible for particular Council functions as detailed in 5 above this is considered as a justified and sound basis for discounting sites. 'Planning policy for traveler sites' is clear that a site can only be deemed as 'deliverable' if it is available 'now' therefore if there is a decision from the Council relating to the disposal or masterplanning of the site has been taken it is considered reasonable to state these sites are committed and not available now.
- 7.4 Legal Services have confirmed that the methodology and process used in the site selection of a Gypsy and Traveller Allocation is thorough, robust and objective.

8. RECOMMENDATIONS

8.1 That Members note the process.

9. REASONS FOR RECOMMENDATIONS

9.1 The site selection process is robust and justified.

10. CONTACT OFFICER


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APPENDIX 1



Overall Deliverability	Criteria	Assessment Criteria	Assessor
Suitability	Proximity to Services	1km of general practitioner	Council (Planning)
		1km of primary school	Council (Planning)
		2km of secondary school	Council (Planning)
		2km of retail centre	Council (Planning)
		2km of employment site	Council (Planning)
		Daytime bus service every 30mins	Council (Planning)
	Sequential Approach	Land Type (PD/UGF)	Council (Planning)
		Within development limits	Council (Planning)
		Urban green infrastructure	Council (Planning)
		Urban edge	Council (Planning)
		Open countryside	Council (Planning)
	Flooding	Flood zone 2	Environment Agency
		Flood zone 3	Environment Agency
	Environmental	Archaeological significance	Council (Archaeology)
		Ecological significance	Council (Planning) Natural England RSPB etc
		Geological significance	Council (Planning)
	Historic	Historic environment	Council (Planning)
	Hazardous Risks	HSE inner zone	Council (Engineers) HSE
		HSE middle zone	Council (Engineers) HSE
		HSE outer zone	Council (Engineers) HSE
		Incompatible neighbouring uses	Council (Env Health) HSE Environment Agency
	Impact on Adjacent Users	Impact on existing and future users	Council (Planning)
	Restrictive Users	Current restrictive uses	Council (Planning)
	Abnormals	On site issues	Council (Planning)
	Contamination	High contamination costs	Council (Engineers)
	Transport Access	Satisfactory access to the site	Council (Highways)
		High transport infrastructure costs	Council (Highways)
	Water Supply	Nearby water infrastructure	Hartepool Water Northumbrian Water
		Infrastructure capacity	Hartepool Water Northumbrian Water
	Sewerage Supply	Nearby sewer infrastructure	Northumbrian Water
		Infrastructure capacity	Northumbrian Water
	Strategic Highway Network	Existing capacity	Highways Agency
	Local Highway Network	Existing Capacity	Council (Highways)
Availability	Land Ownership	Constraints on ownership	Council (Estates)
		Multiple ownership	Council (Estates)
		Site actively used	Council (Estates)



APPENDIX 2


APPENDIX 3

Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
166	Land at Rossmere Way (former Learner Pool)	Yes	Yes	Yes	Yes	Yes	No	<p>This site is currently used as overflow car parking for Rossmere Youth centre and is positioned immediately to the east of the Youth Centre and north of the MUGA which in itself straddles the boundary between the Rossmere Youth Centre and the Rossmere Primary School. The MUGA was approved at planning in its current position as being sufficiently distant from nearby residential accommodation and also sufficiently far away to avoid any conflict with the use of floodlighting. The potential use of this site for a traveller accommodation site would be inappropriate and compromise the current facilities.</p>	<p>The site is within the Owton Manor Green Wedge. The area as defined on the long list of sites covers the football pitch (MUGA) which was developed, alongside the skate park to the west of the youth centre, through external funding (in the region of £450k) and on the basis that it was making a significant improvement to the green wedge and community hub. The loss of this is not seen as appropriate and would result in significant claw back issues.</p>	

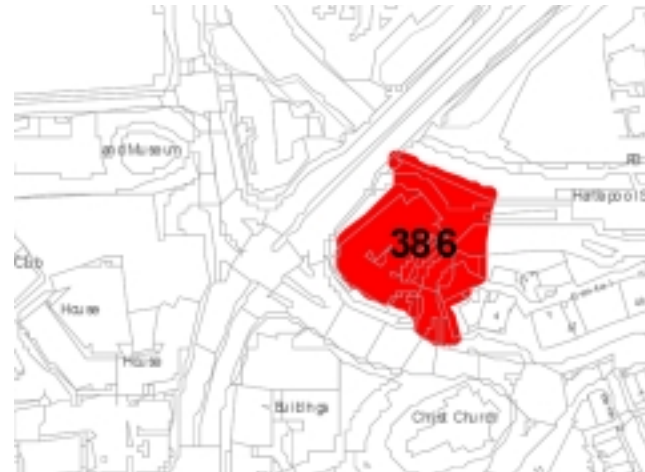

Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
232	Seaton Caretakers House, Elizabeth Way	Yes	Yes	Yes	Yes	Yes	No	<p>Site is currently used and under active lease. If use is ceased there will be demolition required. Site forms part of the Seaton Carew re-development masterplan and is in the process of being sold to a private developer. This site is currently subject to a planning application for redevelopment as a residential housing estate. The capital receipt will be used for the benefit of regeneration improvements to Seaton Carew. Not available for the above reasons.</p>	<p>These sites have been the subject of the Seaton Carew Masterplan 232, 407, 459 have been marketed and a preferred developer has been selected to develop the sites and help to deliver the regeneration outcomes, identified for Seaton Carew. Numerous reports have been submitted to Cabinet associated with the scheme, based on results of public consultation etc, at various stages during the process. Reports were taken to Cabinet on</p> <p>15th April 2013 19th Dec 2011 23rd May 2011 & 7th Feb 2011</p> <p>There is a commitment therefore to dispose of these sites to the preferred developer to allow the regeneration plans including the CPO of the Longscar Centre. The draft plans have been endorsed by the Cabinet at meetings in Dec 2011 and April 2013 following public consultation. Cabinet have agreed the Heads of Terms for the disposal of land and the development agreement is currently being finalised. A delivery timetable has been accepted as part of that endorsement that will see the sites delivered over a 5-6 year programme. The first site has a planning application pending and is due to be considered by planning committee in June.</p>	


Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
326	Land at Shields Terrace (North East of No 2No) (Custodian)	Yes	Yes	Yes	Yes	Yes	No	The site is within an area identified for a Heritage Lottery Fund application which is currently being developed for submission – the application covers the Thorsten Engine House, Central Plan Masterplan and associated links such as coastal pathways, ecology sites and interpretation. There are no agreements in place for the use of the land. It is however Custodian i.e. it is not HBC but vested in H'pool but any proceeds/lease would have to be agreed with M'bro/Stockton & R & C before the land could be made available for this use. The site is currently used as a children's play space. Therefore unavailable.	An update went to both the Finance & Procurement and Culture, Leisure & Tourism Portfolio Holders on 30 March 2012 and 27 March 2012 respectively. The purpose of the report was to inform both Portfolio Holders of project progress and to seek approval to proceed with plans for Central Park. Information was noted and future plans for Central Park were approved by both Portfolio Holders.	
331	Land at Huckelhoven Way/ Reed Street	Yes	Yes	Yes	Yes	Yes	No	HBC Estates - Within regeneration area, wish to retain for future development Part of the Investment and Skills Quarter Masterplan that will marketed by HBC soon. Therefore unavailable.	<p>This site is identified as a development site within the Central Area Investment Framework and is within the Innovation and Skills Quarter. It is required to complement the future relocation of the Depot and the redevelopment of the Focus Warehouse. The Innovation and Skills Quarter is detailed within the Central Area Investment Framework which sets out the economic rationale and aspirations for the ISQ. The ISQ is also included within the Core Strategy. A development brief is currently being produced for the area. This site is included within the brief as it will assist with viability of future regeneration proposals.</p> <ul style="list-style-type: none"> Central Area Investment Framework Approval- Cabinet 15th December 2008 (Approval of strategy) 	

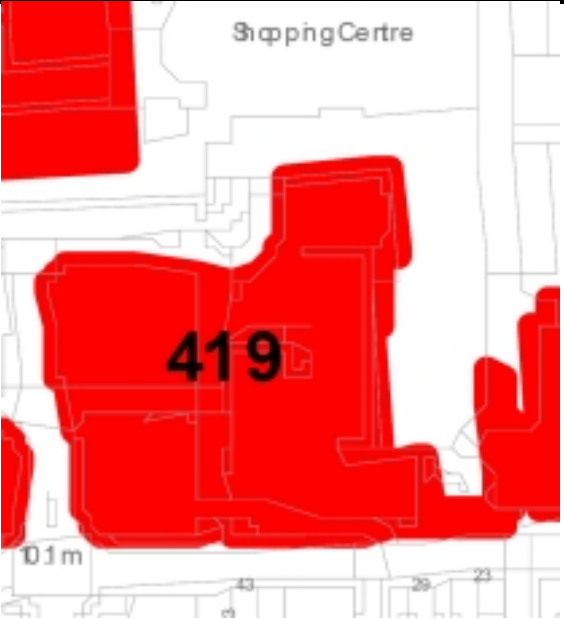
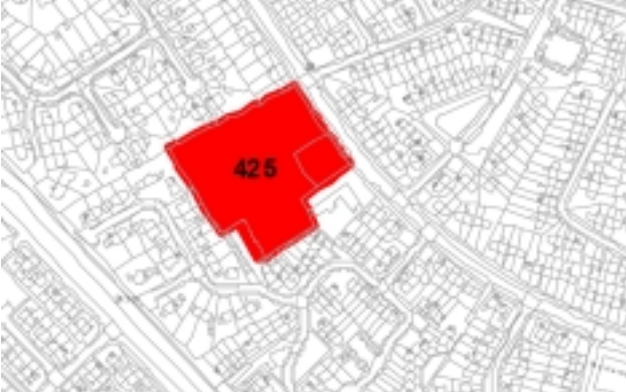
Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
345	Land at Rossmere Way (Adjacent to Sure Start South)	Yes	Yes	Yes	Yes	Yes	No	The site is currently used for an all-weather sports court in association with the adjacent centre.	The site is within the Owton Manor Green Wedge. The area as defined on the long list of sites covers the football pitch (MUGA) which was developed, alongside the skate park to the west of the youth centre, through external funding (in the region of £450k) and on the basis that it was making a significant improvement to the green wedge and community hub. The loss of this is not seen as appropriate and would result in significant claw back issues.	
349	Roker Street Car Park	Yes	Yes	Yes	Yes	Yes	No	Town centre public car park	<p>The car park forms part of the overall town centre car parking strategy. The provision of this car park caters for shoppers and also serves a role for deliveries. The car park reduces the incidents of on street car parking and inappropriately parked vehicles and as a result reduces the risk of traffic incidents. The car park actively contributes to the town centre economy.</p> <p>The car park provides an ongoing and valuable source of income to the Council. In 2012 the car park raised £105,000 in revenue.</p>	


Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
350	Land at Surtees Street (former Crown House)	Yes	Yes	Yes	Yes	Yes	No	<p>Site is vacant but is earmarked for sale/transfer to the College of Further Education for use as student accommodation so is not available. BC Estates and Economic Regeneration - Being considered for student accommodation development. Likely to be sold in the future.</p>	<p>The HCA have a charge on the land stating that the site cannot be sold without their agreement as it was bought with Single Programme funding for the purpose of a business incubation centre. The HCA have agreed to the change of use for the site for student accommodation, as this is in line with the aims of the Central Area Investment Framework and the creation of an Innovation and Skills Quarter. There are also clawback clauses linked to the Single Programme funding. The sites location is important to Cleveland College of Art and Design due to its close proximity to the College, the town centre and transport interchange.</p> <p>Vela have produced a financial model and have carried out site investigations for the development. This site will attract significant investment and spin off benefits for the area. Detailed project development work is has been completed by Vela and a planning application has been validated by the planning services and is pending.</p> <ul style="list-style-type: none"> Joint Regeneration and Liveability and Finance and Efficiency Portfolio- 3rd February 2009 (Central Area Property Acquisitions Strategy) Joint Finance and Performance and Regeneration and Economic Development- 27th November 2009 (Approval of purchase price and funding bid) Finance and Performance- 9th December 2009 (Approval of acquisition) 	


Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
365	Land at Huckelhoven Way/ Warwick Place	Yes	Yes	Yes	Yes	Yes	No	Required as part of the gateway route into the town centre/potential future expansion of the fire station.	Committed as open space on a prominent approach into the town centre. Within the 2006 Local Plan Policy GEP7 covers frontages of main approaches and looks to ensure a high quality of design in prominent locations next to key routes into the town. As such this site is not available due to its close proximity to the town centre and recently refurbished college. Footpaths link the Burbank area to the town centre.	
371	Land at Freville/ Burbank Street	Yes	Yes	Yes	Yes	Yes	No	Children's play area	This area has had significant investment in recent years to create a “play builder park” and small football pitch. This is a vital green space for the Burbank community and loss of this is not appropriate given the low levels of open space in the vicinity. Loss would need to be compensated for and re-provided in the vicinity.	
376	Eden Street Car Park	Yes	Yes	Yes	Yes	Yes	No	Town centre car park serving the brewery and nearby businesses.	<p>The car park forms part of the overall town centre car parking strategy. The car park caters for shoppers using Middleton Grange and also is long stay for people employed in the wider town centre. The provision of this car park and others reduces the incidents of on street car parking and inappropriately parked vehicles and as a result reduces the risk of traffic incidents. The car park actively contributes to the town centre economy.</p> <p>The car park provides an ongoing necessary source of income to the Council. In 2012 the car park raised £64,500 in revenue.</p>	



Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
386	Interchange Car Park	Yes	Yes	Yes	Yes	Yes	No	Town centre car park serving the transport interchange, railway station and wider town centre businesses.	<p>The car park forms part of the overall town centre car parking strategy. The car park is crucial to the operation of the transport interchange; the loss of the car park would make the interchange unviable.</p> <p>The provision of this car park and others reduces the incidents of on street car parking and inappropriately parked vehicles and as a result reduces the risk of traffic incidents. The car park actively contributes to the town centre economy.</p> <p>The car park provides an ongoing necessary source of income to the Council. In 2012 the car park raised £34,000 in revenue.</p>	
403	Land at Clarence Road (North of Victoria Football Ground)	Yes	Yes	Yes	Yes	Yes	No	<p>The site is not available. The site is earmarked for development as market housing as part of the wider Mill House regeneration strategy. The certainty of these proposals will need to be investigated should the site be looked at in greater detail. Site adjacent too / close proximity to the Big Local Regeneration Area.</p>	<p>The site is identified within the Mill House Masterplan.</p> <ul style="list-style-type: none"> Cabinet- 19th March 2012. (Details of Masterplan) 	



Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
407	Former Fairground Site, Seaton Carew	Yes	Yes	Yes	Yes	Yes	No	<p>Hard standing forming a public car park serving the beach south of Seaton Carew. Site forms part of the Seaton Carew re-development masterplan and is in the process of being sold to a private developer. This site is part of a package of sites covered by the Seaton Carew Masterplan. The masterplan outlines the development of a number of sites in Seaton Carew for residential purposes and the use of receipts to then deliver a series of regeneration proposals including the redevelopment of The Front and improved community facilities. One of the key aims of the Masterplan is to make the area more attractive to visitors and encourage investment and development of the built and natural environment. As part of the Seaton Carew Masterplan this site is proposed for development of private residential housing, the release of value from this site will be critical in enabling the wider regeneration proposals for Seaton Carew. The site therefore would be unsuitable for a GT site. The Seaton Masterplan also covers sites 232, 284, 357, 428 and 459.</p>	<p>These sites have been the subject of the Seaton Carew Masterplan 232, 407, 459 have been marketed and a preferred developer has been selected to develop the sites and help to deliver the regeneration outcomes, identified for Seaton Carew. Numerous reports have been submitted to Cabinet associated with the scheme, based on results of public consultation etc, at various stages during the process. Reports were taken to Cabinet on</p> <p>15th April 2013 19th Dec 2011 23rd May 2011 & 7th Feb 2011</p> <p>There is a commitment therefore to dispose of these sites to the preferred developer to allow the regeneration plans including the CPO of the Longscar Centre. The draft plans have been endorsed by the Cabinet at meetings in Dec 2011 and April 2013 following public consultation. Cabinet have agreed the Heads of Terms for the disposal of land and the development agreement is currently being finalised. A delivery timetable has been accepted as part of that endorsement that will see the sites delivered over a 5-6 year programme. The first site has a planning application pending and is due to be considered by planning committee in June.</p>	



Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
419	Waldon Street Car Park	Yes	Yes	Yes	Yes	Yes	No	Two public car parks. Not Available.	<p>The car park forms part of the overall town centre car parking strategy. The car park caters for shoppers using Middleton Grange and also acts as an overflow for the One Life Centre car park which is relatively small. The provision of this car park and others reduces the incidents of on street car parking and inappropriately parked vehicles and as a result reduces the risk of traffic incidents. The car park actively contributes to the town centre economy.</p> <p>The car park provides an ongoing necessary source of income to the Council. In 2012 the car park raised £250,000 in revenue.</p>	
425	Land at King Oswy Drive (Playground)	Yes	Yes	Yes	Yes	Yes	No	Children's play area	<p>This play area is extremely important to this community as there is very limited play facilities within the area. Its loss is not appropriate and would have to be compensated for which would put an additional financial burden on the Council. The only potential site for re-location would be the former Henry Smiths School site on the northern side of King Oswy Drive which is earmarked for housing development and crucial to the medium term financial strategy.</p>	



Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
428	Seaton Carew Coach/ Car Park	Yes	Yes	Yes	Yes	Yes	No	<p>Public car park serving the beach south of Seaton Carew. Site forms part of the Seaton Carew re-development masterplan and is in the process of being sold to a private developer. This site is part of a package of sites covered by the Seaton Carew Masterplan. The masterplan outlines the development of a number of sites in Seaton Carew for residential purposes and the use of receipts to then deliver a series of regeneration proposals including the redevelopment of The Front and improved community facilities. One of the key aims of the Masterplan is to make the area more attractive to visitors and encourage investment and development of the built and natural environment. This site currently provides car parking that is critical for the success of Seaton Carew as a visitor destination. Retaining this tourism infrastructure is critical in developing the economy of Seaton Carew in the future. Along with sites 232, 284, 357, 4No7 and 459 it would therefore be unsuitable for a GT site.</p>	<p>These sites have been the subject of the Seaton Carew Masterplan and 232, 407, 459 have been marketed and a preferred developer has been selected to develop the sites and help to deliver the regeneration outcomes, identified for Seaton Carew. Numerous reports have been submitted to Cabinet associated with the scheme, based on results of public consultation etc, at various stages during the process. Reports were taken to Cabinet on</p> <p>15th April 2013 19th Dec 2011 23rd May 2011 & 7th Feb 2011</p> <p>There is a commitment therefore to dispose of these sites to the preferred developer to allow the regeneration plans including the CPO of the Longscar Centre. The draft plans have been endorsed by the Cabinet at meetings in Dec 2011 and April 2013 following public consultation. Cabinet have agreed the Heads of Terms for the disposal of land and the development agreement is currently being finalised. A delivery timetable has been accepted as part of that endorsement that will see the sites delivered over a 5-6 year programme. The first site has a planning application pending and is due to be considered by planning committee in June.</p> <p>Although the coach park (428) is out side the scope of the development sites to be developed by the developer it is critical to retain a level of adequate parking for visitors to Seaton Carew. Council investment in Seaton Carew would effectively be wasted if there was not adequate free parking for visitors that we are trying to attract. Therefore this site is critically linked to the delivery of the sites that have been the subject of the Seaton Carew Masterplan namely 232, 407, 459.</p>	


Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
429	Land at Vincent Street (East of No's 1 - 19)	Yes	Yes	Yes	Yes	Yes	No	<p>Not available. This site is part of the Central Park recreational playing pitch land incorporated within the newly adopted Playing Pitch Strategy 2012. This area cannot be considered for the purposes of this request for traveller accommodation unless replacement facilities were to be re-provided elsewhere to the same or a higher standard. This is part of the playing pitch site. This site is included within the Headland Neighbourhood Plan Boundary – the Neighbourhood Plan is in the initial stages of development. A report has recently been produced following consultation by the Prince's Foundation who have supported the Working Group, this outlines potential focuses for the Neighbourhood Plan document including the development of various sites across the Neighbourhood Plan area. The development of the Neighbourhood Plan is expected to take up to two years. This site is also within the Central Park Masterplan area, one of the priority sites for the North Linear Park project. Funding options for the development of the park are being explored. The site is within an area identified for a Heritage Lottery Fund application which is currently being developed for submission – the application covers the Thorsten Engine House, Central Plan Masterplan and associated links such as coastal pathways, ecology sites and interpretation.</p>	<p>Not available for reasons previously stated and also because Stephen Telford (Principle Engineer) has advised that no built development is advisable on this site due to the anhydrite mine and the stability issues with the land in this location.</p> <p>An update went to both the Finance & Procurement and Culture, Leisure & Tourism Portfolio Holders on 30 March 2012 and 27 March 2012 respectively. The purpose of the report was to inform both Portfolio Holders of project progress and to seek approval to proceed with plans for Central Park. Information was noted and future plans for Central Park were approved by both Portfolio Holders.</p> <p>Also part of the recent Playing Pitch Strategy which was adopted by Cabinet on the 3rd December 2012. The loss of the land would not be permitted by a Statutory Consultee Sport England who part funded the Playing Pitch Strategy.</p> <p>The Central Park is also included as a key part of the Green Infrastructure SPD which was approved for consultation on the 2nd April 2013.</p>	


Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
432	Land at Old Boys Field, Near Mansepool Close	Yes	Yes	Yes	Yes	Yes	No	Central Estate Community Forest planted on this site in 2No11, supported by the Forestry Commission and Woodland Trust. Should be retained as the linear park and community forest.	<p>The site is not available for the aforementioned reasons. Loss of the site for development would result in claw back issues which would cost the Council money. It is also an integral element of the north linear park concept which is reflected within the draft Green Infrastructure SPD. SPD's form part of the budget and policy framework in the Forward Plan.</p> <p>An update went to both the Finance & Procurement and Culture, Leisure & Tourism Portfolio Holders on 30 March 2012 and 27 March 2012 respectively. The purpose of the report was to inform both Portfolio Holders of project progress on the North Linnear Park and to seek approval to proceed with plans for Central Park. Information was noted and future plans for Central Park were approved by both Portfolio Holders.</p>	
433	Land at Macrae Road/ Monkton Road	Yes	Yes	Yes	Yes	Yes	No	The site is subject to an adverse possession order and as a result is not available for development. The site agriculture and the site forms part of south west extension, may be required to provide access. It should be retained for this purpose. The site is adjacent to the designated boundary for the Hartlepool Rural Plan. The Neighbourhood Plan for the rural area, which incorporates the 5 rural villages, is in the preparation of first draft stage.	<p>The site is subject to a potential adverse possession claim and as a result is not available for development. The adverse possession issue will need to resolved through an application to the Land Registry and there is no definitive prospect that the decision will go in the Councils favour.</p> <p>As a result there is significant concern that the site is unavailable in the short, medium and long term.</p>	

Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
435	Land at Hart Lane	Yes	Yes	Yes	Yes	Yes	No		<p>The site forms a crucial landscape and planting area of green infrastructure between Hart Lane and existing dwellings on Caernarvon Grove.</p> <p>Through the landscaping and planting the site forms a visual and acoustic barrier (from traffic noise and disturbance) which is crucial to protect the residential amenity of the existing dwellings on Caernarvon Grove. Levelling of the site and removal of the planting would have the potential to cause significant harm on the residential amenity of the existing dwellings and as a result the site is unavailable for development.</p>	
437	Briarfields Field, Elwick Road	Yes	Yes	Yes	Yes	Yes	No	<p>The site is potentially not available. The site is located in a prestigious residential area in the town and is earmarked for sale for high quality residential development to help meet Council medium term financial strategy. The certainty of these proposals will need to be investigated should the site be looked at in greater detail.</p>	<p>The site is located in a prestigious residential area in the town and is earmarked for sale for high quality residential development to help meet Council medium term financial strategy.</p> <p>The disposal of this site at the highest possible value is crucial to meeting the Councils medium term financial strategy. The decision to dispose of the site was made at Cabinet on 26th January 2009 as part of the (agenda item 5.1) Business Transformation Programme.</p>	

Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
445	Family Wood, Catcote Road (East)	Yes	Yes	Yes	Yes	Yes	No		Family Wood is an integral element of the Burn Valley Green Wedge forming an access from Catcote Road. Its loss would in effect cut a green wedge in half which is not acceptable. The Burn Valley has recently received funding from Natural England and from the Environment Agency to improve the area – the loss of an area of woodland is likely to be seen as totally inappropriate and would likely lead to funding being clawed back. This means that this site is not available due to the cost implications to the Council and the impact on the green wedge. Within the Draft Green Infrastructure Strategy the Burn Valley Green wedge is also identified as a key green space with the opportunity to improve the links between the rural area and the urban area.	
449	Land at King Oswy Drive (Ex Henry Smith's School)	Yes	Yes	Yes	Yes	Yes	No	Currently used for grazing. To be sold for development to help meet Council MTFS. The site is within an area identified for a Heritage Lottery Fund application which is currently being developed for submission – the application covers the Throston Engine House, Central Plan Masterplan and associated links such as coastal pathways, ecology sites and interpretation. Although this is not a site that will be focused on as part of the bid.	The site is currently the subject of a full planning application (H/2013/0145) for the erection of 25 affordable dwellings and 113 market dwellings. Subject to the planning permission, the entire site will be sold to Vela and a national house builder for subsequent development. The sale of the land at the highest value is crucial to meeting the Council's medium term financial strategy. The decision to dispose of the site was made at Cabinet on 26 th January 2009 as part of the (agenda item 5.1) Business Transformation Programme.	

Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
450	Land at Hart Road (Play Area)	Yes	Yes	Yes	Yes	Yes	No	Not available Children's play area that is expanding with a new skatepark. This site incorporates Clavering Park which is a priority site for the North Linear Park Project. A masterplan for the has been developed to formalise the area as a park. Funding has been secured for the development of a skate park and funding opportunities for the wider redevelopment and improvements are being explored.	<p>Not available for the reasons previously stated. External funding could be clawed back. Loss of this space would also have to be compensated for making development extremely costly. Also included in the draft green infrastructure spd as a key green space forming a key element of the north linear park.</p> <p>An update went to both the Finance & Procurement and Culture, Leisure & Tourism Portfolio Holders on 30 March 2012 and 27 March 2012 respectively. The purpose of the report was to inform both Portfolio Holders of project progress and to seek approval to proceed with plans for Central Park. Information was noted and future plans for Central Park were approved by both Portfolio Holders.</p>	
451	Grayfields	Yes	Yes	Yes	Yes	Yes	No	The site is not available. The site is actively used by the TDSOB for rugby and football pitches and as a result is unavailable for redevelopment in part or in full. This site is designated playing pitch land as identified above. This is not available for any other considered use unless replacement facilities were to be considered. Currently leased out to a third party as playing pitches. The site is included within the newly adopted Playing Pitch Strategy 2No12. John Mennear ext 3417	This site is not available for the reasons previously stated. The loss would have to be compensated for which would be extremely costly. It would also be strongly resisted by Sport England who were involved in the production of the recent Playing Pitch Strategy which was adopted by Cabinet on the 3 rd December 2012.	

Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
452	Land at Glamis Walk/ Kilmarnock Road	Yes	Yes	Yes	Yes	Yes	No		<p>The site forms part of the linear Owton Manor green wedge with integrated footpaths and cycleways. Kilmarnock Road, Catcote Road, Owton Manor Lane and the urban area confine the green wedge as a distinct linear park. The green wedge serves a vital role in providing extensive open space in a high density built up area (with limited other alternative provision) and provides access out to the countryside from the urban area.</p> <p>The Owton Manor green wedge is relatively narrow and any development could have the potential to block the linear nature of the green wedge and split it into distinct areas of open space without continuous access. Any development would have a significant detrimental impact on the functioning of the green wedge and therefore is not available for development.</p> <p>The site is identified in the PPG17 Open Space, Sport and Recreation Audit and Assessment which was endorsed and standards adopted by Cabinet 23rd June 2008. Within the Assessment the Owton Manor Green Wedge is seen as one of the 8 key elements of the green network which will be protected from inappropriate development.</p> <p>Any loss of green wedge would need to be compensated for elsewhere and in this particular location would prove difficult to find a suitable site.</p>	

Site Ref	Site Name	Suitable Site Size?	Effective Access?	Access to Community Facilities?	Health and Safety?	Adequate Screening?	Is the Site Available?	General Availability Comments (Pre 2 nd May 2013)	Additional Availability Comments (Post 2 nd May 2013)	Site Location
459	Land at Coronation Drive (East)	Yes	Yes	Yes	Yes	Yes	No	Southern part of the site forms part of the Seaton Carew re-development masterplan and is in the process of being sold to a private developer.	<p>These sites have been the subject of the Seaton Carew Masterplan 232, 407, 459 have been marketed and a preferred developer has been selected to develop the sites and help to deliver the regeneration outcomes, identified for Seaton Carew. Numerous reports have been submitted to Cabinet associated with the scheme, based on results of public consultation etc, at various stages during the process. Reports were taken to Cabinet on</p> <p>15th April 2013 19th Dec 2011 23rd May 2011 & 7th Feb 2011</p> <p>There is a commitment therefore to dispose of these sites to the preferred developer to allow the regeneration plans including the CPO of the Longscar Centre. The draft plans have been endorsed by at meetings in Dec 2011 and April 2013 following public consultation. Cabinet have agreed the Heads of Terms for the disposal of land and the development agreement is currently being finalised. A delivery timetable has been accepted as part of that endorsement that will see the sites delivered over a 5-6 year programme. The first site is due to be considered by planning committee in June.</p>	

CABINET

MINUTES AND DECISION RECORD

15 April 2013

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)
John Lauderdale (Adults and Public Health Services Portfolio Holder)
Paul Thompson (Finance and Corporate Services Portfolio Holder)

Officers: Dave Stubbs, Chief Executive
Andrew Atkin, Assistant Chief Executive
Chris Little, Chief Finance Officer
Alyson Caman, Legal Services Manager
Denise Ogden, Director of Regeneration and Neighbourhoods
Damien Wilson, Assistant Director, Regeneration and Planning
Sally Robinson, Assistant Director, Prevention, Safeguarding and Specialist Services
Fiona Stanforth, Regeneration Officer
Andrew Golightly, Principal Regeneration Officer
Julian Heward, Public Relations Officer
Louise Wallace, Director of Public Health
Denise Wimpenny, Principal Democratic Services Officer

209. Apologies for Absence

None.

210. Declarations of interest by Members

None at this point in the meeting. However, interests were declared by the Mayor and Councillor Hill later in the meeting (Minute 214 refers)

212. Minutes of the meeting held on 15 April 2013

Received

213. Seaton Carew Development Sites – Results of Joint Working with Preferred Developer *(Director of Regeneration and Neighbourhoods)*

Type of decision

Key Decision – Forward Plan Ref No RN 5/12

Purpose of report

The purpose of the report is to advise members on the progress made with the preferred developer to take forward the sites identified in the Seaton Carew Development Brief. As part of that progress a set of Heads of Terms have been drafted that will form the basis of the development agreement (or legal agreement) between the two parties to take forward the range of project proposals for Seaton Carew. The report seeks Cabinet endorsement of the Heads of Terms.

Issue(s) for consideration by Cabinet

The Mayor presented the report which provided background information relating to the proposed regeneration scheme for Seaton Carew. Details of the developer's proposals were outlined and included residential development of three Council owned sites. The Council owned development sites included in the development brief, heads of terms and subsequent development agreement included land behind Elizabeth Way, Coronation Drive/Warrior Drive and the Old Fairground Site.

The agreement between the Council and the developer to ensure delivery of the priorities in Seaton Carew was set out in a Development Agreement. The Heads of Terms formed the basis of the Development Agreement and the agreed final draft of the document was included as a confidential appendix to the report. **(This item contained exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) (para 3) namely information relating to the financial or business affairs of any particular person (including the authority holding that information).**

In the discussion that followed a Member emphasised the importance of the provision of youth and community facilities in Seaton Carew and in the town generally. Given the temporary youth provision arrangements, it was suggested that the replacement community facilities at Elizabeth Way should be treated as a priority. The Assistant Director outlined the expected timetable for development and indicated that it was envisaged that development of all sites would be linked. Further details of the design work for community facilities would be available in due course.

Following a request for clarification regarding the progress made in acquiring the Longscar building, whilst the preference to acquire the site by agreement was acknowledged the Mayor raised concerns in relation to the length of time negotiations had been ongoing with the owner and was of the view that should early agreement not be reached, then other powers of acquisition should be considered.

A Member welcomed the scheme and the benefits it would bring to the town

and took the opportunity to express thanks and appreciation to the Mayor for his leadership in taking the scheme forward as well as all officers involved.

Decision

- i) That the negotiated Heads of Terms, as set out in a confidential appendix **(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).** which included:-
 - a) The creation of a regeneration fund;
 - b) Acquisition by agreement and demolition of the Longscar Building;
 - c) The implementation of a regeneration scheme at The Front, following further consultation with business and residents; and
 - d) The development of replacement community facilities, following further public consultation
- ii) Officers be instructed to finalise the drafting of the development agreement;
- iii) It was agreed that the draft proposals for the seafront regeneration scheme and community facilities would be subject to a comprehensive consultation exercise and the agreed scheme would be submitted for final consideration and endorsement to Finance and Policy and full Council prior to implementation.

Prior to consideration of the following item of business the Mayor declared an interest in relation to one of the applications and indicated his intention to leave the meeting at the appropriate point.

214. **Community Pool Category 4 Grant Allocations 2013/14** *(Director of Regeneration and Neighbourhoods)*

Type of decision

Key Decision (test (i)/(ii)) Forward Plan Reference No. RN9/13

Purpose of report

The purpose of the report is to outline the level of grants recommended for allocation to Voluntary and Community Sector Organisations through Category 4 of the Community Pool for 2013/2014. The report also outlined

CABINET

MINUTES AND DECISION RECORD

19 December 2011

The meeting commenced at 9.15 am in the Civic Centre, Hartlepool

Present:

The Mayor, Stuart Drummond - In the Chair

Councillors: Jonathan Brash (Housing and Transition Portfolio Holder)
Robbie Payne (Deputy Mayor) (Finance and Procurement Portfolio Holder),
Gerard Hall (Adult and Public Health Services Portfolio Holder),
Cath Hill (Culture, Leisure and Tourism Portfolio Holder),
Chris Simmons (Children's Services Portfolio Holder),
Hilary Thompson (Performance Portfolio Holder),

Also Present: Councillor Christopher Akers Belcher, Vice Chair of Scrutiny
Coordinating Committee and Chair of Children's Services Scrutiny
Forum.
Councillors Turner and Wells.

Officers: Nicola Bailey, Acting Chief Executive
Andrew Atkin, Assistant Chief Executive,
Chris Little, Chief Finance Officer
Peter Devlin, Chief Solicitor
Joanne Machers, Chief Customer and Workforce Services Officer
Dave Stubbs, Director of Regeneration and Neighbourhoods
Damien Wilson, Assistant Director, Regeneration and Planning
Graham Frankland, Assistant Director, Resources
Jill Harrison, Assistant Director, Adult Social Care
Caroline O'Neill, Assistant Director, Performance and Achievement
Phil Hornsby, Head of Service
Joan Stevens, Scrutiny Manager
Steve Hilton, Public Relations Officer
David Cosgrove, Democratic Services Team

181. Apologies for Absence

Councillors Pam Hargreaves (Transport and Neighbourhoods Portfolio Holder) and Peter Jackson (Regeneration and Economic Development and Skills Portfolio Holder).
Councillor Stephen Akers-Belcher, Chair of Health Scrutiny Forum.

This proposal reduces the overall saving identified in the above table of £223,000, to £209,000. The revised saving still exceeds the target for this area of £203,000 and therefore does not have an impact on the overall MTFS.

In relation to the savings identified on housing and council tax benefit quality checking the Chief Finance Officer clarified that this element was separate to the contract and was due to changes to the service by the DWP. The changes had already been made and staff had been fully involved in the process.

Decision

That the proposals for the achievement of the revised savings of £209,000 in the transactional finance and corporate finance activities as detailed above be approved.

193. Seaton Carew Development Sites – Selection of Preferred Developer *(Director of Regeneration and Neighbourhoods)*

Type of decision

Key Decision test (i) applies. Decision reference RN61/11.

Purpose of report

To seek Cabinet agreement regarding the selection of a preferred developer to work in partnership with the Council to help prepare and deliver development proposals for sites in Seaton Carew, including the regeneration of The Front.

Issue(s) for consideration by Cabinet

The Assistant Director, Regeneration and Planning reported on the process and previous Cabinet consideration of the process to select a preferred developer to work with the Council to take forward the development sites and ensure the maximum regeneration benefit for Seaton Carew. The report indicated that following the interview stage which included involvement from Seaton Carew Renewal Advisory Group (SCRAG). Four of the five panel scored the presentation and interview by the Esh Group as the strongest.

Subsequent to this an assessment of the information submitted by the Esh Group had been carried out. The developer submission fully met the requirements set out in the Council's second request for information document.

The detailed financial appraisal for the residential sites based on the information which was available to the developer at the time of the procurement exercise, indicated that, if these sites were developed in line with the guidance and comments provided the gross value of the identified sites would be £7m. After taking account of the estimated abnormal costs

including any site remediation issues etc, the sites could provide a return or 'regeneration fund' of £5m that would be used to deliver the regeneration priorities identified within the Council's development brief previously endorsed by Cabinet, including regeneration of The Front, sea defence work and improvement to community facilities.

The Assistant Director indicated that it was important to note at this stage that these proposals were only development ideas which had only been partly refined by officer comments during the various stages of the developer selection process. It was understood by the developer that at this stage the ideas were clearly subject to change, further revision and reconsideration especially as they would be subject to a program of public consultation, as part of the next phase of work, if Cabinet agreed to appoint the Esh Group as a preferred developer.

It was suggested that a period of joint working was undertaken with the preferred developer to develop aspects of the scheme further and to carry out a programme of public consultation. A plan showing some of the potential redevelopments was displayed at the meeting.

Members indicated that they welcomed the proposals and that the initial meetings involving developers had received very positive feedback. One Cabinet Member was, however, against any proposal to include and residential development as part of any proposals for the 'sea-side' of The Front. The Mayor commented that the plans did give the Council a positive tool that could be used in any compulsory purchase of the Longscar site.

Cabinet Members were concerned to see that the community benefits of the regeneration proposals came forward early in the overall scheme. Members did not wish to see a situation where the development of housing took precedent and the community benefits came at the end, if at all. The Assistant Director noted Members comments and indicated that dependent on the consultation processes and the finalisation of the agreements with the preferred developer, money for the community schemes may come through to the Council rather than the developer undertaking any construction.

Decision

1. That the appointment of Esh Group as preferred developer be agreed;
2. That officers work with Esh Group to refine the draft scheme, including the tasks outlined in the report and report back to Cabinet to confirm final proposals, results of the public consultation, projected returns, details of the formal legal arrangement and timetable for delivery.

194. 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

CABINET

MINUTES AND DECISION RECORD

23 May 2011

The meeting commenced at 9.15 am in the Civic Centre, Hartlepool

Present:

The Mayor, Stuart Drummond - In the Chair

Councillors: Jonathan Brash (Performance Portfolio Holder)
Robbie Payne (Deputy Mayor) (Finance and Procurement Portfolio Holder),
Gerard Hall (Adult and Public Health Services Portfolio Holder).
Hilary Thompson (Culture, Leisure and Tourism Portfolio Holder),

Also Present: Councillor Jane Shaw, Chair of Adult Services Scrutiny Forum
Councillor Stephen Thomas, Chair of Neighbourhood Services Scrutiny Forum
Councillor Ray Wells
Edwin Jeffries, Hartlepool Joint Trades Union Committee

Officers: Paul Walker, Chief Executive
Andrew Atkin, Assistant Chief Executive,
Chris Little, Chief Finance Officer
Tony MacNab, Solicitor
Joanne Machers, Chief Customer and Workforce Services Officer
Nicola Bailey, Director of Child and Adult Services
Danielle Swainston, Sure Start, Extended Services and Early Years Manager
Dave Stubbs, Director of Regeneration and Neighbourhoods
Damien Wilson, Assistant Director, Planning and Regeneration
Graham Frankland, Assistant Director, Resources

Alistair Rae, Public Relations Manager
Joan Stevens, Scrutiny Manager
Elaine Hind, Scrutiny Support Officer
David Cosgrove, Democratic Services Team

230. Apologies for Absence

Councillors Pam Hargreaves (Regeneration and Economic Development Portfolio Holder), Cath Hill (Children's Services Portfolio Holder) and Peter Jackson (Cabinet Member without Portfolio).

231. Declarations of interest by Members

None at the commencement of the meeting. During consideration of the item on "Photo-Voltaic Retrofit Proposal" (Minute 242 refers) Councillor Brash declared a personal interest.

232. Inquorate Meeting

It was noted that the meeting was not quorate. The Mayor indicated that (as permitted under the Local Government Act 2000 and the Constitution) he would exercise his powers of decision and that he would do so in accordance with the wishes of the Members present, indicated in the usual way. Each of the decisions set out in the decision record were confirmed by the Mayor accordingly.

233. Minutes of the meeting held on 9 May 2011

Received.

234. Final report – Adult Safeguarding *(Adult and Community Services Scrutiny Forum)*

Type of decision

Non-key.

Purpose of report

To present the Final Report of the Adult and Community Services Scrutiny Forum following its investigation into 'Adult Safeguarding'.

Issue(s) for consideration by Cabinet

The Chair of Adult Services Scrutiny Forum, Councillor Jane Shaw, presented the final report of the forum's investigation into 'Adult Safeguarding'. Councillor Shaw outlined the principle aspects of the report

more also needed aspirational families and positive male and female role models, particularly for young children. It was hoped to highlight such role models in future '11 million Take Over Days'.

Decision

That the publication of the Child Poverty Needs Assessment and Child Poverty Strategy be approved, as required in the Child Poverty Act 2010.

245. Developer Interest in Sites at Seaton Carew *(Director of Regeneration and Neighbourhood Services)*

Type of decision

Non-key.

Purpose of report

To report to Cabinet the results of the exercise carried out to assess developer interest in Council owned sites in Seaton Carew and seek endorsement, to explore in more detail the strongest submissions.

Issue(s) for consideration by Cabinet

The Assistant Director, Planning and Regeneration reported that Cabinet in February 2011 agreed to undertake a marketing exercise in relation to Council owned sites in Seaton Carew. Interested developers were asked to submit the requested relevant information by 25/03/11.

In total, marketing particulars were circulated to thirty interested parties in response to the adverts placed in the national press. Seven expressions of interest were subsequently submitted by the deadline date. One response was received after the formal deadline and has been discounted. Five of the seven submissions included only the PQQ element of the requested information. These organisations did not respond in any detail to the development brief and the information requested. These particular organisations had therefore been deemed not to have met the minimum level of information that was requested.

Two organisations had provided detailed and full information in line with the PQQ and development brief. Both of these organisations had indicated that they would look to develop all of the sites identified, releasing significant funding to deliver a range of regeneration priorities, a key aim of the scheme. Both companies had indicated that they would look to develop elements of residential on all of the Council owned sites and look to develop small scale commercial development at The Front, on the site of the Longscar Hall, in line with the details of the development brief.

The exercise had indicated that there was real interest from the private sector in developing sites at Seaton Carew. This provided evidence that there is interest despite the current market conditions which in principle is sufficient to deliver the regeneration priorities. To determine if one of these organisations could practically deliver comprehensive development in

Seaton Carew would require the submission of further information and separate face to face discussion with the companies involved.

The mayor indicated that he was encouraged by the results of the marketing exercise and indicated that the further assessment process should include informal meetings with Cabinet. The Mayor also suggested that a representative from the Seaton Carew Regeneration Advisory Group should be involved in the decision making process so that there was an input from the residents and trades people of Seaton Carew.

Decision

That officers be authorised to assess further the expressions of interest by interviewing the two shortlisted companies in June, and then requesting the formal submission of final information for preferred developer selection in August. The assessment process was to involve a representative appointed by the Seaton Carew Regeneration Advisory Group and informal meetings with Cabinet.

246. Strategy for Bridging the Budget Deficit 2012/13 – ICT, Revenues and Benefits Services *(Chief Executive)*

Type of decision

Non-key.

Purpose of report

To enable Cabinet to make a decision in respect of the proposed options available in respect of ICT and Revenues and Benefits services and their contribution to addressing the budget deficit in the available timescales.

Issue(s) for consideration by Cabinet

The Performance Portfolio Holder reported Cabinet have received three reports (on 24th January 2011, 7th February 2011 and 8th April 2011) which had identified and provided options and proposed recommendations in respect of the potential benefits from and the procurement route for a revised delivery mechanism for ICT and Revenues and Benefits services.

At the meeting in February 2011, Cabinet determined to refer this matter to Scrutiny for consideration with particular reference to the Revenues and Benefits element and the report from Scrutiny Co-ordinating Committee was considered on 8th April 2011.

Cabinet agreed on 8th April that further investigation of the following options be undertaken and reported back to Cabinet at the earliest opportunity taking account of the timescales required for identifying the future of the services in question and the recommendations of the Scrutiny investigation reported earlier in the meeting: -

- (i) A procurement exercise is undertaken using the OGC Buying Solutions Framework for ICT and Revenues and Benefits services.

CABINET

MINUTES AND DECISION RECORD

7 February 2011

The meeting commenced at 9.15 am in the Civic Centre, Hartlepool

Present:

The Mayor, Stuart Drummond - In the Chair

Councillors Jonathan Brash (Performance Portfolio Holder)
Robbie Payne (Deputy Mayor) (Finance and Procurement Portfolio Holder)
Pam Hargreaves (Regeneration and Economic Development Portfolio Holder)
Gerard Hall (Adult and Public Health Services Portfolio Holder)
Cath Hill (Children's Services Portfolio Holder)
Hilary Thompson (Culture, Leisure and Tourism Portfolio Holder)

Also Present: Councillors Chris Simmons (Leader of the Labour Group), Marjorie James (Chair of Scrutiny Co-ordinating Committee), Allan Barclay, Paul Thompson, Mike Turner and Ray Wells
Edwin Jeffries, UNISON

Officers: Paul Walker, Chief Executive
Andrew Atkin, Assistant Chief Executive,
Chris Little, Chief Finance Officer
Alyson Caman, Legal Services Manager
Joanne Machers, Chief Customer and Workforce Services Officer
Nicola Bailey, Director of Child and Adult Services
Dave Stubbs, Director of Regeneration and Neighbourhoods
Damien Wilson, Assistant Director, Regeneration and Planning
Denise Ogden, Assistant Director, Neighbourhood Services
Alison Mawson, Assistant Director, Community Safety and Protection
Graham Frankland, Assistant Director, Resources
Andy Golightly, Senior Regeneration Officer
Tony Dixon, Arboricultural Officer
Angela Hunter, Principal Democratic Services Officer

162. Apologies for Absence

None.

163. Declarations of interest by Members

None.

in June. However, the Chief Executive confirmed that even delaying the ICT proposals till June would put the potential savings for 2012/13 at risk.

Decision

That the proposals in relation to the provision of the Revenues and Benefits Service be referred to Scrutiny Co-ordinating Committee and reported back to Cabinet at the end of March 2011.

170. Assessing Developer Interest in Development Sites in Seaton Carew *(Director of Regeneration and Neighbourhoods)*

Type of decision

Non-key.

Purpose of report

To seek Cabinet endorsement to obtain initial expressions of interest from commercial developers who may be interested in HBC owned sites in Seaton Carew.

This information will be used to support future decision making in relation to the regeneration of Seaton Carew, and will enable Cabinet to make informed decisions in the future regarding development opportunities in Seaton Carew.

Issue(s) for consideration by Cabinet

The Mayor presented a report which highlighted that Seaton Carew has an important role to play in Hartlepool's overall visitor offer. The promenade, beach and businesses in Seaton Carew were not only important amenities for Seaton Carew residents but for the rest of Hartlepool as well. Continuing to draw in investment and improving the attractiveness of Seaton Carew to both visitors and residents remained a key regeneration priority. Although regeneration funding had been secured for Seaton Carew in the past, the prospect of securing sufficient public funding to support the future regeneration of Seaton in the short to medium term, in the current financial climate would be more difficult. In order therefore to achieve the aspirations that the Council and local residents have for Seaton Carew, alternative ways of delivering change needs to be explored and considered.

The report therefore highlighted the work being done to develop a masterplan for Seaton Carew including a strategy to deliver those changes, that given the limited levels of external public funding, was based around utilising some of the Council owned land and assets in the area.

As part of this approach a financial viability assessment had been produced which included some assumptions regarding estimated development costs and land values. There had been some positive feedback from a limited number of developers through informal discussions, but a wider understanding of the likely interest and demand for the sites was required, to allow Cabinet to make informed decisions in the future regarding the possible use and disposal of those sites in order to support future regeneration of Seaton Carew.

Cabinet was therefore asked to endorse an exercise that can assess what the likely interest in the various Council owned sites would be if they were put to the market. Developers would be asked to respond to a document that explained what the Council aimed to achieve in Seaton Carew and which also detailed the land holdings that could be utilised to release value and funding to achieve those aims. Developers would be asked to submit an expression of interest in the sites and information regarding how they might take forward the sites and meet the wider regeneration aims, if they were engaged to take forward the sites.

This information could then be utilised by Cabinet to inform the decision making process and inform the master planning exercise when considering the possible future use of the Council owned sites.

It was suggested that expressions of interest be sought for the sites individually as well as for all four together as it was considered that this should maximise the potential and community benefits for the area. The Assistant Director, Regeneration and Planning confirmed that expressions of interest were requested by the end of March and would be reported to Cabinet in April.

Decision

The expression of interest document was endorsed along with the suggested approach to assess, without prejudice, the likely level and type of developer interest in Council owned sites in Seaton Carew either individually or for all four sites together.

171. Business Transformation – Quarterly Programme Update *(Chief Executive)*

Type of decision

Non-key.

CULTURE, LEISURE & TOURISM PORTFOLIO DECISION RECORD

27 March 2012

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

Present:

Councillor Cath Hill (Culture, Leisure & Tourism Portfolio Holder)

Officers: Denise Ogden, Assistant Director, (Neighbourhood Management)
John Mennear, Assistant Director (Community Services)
Helen Beaman, Environment Co-ordinator
Denise Wimpenny, Principal Democratic Services Officer

23. North Linear Park (Central Park) *(Assistant Director, Neighbourhood Services)*

Type of decision

Non-key

Purpose of report

To inform the Portfolio Holder of project progress and to seek approval to proceed with plans for Central Park.

Issue(s) for consideration by Portfolio Holder

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

The Assistant Director referred to the key aims of the proposal as set out in the report. Appendix 1A showed the proposed improvements for Central Park and Appendix 1B highlighted where the road would be to facilitate the development of the Steetley site.

With regard to the risk and financial considerations, 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 will be over a 1 to 2 year period.

Details of other potential sources of funding were set out in the report.

Decision

- (i) That the contents of the report in relation to the progress of the North Linear Park project, be noted.
- (ii) Subject to appropriate permissions being granted, the proposed master plan for the future use of the large open green space on Central estate, be approved.

24. Golden Flatts Community Woodland Consultation (Assistant Director, Neighbourhood Services)

Type of decision

Non-key

Purpose of report

To inform the Portfolio Holder of the consultation work undertaken in relation to the Golden Flatts Community Woodland, seek approval for the resultant master plan developed in consultation with local communities and approve officers progressing with the proposals it contains.

Issue(s) for consideration by Portfolio Holder

The report included background information in relation to the development including details of the subsequent consultation exercises undertaken to arrive at the proposed community woodland master plan. The consultation process included, internal discussions, public displays, press releases, leaflet distribution, letters/e-mails, online questionnaires, school consultation as well as public consultation. The report included feedback in response to the consultation process. It was noted that 82% of public respondents welcomed the idea of a proposed community woodland at Golden Flatts and 10% were undecided. Respondents at the drop in sessions generally provided positive comments, details of which were included in the report. However, concerns were raised during the drop-in consultation sessions regarding the possibility of anti-social behaviour. In order to address these concerns, a key aim would be to develop community and neighbourhood police involvement for this area.

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

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 Steeley 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

CABINET

MINUTES AND DECISION RECORD

15 December 2008

The meeting commenced at 9.00 a.m. in the Civic Centre, Hartlepool

Present:

The Mayor (Stuart Drummond) - In the Chair

Councillors: Pam Hargreaves (Deputy Mayor),
Gerard Hall (Adult and Public Health Services Portfolio Holder),
Cath Hill (Children's Services Portfolio Holder),
Robbie Payne (Finance & Efficiency Portfolio Holder),
Peter Jackson (Neighbourhoods & Communities Portfolio Holder),
Victor Tumilty (Culture, Leisure and Tourism Portfolio Holder),

Also Present: Councillor Jane Shaw, Vice-Chair, Scrutiny Coordinating Committee

Officers: Paul Walker, Chief Executive
Andrew Atkin, Assistant Chief Executive
Mike Ward, Chief Financial Officer
Peter Devlin, Chief Solicitor
Nicola Bailey, Director of Adult and Community Services
Dave Stubbs, Director of Neighbourhood Services
Peter Scott, Director of Regeneration and Planning Services
Sue Johnson, Assistant Director – Planning and Service Integration
Derek Gouldbum, Urban Policy Manager
Alison Mawson, Head of Community Safety and Prevention
Peter Gouldsbro, Community Safety Officer
Charlotte Burnham, Scrutiny Manager
Alistair Rae, Public Relations Officer
David Cosgrove, Democratic Services Team

173. Apologies for Absence

Councillor R. Payne, Finance and Efficiency Portfolio Holder.

174. Declarations of interest by members

None.

175. Confirmation of the minutes of the meeting held on 8 December 2008

Confirmed.

176. Formal Response To The Executive's Initial Budget And Policy Framework Consultation Proposals For 2009/10 (*Scrutiny Co-ordinating Committee*)

Type of decision

None.

Purpose of report

To provide the formal response of the Scrutiny Co-ordinating Committee in relation to the Executive's Initial Budget and Policy Framework Consultation Proposals for 2009/10.

Issue(s) for consideration by Cabinet

The Vice-Chair of the Scrutiny Coordinating Committee, Councillor Jane Shaw, reported on Scrutiny's involvement in the Authority's budget setting process for 2009/10 together with their formal response to the Executive's Initial Budget and Policy Framework Proposals.

The Mayor highlighted that as the budget process had progressed, the budget proposals had changed significantly. The council was facing an extremely difficult budget situation and the Mayor indicated that Scrutiny would be kept as up to date as possible.

Decision

That Cabinet notes the comments of Scrutiny Co-ordinating Committee in relation to the Executive's Initial Budget and Policy Framework Consultation Proposals for 2009/10.

177. Local Development Framework Annual Monitoring Report 2007/2008 (*Director of Regeneration and Planning Services*)

Type of decision

Budget and Policy Framework.

Purpose of report

To seek the approval of the fourth Local Development Framework Annual Monitoring Report for submission to the Government Office for the North East.

Issue(s) for consideration by Cabinet

The Mayor reported that planning legislation required that local authorities prepare an Annual Monitoring Report by the end of each calendar year. A

report had been prepared covering the period 1 April 2007 and 31 March 2008 and circulated to Cabinet Members. The Annual Monitoring Report assesses the implementation of the programme for preparation of Local Development Documents contained in the Local Development Scheme. The Annual Monitoring Report also assesses existing planning policies contained in the adopted Hartlepool Local Plan 2006.

The report sets out the progress of house building from 2004 and projected completions up to 2021 and compared this to the housing requirement set out in the Regional Spatial Strategy (July 2008).

Decision

That the Annual Monitoring Report 2007/2008 be approved for submission to Government Office for the North East.

178. Orwell Walk Extra Care Housing Scheme *(Director of Adult and Community Services and Chief Financial Officer)*

Type of decision

Key Decision – test (i) applies.

Purpose of report

To seek Cabinet's approval to enter into a funding agreement with Housing Hartlepool (HH) that satisfies the Department of Health's (DH) Extra Care Housing Fund requirements. To inform Members of progress to date in developing the scheme.

Issue(s) for consideration by Cabinet

The Adult and Public Health Services Portfolio Holder reported that Hartlepool had been successful in securing extra care housing funding of £2.93 million, towards the development of an extra care housing scheme providing around sixty new homes, in partnership with Hartlepool PCT and Housing Hartlepool. The Department of Health required the Council and Housing Hartlepool enter into a bilateral legal agreement that they must approve before funding is released. Cabinet was asked to approve the Council entering into a funding agreement with Housing Hartlepool.

Members queried the membership of the Steering Group established to oversee the development and indicated that a Councillor solely representing the position of the Council should be appointed.

Decision

1. That Cabinet approves the entering into a funding agreement with Housing Hartlepool.
2. That Cabinet notes the progress made in developing the extra care scheme.

179. Closed Circuit Television (CCTV) Strategy 2009-2012
(Head of Community Safety and Prevention)

Type of decision

Non-Key.

Purpose of report

To seek Cabinet approval of the draft CCTV strategy 2009-2012 and the establishment of a capital investment scheme for CCTV.

Issue(s) for consideration by Cabinet

The Mayor reported on the process of strategy development, from initial consideration by Cabinet of a draft strategy in January 2008; the Scrutiny investigation into CCTV in two parts, spanning the municipal years 2007/08 and 2008/09; to consideration of the final report, with recommendations from the scrutiny investigation in September 2008. A copy of the draft strategy was submitted as an appendix to the report.

Decision

1. That the draft CCTV strategy 2009-2012 be approved.
2. That the allocation of £50,000 from the annual community safety capital budget to provide an investment scheme for CCTV cameras and equipment during 2009/10 to 2011/12 be approved.

180. Central Area Investment Framework (Director of
Regeneration and Planning Services)

Type of decision

Non-key.

Purpose of report

The report presented the main findings of the Central Area Investment Framework (CAIF) study which provides a strategic context for the regeneration of Hartlepool's central area.

Issue(s) for consideration by Cabinet

The Mayor reported on the background to the Central Area Investment Framework (CAIF) study which was intended to respond to the Regional Development Agency's increasing focus of Single Programme resources towards strategic projects which deliver direct economic benefits. The report outlined the approach to the preparation of the strategy which was largely funded by One NorthEast. The study looked beyond the immediate town centre taking in the areas to the east of Stockton Street and the A689 including the marina, Church Street and the east central area, and also including Mill House and Stranton.

The investigations included a review of current market conditions within the central area. This review produced a number of conclusions on Hartlepool's

current position including:-

- there is a distinct lack of quality business space and retailing opportunities within the centre of Hartlepool which is diverting investment/demand to competing locations elsewhere
- in particular there is a shortage of supply of good quality office space for SME's (small to medium enterprises) with a potential opportunity for the provision of high quality small scale office and workspace units to encourage indigenous growth
- a key constraint in the central area is a lack of available viable development sites, outside the marina area. The viability of development could be significantly improved by public sector investment in enabling works such as site assembly and public realm improvements or remediation of ground conditions
- the fragmented retail offer generated by edge of town centre and outlying retail parks undermines the performance of the primary shopping area and future planning policies should look to strengthen the protection of the main shopping area
- there is a need to improve linkages for both vehicle and pedestrian flows throughout the central area.

The Mayor highlighted that the study had led to the identification of a number of strategic interventions which could deliver significant economic benefit to central Hartlepool. A key component of this is the development of the East Central Area as an Innovation and Skills Quarter (ISQ). The catalyst of the new Hartlepool College of Further Education, the presence of Cleveland College of Art and Design, the area's strategic location between the main shopping centre, marina and the Church Street Transport Interchange and the potential for land use assembly to create mixed use development sites offered the opportunity for major investment in this area.

The strategy recommended that the relocation of the Council owned depot at Lynn Street could provide an excellent development opportunity which could potentially accommodate a mix of uses including office, new business and incubation floor space set within a high quality public realm. Strategic acquisition of buildings within the ISQ would provide opportunities for college related workspace and a possible Digital City satellite facility which would help towards the retention of skills within Hartlepool.

The Mayor also indicated that the strategy included a number of other recommendations including adopting a proactive approach to securing a new use for Jackson's Landing and other landmark buildings; progressing investigations around the development of the Mill House area in the light of feasibility work currently underway for the Mill House Leisure Centre and adjacent facilities; considering enhancements to key gateway sites such as near the Stranton roundabout to enhance the approaches and provide better definition to the town centre; pursue wider connectivity initiatives linked to the proposed Tees Valley Metro project, cycle and pedestrian routes, signage and improving connections between the transport interchange to the marina; and developing planning policies which reinforce and protect the function of the main shopping area and facilitate the



regeneration of the ISQ.

The Mayor stressed that the framework was largely aspirational and a long term strategy that would seek to deliver change over a five to ten year period. There was, however, no guaranteed finance to deliver the whole of the framework. There was a provisional Single Programme allocation for Central Hartlepool within the current year and it was proposed that this was used to support the acquisition of strategic properties within the Innovation and Skills Quarter. Recommendations on specific properties to be targeted for acquisition would be presented for approval to the Finance and Efficiency Portfolio Holder following discussions with One Northeast whilst the Mayor, through his portfolio, would consider the details of bids for Single Programme resources.

The mayor indicated that he did not wish to see this strategy sit on a shelf somewhere and never get actioned. The Director of Regeneration and Planning Services stated that the document did put the council in a much better position to apply for any funds that may be or become available. The study itself had been part funded by One Northeast, so it already had some status.

The study had referred to potential changes to Stockton Street (A689) through the centre of the town, which it considered provided something of a barrier to tying the two areas together. Proposals to change Stockton Street to single carriageway had been quickly dismissed, though other options, such as surface dressing, footbridges etc. had been considered further.

Cabinet Members supported the study and requested that a Members Seminar be undertaken to inform the wider Council membership of the potential of the Central Area Investment Framework study. Cabinet also considered the situation of the Jacksons Landing Development which had been empty for some years now. The Mayor commented that several potential uses for the building had come forward but had failed to materialise. Cabinet was also made aware of potential developments at the railway station which may link the station better with the marina development in the future.

Decision

That the main findings of the Central Area Investment Framework (CAIF) study report be noted and welcomed and disseminated to the wider council through a Members' Seminar.

The meeting concluded at 9.45 a.m.

P J DEVLIN

CHIEF SOLICITOR

PUBLICATION DATE: 22 DECEMBER 2008

JOINT REGENERATION AND LIVEABILITY AND FINANCE AND EFFICIENCY PORTFOLIO DECISION RECORD

3 February 2009

The meeting commenced at 3.00 pm. in the Civic Centre, Hartlepool

Present:

Councillor The Mayor, Stuart Drummond
 Robbie Payne (Finance and Efficiency Portfolio Holder)

Officers: Graham Frankland, Head of Procurement, Property and Public
 Protection
 Geoff Thompson, Head of Regeneration
 Sarah Bird, Democratic Services Officer

1. Local Government Access to Information

Under Section 100(A)(4) of the Local Government Act 1972, the press and public were 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 paragraph 1 of Part 1 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006.

Minute 2 - Central Area Property Acquisitions (para 3 – information relating to the financial or business affairs of any particular person (including the authority holding that information))

2. Central Area Property Acquisitions (para 3) – Senior Regeneration Officer

Type of Decision

Non key.

Purpose of Report

The report was presented to update the Portfolio Holders on the strategic property acquisitions identified in the Central Area Investment Framework and sought endorsement to acquire a number of key buildings, submit Single Programme funding bids in relation to those and to use elements of Hartlepool Borough Council's Capital Programme Allocation as match funding.

Issues for consideration by the Portfolio Holders

The issues were outlined in the exempt section of the minutes.

Decision

The decision was set out within the exempt section of the minutes.

The meeting concluded at 3.40 pm.

P J DEVLIN

CHIEF SOLICITOR

PUBLICATION DATE: 16th February 2009

JOINT FINANCE AND PERFORMANCE & REGENERATION AND ECONOMIC DEVELOPMENT PORTFOLIO



Friday 27th November 2009

at 3.00pm

in Committee Room C, Civic Centre, Hartlepool

Councillor Robbie Payne, Portfolio Holder with responsibility for Finance and Performance and Councillor Pamela Hargreaves, Portfolio Holder with responsibility for Regeneration and Economic Development will consider the following items.

1. KEY DECISIONS

No items

2. OTHER ITEMS REQUIRING DECISION

No items

3. ITEMS FOR INFORMATION

No items

4. 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

5. KEY DECISION

- 5.1 Central Area Acquisitions – Purchase of Crown House, Surtees Street –
*Assistant Director (Housing and Regeneration) and Assistant Director
(Procurement and Asset Management) (Para 3)*

FINANCE AND PERFORMANCE PORTFOLIO DECISION RECORD

9 December 2009

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

Present:

Councillor Robbie Payne (Finance and Efficiency Portfolio Holder)

Officers: Rob Smith, Senior Regeneration Officer
David Dockree, Temporary Estates Manager
Sarah Bird, Democratic Services Officer

89. 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 below of Part 1 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order

Minute 90 – Central Area Acquisitions – Purchase of Crown House, Surtees Street – This item contains exempt information under Schedule 12A Local Government Act 1972, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) (Para 3)

90. Central Area Acquisitions – Purchase of Crown House, Surtees Street – *Assistant Director (Housing and Regeneration) and Assistant Director (Procurement and Asset Management)*

Type of Decision

Key – Test 1 applies

Purpose of Report

To seek approval for the acquisition and clearance of a derelict building, Crown House, Surtees Street, Hartlepool.

Issues for Consideration by Portfolio Holder

The report provided details of the proposed purchase and clearance of Crown House on Surtees Street, Hartlepool, the funding applications that would enable the purchase and the next steps that would lead to redevelopment of the site.

Decision

This was outlined in the exempt section of the minutes.

The meeting concluded at 10.03 am

P J DEVLIN

CHIEF SOLICITOR

PUBLICATION DATE: 14 December 2009

CABINET

MINUTES AND DECISION RECORD

19 March 2012

The meeting commenced at 9.15 am in the Civic Centre, Hartlepool

Present:

The Mayor, Stuart Drummond - In the Chair

Councillors: Cath Hill (Culture, Leisure and Tourism and Children's Services Portfolio Holder),
Hilary Thompson (Performance and Adults and Public Health Services Portfolio Holder),

Also Present: Councillor Christopher Akers-Belcher, Chair of the Children's Services Scrutiny Forum
Councillor Stephen Akers-Belcher, Chair of Health Scrutiny Forum
Councillor Marjorie James, Chair of Scrutiny Coordinating Committee
Councillor Rob Cook, Chair of Planning Committee
Councillors Alison Lilley, Geoff Lilley and Ray Wells.

Officers: Nicola Bailey, Acting Chief Executive
Andrew Atkin, Assistant Chief Executive,
John Morton, Assistant Chief Finance Officer
Peter Devin, Chief Solicitor
Joanne Machers, Chief Customer and Workforce Services Officer
Dave Stubbs, Director of Regeneration and Neighbourhoods
Damien Wilson, Assistant Director, Regeneration and Planning
Denise Ogden, Assistant Director, Neighbourhood Services
Graham Frankland, Assistant Director, Resources
Alistair Smith, Assistant Director, Transport and Engineering
Jill Harrison, Assistant Director, Adult Social Care
Sally Robinson, Assistant Director, Prevention, Safeguarding and Specialist Services
John Mennear, Assistant Director, Community Services
Louise Wallace, Assistant Director, Health Improvement
Chris Hart, Drug and Alcohol Manager
Alistair Rae, Public Relations Officer
Laura Stones, Scrutiny Support Officer
David Cosgrove, Democratic Services Team

251. Apologies for Absence

None.

indicated that there was growing concern that alcohol was being used as a crutch by an increasing number of people in growing difficulty.

The Mayor considered that the national policy in getting drug users into treatment programmes and then just leaving them there was wrong and the change in policy towards recovery was the right move. National policies on alcohol problems were simply wrong or non-existent. More had to be done to tackle the problems caused by alcohol abuse and one method, through the re-tightening of licensing regulations would be welcomed. The 24 hour drinking licence regulations had been a flop and the reinstatement of late night closing to 2.00 a.m. at the latest would be welcomed by all, including the licensees. It wouldn't take too much to change the culture of late night drinking which was harming both individuals and wider society. Proposals for minimum alcohol pricing would have little effect other than to push smaller retailers out of business. The plans submitted were a step in the right direction and were supported.

Decision

That the Safer Hartlepool Partnership Adult Drug Treatment Plan and Alcohol Harm Reduction Plan for 2012-13 be approved and supported as the performance management framework between the local substance misuse system and the National Treatment Agency (NTA).

268. Mill House Site Masterplan and Potential Disposal of Land at Victoria Park *(Director of Regeneration and Neighbourhoods)*

At the commencement of the agenda item, The Mayor, Stuart Drummond and Councillor Cath Hill declared personal interests.

Type of decision

Key Decision (Test i and ii applies) Forward Plan Reference No: RN90 / 11

Purpose of report

To Inform Cabinet of the progress in the development of a Masterplan for the Mill House area, including appointment of a preferred bidder and to seek Cabinet's approval to make recommendations to Council for a decision on the disposal of the freehold of Victoria Park to Hartlepool United Football Club (the Club) as the first step in the process to implement the Masterplan.

Issue(s) for consideration by Cabinet

The Assistant Director, Resources reported on the work undertaken by Council officers working with a potential developer and the Club to develop a masterplan proposal for the Mill House area. The report highlighted some of the key findings contained within the Economic Impact Assessment report on the value of the football club to the town and a proposal for the disposal of the land currently leased to the Club by the Council.

The report outlined the background history and the current situation in relation to the club and the land. The Council was now reconsidering plans to develop the wider Mill House area with a Masterplan that would cover not only the original area but also the key sites of the Odeon and land at the corner Young Street. The potential for addressing these problem sites adds a significant factor to the regeneration of the area. As a result of the Masterplanning considerations negotiations were reopened with the Club.

The Assistant Director reported that positive discussions had been ongoing with the club who wished to be involved in the redevelopment of the area but the club wanted the ground transferring at no costs to ensure their involvement.

In relation to the Masterplan, the Assistant Director indicated that only one submission from a potential developer had been returned and authorisation was sought to pursue discussions with the developer. A copy of the proposal from Gus Robinson Developments was attached to the report.

The Mayor considered that the masterplan for this area, including the Odeon site could have the potential to one of the most significant and exciting developments in the town centre for a long time. The development could have great benefits for all concerned and partners such as Cameron's Brewery, the Football Club and others were all positive about the potential for this area. The Mayor considered that the Economic Impact Assessment report on the value the football club contributed to the town was a key consideration. The club were, in these negotiations, not including the land to the north of the ground that had been the source of some dispute over recent years. In relation to the ground itself, as long as there were appropriate legal covenants protecting the land for football use, the Mayor was confident that would secure the land against many peoples concerns. Cabinet Members expressed their support for the wider masterplan proposals.

The Mayor did question the potential of a decision being made during the purdah period leading up to the election. The Chief Solicitor advised that he had issued guidance to all Members and officers on the purdah period which will commence on 27 March. Much would depend on when the decision would be made.

Cabinet briefly discussed the timing of the decisions. The Mayor believed that it would be better if the decision was taken sooner rather than later but acknowledged the view that making the decision within the purdah period may not be appropriate. The Mayor did believe that it may be prudent for Members, possibly through the political groups to be briefed on the proposals. Consideration could then be given to making a decision at an early date after the elections.

The Mayor questioned the decision making route and whether the matter was an executive or council decision. The Chief Solicitor advised that because of the wider significance of the decision the matter had been

referred to Council for final approval.

Decision

1. That the development of a Masterplan for the Mill House area be noted and endorsed.
2. That Gus Robinson Developments be approved as the preferred bidder for the development of the Masterplan.
3. That Council be recommended to consider and reach a decision on the potential sale of land at Victoria Park to Hartlepool United Football Club as the first step in the process to implement the Masterplan.

269. The Allocation of Community Pool Grant 2012/2013

(Director of Regeneration and Neighbourhoods)

Type of decision

Non-key.

Purpose of report

The purpose of this report was to inform Cabinet of the outcome of recent procurement projects undertaken by Hartlepool Borough Council. These projects pertained to the proposed allocation of funding from the 2012 / 2013 Community Pool Grant.

Cabinet were asked to note the outcome of the evaluations and authorise the funding of the projects in line with the recommendations of the report.

The report also sought Cabinet approval for the outlined proposal for the eligibility and criteria process for Categories 4 and 5 of the Community Pool, and agree the proposed funding allocation against each of these criteria for 2012 / 13.

Issue(s) for consideration by Cabinet

The Assistant Director, Neighbourhood Services reported that on 21 November 2011 Cabinet had authorised the formation of five categories within the 2012 / 13 Community Pool Grant. Cabinet also mandated that a competitive procurement process be undertaken in allocating the aforementioned grant. The Assistant Director outlined the recent procurement processes undertaken to allocate the Community Pool Grant 2012/13 and outlined the eligibility and criteria for Categories 4 and 5, together with the proposed funding allocations for each criteria.

Following the competitive procurement processes undertaken in February 2012 it was now proposed that the funding of the Community Pool Grant 2012 / 2013 was allocated as detailed in the table detailed in confidential Appendix 1. The appendix 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).

CABINET

MINUTES AND DECISION RECORD

3 DECEMBER 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)
John Lauderdale (Adults and Public Health Services Portfolio Holder)
Paul Thompson (Finance and Corporate Services Portfolio Holder)

Officers: Dave Stubbs, Chief Executive
Andrew Atkin, Assistant Chief Executive,
Peter Devlin, Chief Solicitor
Damien Wilson, Assistant Director, Regeneration and Planning
Denise Ogden, Assistant Director, Neighbourhood Services
Jill Harrison, Assistant Director, Adult Social Care
Sally Robinson, Assistant Director, Prevention, Safeguarding and Specialist Services
John Mennear, Assistant Director, Community Services
Louise Wallace, Director of Public Health
Chris Hart, Drug and Alcohol Manager
Karen Kelly, Principal Housing Strategy Officer
Alistair Rae, Public Relations Manager
David Cosgrove, Democratic Services Team

111. Apologies for Absence

None.

112. Declarations of interest by Members

The Mayor, Stuart Drummond and Councillor Lauderdale declared personal interests in Minute No. 118.

113. Minutes of the meeting held on 19 November 2012

Confirmed.

to ensure a smooth transition. The Assistant Director assured Cabinet that there would be extensive communication through general publicity and targeted resident and other groups.

The Mayor also indicated that the Secretary of State for Communities and Local Government had recently allocated one-off capital monies to local authorities to reintroduce weekly waste collections. The Assistant Director stated the Secretary of State was considering a potential change in legislation which would force Local authorities to provide a weekly collection service. The funding recently allocated had resulted in one local authority in the country returning to weekly collections after moving to fortnightly rotating collections.

Decision

Cabinet agreed that the following changes, which allow for a more efficient and cost effective waste management service in Hartlepool should be introduced concurrently on the 1st April 2013:

1. That the Council consolidates its two currently separate dry recycling elements of the kerbside collection service, and delivers the service via one external service provider. In doing so, it was proposed that the Council provided residents with a 240 litre wheeled bin for co-mingled dry recyclable waste, to accompany the 55 litre blue box already in service; this would be used for glass materials.
2. That the changes to collection rounds be introduced under the route optimisation programme as detailed in section 4.4 of the report.
3. That a four-day working week, Tuesday to Friday inclusive, be introduced as detailed in section 4.5 of the report.
4. That the required savings target of £400,000 for 2013/14 be achieved through consolidating the dry recycling elements the kerbside collection service. It was therefore not necessary at this time to suspend the green waste collection service during the winter months and accordingly no changes are proposed. However, this element of service would be a consideration in any future financial planning/strategic exercise.

116. Hartlepool Playing Pitch Strategy *(Director of Child and Adult Services)*

Type of decision

Key Decision (test (ii)) Forward Plan Reference No. CAS 133/12.

Purpose of report

This report highlights the key findings and recommendations of the Hartlepool Playing Pitch Strategy. It is primarily concerned with voluntary participation by adults and young people and the adequacy of provision for

key pitch sports specifically, football, cricket, rugby union, rugby league, and hockey and also evaluates the availability for tennis and bowls.

The report presented the key findings arising from extensive survey work and consultation, highlighting areas of both concern and opportunity and sets out a vision and strategy for the future delivery of sports pitches across the Borough.

Issue(s) for consideration by Cabinet

The Assistant Director, Community Services reported that since the development of the 2004 Playing Pitch Strategy and the 2008 PPG17 Open Spaces study, the popularity of different sports had changed and the nature of pitch sports continues to evolve as new forms of each game were introduced to drive participation increases. The 2004 Strategy also enabled the generation of investment into facilities in Hartlepool (for example Grayfields Pavilion) and also enhanced the role of schools in meeting community needs.

The priorities set out in the new Strategy had been established through the preparation of a full evidence base including extensive consultation and analysis. This had been produced in line with "Towards a Level Playing Field, A Manual for Production of Playing Pitch Strategies" (Sport England 2001). The aspirations of the strategy were aligned to the Sport and Physical Activity Strategy, to sustain and raise participation levels in physical activity across the Borough. It was intended that the findings of this strategy would help ensure that the quantity, quality of playing pitches and accessibility to pitches meets the needs of the local population, now and into the future, thus maximizing the opportunity for participation.

The report set out the key findings and issues in relation to pitches for football, cricket, rugby, hockey, tennis and bowls. The Playing Pitch Strategy and the specific strategy recommendations as outlined in the Action plan were proposed to be adopted by the Council and the Playing Pitch Strategy be supported within the emerging Local Plan. The Draft Playing Pitch Strategy and the Playing Pitch, Tennis and Bowls Assessment were available in the members' library and on-line.

The final draft of the strategy documentation had been circulated to all relevant partners for comment including Sport England, all National Governing Bodies for Sport and League Secretaries as well as Ward Members. Responses have been received from England Hockey; Sport England; Football Association; and Hartlepool and District Bowls Association. The feedback had been positive and supportive, and where any minor discrepancies had been pointed out, these would be addressed into the approved Strategy document.

Cabinet welcomed the new strategy document.

Decision

That the Playing Pitch Strategy be adopted to assist in determining planning

applications, formulate policies within the Local Plan and deliver corporate objectives.

117. Youth Justice Peer Review (*Assistant Director of Children's Services*)

Type of decision

Non-key.

Purpose of report

The purpose of the report was to provide Cabinet with information relating to the findings and identified actions generated by the recent Youth Justice Peer Review.

Issue(s) for consideration by Cabinet

The Assistant Director, Prevention, Safeguarding and Specialist Services reported that as part of the new approach to youth justice oversight and devolving accountability to local authorities, the Youth Justice Board in partnership with the Local Government Association has developed a Youth Justice Peer Review programme. The primary purpose of a Youth Justice Peer Review is to help a Youth Offending Service and its partners identify their strengths and to highlight areas for potential improvement in the current provision of youth justice services. Youth Justice Peer Reviews were designed to be supportive yet challenging; they were not an inspection.

The Youth Justice peer review found that the Hartlepool Youth Offending Service and broader partnership had a strong commitment to the care and needs of children and young people. The team noted that the service was well-resourced in terms of the knowledge, skills and experience of the people who worked within it and stakeholders and staff had a firm determination to take the Service forward on a continuing journey of improvement.

The Youth Justice Peer Review highlighted that there were several areas for "quick win" improvement which could make a significant impact on Service delivery and performance, alongside some broader scope for improvement that the service would need to seek to address in the longer term.

To enable the Hartlepool Youth Offending Service to build upon the findings of the review an Action Plan had been developed to establish the key actions necessary and the key officers responsible for addressing the areas for improvement highlighted by the review team. The Action Plan proposed that the Youth Offending Service, with support from the services Strategic Management Board, focused upon the areas for improvement highlighted by the peer review.

The Chief Executive commented that the Assistant Director, Prevention,

CABINET

MINUTES AND DECISION RECORD

2 April 2013

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)
John Lauderdale (Adults and Public Health Services Portfolio Holder)
Paul Thompson (Finance and Corporate Services Portfolio Holder)

Officers: Dave Stubbs, Chief Executive
Andrew Atkin, Assistant Chief Executive
Peter Devlin, Chief Solicitor
Damien Wilson, Assistant Director, Regeneration and Planning
Graham Frankland, Assistant Director, Resources
Jill Harrison, Assistant Director, Adult Social Care
Julian Heward, Public Relations Officer
Angela Armstrong, Principal Democratic Services Officer

201. Apologies for Absence

None.

202. Declarations of interest by Members

None.

203. Minutes of the meeting held on 18 March 2013

Received.

204. Green Infrastructure Supplementary Planning Document *(Director of Regeneration and Neighbourhoods)*

Type of decision

Budget and Policy Framework.

Purpose of report

The report sought Cabinet's authorisation to undertake public consultation on the Draft Green Infrastructure Supplementary Planning Document (SPD).

Issue(s) for consideration by Cabinet

The report provided the background and outlined the benefits of Green Infrastructure. It was proposed that the consultation would commence in April 2013 and run for a minimum period of eight weeks, with the results being reported to a future Policy Committee meeting to seek adoption. The means of the public consultation were detailed in the report.

A Member sought clarification on the future of the Linear Park on Coronation Drive. The Assistant Director, Regeneration and Planning Services indicated he would clarify this and go back to the Member direct.

Decision

The consultation on the Green Infrastructure Supplementary Planning Document and associated Action Plan was authorised.

205. Trees and Development Guidelines Supplementary Planning Document *(Director of Regeneration and Neighbourhoods)*

Type of decision

Budget and Policy Framework

Purpose of report

The report sought Cabinet authorisation to present the Trees and Development Guidelines Supplementary Planning Document to Full Council for adoption.

Issue(s) for consideration by Cabinet

The report provided the background to the Trees and Development Guidelines Supplementary Planning Document which outlined the procedures and design criteria necessary to achieve the successful integration of existing and new trees, shrubs, hedges and hedgerows into

CABINET

MINUTES AND DECISION RECORD

23 June 2008

The meeting commenced at 9.00 a.m. in the Civic Centre, Hartlepool

Present:

The Mayor (Stuart Drummond) - In the Chair

Councillors: Pam Hargreaves, Deputy Mayor,
Gerard Hall, Adult and Public Health Services Portfolio Holder,
Peter Jackson, Neighbourhoods & Communities Portfolio Holder,
Victor Tumilty, Culture, Leisure and Tourism Portfolio Holder,

Also Present: Councillor Jane Shaw, Chair of Children's Services Scrutiny Forum

Officers: Paul Walker, Chief Executive
Andrew Atkin, Assistant Chief Executive
Peter Scott, Director of Regeneration and Planning
Adrienne Simcock, Director of Children's Services
Dave Stubbs, Director of Neighbourhood Services
Nicola Bailey, Director of Adult and Community Services
Graham Frankland, Head of Procurement, Property and Public Protection
Alistair Smith, Head of Transportation
John Potts, Principal Policy Officer
Richard Smith, Solicitor
James Walsh, Scrutiny Support Officer
David Cosgrove, Principal Democratic Services Officer

30. Apologies for Absence

Councillors Cath Hill (Children's Services Portfolio Holder) and Robbie Payne (Finance and Efficiency Portfolio Holder).

31. Declarations of interest by members

None.

32. Confirmation of the minutes of the meeting held on 9 June 2008

Confirmed.

Services Scrutiny Forum's investigation into 'Access to Recreation Activities for Children and Young People in Hartlepool' be approved.

38. PPG17 Open Space Assessment *(Director of Regeneration and Planning)*

Type of decision

Key Decision.

Purpose of report

To inform Members of the findings of the PPG17 Open Space Assessment that has recently been completed by Capita Symonds and to seek endorsement to the proposed standards identified in the Assessment.

Issue(s) for consideration by Cabinet

The Mayor reported that the Open Space Assessment was a statutory piece of work the Local Authority was required to undertake by the government (under Planning Policy Guidance Note 17) and would act as part of the evidence base in the development of the Local Development Framework. The report outlined the key findings of the Assessments and informed Cabinet of how this information would be used in the future to help guide development of open space in the Borough.

In parallel with the assessments taking place, the consultants undertook a community needs study. This involved 1500 randomly selected households across the town being sent a questionnaire seeking their views on public open spaces within the Borough. This was augmented by discussion groups with residents, officers and stakeholders as well as a questionnaire being sent to the various sports clubs within Hartlepool.

Based on the findings of the assessment and feedback from the consultations the study seeks to identify where there are shortfalls in provision compared to identified standards.

It was clear from the assessments that had taken place that in terms of the various types of open space within Hartlepool there were some examples of very good, well maintained and valued spaces, however there were also a significant number of open spaces where quality was sub-standard and needed to be improved to make them more useable and valued areas. Through endorsing the standards contained within the PPG17 Open Space Assessment, Members were illustrating their commitment to enhancing open spaces within the Borough.

The Mayor commented that in those areas where there was provision below the set standard, the Council needed to be aware of the potential gains that could be made through development schemes and/or planning gain. It was also highlighted that Hartlepool had easy access to the countryside and the coast that provided extensive open space not covered by this study. Cabinet was also reminded that there may be opportunities available under

the Primary Capital Programme to enhance some open space provision.

Decision

That the findings of the PPG17 Open Space Assessment be noted and the proposed standards set out within it be endorsed.

39. Food Law Enforcement Service Plan 2008/09 *(Director of Neighbourhood Services)*

Type of decision

Budget and Policy Framework.

Purpose of report

To consider the Food Law Enforcement Service Plan for 2008 - 2009, this was a requirement under the Budget and Policy Framework.

Issue(s) for consideration by Cabinet

The Adult and Community Services Portfolio Holder indicated that the report sets out details of Hartlepool's Food Law Enforcement Service Plan 2008/09. The plan is a requirement of the Food Standards Agency and forms the basis on which the Authority may be monitored and audited to verify whether the service provided is effective in protecting the public. The plan sets out the Council's aims in respect of its food law service. Whilst focussing on 2008/09, it also identified longer-term objectives as well as a review of performance for 2007/08.

Members recalled from the consideration of the plan for last year that there had been concerns in relation to staff recruitment and retention. The Head of Procurement, Property and Public Protection commented that there were some issues with staff vacancies and retention but overall the performance of the Team had been very good despite those issues, as could be seen from the report.

Decision

That the Food Law Enforcement Service Plan for 2008 – 2009 be approved for submission to Overview and Scrutiny.

40. Local Area Agreement (LAA) Quarter 4 Summary Of Performance Report 2007/08 *(Head of Community Strategy)*

Type of decision

Non-key.

Purpose of report

The LAA included thirty-six priority outcomes, structured around the seven Community Strategy Themes. Appendix 1 to the report set out a summary of progress against the Local Area Agreement Indicators and pooled funding allocations for each of the thirty-six LAA Outcomes.