

REGENERATION SERVICES COMMITTEE

MINUTES AND DECISION RECORD

13 January 2017

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

Present:

Councillor Kevin Cranney (In the Chair)

Councillors: Stephen Akers-Belcher, Allan Barclay, Brenda Loynes and Paul Thompson

Also Present: Councillor Paul Beck as substitute for Councillor Jim Lindridge in accordance with Council Procedure Rule 5.2

Officers: Denise Ogden, Director of Regeneration and Neighbourhoods
Amy Waller, Principal Housing and Regeneration Officer
Joanne Burnley, Principal Environmental Health Officer
Nomusa Malinga, Planning Information Officer
Patrick Wilson, Learning and Skills Manager
Denise Wimpenny, Principal Democratic Services Officer

52. Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Dave Hunter and Jim Lindridge.

53. Declarations of Interest

The Chair declared a personal interest in relation to Minute 58 and Councillor S Akers-Belcher declared a personal interest in relation to Minute 56.

54. Minutes of the meeting held on 2 December 2016

Received.

55. Housing Services Enforcement Policy – Consultation on Draft Policy *(Assistant Director, Economic Growth and Regeneration)*

Type of decision

Key Decision – Test (i) and (ii) apply – Forward Plan Reference RN08/16.

Purpose of report

To seek approval to undertake consultation on an updated existing Housing Services Enforcement Policy which provides a summary of the current legal powers available to the Council when dealing with housing standards, empty properties, licensing of houses in multiple occupation, selective licensing, statutory nuisance and protection of tenants and sets out the way in which those legal powers are enforced.

Issue(s) for consideration by the Committee

The Assistant Director reported that the previous Housing Services Enforcement Policy had been approved in October 2011 and whilst the principles of good enforcement remained the same, there had been some procedural changes as well as the introduction of new powers and sanctions which needed to be incorporated into the Policy, details of which were provided.

The report included the purpose and aims of the Enforcement Policy together with the enforcement options available to the Council ranging from informal advice through to prosecution. Since the previous policy had been prepared, various regulations had been introduced to protect tenants and property owners, as set out in the report. The DCLG would be producing guidance and regulations covering the full package of measures introduced by the Act. Many of the measures would undergo rigorous consultation before regulations came into force. New measures were expected to be in force by October 2017.

It was proposed that consultation on the updated Housing Services Enforcement Policy, attached at Appendix 1, be carried out over an eight week period commencing on 20 January 2017. Any further changes to the policy would be made as and when secondary legislation was introduced and these changes would be made under authority delegated to the Director of Regeneration and Neighbourhoods, in consultation with the Chair and Vice Chair of the Regeneration Services Committee. Where changes may have a significant impact, such as the level of civil penalties, separate reports would be presented to Committee as appropriate.

The Chair sought assurances that the introduction of additional powers for

landlords would not result in tenants being forced out of their homes. The Committee was advised that the purpose of the new powers was to streamline the current process. In response to clarification sought as to whether additional powers were available to improve standards of properties, the Principal Environmental Health Officer advised that one of the proposals was to introduce a database of rogue landlords, which would include information regarding any landlords who had previously been prosecuted.

Decision

- (i) That the Housing Services Enforcement Policy be noted and that approval be granted to commence consultation.
- (ii) That any changes to the policy be made as and when secondary legislation was introduced and that these changes be made under authority delegated to the Director of Regeneration and Neighbourhoods, in consultation with the Chair and Vice Chair of the Regeneration Services Committee

56. Raby Estate – Potential Compulsory Purchase Order (Assistant Director, Economic Growth and Regeneration)

Type of decision

Key Decision – Test (i) applies – Forward Plan Reference RN 29/16.

Purpose of report

To seek approval to support the use of the Council's reserved powers of Compulsory Purchase should it be necessary to acquire remaining private properties on the Raby Estate scheme currently being delivered by Thirteen Housing Group.

Issue(s) for consideration by the Committee

The report provided background information to the delivery of a number of regeneration schemes within the Raby Road area which had resulted in the demolition of over 600 units and the provision of new homes, details of which were provided. Members were advised that following Housing Hartlepool's endorsement of a 3 year resident relocations and site assembly strategy, acquisitions had progressed, an update of which was included in the report.

In terms of the delivery of the second phase of this scheme, in general, acquisition of property by negotiation with individual owners within the area

proposed for redevelopment had progressed well with the majority of owner occupiers across the site having sold their property to Thirteen Group. It was the intention of Thirteen Group to purchase the remaining 3 units by agreement and negotiation, an update of which was provided. Members were asked to support the use of the Council's powers of compulsory purchase, if required, to secure the full site, should negotiation and acquisition by agreement fail. Details of the risk, financial and legal implications were included in the report.

Whilst in support of the report, a Member commented on the need to avoid CPO's where possible and the importance of improving the key routes into town as a priority, particularly the derelict building near St Oswald's Street. It was noted that this building was privately owned.

Emphasis was placed upon the need for larger properties in developments of this type to enable relocation to larger homes and to meet the housing stock needs in the town. It was suggested that Thirteen Housing Group be asked to consider such provision.

Decision

- (i) The Committee agreed to support the use of the Council's reserved powers of Compulsory Purchase should it be necessary to acquire remaining private properties on the Raby Estate scheme currently being delivered by Thirteen Housing Group.
- (ii) The Committee noted that should the situation arise, where negotiations were not successful and compulsory purchase was to be considered, further reports would be brought to Committee.
- (iii) That Thirteen Housing Group be asked to consider the provision of larger properties on any future housing developments to help meet the needs of the town.

57. Local Development Framework Authorities Monitoring Report (AMR) 2015/16 *(Assistant Director, Economic Growth and Regeneration)*

Type of decision

Non key.

Purpose of report

To seek endorsement of the 2015/16 Authorities Monitoring Report (AMR) attached at Appendix 1 to the report.

Issue(s) for consideration by the Committee

The report provided background information to the production and purpose of the AMR which included progress made on the implementation of the policies in the 2006 Local Plan, the Local Development Scheme as well as details of how the Local Plan policies had, on the whole, been effective.

The Committee was provided with monitoring information in relation to housing and housing policies, economic activity, town centre, tourism and related policies, natural environment, waste, rural, conservation and related policies, transport, leisure routes and related policies including neighbourhood plans, community infrastructure levy and details of co-operation by the Local Planning Authority.

Decision

- (i) That the contents of the report be noted.
- (ii) That the 2015/16 Authorities Monitoring Report (AMR), attached at Appendix 1, be endorsed.

58. Update on Youth Employment Initiative Programme (Assistant Director, Economic Growth and Regeneration)

Type of decision

For information.

Purpose of report

To provide an update on the current progress of the Tees Valley Pathways and Routeways Youth Employment Initiative (YEI) Programme.

Issue(s) for consideration by the Committee

The report provided the background to the provision of funding through the Youth Employment Initiative (YEI) which was created by the European Commission in January 2013.

Following the success of this bid, the Council had agreed to lead on delivery of the Tees Valley Pathways and Routeways Youth Employment Initiative Programmes on behalf of the delivery partners. The Tees Valley Pathways and Tees Valley Routeways YEI Programmes were designed to support young people who were unemployed and/or not in education, employment or training aged between 15 to 29 years old who lived within

the Tees Valley. Both programmes would support a combined 6,615 young people with 2,940 or 44% progressing into education, employment, training or self-employment including apprenticeships and traineeships upon leaving.

Details of current performance in terms of the level of take up to date was included in the report and broken down by local authority. This showed the excellent progress which had already been despite being a significant delay to the commencement of the Youth Employment Initiatives Programmes. The Council had submitted two claims to DWP for both the Tees Valley Pathways and Routeways YEI Programmes. There had been delays from DWP in paying these claims. However, on Thursday 24 November 2016 payment had been received for the Quarter 2 Tees Valley Routeways Claim.

The Learning and Skills Manager advised that since writing the report, the DWP had indicated that they were satisfied with the financial position and would continue to monitor spending.

Reference was made to the potential reasons for some partners withdrawing from the project and a query was raised as to how receptive the DWP was likely to be in terms of amendments to the spending criteria. The Committee was advised that whilst it was unlikely the DWP would be amenable to any amendments, it was pleasing to report that partners were working hard, delivering excellent projects.

Members welcomed the programme and the Chair took the opportunity to thank all partners and everyone who had been involved in the development of the programme.

Decision

The contents of the report and the positive performance of the Tees Valley Pathways and Routeways Youth Employment Initiative Programme was noted.

59. Any Other Items which the Chairman Considers are Urgent

None

60. Date and Time of Next Meeting

It was reported that the next meeting would be held on Friday 10 February 2017 at 9.30 am.

The meeting concluded at 9.55 am.

P J DEVLIN

CHIEF SOLICITOR

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