

# **REGENERATION SERVICES COMMITTEE**

## **MINUTES AND DECISION RECORD**

24 July 2019

The meeting commenced at 10.00 am in the Civic Centre, Hartlepool

**Present:**

Councillor Christopher Akers-Belcher (In the Chair)

Councillors: Paddy Brown, Tom Cassidy, Jim Lindridge, Ann Marshall and Leisa Smith

**Also Present:**

In accordance with Council Procedure Rule 4.2 Councillor Tony Richardson was in attendance as substitute for Councillor Lee Cartwright

Officers: Denise McGuckin, Director of Regeneration and Neighbourhoods  
Andy Carter, Assistant Director, Economic Growth and Regeneration  
Matthew King, Planning Policy Team Leader  
Karen Kelly, Housing Strategy Team Leader  
Laura Craddock, Senior Planning Officer  
Rebecca Cockburn, Planning Policy Officer  
Julian Heward, Senior Public Relations Officer  
Denise Wimpenny, Principal Democratic Services Officer

### **1. Apologies for Absence**

None

### **2. Declarations of Interest**

None

### **3. Minutes of the meeting held on 18 March 2019**

Received

#### **4. Residential Design Supplementary Planning Document** *(Assistant Director, Economic Growth and Regeneration)*

##### **Type of decision**

Part of Budget and Policy Framework

##### **Purpose of report**

To inform the Regeneration Services Committee of the results from the targeted consultation on the Draft Residential Design Supplementary Planning Document (SPD) (see **Appendix 3**), which was consulted on during 12 November 2018 to 14 January 2019 and to seek approval for the amended SPD to be reported to the Council meeting in September 2019 for adoption.

##### **Issue(s) for consideration by the Committee**

The report provided background information in relation to the SPD links to Local Plan policies as well as details of how the policies can be implemented. During a nine week consultation period, a total of 12 consultees made representations on the draft SPD. Where appropriate the Residential Design SPD had been revised accordingly. Representations and officer responses as well as the resultant amendment to the SPD was included within the Consultation Statement, attached at Appendix 4.

In response to clarification sought, the Planning Policy Team Leader advised that there was potentially an opportunity to split allotment plots. However, securing the allotments in the first place, as part of the development, would be dependent on the viability of the development.

##### **Decision**

The Committee noted and agreed the content of the revised Residential Design SPD following the public consultation, for submission to full Council in September for adoption.

## **5. Statement of Community Involvement SCI** *(Assistant Director, Economic Growth and Regeneration)*

### **Type of decision**

Part of Budget and Policy Framework

### **Purpose of report**

To inform the Regeneration Services Committee of the results from the targeted consultation on the Draft Statement of Community Involvement (SCI), which was consulted on during 18 December 2018 to 22 February 2019 and to seek approval for the amended SCI (**Appendix 3**) to be reported to the Council meeting in August 2019 for adoption. The report had been intended for submission to the Committee in June 2019 however, due to staff shortages within the team as a result of long term sick and staff holidays and associated work pressures there was a departure from the Forward Plan.

### **Issue(s) for consideration by the Committee**

It was reported that the Statement of Community Involvement formed part of the Council's Local Development Framework, an updated version of which was attached to reflect changes in legislation and revisions within the planning system. During a nine week consultation period, a total of 8 consultees made representations on the draft SCI. Where appropriate the SCI had been revised accordingly. Representations and officer responses as well as the resultant appended to the report.

The Chair highlighted that the report would be submitted to the September meeting of Council given that there was no Council meeting scheduled in August.

In response to a suggestion that future publications of the Forward Plan made reference to the SCI, the Director of Regeneration and Neighbourhoods agreed to pursue this with the Chief Solicitor.

### **Decision**

- (i) The Committee noted and agreed the content of the revised Statement of Community Involvement (SCI) following the public consultation, for submission to full Council in September for adoption.
- (ii) Subject to agreement of the Chief Solicitor, reference to the SCI be referred to in future publications of the Forward Plan.

## **6. Thirteen Group Withdrawal from Compass Choice Based Lettings** *(Assistant Director, Economic Growth and Regeneration)*

### **Type of decision**

Key decision tests (ii) – Forward Plan Ref No RN35/18

### **Purpose of report**

1. The Regeneration Services Committee was asked to consider the available options for allocating and nominating people for social housing in Hartlepool following the notice from Thirteen Group to withdraw from the sub regional allocations scheme at the end of June 2019. A method of allocating social housing and nominating applicants with housing need was necessary to comply with legislation.
2. The report had been intended for submission to the Committee on 28<sup>th</sup> January however, due to additional workload in preparing for Thirteen Group's exit from the choice based lettings partnership, there was a departure from the Forward Plan. Regeneration Services Committee did not meet in June.

### **Issue(s) for consideration by the Committee**

The report provided background information to the notification from Thirteen Group in September 2018, of their intention to leave the Compass Choice Based Lettings (CBL) Partnership and adopt its own lettings policy from 1 April 2019. However, Thirteen Group had subsequently agreed to extend its notice and intended to leave on 1 July 2019.

A number of options had been appraised, a summary of which was outlined in the report. Agreement had been sought for 75% nomination rights to all existing social or affordable rented stock that became available for re-let, the rationale of which was provided. The Tees Valley Local Authorities had drafted a nominations agreement to be agreed and implemented once Thirteen Group exit the partnership. The existing Common Allocations Policy was currently being reviewed and consulted upon. Members were referred to the financial considerations of the proposals as set out in the report.

Members noted that a budget pressure had been identified to undertake the additional roles that the Council would need to perform at an estimated cost of £31,000 to Hartlepool Borough Council. If option 3 was agreed, the total ongoing annual cost to the Council was £36,927, which was currently

an unfunded pressure and it was recommended that the Committee refer this to Finance and Policy Committee to be included as a pressure as part of the MTFS. The Chair reported that Finance and Policy Committee had considered this issue at their meeting earlier that week and had agreed the budget pressure.

In the lengthy discussion that followed presentation of the report, officers responded to queries raised in relation to aspects of the report. Clarification was provided regarding the implications of Thirteen Group's new lettings policy in terms of priority being awarded to applicants in paid work and applicants with housing related debt ineligible to apply. In response to a query raised, assurances were provided that the Council were keen to ensure that individuals would not be disadvantaged as a result of the new policy and that arrangements were in place to ensure regular monitoring of refusals, details of which were provided.

In relation to the risk implications of the proposals, the Director of Regeneration and Neighbourhoods advised that extensive work had been ongoing for some time in relation to the viability of the system and thanks were conveyed to the team for their hard work. It was noted that Thirteen Group had indicated their willingness to attend Committee to provide a demonstration of the new system.

### **Decision**

- (i) The Committee endorsed the progression of Option 3 and noted Finance and Policy's agreement of the ongoing annual costs of £36,927 to be included as a budget pressure as part of the MTFS.
- (ii) It was noted that the estimated 2019/20 costs of £27,092 be funded as part of the 20129/20 outturn strategy.
- (iii) That a nominations agreement with Thirteen Group, where the Council had the right to nominate into 75% of all Thirteen Group's properties that become available for re-let in Hartlepool be agreed.
- (iv) It was noted that the existing allocations policy was being reviewed along with a rebranding of the sub regional partnership.

## **7. Identified Indigenous Growth Fund Regeneration Projects** *(Director of Regeneration and Neighbourhoods)*

### **Type of decision**

Key decision tests (i) and (ii) – Forward Plan Ref No RN10/19

## **Purpose of report**

1. This report sets out the Council's priorities with regard to utilising the £10m Indigenous Growth Fund (IGF) allocated to the Council as part of the Tees Valley Combined Authority (TVCA) Investment Plan.
2. This report also sought approval to refer this report to Council to inform all Members of the IGF TVCA funding of £10m secured for Hartlepool and to enable this to be included in the Council's Capital Investment programme to continue the delivery of the regeneration of Hartlepool in line with the Council plan ambitions.
3. The report had been intended for submission to the Committee on 17<sup>th</sup> June 2019, however, the report has been delayed due to ongoing discussions with the Tees Valley Combined Authority which have now been clarified enabling the report to be factually accurate at the time of publication.

## **Issue(s) for consideration by the Committee**

The Assistant Director presented the report which provided the background to the proposals to develop a programme to utilise £10m IGF funding over the next 5 years to deliver the Waterfront Events Space and Business Park Investment, details of which were set out in the report. Officers would be working with Tees Valley Combined Authority to progress business cases and project delivery plans.

In the discussion that followed officers responded to queries raised by Members. Clarification was provided in terms of how priorities and resources were being allocated in the town.

Members welcomed the report and opportunities for the town as a result of regeneration initiatives of this type. The potential revenue benefits as well as the type of activities that would be available were discussed and it was noted that these issues would form a fundamental element of the business case which would be reported to a future meeting of this Committee.

A Member emphasised that the funding to deliver the Waterfront Events Space and Business Park Investment projects was external grant funding and did not impact upon the Council Budget or Council Tax. The need to include digital signage within the package was also highlighted.

Reference was made to the clear guidance from the Combined Authority in terms of the strict criteria by which future projects would be assessed against and that future projects must deliver improvements in key areas such as jobs, visitors, attractions and business premises.

## **Decision**

- (i) Members endorsed the use of the TVCA IGF funding to deliver the Waterfront Events Space and Business Park Investment projects. The allocation of this external grant funding means that these costs do not fall on the Council revenue or capital budgets or Council Tax.
- (ii) That prior to any business cases being developed, approval be sought from Finance and Policy Committee on a full programme of projects to be funded from the Indigenous growth fund, and subsequent detailed business cases will be considered by Regeneration Services Committee.

## **8. Date and Time of Next Meeting**

It was reported that the next meeting would be held on Wednesday 18 September 2019 at 10.00 am.

The meeting concluded at 10.55 am.

**H MARTIN**

**CHIEF SOLICITOR**

**PUBLICATION DATE: 31 JULY 2019**