

REGENERATION SERVICES COMMITTEE

MINUTES AND DECISION RECORD

9 SEPTEMBER 2016

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

Present:

Councillor Kevin Cranney (In the Chair)

Councillors: Allan Barclay, David Hunter, Jim Lindridge, Brenda Loynes, and Paul Thompson.

Also Present: Councillor Christopher Akers-Belcher as substitute for Councillor Stephen Akers-Belcher in accordance with Council Procedure Rule 5.2

Councillors Alan Clark and Rob Cook.

Members of the Public: Brian Coward, Colin Hudson and Kris Middleton.

Officers: Louise Wallace, Director of Public Health
Sylvia Pinkney, Head of Public Protection
Denise Ogden, Director of Regeneration and Neighbourhoods
David Worthington, Head of Culture and Information
Rob Smith, Principal Regeneration Officer
David Cosgrove, Democratic Services Team

20. Apologies for Absence

Councillor Stephen Akers-Belcher.

21. Declarations of Interest

None at this point in the meeting.

At the commencement of the item at Minute No. ?? Councillor Paul Thompson declared a personal interest.

22. Minutes of the meeting held on 22 July, 2016

Confirmed.

23. Replacement of Boer War Statue in Ward Jackson Park (*Director of Regeneration and Neighbourhoods*)

Type of decision

Non-key decision.

Purpose of report

The purpose of this report is to advise Members of a request from the 'History of Hartlepool' group to reconstruct the Boer War Statue in Ward Jackson Park, and to ascertain whether Members support this proposal.

Issue(s) for consideration by the Committee

The Director of Regeneration and Neighbourhoods reported that the original Boer War Statue, in Ward Jackson Park, was made to commemorate The Boer War 1899-1902 in South Africa and was designed and made by local sculpture F.W. Doyle Jones. It had been unveiled on 19th July 1905 by Mrs Lauder, wife of Colonel Lauder and was a bronze figure of a soldier on a granite plinth. In early 1968 the rifle was stolen from the statue and in March 1968 the whole statue was taken leaving only a trace of its boots. The plinth, which still stands, honours the 320 men from the Hartlepool area who fought in the Boer War and the 23 who died in battle are listed on it.

The 'History of Hartlepool' group had approached the Council with the aim of replacing the statue. There were three main options for replacing the statue –

1. The statue would be recreated by artist Ray Lonsdale using metals with a low scrap value and using the existing plinth with built in security posts. The artist was selected by the group and at this point no other artist has been considered for the commission.
2. Explore the option of creating a full-size (6 feet 2 inch) 3D printed statue using the original maquette from the museum of collection.
3. Replace the statue with an exact copy of the original statue.

The Council would not be expected to contribute towards capital costs or ongoing maintenance and repair costs.

Mr Coward and Mr Hudson were present at the meeting and addressed the Committee. Through the History of Hartlepool Group they were seeking the reinstatement of the statue as an important commemoration of those from the town that had lost their lives in the Boer War. The gentlemen were concerned that after being stolen some years ago, no attempt to replace the

statue had been made until now, a situation they considered would not have happened in other towns, who had replaced stolen/vandalised Boer War tributes. The Group preferred the option of replacing the statue with a replica of the original statue made in low value metal to avoid the potential of it being stolen. Mr Coward also suggested that if the statue was funded by the History of Hartlepool group, the council could implement CCTV security to protect the new statue. The Group had also suggested that the original park bell that had been in place in the park could be reinstated and relocated near the statue.

Members expressed their support for the proposals. Members questioned the use of the sculpture F.W. Doyle Jones and the Head of Culture and Information commented that he was a local artist suggested by the History of Hartlepool Group. The Chair indicated that the Council would show its support for the proposal and provide any written support as was needed during the group's fundraising. However, there would be no financial contribution from the Council regarding the delivery and implementation of this project.

Decision

That the Committee supports the History of Hartlepool Group in principle regarding the proposals covered in the report for replacing the statue. It is recommended that the Group further investigate these three options and enter into dialogue with Historic England.

24. Food Law Enforcement Service Plan 2016/17 (*Director of Public Health*)

Type of decision

Non-key Decision.

Purpose of report

To approve the Food Law Enforcement Service Plan for 2016/17.

Issue(s) for consideration by the Committee

At the commencement of the item Councillor Paul Thompson declared a personal interest.

The Head of Public Protection reported that the Food Law Enforcement Service Plan for 2016/2017, submitted as an appendix to the report, detailed the Service's priorities for 2016/17 and highlighted how these priorities would be addressed.

During 2015/16 the service completed 100% of all programmed food hygiene, food standards and food hygiene interventions planned for the year. In total 445 (378 in 2014/15) food hygiene interventions were completed, 293 (270 in 2014/15) food standards and 19 (12 in 2014/15) food hygiene interventions. In addition to the planned interventions 85 new food businesses were registered and inspected during the year.

As at the 1 April 2016, 98.3% of businesses in the borough were “Broadly Compliant” with food safety requirements (96.5% in 2014/15). For food standards 96.1% of businesses achieved broad compliance (97.1% in 2014/15). The division aimed to concentrate resources to increase the current rate by the end of 2016/17, however, given the current financial climate this would be extremely challenging.

In relation to food hygiene ratings, the Head of Public Protection highlighted that 98.1% of the premises inspected during 2015/16 received a hygiene rating of ‘3’ and above (representing a 2% improvement on the previous year).

The Head of Public Protection reported that in 2016/17 work would continue with takeaways in the town particularly in relation to the reduction of salt and fat. The department would also continue to use legal enforcement wherever necessary and the Head of Public Protection highlighted a case where legal action had been taken by way of an example.

A Member questioned the definition of ‘sensitive premises’ within the report and the Head of Public Protection stated these were premises such as childminders.

A Member highlighted the reported issues around a rat infestation in the Marina area and asked what work was underway with businesses to avoid any of the infestation becoming internal to premises. The Head of Public Protection stated that officers were working with landowners, including Network Rail to tackle the issue and advice had been issued to premises on the measures they should implement.

The Chair asked about the work the department was undertaking with takeaways in the town. The Head of Public Protection indicated that as well as reducing salt and fat content, officers were working to persuade takeaways to reduce all additives and sell half portions. Much was around making small changes that didn’t affect taste. Most takeaways now sold bottled water as well as soft drinks as well.

A Member questioned what work was being done with schools on educating young people on healthy eating and the need to eat takeaway food less often. The Director of Public Health commented that an update report on the work undertaken as part of the Healthy Weight Programme was to be reported to the next meeting of the Health and Wellbeing Board which updated Members on all such work. The Director of Regeneration and

Neighbourhoods indicated that as a school meal provider the authority did look to ensure the meals provided were healthy.

A Member questioned the department's use of young people in its work around the sale of alcohol and cigarettes to those underage. The Head of Public Protection stated that young people up to the age of 16 could be used for this work; they had to be two years younger than the age limit. These young people had to be willing to work with officers and go into premises to purchase controlled goods. Unfortunately the regulations did not allow the authority to pay young people so getting sufficient volunteers could be an issue.

The Chair of the Health and Wellbeing Board commented that as part of its work around the healthy weight agenda it would look to receiving the update now reported. A member questioned the potential for measures to control the number of takeaways in the town. The Leader of the Council stated that measures were to be included in the new Local Plan currently out to consultation.

Decision

That the Food Law Enforcement Service Plan for 2016/17 be approved.

25. Trading Standards Service Plan 2016/17 (*Director of Public Health*)

Type of decision

Non-key Decision.

Purpose of report

To approve the Trading Standards Service Plan for 2016/17.

Issue(s) for consideration by the Committee

The Head of Public Protection reported that the annual service plan, submitted as an appendix to the report, detailed the previous performance of the Service, the main challenges facing it and a plan of work to be undertaken in the forthcoming year. The priority areas for service delivery were set out in detailed with the high priority areas being Rogue Traders, Tackling Underage sales and Product Safety. The service would also look to address Scams and Cons, False Description of goods, Counterfeiting and Illicit Tobacco, Loan Sharks, Weights and Measures and Misleading Pricing.

The Head of Public Protection highlighted the department's work on social media and e-crime, no cold call zones, telephone scams and other enforcement work. Officers had also worked with banks and building societies on identifying those that may be withdrawing large sums of money under duress, particularly the elderly. The work involving young people on underage work continued. The Head of Public Protection commented that much of the department's work was intelligence led and using legal action where necessary was always considered by officers and there had been a number of successful prosecutions.

A Member congratulated officers on the advice work they undertook with elderly and vulnerable residents and commented that the 'no cold call' zones worked extremely well. A Member questioned how intelligence was acquired by officers. The Head of Public Protection commented that intelligence came from a number of sources including the Police and national campaigns. The Police were particularly helpful with work around counterfeit goods and protecting vulnerable people from fraud etc.

In relation to the work on internet selling a Member questioned if officers monitored individuals selling on social media or only online retailers. The Head of Public Protection commented that both were monitored but it was more difficult to with individuals than with retailers to take action, but officers had done so successfully.

A Member commented on the work on packaged goods that should be sold as a single unit and not 'broken' into smaller units. The Head of Public Protection indicated that officers would follow reports up and initially talk to the retailer.

The Service Plan appended to the report included a table of the results of a Viewpoint survey in 2014 on the public's priorities for trading standards work and how the department's priorities had developed from that survey. A Member questioned if this encompassed all the work undertaken by the Trading Standards team. The Head of Public Protection stated that it did not reflect all the work undertaken but had assisted in developing priorities.

A Member referred to the problems of counterfeit and illegal cigarettes and their links to gangs and modern day slavery. The Director of Regeneration and Neighbourhoods commented that this was an issue being considered by the Safer Hartlepool Partnership.

A Member also highlighted the number of e-mail scams that the elderly and vulnerable could be easily conned by. The Head of Public Protection indicated that there was national work on such scams as well as local work. Many invariably originated from outside the UK and Europe; the simple advice was that if it sounds too good to be true then it probably is. A Member of the public advised that e-mail users could refer such e-mails to their service provider as there were security measures that could be put in place to reduce such e-mails.

The Chair welcomed the work undertaken on rogue traders and cold callers and commented that there was a need to develop a list of approved local traders that people could use. The Chair indicated that some very useful information on cybercrime had been presented to the recent Economic Forum meeting and requested that the information should be shared with the Committee.

Decision

That the Trading Standards Service Plan for 2016/17 be approved.

26. Jackson's Landing – Outline Development Programme *(Director of Regeneration and Neighbourhoods)*

Type of decision

Non key decision.

Purpose of report

The report set out an outline programme for the development of the Jacksons Landing site and highlighted some of the key project milestones that will need to be completed to secure the development of the site as a major mixed-use scheme.

Issue(s) for consideration by the Committee

The Director of Regeneration and Neighbourhoods reported that the Jacksons Landing site had been purchased by the Council in 2013. The site is the location of a former retail outlet development that ceased trading in 2004, and has lain vacant for over a decade, save for occasional use to host events. On 22 July 2016 the Committee approved the demolition of the remaining retail buildings. Demolition would take place this autumn following the hosting of the 'we are family' music event on the site. The existing building had presented some security and low level anti-social behavioural concerns for the council in recent months. Detailed site masterplanning was now underway with a view to the submission of a planning application early next year and there was likely to be a need for related ground investigation survey work.

The site is pivotal to plans to create a landmark destination on the waterfront, centred around the recently launched National Museum of the Royal Navy (NMRN Hartlepool). The goal is to create a destination that local people will be proud of and one that will attract visitors to Hartlepool from across the North East Region and further afield.

The precise form of mixed-use development that would take place on the site would be informed by market demand. The final development mix was likely to involve a combination of hotel, restaurant, specialty retail and leisure uses and possibly some residential development.

To create sufficient critical mass on the site it was likely that there would be a need for a new anchor visitor attraction that would complement the offer provided by the NMRN (Hartlepool). The nature of a new core visitor attraction would need to be informed by market research, and it would be important that any new building can operate on a viable basis without putting further pressure on Council resources.

Following competitive tendering, a consortium led by Newcastle-based architects GT3 had been appointed to work on the masterplan. Their report would set out how the site could best be developed, while ensuring adherence to key design principles and quality criteria. The masterplan would bring forward proposals for key areas of public realm around the perimeter of the site and on its tip around the Seaton Highlight. It would also identify plots for the construction of key buildings and consider important policy issues such as car parking and access, the quality of building materials, lighting strategy and related guidance.

The masterplanning exercise would take 14 weeks to complete and would be subject to consultation with key stakeholders and the local community prior to finalisation. It would analyse the site and review its commercial viability for various possible uses taking account of end user demand. The report would include a commercial development appraisal showing likely end uses and rental values. Once finalised, the masterplan would be used to support an outline planning application for the development of the site.

In parallel with this process the Council would need to take a lead role in securing the finance to fund necessary public realm works. Funding for some elements of the scheme may be accessed through the Government's Local Growth Fund and the Heritage Lottery Fund. There may also be opportunities to attract some Section 106 contributions. In addition it would be possible to raise funds from the sale of development plots. Funding for the next stage of architectural concept design and modelling work had been secured through a recent award from the Arts Council Museum Resilience Fund of £122,250 to progress the development of a Cultural Heritage Quarter with a new anchor attraction on the Waterfront.

The development of the site would require management through a number of discrete stages and would take several years to reach completion. It was proposed that an officers working group should be set up to manage the detailed development of each of the key stages and that the working group should prepare progress reports for the Council's Regeneration Services Committee on a quarterly basis throughout the development programme in the period until private sector investment is secured.

The nature and scale of development envisaged on the site was likely to

require the appointment of a dedicated Project Manager who could devote her or his time exclusively to the delivery of development reporting regularly to the Council's Senior Management. The proposed development programme for the site would need to progress through a number of stages. Five primary workstreams were Design and Planning, Procurement, Construction, Financial Considerations and Marketing.

The Director stressed that there were risks as well as benefits in the development of the site. By moving forward in a measured incremental fashion and adopting Prince 2 guidance it would be possible for the Council to manage the risks in a sensible way. Arts Council Museum Resilience Funding has been secured to help develop the proposals.

The implementation of a detailed development programme for the Waterfront would require significant capital investment including the need to secure external funding such as Local Growth Fund and Heritage Lottery Funding. Further work was required to investigate funding and related issues and develop a master plan for the site. Detailed proposals would be reported to future meetings, including the development of detailed business cases to assess the viability of individual projects.

The Leader of Council commented that the Waterfront Advisory Group should fall under the remit of this Committee and be chaired by the Chair of the Committee but with the Leader's involvement.

A Member referred to the debate at the previous day's Council meeting when reference had been made to 'embryonic' discussions with potential developers and specific reference to a new hotel that would bring seventy new jobs. It was agreed further discussions on this specific issue needed to be confidential and should follow consideration of the report.

Members welcomed the proposals and commented that the Council did need to take big and bold steps at times and this was one of those opportunities. A Member of the public commented that when asked on Facebook the majority of responders wanted to see the existing building in some way. The Chair informed the member of the public that Council had approved the demolition of the building and that could not now be changed. However, the comments were noted and some of the ideas put forward for the site could be looked at as part of the fourteen week consultation period and the Chair requested that the appointed architects, GT3, contact the member of the public in this regard. There were investors that did want to see the building re-used and the Chair undertook to request architects GT3 to contact the member of the public.

There was concern that there was talk of the potential of further residential development included in the scheme. There was already significant numbers of apartments in the area with a large number still vacant and others still planned. There was a need for the development to link in to the wider tourism offer.

The Leader commented that the site had been purchased on an interest free loan and the Council was looking to turn that into a grant through the Tees Valley Combined Authority. Across the Tees Valley there would be significant Local Growth Funding with some significant opportunities. Hartlepool had an above Tees Valley average income per household yet there was significant leakage of that and that had to be turned around so more of that income was spent in Hartlepool. The aim of the development would be to turn the day visitor into the weekend visitor. Getting the right development on the Jackson's Landing site was a huge opportunity for the town.

Decision

1. That the formation of an Officers Working Group to guide the development phase of the site reporting on a quarterly basis to the Regeneration Services Committee be approved;
2. The formation of a Waterfront Development Advisory Group be approved involving key stakeholders and to be chaired by the Chair of the Regeneration Services Committee or his nominated representative and to include the Leader;
3. That the adoption of the outline development programme described in the report be approved as the basis for progressing the development of the site during the masterplanning phase of the project with a more detailed timed programme to be prepared and presented to the committee for its approval once the masterplanning exercise has been completed toward the end of 2016;
4. That the award to the Council of £122,250 from the Arts Council's Museum Resilience fund to finance architectural concept design plans and 3D modelling for a cultural heritage quarter on the Waterfront be noted.

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

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 they involved 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.

Minute 28 – Jackson's Landing – Outline Development Programme – 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).

28. Jackson's Landing – Outline Development

Programme (*Director of Regeneration and Neighbourhoods*) 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).

Type of decision

Non key decision.

Purpose of report

The report set out an outline programme for the development of the Jacksons Landing site and highlighted some of the key project milestones that will need to be completed to secure the development of the site as a major mixed-use scheme.

Issue(s) for consideration by the Committee

Members continued their discussions on the development programme.

Decision

That all Members of the Committee be invited to the first meeting of the Waterfront Development Advisory Group for a briefing on the potential developments at the Jackson's Landing site.

29. Any Other Items which the Chairman Considers are Urgent

None.

The Committee noted that the next meeting would be held on Friday 7 October at 9.30 am in the Civic Centre, Hartlepool.

The meeting concluded at 11.00 am.

P J DEVLIN

CHIEF SOLICITOR

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