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Gary Ridley Acting Chief Executive

9th December 2008

Dear Councillor,

I hereby give you Notice that a Special Meeting of the **POLICY AND STRATEGIC DEVELOPMENT COMMITTEE** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, CROOK** on **WEDNESDAY 17th DECEMBER 2008** at **7.00 P.M.**

AGENDA

Page No.

1. Apologies for absence

2. Declarations Of Interest

Copies
attached

Members are invited to declare any personal and/or prejudicial interest in matters appearing on the agenda and the nature of their interest.

Members should use either of the following declarations:

Personal Interest – to be used where a Member will be remaining and participating on the debate and any vote:

I have a personal interest in agenda item (...) regarding the report on (...) because I am (...)

Personal and Prejudicial Interest – to be used where a Member will be withdrawing from the room for that item:

I have a personal and prejudicial interest in agenda item (...) regarding the report on (...) because I am (...)


Officers are also invited to declare any interest in any matters appearing on the agenda.

NOTE: Members are requested to complete the enclosed declarations form and, after declaring interests verbally, to hand the form in to the Committee Administrator.

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|-----|--|---------|
| 3. | To consider the Council's response to changes to Value Added Tax (VAT). | 1 - 10 |
| 4. | To consider revisions to the Council's approved capital programme for 2008/09. | 11 - 14 |
| 5. | To consider a request for funding from the s106 fund. | 15 - 18 |
| 6. | To consider an application for the use of section 106 monies. | 19 - 21 |
| 7. | To consider the situation in relation to 29 Bourne Way, Willington. | 22 - 23 |
| 8. | To consider the transfer of the Tenancy Enforcement Team to Dale and Valley Homes. | 24 - 25 |
| 9. | To consider a report on staff terms and conditions.* | 26 - 27 |
| 10. | To consider the appointment of a door and window contractor.* | 28 - 31 |

*It is likely that agenda items 9 and 10 will be taken in the closed part of the meeting in accordance with paragraphs 1 and 3 of Part 1 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information)(Variation) Order 2006.

Yours faithfully



Acting Chief Executive

Members of this Committee: Councillors Mrs Bolam, Buckham, Mrs Burn, Ferguson*, Gale, Grogan, Harrison, Hayton, Henry, Kay, Kingston, Murphy, Perkins, Stonehouse, Taylor, Mrs Todd*and Zair.

*ex-officio, non-voting capacity.

Chair: Councillor Harrison

Deputy Chair: Councillor Zair

TO: All other Members of the Council for information
Management Team

DECLARATIONS OF INTEREST FORM

NAME AND DATE OF COMMITTEE	AGENDA ITEM NUMBER	NATURE OF INTEREST AND REASONS	PRINT NAME	SIGNATURE



**WEAR
VALLEY**
DISTRICT COUNCIL

AGENDA ITEM NO. 3

SPECIAL POLICY AND STRATEGIC DEVELOPMENT COMMITTEE

17 DECEMBER 2008

Report of Acting Strategic Director for Resource Management

2008 GOVERNMENT PRE BUDGET REPORT – CHANGES TO VALUE ADDED TAX

purpose of report

1. To consider the Council's response to changes to value Added Tax (VAT) in the Chancellor's recent pre budget report.

background

2. The Government delivered its pre-budget report on Monday 24th November. Amongst a number of measures, it announced a temporary reduction in the standard rate of VAT applied to a range of goods and services from 17.5% to 15%.
3. The objective of the reduction was to encourage VAT registered organisations to pass on those reductions to their customers in price cuts. This would increase the real purchasing power of households and assist in stimulating the economy during the current recessionary period. The Government stated that the standard rate of VAT would return to 17.5% on 1st January 2010.

impact upon wvdc

4. WVDC are a VAT registered body and are therefore affected by these changes. As a local authority, it receives special dispensation from Her Majesty's Revenue and Customs (HMRC) to reclaim all VAT it incurs on the purchase of goods and services. In this regard the Council is unaffected by the change.
5. However, the Council is required to charge VAT on a range of goods and services that it provides such as:
 - Car parking charges
 - Leisure charges
 - Building Control Fees
 - Commercial Rents
6. Officers have already responded by amending accounting and income recording systems to charge VAT at 15%. However, the Council has to determine revised fees and charges for the remainder of the financial year if the value of a lower

VAT rate is to be passed onto customers. This is the approach being taken by the majority of authorities within the County.

revised charges

7. A comparison of existing fees and charges levels (where VAT is applied) with those proposed is shown in Annex A. As the charges are inclusive of VAT, a reduction which passes on the full value of the reduction would amount to a reduction of 2.1%.
8. For practical purposes, amended charges have been adjusted to a rounded figure. They have also been rounded **down** to counter any suggestion that the full reduction has not been reflected in the revised charges.
9. It is proposed that all charges be revised with effect from 22nd December. This will allow sufficient time for till systems to be amended.
10. Members should note that car parking charges are recommended to remain at their present level. If the charges were amended, this would require reprogramming of ticketing machines (at a cost) and public advert to provide 28 days notice of the change. It would also mean customers using 5p if they wish to pay the exact amount which may prove unpopular with customers due to its size (standard charge would reduce from 60p to 55p). Whilst the ticketing machines can currently accept 5 p's, it does cause them to jam on occasions which results in lost income to the Council.
11. Officers are currently assessing options to encourage car park usage in the traditionally quiet new-year period through a promotional scheme. This will help to deflect any criticism that the Council is profiteering from the change in tax rates.

financial implications

12. The estimated cost in net income foregone is estimated to be £5,000 for the remaining period of the year assuming no change in demand. This is due to reducing charges further than the precise amount required to account for the change in the VAT rate. This can be funded from under-spends within other budgets.

hr implications

13. Existing staff will carry out the necessary work to apply the new charges from the agreed date.

RECOMMENDED that the fees and charges shown in Annex A be applied from 22nd December 2008

Officer responsible for the report

Stuart Reid
Acting Strategic Director for Resource
Management
Ext 258

Author of the report

Stuart Reid
Acting Strategic Director for Resource
Management
Ext 258

Building Control Fees and Charges

	<u>Current Charge 2008/09</u>				<u>Proposed Charge (from 22nd December 2008)</u>				<u>Percentage Decrease</u>
	Full Plans Application			Building	Full Plans Application			Building	
	Plans £	Inspection £	Total £	Notice £	Plans £	Inspection £	Total £	Notice £	
Erection of 1 Domestic Building	176.25	442.98	619.23	619.23	172.50	433.55	606.05	606.05	2.1%
Erection of 2 Domestic Building	240.88	613.35	854.23	854.23	235.75	600.30	836.05	836.05	2.1%
Erection of 3 Domestic Building	317.25	779.03	1,096.28	1,096.28	310.50	762.45	1,072.95	1,072.95	2.1%
Erection of 4 Domestic Building	393.63	900.05	1,293.68	1,293.68	385.25	880.90	1,266.15	1,266.15	2.1%
Erection of 5 Domestic Building	475.88	996.40	1,472.28	1,472.28	465.75	975.20	1,440.95	1,440.95	2.1%
Erection of 6 Domestic Building	558.13	1,119.78	1,677.91	1,677.91	546.25	1,095.95	1,642.21	1,642.21	2.1%
Erection of 7 Domestic Building	581.63	1,196.15	1,777.78	1,777.78	569.25	1,170.70	1,739.95	1,739.95	2.1%
Erection of 8 Domestic Building	605.13	1,394.73	1,999.86	1,999.86	592.25	1,365.05	1,957.31	1,957.31	2.1%
Erection of 9 Domestic Building	628.63	1,593.30	2,221.93	2,221.93	615.25	1,559.40	2,174.65	2,174.65	2.1%
Erection of 10 Domestic Building	634.50	1,810.68	2,445.18	2,445.18	621.00	1,772.15	2,393.15	2,393.15	2.1%
Erection of 11 Domestic Building	640.38	1,983.40	2,623.78	2,623.78	626.75	1,941.20	2,567.95	2,567.95	2.1%
Erection of 12 Domestic Building	646.25	2,154.95	2,801.20	2,801.20	632.50	2,109.10	2,741.60	2,741.60	2.1%
Erection of 13 Domestic Building	652.13	2,328.85	2,980.98	2,980.98	638.25	2,279.30	2,917.55	2,917.55	2.1%
Erection of 14 Domestic Building	658.00	2,471.03	3,129.03	3,129.03	644.00	2,418.45	3,062.45	3,062.45	2.1%
Erection of 15 Domestic Building	663.88	2,642.58	3,306.46	3,306.46	649.75	2,586.35	3,236.11	3,236.11	2.1%
Erection of 16 Domestic Building	669.75	2,814.13	3,483.88	3,483.88	655.50	2,754.25	3,409.75	3,409.75	2.1%
Erection of 17 Domestic Building	675.63	2,985.68	3,661.31	3,661.31	661.25	2,922.15	3,583.41	3,583.41	2.1%
Erection of 18 Domestic Building	681.50	3,157.23	3,838.73	3,838.73	667.00	3,090.05	3,757.05	3,757.05	2.1%
Erection of 19 Domestic Building	687.38	3,290.00	3,977.38	3,977.38	672.75	3,220.00	3,892.75	3,892.75	2.1%
Erection of 20 Domestic Building	693.25	3,459.20	4,152.45	4,152.45	678.50	3,385.60	4,064.10	4,064.10	2.1%
Erection of 21 Domestic Building	705.00	3,537.93	4,242.93	4,242.93	690.00	3,462.65	4,152.65	4,152.65	2.1%
Erection of 22 Domestic Building	716.75	3,657.78	4,374.53	4,374.53	701.50	3,579.95	4,281.45	4,281.45	2.1%
Erection of 23 Domestic Building	728.50	3,777.63	4,506.13	4,506.13	713.00	3,697.25	4,410.25	4,410.25	2.1%
Erection of 24 Domestic Building	740.25	3,897.48	4,637.73	4,637.73	724.50	3,814.55	4,539.05	4,539.05	2.1%
Erection of 25 Domestic Building	752.00	4,018.50	4,770.50	4,770.50	736.00	3,933.00	4,669.00	4,669.00	2.1%
Erection of 26 Domestic Building	763.75	4,138.35	4,902.10	4,902.10	747.50	4,050.30	4,797.80	4,797.80	2.1%
Erection of 27 Domestic Building	775.50	4,258.20	5,033.70	5,033.70	759.00	4,167.60	4,926.60	4,926.60	2.1%
Erection of 28 Domestic Building	787.25	4,378.05	5,165.30	5,165.30	770.50	4,284.90	5,055.40	5,055.40	2.1%
Erection of 29 Domestic Building	799.00	4,497.90	5,296.90	5,296.90	782.00	4,402.20	5,184.20	5,184.20	2.1%
Erection of 30 Domestic Building	810.75	4,564.88	5,375.63	5,375.63	793.50	4,467.75	5,261.25	5,261.25	2.1%
Erection of 31 and Over	822.50	4,629.50			805.00	4,531.00	5,336.00		
Plus	+	+							
Charge for each additional dwelling over 33	5.88	88.13			5.75	86.25			

All amounts quoted include VAT

Car Parking Charges

		<u>Current Charge</u> <u>2008/09</u>	<u>Proposed Charge</u> <u>(from 22nd</u> <u>December 2008)</u>	<u>Percentage</u> <u>Decrease</u>
Short Stay Car Parks	2hrs	£0.60	£0.60	0.0%
	3hrs	£1.60	£1.60	0.0%
Long Stay Car Parks	All Day	£2.10	£2.10	0.0%

Housing Related Fees and Charges

			<u>Current Charge</u> <u>2008/09</u>	<u>Proposed Charge (from</u> <u>22nd December</u> <u>2008)</u>	<u>Percentage</u> <u>Decrease</u>	
GARAGE RENTS (Private Householders)	per week inc VAT		£6.70	£6.56	2.1%	49weeks
GARAGE SITE RENTS	annual inc VAT		£70.32	£68.83	2.1%	
BUILDING SOCIETY REFERENCES	incl VAT		£75.00	£73.40	2.1%	

LEISURE COMPLEXES

Service Area	Current Charge 2008/2009		Proposed Charge (from 22 Dec 08)		Percentage Decrease	
	Normal	Concession	Normal	Concession	Normal	Concession
FITNESS ACTIVITIES / SESSIONS						
G P Referral/Cardiac Rehab Graduate Session	£2.70	£1.70	£2.60	£1.65	3.7%	2.9%
Visions Casual Use	£5.00	£4.00	£4.85	£3.90	3.0%	2.5%
Visions Weekday Members - Evening/Weekend Use	£2.75	£1.65	£2.65	£1.60	3.6%	3.0%
VISIONS MEMBERSHIP						
Single Membership Weekdays	£222.00	£165.00	£217.20	£161.40	2.2%	2.2%
Renewal Single Membership Weekdays	£216.00	£159.00	£211.20	£155.40	2.2%	2.3%
Single Membership	£324.00	£222.00	£316.80	£217.20	2.2%	2.2%
Renewal Single Membership	£318.00	£216.00	£310.80	£211.20	2.3%	2.2%
Joint Membership	£600.00	£402.00	£586.80	£393.00	2.2%	2.2%
Renewal Joint Membership	£594.00	£396.00	£580.80	£387.00	2.2%	2.3%
Family Membership	£918.00	£618.00	£898.20	£604.80	2.2%	2.1%
Renewal Family Membership	£912.00	£612.00	£892.20	£598.80	2.2%	2.2%
Students Summer Membership	£90.00	£90.00	£88.00	£88.00	2.2%	2.2%
4 wk Membership	£37.00	£31.00	£36.20	£30.30	2.2%	2.3%
6 wk Membership	£44.00	£40.00	£43.00	£39.15	2.3%	2.1%
Half Year Membership	£222.00	£165.00	£217.00	£161.00	2.3%	2.4%
Graduate Membership	£168.00	£132.00	£164.40	£129.00	2.1%	2.3%
Lunchtime Staff Membership (per month)	£11.00	n/a	£10.75	n/a	2.3%	
All Day Staff Membership (per month)	£22.00	n/a	£21.50	n/a	2.3%	
WEAR FIT CLUB						
Adult District	£12.00	n/a	£11.70	n/a	2.5%	
Adult Non District	£14.00	n/a	£13.70	n/a	2.1%	
Adult Concession Non District	£8.00	n/a	£7.80	n/a	2.5%	
Junior District / Student	£7.00	n/a	£6.85	n/a	2.1%	
Junior Non District	£8.00	n/a	£7.80	n/a	2.5%	
Family District	£31.00	n/a	£30.30	n/a	2.3%	
Family Non District	£37.00	n/a	£36.20	n/a	2.2%	
Company	£105.00	n/a	£102.50	n/a	2.4%	
Company Extra	£6.50	n/a	£6.35	n/a	2.3%	
Replacement Card	£3.20	£3.20	£3.10	£3.10	3.1%	3.1%
GENERAL ACTIVITIES						
Spectator	£1.25	£0.70	£1.20	£0.65	4.0%	7.1%
Special Interest Session	£2.80	£1.60	£2.70	£1.55	3.6%	3.1%
Table Tennis	£6.00	£3.00	£5.85	£2.90	2.5%	3.3%
Soft Play Party	£44.00	£44.00	£43.00	£43.00	2.3%	2.3%
Small Pool Party	£44.00	£44.00	£43.00	£43.00	2.3%	2.3%
Creche	£1.20	£1.20	£1.15	£1.15	4.2%	4.2%
SAUNA						
Sauna Session	£4.00	£2.30	£3.90	£2.25	2.5%	2.2%
Second activity discount	-£1.10	-£0.65	-£1.00	-£0.60	9.1%	7.7%
SQUASH						
Squash Court	£6.00	£3.00	£5.85	£2.90	2.5%	3.3%
SWIMMING						
Adult Swim	£2.40	£1.20	£2.35	£1.15	2.1%	4.2%
Junior Swim	£1.20	£1.20	£1.15	£1.15	4.2%	4.2%
Holiday Swim	£1.20	£1.20	£1.15	£1.15	4.2%	4.2%
Family Swim	£6.00	£3.60	£5.85	£3.50	2.5%	2.8%
Mother and Baby Session	£2.40	£1.20	£2.35	£1.15	2.1%	4.2%
Mother and Baby - Additional Child	£1.20	£1.20	£1.15	£1.15	4.2%	4.2%
Cardiac Rehab/Exercise Referral Swim	£2.40	£1.20	£2.35	£1.15	2.1%	4.2%

Service Area	Current Charge 2008/2009		Proposed Charge (from 22 Dec 08)		Percentage Decrease	
	Normal	Concession	Normal	Concession	Normal	Concession
POOL / ROOM HIRE						
Pool Hire 1/2 hr	£16.00	n/a	£15.65	n/a	2.2%	
Pool Hire 1 hr	£32.00	n/a	£31.30	n/a	2.2%	
GLC Commercial Rate - Group Hire	£95.00	n/a	£93.00	n/a	2.1%	
WCLC Commercial Rate - Group Hire	£115.00	n/a	£112.50	n/a	2.2%	

OUTDOOR LEISURE

Service Area	Current Charge 2008/2009		Proposed Charge (from 22nd December 2008)		Percentage Decrease	
	Normal	Concession	Normal	Concession	Normal	Concession
OUTDOOR ACTIVITIES						
Bowls	£2.30	£1.20	£2.25	£1.15	2.2%	4.2%
Bowls Competition	£1.00	£1.00	£0.95	£0.95	5.0%	5.0%
Bowls Season Ticket - Non Resident	£46.00	£46.00	£45.00	£45.00	2.2%	2.2%
Bowls Season Ticket - Resident	£42.00	£31.50	£41.10	£30.50	2.1%	3.2%
Bowls Hire	£0.70		£0.65		7.1%	
Cricket Pitch	£50.00		£48.50		3.0%	
Football Pitch - Class 1 - Per Match	£50.00		£48.50		3.0%	
Peases West - Adult Groups per Day	£100.00		£97.50		2.5%	
Peases West - Junior Groups per Day	£50.00		£48.50		3.0%	
Tennis (per court per half hour)	£2.00	£1.10	£1.95	£1.05	2.5%	4.5%
Tennis - Tow Law	£3.00		£2.90		3.3%	
Playscheme - Tow Law	£0.50		£0.45		10.0%	
Equipment Hire - Tow Law	£0.50		£0.45		10.0%	

Fishing Charges

	<u>Current Charge 2008/09</u>	<u>Proposed Charge (from 22nd December 2008)</u>	<u>Percentage Decrease</u>
B.A. Annual			
Residents			
Full Rate	£32.00	£31.30	2.2%
Concession	£22.00	£21.50	2.3%
Non-Residents			
Full Rate	£37.00	£36.20	2.2%
Concession	£26.00	£25.40	2.3%
Purchased from 1st Nov			
Residents			
Full Rate	£22.00	£21.50	2.3%
Concession	£15.00	£14.60	2.7%
Non-Residents			
Full Rate	£27.00	£26.40	2.2%
Concession	£17.00	£16.60	2.4%
Family Ticket			
Residents			
1Adult+1Child	£42.00	£41.10	2.1%
1Adult+2Children	£54.00	£52.80	2.2%
Non-Residents			
1Adult+1Child	£52.00	£50.80	2.3%
1Adult+2Children	£64.00	£62.60	2.2%
B.A. Daily - 1st Sep- 31 Oct			
Full Rate	£11.00	£10.70	2.7%
Concession	£7.00	£6.80	2.9%
Other			
Full Rate	£7.00	£6.80	2.9%
Concession	£3.75	£3.60	4.0%



**WEAR
VALLEY**
DISTRICT COUNCIL

SPECIAL POLICY AND STRATEGIC DEVELOPMENT COMMITTEE

17 DECEMBER 2008

Report of the Acting Strategic Director for Resource Management
REVISIONS TO CAPITAL PROGRAMME

purpose of the report

1. To consider revisions to the Council's approved capital programme for 2008/09.

background

2. The Council approved its 2008/09 capital programme in February 2008. This programme is monitored on a regular basis to ensure that spend, income and outputs are delivered in accordance with the approve plan.
3. Following detailed analysis by budget holders responsible for individual schemes, under-spends within specific schemes have been identified. The value of these under-spends total to around 2% of the overall programme.
4. In order to provide members with the opportunity of deploying capital resources available to the Council in the most effective manner for the benefit of the district, the extension of some existing schemes are proposed.

capital programme 2008/09

5. Under-spends have been identified in the following schemes:

Scheme Name	Underspend (£000)	Reason for Underspend
Contaminated Land	150	Remedial work not required on sites assessed
Estate Demolitions	45	Required work can be funded from decent homes funding
Twin Bin Recycling Scheme	70	Implementation of revised recycling scheme
Community Transport Schemes	70	No schemes identified
Civic Centre	65	Contingency for building modifications no longer required
Total	400	

6. It is proposed that additional resource be transferred to the following schemes:

Scheme Name	Original 2008/09 Capital Budget (£)	Proposed Additional Budget (£)	Comment
Eldon Lane Renewal	200	100	To complete refurbishment of private sector housing within area
Electrical Testing	40	40	To allow electrical wiring in all public buildings to be tested and remedial work carried out in accordance with existing health and safety requirements
Community Capital Fund	600	260	To carry out a variety of infrastructure projects throughout the district
Total		400	

7. Further detail of the additional infrastructure projects financed from the Community Capital Fund is shown in Annex B. It is also proposed to allocate £30,000 from the existing Community Transport Scheme budget for Wolsingham Recreation Association to acquire a minibus. This leaves a balance of £70,000 available in that budget for re-allocation to other projects as shown in paragraph 5.

financial implications

8. The transfer of resources between capital schemes can be contained within the overall costs of the capital programme. The extension to these existing schemes will have no adverse revenue consequences in future years.

staff implications

9. The management of each scheme can be delivered by 31st March 2009 using existing staff resources.

lgr implications

10. These proposals will not generate additional costs for Durham County Council (DCC) in future years. Consequently, no referral is required to DCC under agreed LGR protocols.

RECOMMENDED that resources be transferred between capital programme schemes as detailed within paragraphs 5 – 7 of the report

Officer responsible for the report

Stuart Reid
Acting Strategic Director for Resource
Management
Ext 258

Authors of the report

Stuart Reid
Acting Strategic Director for Resource
Management
Ext 258

Community Capital Schemes

<u>Scheme Name</u>	<u>Description</u>
Stanley Village Hall	Improvement works to existing building (insulation, roof, kitchenette units) which hosts parent and toddler group, radio club, bingo club and is hired for childrens' parties and discos.
Memorial Hall, West Auckland	To carry out improvement works to the facility (curtains, flooring and interior decoration)
Fencing, Manor Road, Willington	To erect new ball stop fencing around football pitch to prevent footballs enetring residents' gardens
Fencing, Stanley Welfare Playing Field	To erect fencing around field to prevent unauthorised entry by motorised vehicles
Crook Town Centre	To carry out environmental works within Crook town centre
Stanhope Cemetery - Footpaths	To renew footpaths at Stanhope cemetery
Car Park Renewal - Eastgate	To renew car park surface at Eastgate Village Hall
Bishop Barrington Sports College	To upgrade floodlights and repaint existing sport hall
Parkside School	To part fund development of all weather pitch
West Auckland Village Green	To renew car park and improve access
Youth Shelter - Crook North	To purchase a youth shelter to allow young people to congregate in a safe environment
Total	

<u>Cost (£000)</u>
50
11
25
12
60
15
19
13
22
13
20
260



WEAR
VALLEY
DISTRICT COUNCIL

SPECIAL POLICY AND STRATEGIC DEVELOPMENT COMMITTEE

17 DECEMBER 2008

Report of the Strategic Director for Resource Management
SECTION 106 FUND – EXPENDITURE

purpose of the report

1. To advise members of a current request received for funding of more than £20,000 from the s106 fund and to recommend a response to that request.

background

2. On 8th August 2007, the Council agreed to introduce a protocol to distribute money received under s106 agreements. The report set out the legal and planning policy background and recommended an approach to be adopted in the future. The Council receives money under s.106 agreements for specific purposes, as set out in the terms of the agreement. The money received may only be spent on those specific purposes.

assessment

3. The Council has received a request for funding of £75,000 from Parkside School, Willington towards the costs of developing an onsite all weather pitch. The pitch would be available for both school and community use. This request was originally given “in principle” approval by the Community Services Committee on 18th July 2007. The school has now secured the additional funding necessary to proceed with the scheme and works are to commence imminently. Consequently, the school have approached the Council, asking that the funding be released.
4. There is presently £53,000 available in s106 monies for the Willington area with additional sums outstanding from developers. It is considered that this is an appropriate use of the s106 fund and that £53,000 be released as a contribution towards the scheme with the additional £22,000 to be funded from the Council’s capital programme.

implications

5. Financial & Legal Implications – the Council receives money under the terms of s106 agreements. This money is allocated to specific wards, relating to the location of development. It is for the Council to determine how the money should be allocated, within the constraints of the s106 agreements. All grant recipients are required to comply with the Council’s grant scheme conditions.

6. Crime and Disorder Implications – schemes of this nature provide diversionary activities which have been shown to have a positive impact on the incidence of crime and disorder.
7. Health & Safety – All grant recipients must conduct health and safety risk assessments and take appropriate action (including maintaining insurance cover) in order to meet Council grant scheme conditions.
8. Equality & diversity – All grant recipients must demonstrate that facilities funded by s106 funds are available to all sections of the community, without distinction.

RECOMMENDED that Members approve the allocation of £75,000 from the s106 fund to Parkside School, Willington towards the development costs of an onsite all-weather pitch.

Officer responsible for the report	Author of the report
Stuart Reid Acting Strategic Director for Resource Management Ext 258	Anna Barker Assistant Director for Admin and Legal Ext 310

COMMUNITY SERVICES COMMITTEE

18 JULY 2007

Report of the Strategic Director for Resource Management
PARKSIDE SCHOOL CAPITAL SCHEME

purpose of the report

1. To seek Member agreement to an in principle decision to jointly fund an all weather pitch at Parkside School.

proposal

2. Parkside School is looking to develop an onsite all weather pitch and has requested an in principle decision from the Council to contribute towards its cost. Members will be aware of the Council's long standing commitment to health and well being as a corporate objective. This is given practical expression through the creation of, inter alia, leisure assets and this proposal represents a good example of joint working in order to achieve benefits for both the Council, School and most importantly, the local community.

financial implications

3. The total cost of the scheme is approximately £300,000 of which 50% is from the Football Foundation with the remaining 50% being shared between Parkside and the Council. The estimated cost upon Wear Valley of this proposal is £70,000 to £75,000 and can be afforded from within either the overall capital resources available to the Council or Section 106 monies to be received. There are no revenue implications (e.g. maintenance) arising from this proposal as these will be borne by the School.

crime and disorder/risk implications

4. If this scheme is agreed and delivered, improved local services for individuals within the area should act as a diversionary activity as the scheme will be for community use as well as for the School.

conclusion

5. The proposal, if agreed, would support the Council's objectives of health and well being and crime and disorder. The in principle decision can be funded from Section 106 agreements from within the area as an alternative to using the Council's other capital resources.

RECOMMENDED that Members agree to an in principle decision to fund the development as outlined within the report.

Officer responsible for the report	Author of the report
Gary Ridley	Gary Ridley
Strategic Director for Resource Management	Strategic Director for Resource Management
Ext 227	Ext 227



WEAR
VALLEY
DISTRICT COUNCIL

SPECIAL POLICY AND STRATEGIC DEVELOPMENT COMMITTEE

17 DECEMBER 2008

Report of the Acting Strategic Director for Resource Management
APPLICATION FOR USE OF SECTION 106 MONIES

purpose of the report

1. To consider the award of section 106 monies to West Durham Youth and Community Resource based in Crook for the purchase of a minibus.

background

2. The Council approved a protocol in August 2007 to administer requests for the application of funds received from section 106 agreements. Section 106 funds are received by developers under a legal agreement as part of the planning process.
3. There are specific conditions attached to the use of these funds in the legal agreement between the developer and the Council. These usually stipulate that the funds only be used for certain purposes and for the benefits of residents within the vicinity of the development. The conditions attached to funding available within the Crook South Ward are that the monies be used for "off site recreation within the vicinity of the development."

details of application

4. West Durham Youth and Community Resource (WDYCR) are a registered charity and company limited by guarantee formed at the beginning of this year. They own and operate premises located within Glenholme Park, Crook. Other voluntary organisations such as Connexions and Signpost also operate from the premises.
5. Funded by a combination of grants from organisations such as Durham County Council, Greggs Trust and the North East Co-op as well as rental income, WDYCR provide a number of diversionary activities for young people in the area. These include:
 - Boxing club (3 nights per week)
 - Youth Club / Drop in Club (1 night currently to be extended to 5 nights)
 - Drama / arts activities
6. WDYCR estimate that there are around 200-250 users of the building per week.

7. WDYCR currently incurs around £2,500 per annum in the private hire of vehicles in supporting users of the facility. This is to allow for example boxing club members to attend competitions/events within the region. WDYCR also support users to attain Duke of Edinburgh Awards which involves transporting young people to other locations for camping, expeditions and social events during the summer such as go-karting, paint-balling etc.
8. WDYCR is seeking the award of £30,000 to fund the purchase of a minibus for the benefit of users of the facility. The vehicle would be used by a number of different projects which operate from the facility. As well as offsetting existing hire costs, the availability of a vehicle would allow projects to be delivered more effectively without the delay associated with private hire.
9. WDYCR has confirmed that each project would ensure before use that they have a volunteer with the required licence and insurance to drive the minibus thereby avoiding the cost of driver hire. WDYCR are also seeking agreement with the local police to park the vehicle in the police station to provide added security for the vehicle and avoid garaging costs.
10. Based upon recent figures submitted, WDYCR are just covering their core costs with the support of one-off funding. This is not unusual for organisations of this type. However, they are continually seeking additional grant support from a variety of sources, trying to let vacant space within the centre and do hold some reserves. They are also exploring the option of hiring the minibus out to other organisations such as Connexions. They have stated that future applications to funders to deliver specific projects will include an appropriate element to cover the costs associated with use of the vehicle in order to ensure its sustainability.
11. In accordance with the Council's approved section 106 protocol, the sum requested of £30,000 exceeds the threshold above which member approval is required. The application has already been subject to approval by the corporate management team.

financial implications

12. The award sought is £30,000. This would be funded from section 106 monies held by the Council for use within the Crook South ward. There would be no additional direct revenue costs borne by the Council as a result of this award.

legal implications

13. S106 monies are allocated to specific wards, relating to the location of the development. It is for the Council to determine how the money should be allocated, within the constraints of the s106 agreements. All grant recipients are required to comply with the Council's grant scheme conditions.

RECOMMENDED that Members approve the award of £30,000 to West Durham Youth and Community Resource from section 106 monies held for use within the Crook South Ward.

Officer responsible for the report

Stuart Reid
Acting Strategic Director for Resource
Management
Ext 258

Authors of the report

Stuart Reid
Acting Strategic Director for Resource
Management
Ext 258



**SPECIAL POLICY AND STRATEGIC DEVELOPMENT
COMMITTEE**

17 DECEMBER 2008

Report of the Asset Management Group
29 BOURNE WAY WILLINGTON CROOK DL15 0EU

purpose of the report

1. To advise Members of the situation in relation to 29 Bourne Way and to seek approval to demolish the property, if appropriate.

background

2. On 17th November 2007, Central Resources Committee considered a report relating to surplus assets. The report detailed a number of properties which are considered to be surplus to the Council's requirements, together with proposals in relation to their disposal. 29 Bourne Way was included within that report and it was agreed that it would be marketed for sale.

29 Bourne Way

3. This property is a former common room. It is part of a terraced group, flanked on either side by residential properties which are both in private ownership. The property has not been used as a common room for some time and is currently empty.
4. The owners of both neighbouring properties have been approached regarding a potential sale to them, as an extension to their existing property. Both neighbours have indicated that they would not be interested in this proposal.
5. Advice has been sought from the Environment and Regeneration Department regarding the potential uses of the property. They have indicated that it would be suitable for residential use but consider that the lack of vehicle access and parking at the property will significantly restrict this use. They consider that this will "probably limit the size of any dwelling to 1 or 2 bedrooms in size, or some kind of sheltered/elderly accommodation". They have further indicated that they would have no objection to the building being demolished and the land used "as extended gardens or public open space".
6. Advice is currently being sought from a local estate agent regarding the potential marketing of the property. It is likely that an agent would consider that the property could not be successfully marketed in the current economic climate. This would be due to the fact that the costs of conversion of the property are likely to be significant (it is believed that the property contains asbestos) and the potential finished market value of the property is considered to be relatively low.

7. There is considerable pressure from neighbours for action to be taken in relation to this redundant property. If a successful sale cannot be achieved following a brief advertising period, it would therefore appear that demolition of the property is the only viable alternative. This would necessitate some support works to the neighbouring properties and landscaping of the site. The total cost of these works is likely to be in the region of £12,000 which can be funded from an existing capital budget for demolition works. If this were the case, it is proposed that the cleared site be offered for sale to the neighbouring properties as garden extensions but that should this offer be refused, the land be retained as public open space.

RECOMMENDED that subject to failing to dispose of the property on the open market, the Committee authorises the demolition of 29 Bourne Way, Willington, Crook DL15 0EU, together with the necessary support and landscaping works as set out in the report.

Officer responsible for the report

Stuart Reid
Acting Strategic Director for Resource
Management
Ext 258

Author of the report

Anna Barker
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SPECIAL POLICY AND STRATEGIC DEVELOPMENT COMMITTEE

17 DECEMBER 2008

Report of the Acting Strategic Director for the Community
TENANCY ENFORCEMENT TEAM

purpose of the report

- 1 The seek Committee approval for the transfer of the Tenancy Enforcement Team to Dale & Valley Homes.

background

- 2 The current Tenancy Enforcement Team, within the Community Department, consists of five staff that are responsible for dealing with antisocial behaviour and helping to sustain the Council house tenancies.
- 3 The service is provided to Dale & Valley Homes under a service level agreement. This arrangement has recently been reviewed by Dale & Valley Homes at their Board meeting on 15 July 2008, it was recommended that the service be brought 'in-house' and be provided by Dale & Valley Homes.
- 4 Since that time officers from the Council have been working with Dale & Valley Homes to consider the way forward.

proposal

- 5 In order to protect the Tenancy Enforcement Team it is necessary for the Council to follow the Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE) under which the terms and conditions of these employees will be protected. In order that officers can begin TUPE discussions, Members need to agree to the proposed change in service delivery.
- 6 The proposed change will maintain and improve on the current close working between the Tenancy Enforcement Team and Dale & Valley's Housing Officers and Tenancy Support Team. Tenancy management will be strengthened by Dale & Valley having responsibility for the strategic direction of the service and ensuring improved joint working.
- 7 The enforcement of tenancy conditions is one of Dale & Valley's core functions. As well as the enforcement role, there is the need to prevent problems occurring by offering appropriate advice and support to vulnerable customers.

lgr implications

- 8 It can be seen that, if the service were to remain with the Council, tenancy enforcement would be delivered by Durham County Council as part of the wider housing service provision. It could be argued that this approach may weaken the tenancy enforcement for Dale & Valley Homes.
- 9 Should Dale & Valley Homes take direct responsibility for the service, then staff would be less 'vulnerable' and a greater certainty of the service would be achieved.
- 10 The transfer of the Tenancy Enforcement Team to Dale & Valley Homes has been agreed by the Housing Workstream as the preferred way forward.

human resource implications

- 11 As stated above, it will be necessary to begin the consultation process with the five staff in question regarding the proposed transfer. This process will be very similar to that previously undertaken when Housing Staff transferred from the Council when Dale & Valley Homes was established.

timescales

- 12 Should Members approve the transfer; it is considered that 31 March 2009 is the appropriate date for the transfer of the service to Dale & Valley Home to be complete. This is a realistic and achievable target, however, in the event of a smooth transition; this date could be brought forward.

conclusion

- 13 The transfer of the Tenancy Enforcement Team to Dale & Valley Homes offers the opportunity to strengthen the approach to tenancy management. It will be necessary to follow the TUPE process; however, as Members will be aware, this has been successfully applied previously with Dale & Valley Homes.

RECOMMENDED

- 1 Committee approves the transfer of the Tenancy Enforcement Team to Dale & Valley Homes.
- 2 Committee requests that the consultation process commences with those staff affected.

Officer responsible for the report
David Milburn
Acting Strategic Director for the Community
Ext 379

Author of the report
David Milburn
