

# **JOINT MEETING OF FINANCE AND POLICY COMMITTEE AND REGENERATION SERVICES COMMITTEE AGENDA**



**Monday 22 January 2018**

**at 10.00 am**

**in Committee Room B,  
Civic Centre, Hartlepool**

**MEMBERS: FINANCE AND POLICY COMMITTEE**

Councillors C Akers-Belcher, Clark, Cranney, Fleming, Hunter, James, Lindridge, Loynes, Moore, Smith and Thomas.

**MEMBERS: REGENERATION SERVICES COMMITTEE:**

Councillors S Akers-Belcher, Cook, Cranney, Lindridge, Loynes, Moore and Smith

- 1. APOLOGIES FOR ABSENCE**
- 2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS**
- 3. BUDGET AND POLICY FRAMEWORK ITEMS**

None.
- 4. KEY DECISIONS**
  - 4.1 Hartlepool Waterfront Interim Delivery Programme – *Director of Regeneration and Neighbourhoods*
- 5. OTHER ITEMS REQUIRING DECISION**

None.
- 6. ITEMS FOR INFORMATION**

None.
- 7. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT**



# JOINT FINANCE AND POLICY AND REGENERATION SERVICES COMMITTEE

22<sup>nd</sup> January 2018



**Report of:** Director (Regeneration and Neighbourhoods)

**Subject:** HARTLEPOOL WATERFRONT INTERIM DELIVERY  
PROGRAMME

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## 1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Key decision test (i) Forward Plan Ref: RN14/17.

## 2. PURPOSE OF REPORT

2.1 The purpose of the report is to seek support for the delivery of a series of interim projects on the waterfront site that can be delivered as part of a first phase of development. The projects include an interim public realm scheme and interim water activity centre.

2.2 The Regeneration Services Committee is requested to:

1. Endorse the proposals for the interim public realm scheme and interim water activity centre as a preferred option, subject to a public consultation exercise in February 2018.
2. That officers proceed with preparatory work that would seek to deliver the interim projects outlined above, including the submission of a planning application, and delegate the approval of any amendments resulting from the public consultation to the Chief Executive, Director of Regeneration and Neighbourhoods in consultation with the Chair of the Finance & Policy Committee, and the Chair of Regeneration Services Committee.

2.3 The Finance and Policy Committee is requested to:

1. Approve an allocation of £1.445 million from the regeneration schemes budget that would seek to deliver the interim public realm scheme and interim water activity centre.

### 3. BACKGROUND

- 3.1 As reported to the Joint Finance and Policy and Regeneration Services Committee on 23 October 2017, a concept master plan has been adopted to guide the future development of the Hartlepool Waterfront.
- 3.2 Development work is currently progressing on each of the key projects identified within the Waterfront master plan utilising the funding secured from the Tees Valley Combined Authority.
- 3.3 The site investigations including boreholes, flood risk assessment and contamination testing have now been completed and further consultation around the redevelopment of the site is currently being undertaken with key partners including Hartlepool Marina Limited, the National Museum of the Royal Navy (Hartlepool) and other key stakeholders within the area.
- 3.4 As the Waterfront site will be developed in phases over a period of time it is important to deliver a series of initial projects to attract interest and potential investment and begin to change the perception of the site; to members of the public, businesses and investors. The scale and quality of the proposed public realm works will provide a statement of intent for the transformation of the area. Targeted intervention from the public sector is required to lever-in and secure future private sector investment.

### 4. INTERIM PROPOSAL- PUBLIC REALM

- 4.1 Designs have now been prepared for a cost-effective interim phase of public realm works (**See Appendix 3**) to begin the transformation of the waterfront site.
- 4.2 The public realm will be delivered in a phased approach as the site is developed. The interim public realm improvements have therefore been designed so they can be sufficiently flexible to be amended or removed depending upon the future phases of development. The majority of the works are therefore proposed around the edge of the site.
- 4.3 The proposed designs include the creation of a Linear Park and Sculpture Trail around the boundary of the site. This will provide much-needed green space within the centre of Hartlepool, and a pleasant walking environment and viewing platform for the water-based events in the Marina, whilst the longer term development of the site progresses.
- 4.4 The proposals include the provision of a significant amount of seating around the boundary of the site and a proposed garden area around the Highlight, which will create a destination and a more appropriate setting for the memorial.

- 4.5 Lighting columns will be installed that incorporate LED directional lighting, feature lighting, PA systems and Wi-Fi. The benefits of feature lighting could be seen at the Waterfront Festival where it began to create a new image for the area. The planting will include hard wearing 'pioneer' type species along similar lines that have been used in other developments and which have gained recognition through such designs. This also provides a more sustainable, robust scheme that reduces maintenance requirements while providing seasonal interest.
- 4.6 Large areas of the existing block paving will be removed to provide grassed areas in the interim, to encourage the use of the site as a park. The connecting footways will incorporate seating and gathering areas which could provide the setting for potential sculptural displays.
- 4.7 The interim public realm designs will provide an attractive setting to future development and soften the large unappealing hard landscaped mass of the area.
- 4.8 The draft designs will be the subject of a public consultation in February 2018, whereby members of the public and local businesses will have the opportunity to comment on and provide input into the proposals. It is proposed that the interim public realm works will commence in September 2018 following the Waterfront Festival. It is anticipated that the works will be complete by April 2019.
- 4.9 Designs are also currently being prepared for a permanent event space to be located within the centre of the waterfront site. The development of the events space will be the subject of a bid to the Coastal Communities Fund in 2018, which will also include innovative lighting solutions for the Marina.

## **5. INTERIM PROPOSAL- WATER ACTIVITY CENTRE.**

- 5.1 During the consultation on the concept master plan an opportunity was identified to create an interim waterfront activity centre on the Western side of the site.
- 5.2 Hartlepool Marina Limited who both own the freehold and operate the Marina are keen to develop an interim project whilst the permanent proposals for the site are being developed. The proposals within this report will improve the Council's land which will enable the site to be leased out.
- 5.3 The Marina are keen to expand their water activity offer through their On-Water brand, which provides a number of water-based activities and water based training opportunities. The lack of a permanent location for an activity centre means that only a limited number of water-based activities can currently be provided.
- 5.4 The Marina wish to address this, in the interim, by using former Olympic press cabins and containers for reception and marketing facilities, changing facilities and storage. This will provide a hub for the expansion of water-

based activities within the Marina. As the proposals develop there may also be opportunities to work with other users within the area such as the Hartlepool Yacht Club and Hartlepool Dive Club. Further consultation will be undertaken with these organisations in due course.

- 5.5 The Marina's proposals align with the Waterfront master plan as they will provide additional activity and help to animate the waterfront which will draw additional visitors to the area.
- 5.6 The project will be delivered in partnership with the Council and there will be some initial site setup costs associated with using the land owned by the Council. Utility connections are required which will improve the Council's site and it is therefore proposed that the Council will fund the cost of this work. The work is estimated to cost £50k and Hartlepool Marina Ltd will enter into a lease for the site at market rent which is expected to be charged at £5k p.a. The works will be managed by the Council's in-house team to ensure the works meet the specifications required.

## **6. RISK IMPLICATIONS**

- 6.1 There are risks that the interim public realm scheme would have to be amended or removed once the future development of the site takes place. The public realm scheme has therefore been designed in a cost-effective way to minimize any future alterations. The focus for the public realm works is therefore around the boundary of the site which has not been identified for future development, although alterations may be required to integrate future development. The main areas that are likely to be removed in the future are the large areas of coastal grassland as they are located in areas identified for future development. The coastal grass is a cost effective solution to limit abortive costs, whilst providing the necessary impact to achieve the aims of the scheme.
- 6.2 There is also a risk that the interim Water activity centre is not commercially successful, however only limited investment of up to £50k is proposed from the Council for this element of the project and this will involve an enhancement to the site owned by the Council. The proposal will test the water activity concept to help guide the future development proposals.

## **7. FINANCIAL CONSIDERATIONS**

- 7.1 An update of the Medium Term Financial Strategy was submitted to the Finance and Policy Committee on 9<sup>th</sup> January 2017 and this set out proposals to use one-off resources of £4.949m identified from the reserves review plus a contribution of savings achieved from the 2016/17 forecast outturn. These proposals included an amount of £2.862m set aside to contribute towards Regeneration Schemes. As part of the Medium Term Financial Strategy recommendations approved by Council on 23<sup>rd</sup> February 2017, authority to approve schemes to be funded from the £2.862m

regeneration schemes budget was delegated to Finance and Policy Committee.

- 7.2 The uncommitted balance from the £2.862m available to support Regeneration Schemes is currently £1.445m as set out in table 1 below.

Table 1 – Summary of the Funding Approved from the Regeneration Projects Budget

	£m
Total Funding Approved as part of the 2017/18 MTFS	2.862
Capital Receipt Transferred into the Fund (originally earmarked for the Purchase and Redevelopment of the Longscar Building)	0.600
<b>Total Funding Available</b>	<b>3.462</b>
<u>Less amounts approved to date</u>	
Innovation and Skills Quarter Match Funding	(1.617)
Seaton Coastal Communities Scheme Match Funding	(0.400)
<b>Balance Available to Support Future Regeneration Schemes</b>	<b>1.445</b>

- 7.3 The proposals outlined in section 4 and 5 of the report are expected to cost £1.445m and it is therefore proposed to allocate the remaining balance of the Regeneration Projects Budget to fund this work. The cost estimates for the interim public realm scheme have been prepared by the Council's in-house team (including contingencies) and will be subject to formal tenders following the completion the public consultation exercise. The cost of the final tenders will be reported back to a future Regeneration Services Committee for information provided that they are within the budget allocated by the Finance and Policy Committee. The costs of the interim water activity centre have been estimated by the Council's in-house team. As the Council are not yet in a position to request utility connections from suppliers they can only provide estimates based on previous work undertaken at this stage.

- 7.4 Hartlepool Marina Ltd will enter into a lease for the site at market rent rates which will provide a small income stream to the Council of approximately £5k per annum. It is proposed that the Council will contribute £50k to the site set up and utility connection costs of the interim water activity centre. This is included within the cost estimate of £1.445m as set out in the table below.

- 7.5 Table 2 - Breakdown of the Estimated Project Costs

Project	Estimated Cost
Interim Public Realm Scheme	1.395
Interim Water Activity Centre	0.050
<b>TOTAL</b>	<b>1.445</b>

- 7.6 There will be revenue costs associated with maintaining the public realm space following the initial investment. This will include costs associated with cleansing, grounds maintenance as well as future maintenance liabilities in the medium to longer term. These costs will be factored in when setting the annual budgets within Environmental services however it should be noted that this will increase the pressure on these budgets and reduce their ability to make savings in future years. These costs will be identified once a final scheme has been agreed following the public consultation exercise and will be reported to a future Neighbourhood Services Committee.

## **8. LEGAL CONSIDERATIONS**

- 8.1 The interim water activity centre will require a lease to be drawn up for the site and instructions will proceed through the Council's Chief Solicitor.

## **9. CONSULTATION**

- 9.1 The interim projects have been developed in consultation with the National Museum of the Royal Navy (Hartlepool) and Hartlepool Marina Ltd.
- 9.2 A Waterfront Development Advisory Group has been established between the main landowners and business interests around the Waterfront. It is chaired by the Chair of the Regeneration Services Committee.
- 9.3 Public consultation on the draft public realm proposals will be held in February 2018. The results will be reported back to a future Regeneration Services Committee for information.

## **10. CHILD AND FAMILY POVERTY**

- 10.1 The proposed interim schemes will create additional employment opportunities, either directly or through the supply chain. Growing the visitor economy will create additional visitor spend and attract additional businesses and employment opportunities for local people. (see **Appendix 2**).

## **11. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 11.1 The interim public realm scheme will be designed so that the site is accessible for all, including those with disabilities and mobility problems. The waterfront activity centre will provide opportunities for people with disabilities to participate in water based activities (see **Appendix 1**).

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

- 12.1 The interim public realm improvements will include lighting and CCTV which will help to reduce the opportunity for crime and anti-social behaviour.

**13. STAFF CONSIDERATIONS**

- 13.1 There are no staff considerations as a result of this report.

**14. ASSET MANAGEMENT CONSIDERATIONS**

- 14.1 The proposals outlined in this report will improve the Waterfront site which is a Council asset. The proposals will make the site more marketable by attracting additional footfall to the area. The Council will need to consider the future maintenance requirements and maintenance costs of the interim public realm scheme.

**15. RECOMMENDATIONS**

15. The Regeneration Services Committee is requested to:
1. Endorse the proposals for the interim public realm scheme and interim water activity centre as a preferred option, subject to a public consultation exercise in February 2018.
  2. That officers proceed with preparatory work that would seek to deliver the interim projects outlined in sections 4 and 5 above, including the submission of a planning application, and delegate the approval of any amendments resulting from the public consultation to the Chief Executive, Director of Regeneration and Neighbourhoods in consultation with the Chair of the Finance & Policy Committee, and the Chair of Regeneration Services Committee.

The Finance and Policy Committee is requested to:

1. In accordance with the authority delegated by Council within the approved MTFS for 2017/18 it is recommended that Members:
  - i) Approve the proposals detailed in the table in 7.4 to use the £1.445m balance of the Regeneration Projects Budget to fund the cost of the interim public realm scheme and interim water activity centre.
  - ii) Note that this will fully commit the remaining balance of the Regeneration Projects Fund.



## **16. REASONS FOR RECOMMENDATIONS**

- 16.1 The development of Hartlepool Waterfront as a landmark destination was identified as a key priority in the Hartlepool Vision and is seen as key to unlocking the full potential of Hartlepool's visitor economy. The proposals outlined within this report will change the perception of the site and attract additional footfall to the area which will provide economic benefits to local businesses and begin to transform the visitor economy of the town.

## **17. BACKGROUND PAPERS**

- 17.1 There are no background papers relating to this report.

## **18. CONTACT OFFICER**

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## EQUALITY AND DIVERSITY IMPACT ASSESSMENT

Department	Division	Section	Owner/Officer																				
Regeneration and Neighbourhoods	Regeneration and Economic Growth	Regeneration	Denise Ogden																				
Function/Service	Hartlepool Waterfront Interim Projects																						
Information Available	Hartlepool Waterfront Interim Projects																						
Relevance	<table border="1"> <tr> <th>Age</th><td></td></tr> <tr> <th>Disability</th><td>X</td></tr> <tr> <td colspan="2">The Waterfront will be developed to provide access to all including those with disabilities. The Waterfront activity centre will provide opportunities for people with disabilities to participate in water based activities.</td></tr> <tr> <th>Gender Re-assignment</th><td></td></tr> <tr> <th>Race</th><td></td></tr> <tr> <th>Religion</th><td></td></tr> <tr> <th>Gender</th><td></td></tr> <tr> <th>Sexual Orientation</th><td></td></tr> <tr> <th>Marriage &amp; Civil Partnership</th><td></td></tr> <tr> <th>Pregnancy &amp; Maternity</th><td></td></tr> </table>			Age		Disability	X	The Waterfront will be developed to provide access to all including those with disabilities. The Waterfront activity centre will provide opportunities for people with disabilities to participate in water based activities.		Gender Re-assignment		Race		Religion		Gender		Sexual Orientation		Marriage & Civil Partnership		Pregnancy & Maternity	
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Race																							
Religion																							
Gender																							
Sexual Orientation																							
Marriage & Civil Partnership																							
Pregnancy & Maternity																							
Information Gaps	N/a																						
What is the Impact	1. No Impact- No Major Change																						
Addressing the impact	<p><b>1. No Impact- No Major Change</b> - It is clear that there is no potential for discrimination or adverse impact on the above Protected Characteristics. All opportunities to promote Equality have been taken and no further analysis or action is required.</p> <p><b>2. Adjust/Change Policy</b> - You may have to make adjustments to address potential problems or missed opportunities that impact adversely on those with protected characteristics.</p> <p><b>3. Adverse Impact but Continue</b> - Your decision may be to continue without making changes, this may be the right outcome even if your assessment identifies the potential for adverse impact. (E.g. Cabinet decision to withdraw a service).</p> <p><b>4. Stop/Remove Policy/Proposal</b> – Your assessment reveals unlawful discrimination it must be stopped and removed or changed.</p>																						

## EQUALITY AND DIVERSITY IMPACT ASSESSMENT

<b>Actions</b>			
<i>It will be useful to record and monitor any actions resulting from your assessment to ensure that they have had the intended effect and that the outcomes have been achieved.</i>			
Action identified	Responsible Officer	By When	How will this be evaluated?

Date sent to Equality Rep for publishing	00/00/00
Date Published	00/00/00
Date Assessment Carried out	00/00/00

## POVERTY IMPACT ASSESSMENT

1. Is this decision a Budget & Policy Framework or Key Decision? YES If YES please answer question 2 below				
2. Will there be an impact of the decision requested in respect of Child and Family Poverty? YES If YES please complete the matrix below				
GROUP	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE
Young working people aged 18 - 21	X			The proposed development will create additional employment opportunities during the construction of the public realm works or through the supply chain.
Those who are disabled or suffer from illness / mental illness	X			The reflective garden around the Highlight will provide a space for reflection and relaxation.
Those with low educational attainment			X	
Those who are unemployed	X			The proposed development will create additional employment opportunities during the construction of the public realm works or through the supply chain.
Those who are underemployed			X	
Children born into families in poverty	X			The public realm and temporary grassed areas will provide a free open space which is in short supply in the center of Hartlepool.
Those who find difficulty in managing their finances			X	
Lone parents			X	
Those from minority ethnic backgrounds			X	
Poverty is measured in different ways. Will the policy / decision have an impact on child and family poverty and in what way?				
Poverty Measure (examples of poverty measures appended overleaf)	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE
Overall employment rate (%)	X			The proposed development will create additional employment opportunities either directly or through the supply chain. Growing the visitor economy will create additional visitor spend and attract additional businesses and employment opportunities.

**POVERTY IMPACT ASSESSMENT**

<b>Overall impact of Policy / Decision</b>			
<b>NO IMPACT / NO CHANGE</b>	X	<b>ADJUST / CHANGE POLICY / SERVICE</b>	
<b>ADVERSE IMPACT BUT CONTINUE</b>		<b>STOP / REMOVE POLICY / SERVICE</b>	
<b>Examples of Indicators that impact of Child and Family Poverty.</b>			
<b>Economic</b>			
Children in Low Income Families (%)			
Children in Working Households (%)			
Overall employment rate (%)			
Proportion of young people who are NEET			
Adults with Learning difficulties in employment			
<b>Education</b>			
Free School meals attainment gap (key stage 2 and key stage 4)			
Gap in progression to higher education FSM / Non FSM			
Achievement gap between disadvantaged pupils and all pupils (key stage 2 and key stage 4)			
<b>Housing</b>			
Average time taken to process Housing Benefit / Council tax benefit claims			
Number of affordable homes built			
<b>Health</b>			
Prevalence of underweight children in reception year			
Prevalence of obese children in reception year			
Prevalence of underweight children in year 6			
Prevalence of obese children in reception year 6			
Life expectancy			

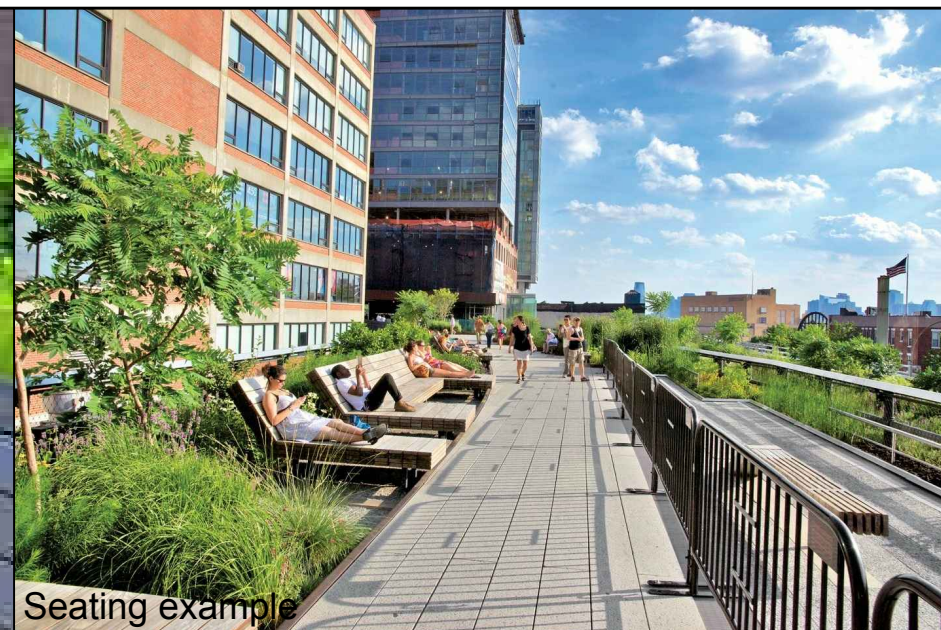




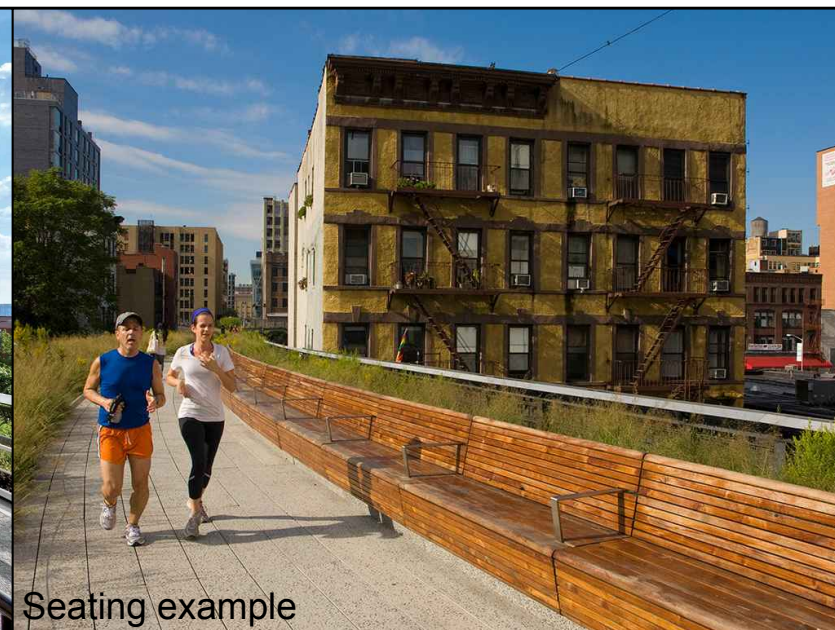
Paving and planting example



Seating example



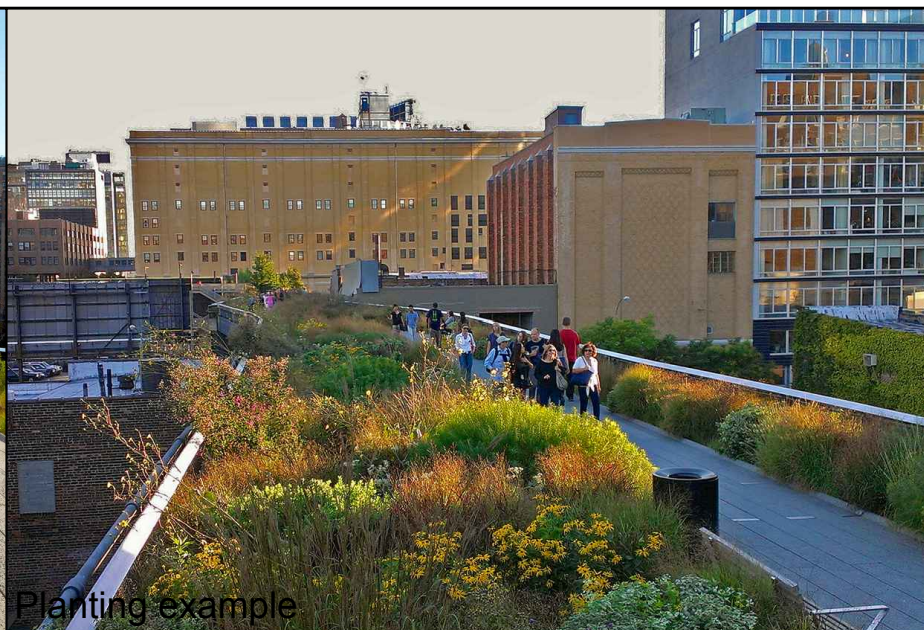
Seating example



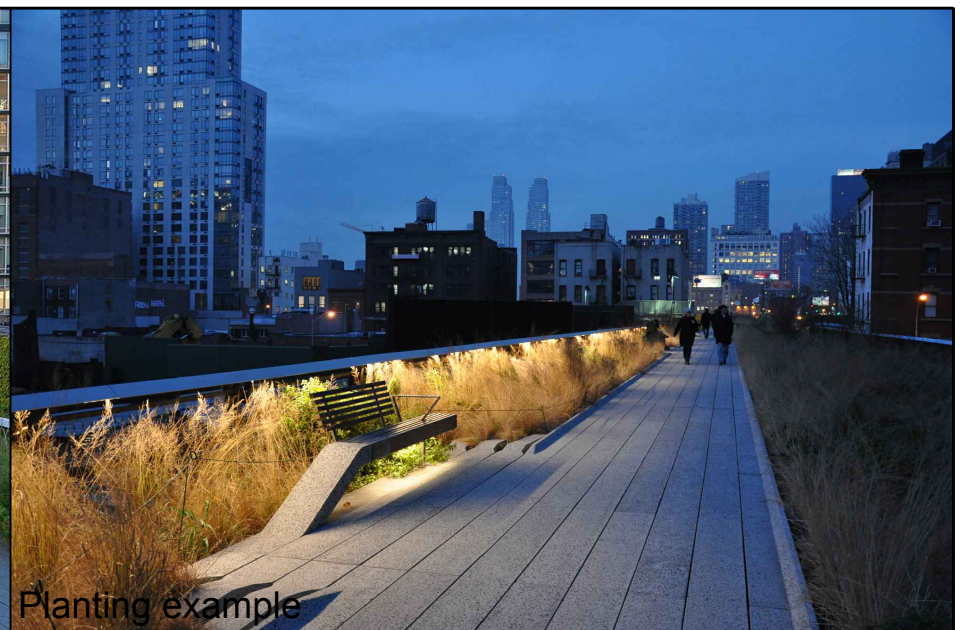
Seating example



Seating example



Planting example



Planting example



Paving and planting example



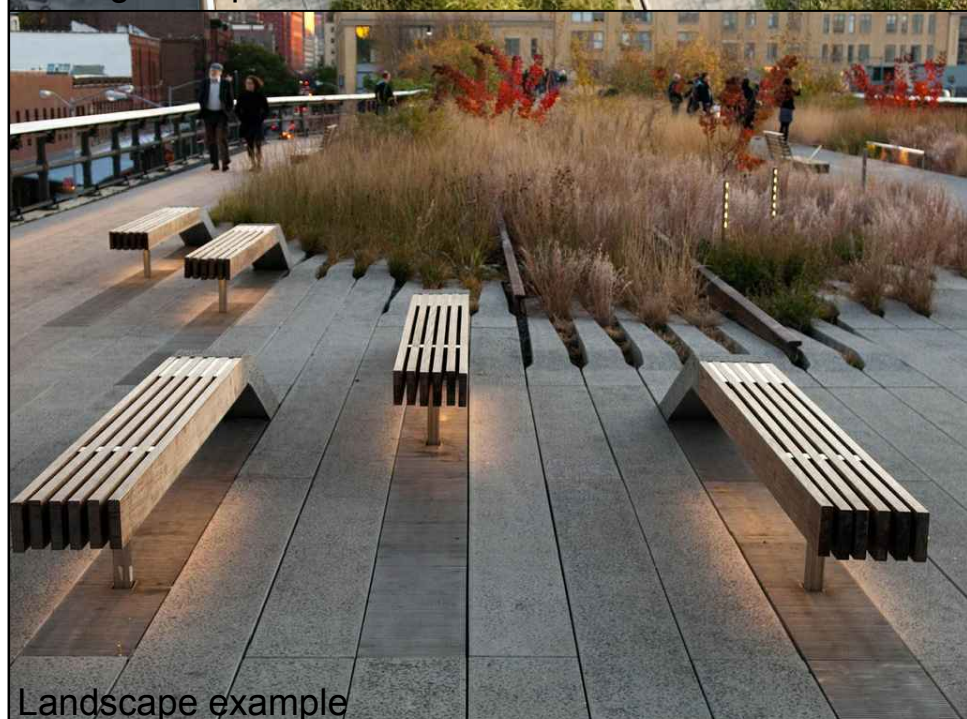
Paving and planting example



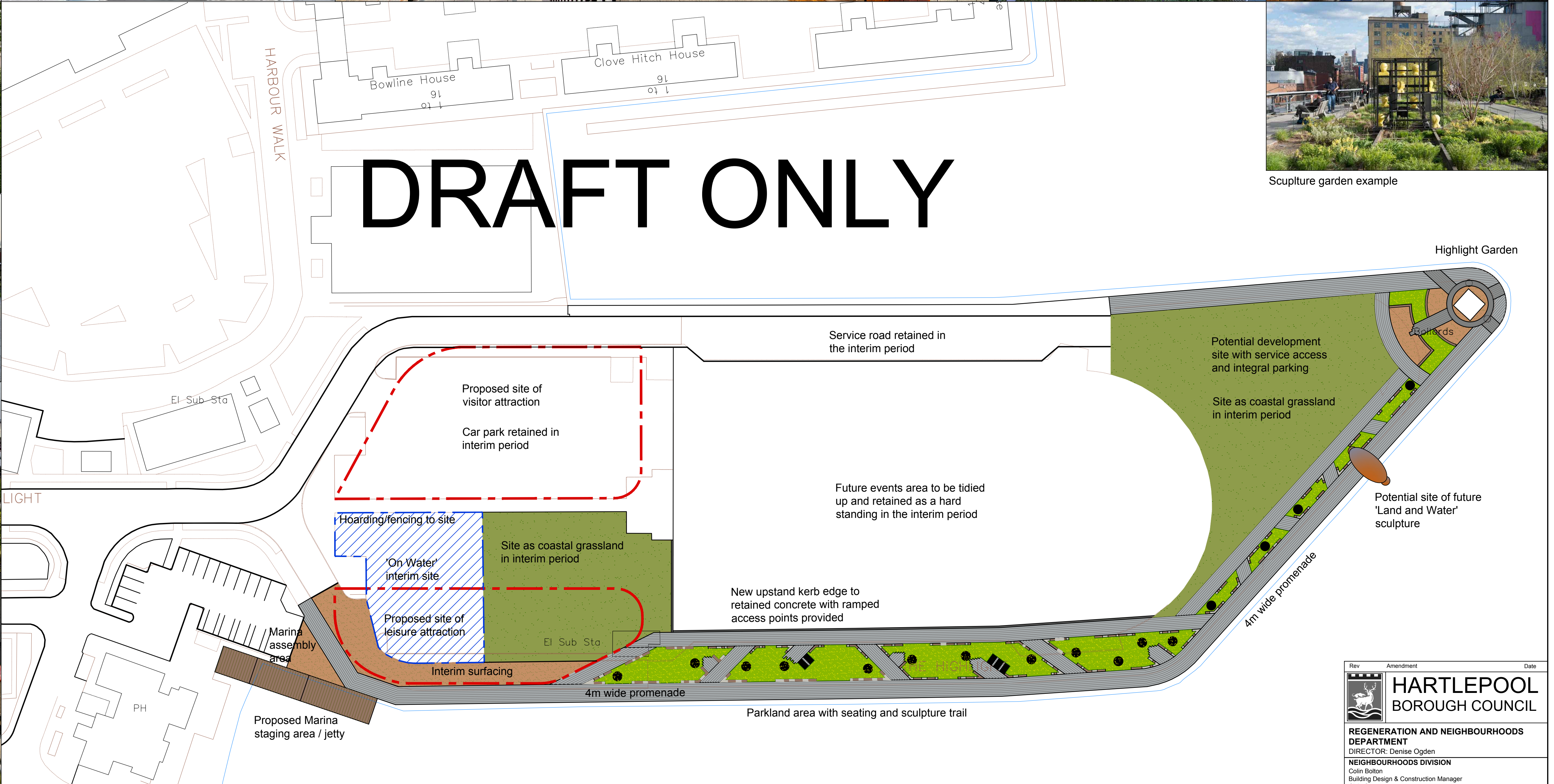
Paving example



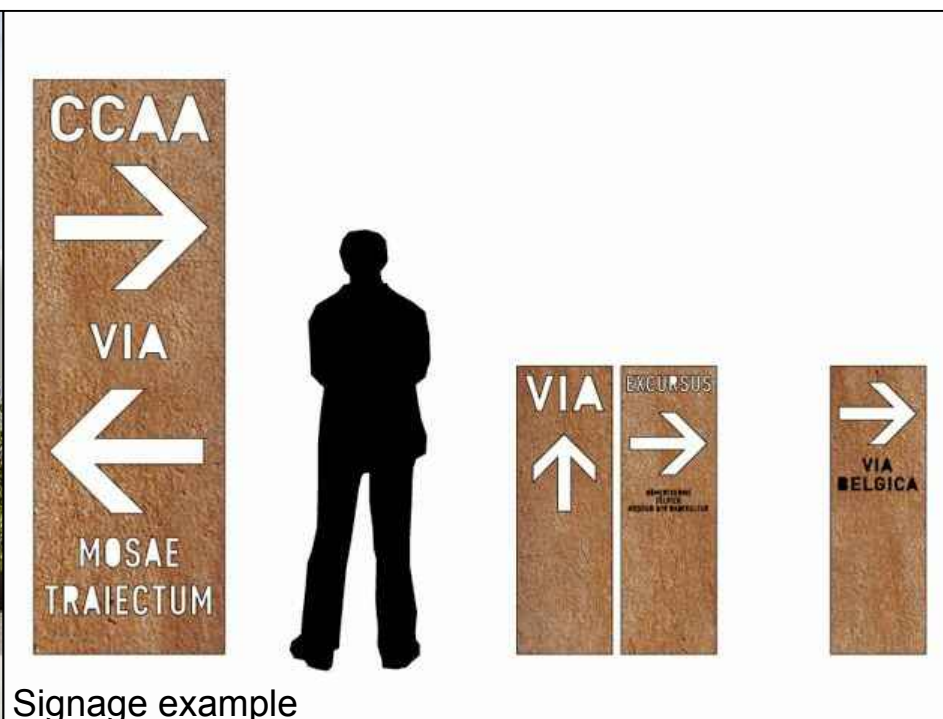
Paving example



Landscape example



Pop-up kiosk example



Signage example



Sculpture garden example



Sculpture garden example


# WATERFRONT PHASE 1

Jackson Dock

PRELIMINARY

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND DETAILS ON SITE PRIOR TO ERECTION, MANUFACTURE AND INSTALLATION. WHERE PRODUCTS ARE SPECIFIED BY PROPRIETARY NAME AND THE PHRASE 'OR EQUAL APPROVED' IS NOT INCLUDED, IT IS DEEMED TO BE INCLUDED.

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REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE © CROWN COPYRIGHT RESERVED LICENCE No. LA09067L  
ALL TIMBER AND WOOD-DERIVED PRODUCTS SHOULD BE PURCHASED FROM INDEPENDENTLY VERIFIABLE, LEGAL AND SUSTAINABLE SOURCES

Rev	Amendment	Date
1		
 <b>HARTLEPOOL BOROUGH COUNCIL</b>		
<b>REGENERATION AND NEIGHBOURHOODS DEPARTMENT</b>		
DIRECTOR: Denise Ogden		
<b>NEIGHBOURHOODS DIVISION</b>		
Colin Bolton Building Design & Construction Manager Civic Centre Hartlepool TS24 8AY TEL: 01429 266522		
FAX: 01429 523899		
Client		
Regeneration		
Project		
The Waterfront		
Title		
The Waterfront Phase 1 Draft Concept		
Drawn SW	Scale 1:500 at A1	Date Nov 2017
Drawing No.	Rev.	A
DWG. LAST UPDATED		DATE: 08/12/2017 TIME: 15:41