

CABINET

Thursday, 27 July 2006

10.00 a.m.

Conference Room 1,
Council Offices,
Spennymoor

AGENDA and REPORTS

If you would like this document in another language or format, such as audio tape, Braille or large print, or if you require the services of an interpreter, please contact us

إذا أردت هذه الوثيقة بلغة أخرى أو بطريقة أخرى، أو إذا كنت بحاجة إلى خدمات مترجم، فنرجو أن تقوم بالاتصال بنا.

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান অথবা যদি আপনার একজন ইন্টারপ্রেটারের প্রয়োজন হয়, তাহলে দয়া করে আমাদের সাথে যোগাযোগ করুন।

本文件可以翻譯為另一語文版本，或製作成另一格式，如有此需要，或需要傳譯員的協助，請與我們聯絡。

यह दस्तावेज़ यदि आपको किसी अन्य भाषा या अन्य रूप में चाहिये, या आपको आनुवाद-सेवाओं की आवश्यकता हो तो हमसे संपर्क करें

ਜੇ ਇਹ ਦਸਤਾਵੇਜ਼ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦਾ ਹੈ, ਜਾਂ ਜੇ ਤੁਹਾਨੂੰ ਗੱਲਬਾਤ ਸਮਝਾਉਣ ਲਈ ਕਿਸੇ ਇੰਟਰਪ੍ਰੈਟਰ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਤੁਸੀਂ ਸਾਨੂੰ ਦੱਸੋ।

یہ دستاویز اگر آپ کو کسی دیگر زبان یا دیگر شکل میں درکار ہو، یا اگر آپ کو ترجمان کی خدمات چاہئیں تو براہ مہربانی ہم سے رابطہ کیجئے۔

Póngase en contacto con nosotros si desea obtener este documento en otro idioma o formato, o si necesita los servicios de un intérprete.

Democratic Services



01388 816166

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

To notify the Chairman of any items that appear in the agenda in which you may have an interest.

3. MINUTES

To confirm as a correct record the Minutes of the meeting held on 13th July 2006. (Pages 1 - 4)

KEY DECISIONS

PLANNING AND DEVELOPMENT PORTFOLIO

4. SEDGEFIELD BOROUGH LOCAL DEVELOPMENT FRAMEWORK: CORE STRATEGY ALTERNATIVE OPTIONS REPORT (KEY DECISION)

Report of Director of Neighbourhood Services. (Pages 5 - 40)

HOUSING PORTFOLIO

5. SEDGEFIELD BOROUGH HOUSING STRATEGY 2006/07 - 2008/09 - DEVELOPING A FIT FOR PURPOSE HOUSING STRATEGY (KEY DECISION)

Report of Director of Neighbourhood Services. (Pages 41 - 68)

LEARNING AND EMPLOYMENT AND STRATEGIC LEADERSHIP PORTFOLIOS

6. DISPOSAL OF HEIGHINGTON LANE WEST STRATEGIC EMPLOYMENT SITE (KEY DECISION)

Report of Head of Strategy and Regeneration (Pages 69 - 74)

OTHER REPORTS

HOUSING PORTFOLIO

7. HOUSING DEPARTMENT SERVICE IMPROVEMENT PLAN

Report of Director of Housing. (Pages 75 - 78)

SOCIAL REGENERATION AND PARTNERSHIP PORTFOLIO

8. LOCAL IMPROVEMENT PROGRAMME - CHILTON ENVIRONMENTAL IMPROVEMENTS

Report of Head of Strategy and Regeneration. (Pages 79 - 88)

9. LOCAL IMPROVEMENT PROGRAMME - TRIMDON COLLIERY COMMUNITY CENTRE - ARCHITECTS FEES

Report of Head of Strategy and Regeneration. (Pages 89 - 96)

10. LOCAL IMPROVEMENT PROGRAMME - TRIMDON MUGA

Report of Head of Strategy and Regeneration. (Pages 97 - 104)

STRATEGIC LEADERSHIP PORTFOLIO

11. ANNUAL REVIEW OF TREASURY MANAGEMENT 2005 - 06

Report of Head of Financial Services. (Pages 105 - 124)

12. OVERVIEW AND SCRUTINY REVIEW GROUP REPORT - AREA FORUMS

Cabinet response to the recommendations of the Scrutiny Review Group. (Pages 125 - 126)

MINUTES

13. OVERVIEW AND SCRUTINY COMMITTEE 2

Minutes of the meeting held on 27th June 2006. (Pages 127 - 130)

14. AREA 2 FORUM

Minutes of the meeting held on 20th June 2006. (Pages 131 - 134)

EXEMPT INFORMATION

The following items are not for publication by virtue of Paragraph 3 of Part 1 of Schedule 12 A of the Local Government Act 1972. As such it is envisaged that an appropriate resolution will be passed at the meeting to exclude the press and public.

KEY DECISION

SOCIAL REGENERATION AND PARTNERSHIP AND HOUSING PORTFOLIOS

15. DEVELOPMENT OF HAWKSHEAD PLACE, NEWTON AYCLIFFE - AWARD OF TENDER (KEY DECISION)

Report of Director of Neighbourhood Services and Head of Financial Services. (Pages 135 - 140)

OTHER DECISION

LEARNING AND EMPLOYMENT AND STRATEGIC LEADERSHIP PORTFOLIOS

16. ASSET MANAGEMENT - SALE OF BUSINESS DEVELOPMENT LAND AT GREEN LANE INDUSTRIAL ESTATE, SPENNYMOOR

Joint report of Head of Strategy and Regeneration and Head of Financial Services. (Pages 141 - 146)

17. ANY OTHER BUSINESS

Lead Members are requested to inform the Chief Executive or the Head of Democratic Services of any items they might wish to raise under this heading by no later than 12 noon on the day preceding the meeting. This will enable the Officers in consultation with the Chairman to determine whether consideration of the matter by the Cabinet is appropriate.

B. Allen
Chief Executive

Council Offices
SPENNYMOOR
19th July 2006

Councillor R.S. Fleming (Chairman)

Councillors Mrs. A.M. Armstrong, Mrs. B. Graham, A. Hodgson, M. Iveson, D.A. Newell, K. Noble, R.A. Patchett and W. Waters

ACCESS TO INFORMATION

Any person wishing to exercise the right of inspection in relation to this Agenda and associated papers should contact Gillian Garrigan, on Spennymoor 816166 Ext 4240

This page is intentionally left blank

Item 3

SEDGEFIELD BOROUGH COUNCIL CABINET

Conference Room 1,
Council Offices,
Spennymoor

Thursday,
13 July 2006

Time: 9.30 a.m.

Present: Councillor R.S. Fleming (Chairman) and

Councillors Mrs. B. Graham, A. Hodgson, M. Iveson, D.A. Newell,
K. Noble, R.A. Patchett and W. Waters

In Attendance: Councillors B.F. Avery J.P, W.M. Blenkinsopp, Mrs. B.A. Clare,
Mrs. K. Conroy, Mrs. J. Croft, V. Crosby, B. Hall, D.M. Hancock,
J.M. Khan, B. Meek, Mrs. E.M. Paylor, A. Smith, Mrs. I. Jackson Smith,
T. Ward and J. Wayman J.P

Apologies: Councillors Mrs. A.M. Armstrong

CAB.36/06 DECLARATIONS OF INTEREST
Members had no interests to declare.

CAB.37/06 MINUTES
The Minutes of the meeting held on 29th June 2006 were confirmed as a correct record and signed by the Chairman. (For copy see file of Minutes).

**CAB.38/06 DETERMINATION OF LAND AT BESSEMER PARK AS
'CONTAMINATED LAND' (KEY DECISION)**
Consideration was given to a report regarding the above. (For copy see file of Minutes).

It was explained that site investigations undertaken by consultants on behalf of Sedgefield Borough and Durham County Councils, had indicated that an area of open space at Bessemer Park, Spennymoor fell within the definition of 'Contaminated Land' and Sedgefield Borough Council was required under Part IIa of the Environmental Protection 1990 to determine the land as "Contaminated".

The report explained the consequences of determination and the financial implications.

Members noted that there was no evidence of any harm having arisen from the site and the determination would allow the Council to apply for funding from the Department of the Environment, Food and Rural Affairs to remediate the land.

It was pointed out that two separate determination documents needed to be prepared as Sedgfield Borough Council and Durham County County each owned part of the affected area and the sites had been subject separate site investigations.

- RESOLVED :**
- 1. That the two sites be determined as 'Contaminated Land' and placed on the Public Register of 'Contaminated Land'.*
 - 2. That remediation solutions be sought to break the identified pollution linkages.*

CAB.39/06 COALFIELD HOUSING RENEWAL - MASTER PLANNING (KEY DECISION)

Consideration was given to a report regarding the above. (For copy see file of Minutes).

Members were reminded that the Council had commissioned consultants in April 2005 to develop a Masterplan for the three priority neighbourhoods of Dean Bank, Ferryhill Station and (West) Chilton.

The report set out the proposed scope and direction of the intervention highlighted in the Masterplan and identified the projected costs for the redevelopment of sites across the three priority neighbourhoods.

- RESOLVED :**
- 1. That the Masterplan report be accepted.*
 - 2. That progression to the next phase of the Masterplan process relating to detailed consultations be approved.*
 - 3. That the additional costs incurred in the development of the Masterplan be accepted.*
 - 4. That further reports be considered relating to the implementation of the Delivery Plan and staffing arrangements for the delivery of capital investment.*

CAB.40/06 OLDER PRIVATE SECTOR HOUSING REGENERATION - DEVELOPING THE CAPACITY TO DELIVER HOUSING RENEWAL (KEY DECISION)

Consideration was given to a report seeking approval to increase the capacity of the Community Services Division of Neighbourhood Services Department to enable the delivery of housing renewal in the three priority communities. (For copy see file of Minutes).

The report also gave details of the new Licensing Scheme in relation to the selective licensing of private rented sector properties for which the powers had been in place since April 2006.

- RESOLVED :**
- 1. That the following posts be added to the establishment :*

- *Private Sector Renewals Manager (POC)*
 - *Private Sector Renewal Officer (SO1)*
2. *That the Chief Executive approves the following, which relates to posts up to Scale 6.*
- *Private Sector Renewal Officer (Scale 6) x 2*
 - *Private Sector Renewal Support Officer (Scale 3) x 1*
 - *Private Sector Licensing Officer (Scale 6)*
 - *Private Sector Support Officer (Scale 3)*
3. *That a separate report be presented on the new role in relation to community cohesion and engagement with the Council, and funding options.*

CAB.41/06 PRIVATE SECTOR HOUSING CAPITAL PROGRAMME AND SINGLE HOUSING INVESTMENT PROGRAMME ROUND 2 (KEY DECISION)

The Lead Member for Housing presented a report regarding the above. (For copy see file of Minutes).

The report set out the result of the Single Housing Investment Programme Round 2 bid and the proposed capital programme for 2006/7, taking account of the bid outcome and resources allocated from the Council's Major Regeneration Capital Programme. It also provided information on the outturn of the Private Sector Capital Programme for 2005/06.

It was pointed out that the Private Sector Capital Programme would require a change of focus in view of recent changes in legislation and policy around disrepair and decent homes in the private sector. Details of which were outlined in the report.

RESOLVED : That the Private Sector Housing Capital Programme 2006/07 be approved.

CAB.42/06 SCRUTINY REVIEW OF AREA FORUMS

Councillor B. Hall, Chairman of the Review Group, presented the findings of the above Review (for copy see file of Minutes), which had examined the way Area Forums currently operated, evaluated their effectiveness and considered how they could be improved.

Specific reference was made to the Group's conclusions and recommendations.

- RESOLVED :*
1. *That the report be received.*
 2. *That the recommendations be considered and response and action plan be reported to a future meeting of Cabinet.*

CAB.43/06 SCRUTINY REVIEW OF RECRUITMENT AND RETENTION

Councillor B. Meek, Chairman of the Review Group, presented the findings of the Review, (for copy see file of Minutes) which examined the recruitment and retention of the staff at Sedgefield Borough Council.

It was explained that the purpose of the review was to quantify staff turnover at Sedgefield Borough Council and compare levels to those of other authorities, both locally and nationally. It also sought to identify whether there were particular posts or sections where recruitment was difficult.

Members noted the Group's conclusions, recommendations and Chairman's comments.

- RESOLVED :*
- 1. That the report be received.*
 - 2. That the recommendations be considered and the response and Action Plan be reported to a future meeting of Cabinet.*

CAB.44/06 OVERVIEW AND SCRUTINY COMMITTEE 1

Consideration was given to the Minutes of the meeting held on 13th June 2006. (For copy see file of Minutes).

RESOLVED : *That the report be received.*

EXCLUSION OF PRESS AND PUBLIC

RESOLVED: *That in accordance with Section 100(a)(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they may involve the likely disclosure of exempt information as defined in Paragraph 1 of Schedule 12a of the Act.*

CAB.45/06 APPOINTMENT OF HEAD OF HOUSING MANAGEMENT

Consideration was given to the minutes of the meeting of Chief Officers Appointments Panel held on 12th July 2006. (For copy see file of Minutes)

RESOLVED: *That Cabinet has no objection to Ian Brown being appointed by Council as Head of Housing Management.*

Published on 14th July 2006

The key decisions contained in these Minutes will be implemented on Monday 24th July 2006, five working days after the date of publication unless they are called in by three Members of the relevant Overview and Scrutiny Committee in accordance with the call in procedure rules.

ACCESS TO INFORMATION

Any person wishing to exercise the right of inspection, etc., in relation to these Minutes and associated papers should contact Gillian Garrigan, on Spennymoor 816166 Ext 4240

Item 4

KEY DECISION

REPORT TO CABINET

27 July 2006

**REPORT OF DIRECTOR OF
NEIGHBOURHOOD SERVICES**

Portfolio: Planning and Development

Sedgefield Borough Local Development Framework – Core Strategy Alternative Options Report

1 SUMMARY

- 1.1 The Core Strategy Development Plan Document will provide the overall strategic spatial planning policies for the Borough up to 2018. Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 states that in order to take forward this Document, the Borough Council must undertake an early consultation exercise to identify what are the planning issues and options that the document will seek to address.
- 1.3 The Key Issues Paper was published last year, alongside the Sustainability Appraisal Scoping Report. Following an assessment of the responses received, the Alternative Options document has been developed. The Alternative Options Document builds upon the key issues raised by the community during the consultation period and proposes a series of alternative options to address these issues. The responses received to this round of consultation will feed into the Preferred Options Report that is due to publication in February 2007.

2 RECOMMENDATION

- 2.1 That Cabinet endorses the attached Core Strategy Alternative Options Document to Council, so that the document can be published.

3 THE ALTERNATIVE OPTIONS DOCUMENT

- 3.1 Paragraphs 4.1-4.3 of Planning Policy Statement 12 states that the key to the success of the new system is the early identification of all issues in the preparation of a Development Plan Document. Local authorities should “front-load” the preparation of Development Plan Documents by facilitating early involvement and securing input from its community. This is to ensure that there is full community involvement before significant decisions are taken.

- 3.2 As part of the continuing pre-production work that the Borough Council is undertaking, we are providing an additional opportunity for consultees to influence the process as early as possible. The release of this Options document will further this process. The Town and Country Planning (Local Development) (England) Regulations 2004 states that Local Planning Authorities (LPAs) should consult and engage with specific consultation bodies to identify the emerging planning issues that should be considered in Development Plan Documents. This consultation will provide the opportunity for the community to consider alternative options and identify which is their preferred option and help provide evidence for the LPA to ensure that Development Plan Documents are sound when they are submitted for examination.
- 3.3 The Alternative Options Document follows a similar approach to the Key Issues Paper. The document is formatted in a way that firstly identifies the issues and responses that were raised by the Key Issues Paper, and then considers how these issues can be addressed.

Key Spatial Issues

- 3.4 The Core Strategy will provide the strategic planning framework for the Borough. Overall, we are asking the community's views on 19 different spatial planning issues, and providing them with a range of options to address these. It is important that the community are given a chance to fully take part in the future spatial strategy of the Borough and be able to suggest different options to address these issues.
- 3.5 For example, one of the key matters to be addressed at this stage is what criteria should be used to assess how a proposal contributes to a sustainable community. The Options Report puts forward 22 criteria to assess the sustainable virtues of development proposals. The consultation exercise will be used to assess whether the community believe that we have identified the broad range of issues.
- 3.6 All these policy options will be fully appraised against the Sustainability Appraisal Framework when the Core Strategy Preferred Options Report is prepared later in the year.

4 RESOURCE IMPLICATIONS

- 4.1 Whilst there will not be any direct resource implications, apart from publication costs, there will indirect cost implications in terms of Officer time spent on this consultation exercise.

5 CONSULTATIONS

- 5.1 The Key Issues Paper, that was published last year, invited comments regarding the key strategic spatial issues affecting the Borough. During the six-week period of public consultation, we received 547 comments regarding the Key Issues Paper and 110 comments regarding the Sustainability Appraisal Scoping Report.
- 5.2 The consultation exercise on the Core Strategy Alternative Options Report will be undertaken with the consultation bodies, in accordance with the consultation methods

outlined in the Statement of Community Involvement. The consultation period will last for six weeks.

6 OTHER MATERIAL CONSIDERATIONS

Links to Corporate Objectives / Values

The publication of the document will help meet Corporate Aim 25, which is to provide a high quality, efficient and customer focussed Planning Service that supports sustainable improvement of the built and natural environment of the Borough.

6.1 Legal Implications

The document must be published in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004.

6.2 Risk Management

There are no risk management issues.

6.3 Health and Safety Implications

No additional implications have been identified.

6.4 Sustainability

At this stage, there is no further requirement to undertake Sustainability Appraisal.

6.5 Equality and Diversity

The Core Strategy Alternative Options document will be made available in alternative languages, Braille or in audio format where requested, and will be placed on the website in pdf format.

6.6 Social Inclusion

Social inclusion issues are discussed with the document.

6.7 Procurement

There are no procurement issues.

7 OVERVIEW AND SCRUTINY IMPLICATIONS

7.1 None.

8 LIST OF APPENDICES

8.1 Core Strategy Alternative Options Report

Contact Officers: Chris Myers
Telephone No: (01388) 816166 ext 4328
Email Address: cmyers@sedgefield.gov.uk

Ward(s): All

Key Decision Validation: This is a Key Decision as a decision made by Cabinet in the course of developing proposals to Council to amend the **policy framework**.

Background Papers

Planning Policy Statement 12: Local Development Frameworks
Town and Country Planning (Local Development) (England) Regulations 2004

Examination by Statutory Officers

	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Sedgefield Borough Council

Local Development Framework:
Core Strategy DPD Alternative Options

July 2006

Content	Page
Introduction	3
Spatial Context & Influences on Core Strategy	4
Local Development Framework Vision	5
Sustainable Development	7
Social Inclusion	9
Improving Quality of Communities	14
Climate Change	17
Natural Resources	23
Competitive and Diverse Economy	25

Introduction

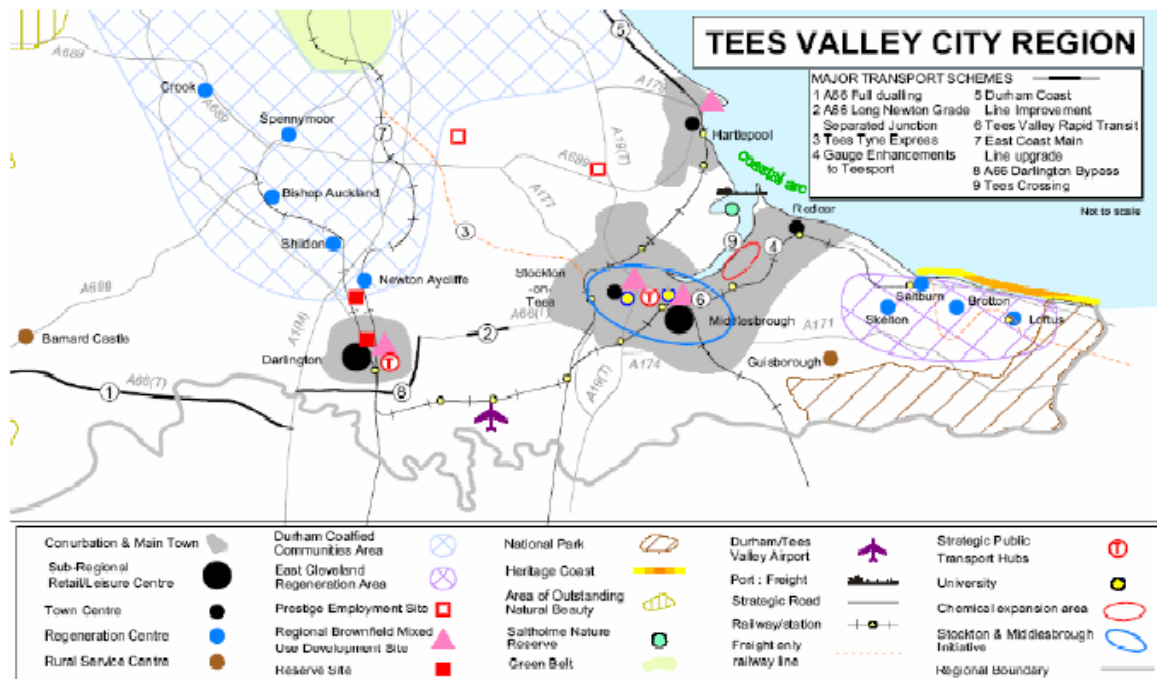
- 1.1 The Borough Council started to prepare its Core Strategy during 2005 with the publication of the Key Issues Paper and the Sustainability Appraisal Scoping Report in July. These documents were subject to a six-week public consultation period, which finished in September. Overall, the Borough Council received 547 comments from a variety of 72 individuals, community groups and businesses to the Key Issues Paper and 110 comments on the Scoping Report.
- 1.2 As part of the continuing pre-production work that the Borough Council is undertaking, we are providing an additional opportunity for consultees to influence the process as early as possible. The release of this Options Paper will further this process. The Town and Country Planning (Local Development) (England) Regulations 2004 states that Local Planning Authorities (LPAs) should consult and engage with specific consultation bodies to identify the emerging planning issues that should be considered in Development Plan Documents. This consultation will provide the opportunity for the community to consider alternative options and identify which is their preferred option and help provide evidence for the LPA to ensure that Development Plan Documents are sound when they are submitted for examination.
- 1.3 Following the consultation exercise to be undertaken on this document, and the consideration of representations received, the Borough Council will produce its Core Strategy Preferred Options Development Plan Document in winter 2006. All alternative options will be appraised through the Sustainability Appraisal process.

How to respond to consultation exercise

- 1.4 The document is structured in a way that summarises the issues and the responses raised in the Key Issues Paper during summer 2005 and puts forward alternative options to address these issues. It is important that you make your comments during this consultation period to help the Borough Council frame its Preferred Options later this year. If you do not feel that our proposed alternative options mirror your thoughts, please feel free to suggest alternatives.

Spatial Context & Influences on Core Strategy

2.1 In February 2004, the Deputy Prime Minister John Prescott invited the three northern Regional Development Agencies to show how the North could unlock the potential for faster economic growth and bridge the £29 billion output gap between the North and the rest of the UK with our partners. This process is known as the *Northern Way* and seeks to promote development within the eight City Regions in the north of England. Sedgefield Borough is located within the Tees Valley City Region. This concept has been taken forward within the Submission Draft Regional Spatial Strategy. The policy initiatives that will impact upon Sedgefield Borough are the regeneration policies for the Durham Coalfield Area, the development of Aycliffe Industrial Park and NetPark as employment hubs, and the opportunities offered by the A1 (M), East Coast Main Rail Line, and Darlington-Bishop Auckland Branch Line.



2.2 The Borough's Community Strategy 2004-2014 identifies a number of key issues that currently affect the Borough. These issues can be summarised to include health deprivation; a narrow employment base; low educational and skills attainment; a need to regenerate towns and villages; access to key services; and community development and awareness. The Community Strategy Action Plan will further develop the strategy. The Local Development Framework will need to identify how the spatial elements of this Action Plan are going to be addressed. At this stage, it is hoped that this document will be a technical appendix to the Core Strategy Preferred Options Development Plan Document.

Local Development Framework Vision

- 3.1 The Community Strategy is the Local Strategic Partnership's key document. This sets out a shared vision for where the Community want to see the Borough in 10 years time and provides a number of targets to help achieve this vision. There are significant linkages between the Community Strategy and the Local Development Framework, as the LDF provides a spatial expression of the Community Strategy.

The respondents to the Key Issues Paper largely supported the proposed vision for the Local Development Framework. However, it is felt necessary to explicitly refer to the requirement of the Planning and Compulsory Purchase Act 2004 for local authorities to achieve sustainable development.

- 3.2 The vision of the LDF, which will be incorporated in the Core Strategy, has been developed through the formulation of the Community Strategy. Our aspiration is for Sedgefield to be a Borough in which people are happy to live, work and do business. This means being able to offer high quality job opportunities, good schools, a wide range of good quality and affordable housing, low crime rates, a pleasant and accessible environment and first class services. This will help the Borough Council achieve Section 39 of the Planning and Compulsory Purchase Act 2004, which requires Local Planning Authorities to contribute to the achievement of sustainable development.
- 3.3 Therefore, the vision of the LDF is to ensure that Sedgefield Borough is a place where:
- People can live healthy, active and fulfilling lives as part of vibrant and strong communities;
 - High quality businesses can prosper and local people have the confidence and skills to access the jobs that they offer;
 - The natural and built environment is valued, conserved and enhanced; and,
 - People can access the housing they want in attractive and safe neighbourhoods.
- 3.4 In summary, we want Sedgefield to be a Borough that is healthy, attractive and prosperous with strong communities.

Proposed Aims and Objectives of the LDF

- 3.5 Following consultation of the 'Key Issues Paper' during summer 2005, some of the representations to the questions posed, has resulted in a requirement for slight modifications to the aims and objectives. The revised ones can be seen below.

AIM 1: To enhance social inclusion and well being

Delivered through the objectives of:

- meeting the needs of all sectors of the population, especially the elderly;
- supporting where appropriate or endeavour to support the retention of existing community facilities, and where required, encouraging the provision of new facilities;
- promoting mixed-use developments;
- improving accessibility to goods and services;
- encouraging healthy lifestyles;
- encouraging wider community involvement in the planning process;
- improving greenspaces and access to them;
- providing for recognised housing needs in safe and attractive neighbourhoods.

AIM 2: To improve the quality of where people live

Delivered through the objectives of:

- regenerating areas suffering from deprivation and/or degradation;
- improving community safety and reducing the fear of crime;
- conserving, maintaining and enhancing the quality of landscapes and townscapes;
- securing high quality design and layout in all new developments;
- provide high quality, affordable housing for future generations.

AIM 3: To reduce the impact of development on climate change

Delivered through the objectives of:

- supporting a clean, safe and accessible public transport system;
- reducing the need to travel and reliance on the private car;
- promoting sustainable construction and design;
- promoting energy efficiency and the generation of energy from renewable sources;
- minimising the risk of flooding;
- promoting high quality design that takes account of future climate change;
- encouraging habitat creation and habitat retention as part of new development.

AIM 4: To protect and enhance natural resources

Delivered through the objectives of:

- adopting a sequential approach to land development;
- conserve, enhance and create biodiversity and geodiversity sites;
- prioritising the re-use of previously developed land and buildings in sustainable locations;
- taking account of the physical constraints on the development of land;
- reducing pollution and preventing the deterioration of land quality;
- encouraging the efficient use of natural resources.

AIM 5: To encourage and support a competitive and diverse economy

Delivered through the objectives of:

- providing opportunities for the development of a competitive and diverse economic base;
- ensuring the provision of high quality employment sites;
- encouraging the provision of tourism, leisure or artistic activities;
- encouraging the development of social and community enterprises;
- supporting vibrant town centres
- maintaining a flexible supply of business sites and premises that meet the modern needs of business.

Achieving Sustainable Development

- 4.1 At the Key Issues stage, the Borough Council suggested that sustainable communities need sufficient, quality housing to meet the needs of the community; a flourishing local economy supported by adequate infrastructure; a high quality, safe and healthy local environment; and the amenities and sense of space and place to support a diverse and vibrant local culture.

Some of the responses to the Key Issues Paper sought to expand our view of sustainable communities. There is a need to make new buildings more adaptable to allow them to be changed to other uses during the course of their lifetime; the contribution of the Borough's historic environment to creating a sense of place to local neighbourhoods with a diverse, vibrant and distinctive culture; and, there needs to be a suitable balance between employment and housing opportunities.

- 4.2 Sustainable development¹ and the need to maintain and develop sustainable communities are the core principles that will underpin the policies and proposals of the Local Development Framework. The requirements of the Planning and Compulsory Purchase Act 2004, SEA directive and Sustainability Appraisal regulations place a statutory obligation on the Borough Council to ensure that sustainable development is achieved. The Core Strategy and other Local Development Documents will be developed around these principles, ensuring that new development accords with a sequential approach and based around key settlements with good local services.

Alternative options – No. 1

<u>Option</u>	<u>Achieving Sustainable Development</u>	
A	Do nothing and let the market decide what constitutes sustainable development	<input type="checkbox"/>
B	Develop a comprehensive policy to identify key sustainability criteria, based around the following issues:	<input type="checkbox"/>
	The availability of previously-developed land and buildings;	<input type="checkbox"/>
	The accessibility of the new development to homes;	<input type="checkbox"/>
	The accessibility of the new development to employment locations;	<input type="checkbox"/>
	The accessibility of the development to services, such as community centres, dentists, GP Practices, Libraries, Post Offices, Public Houses, Nurseries, and Primary and Secondary Schools;	<input type="checkbox"/>
	The capacity of existing infrastructure e.g. roads, hospitals, etc. to accommodate such development;	<input type="checkbox"/>

¹ Sustainable development recognises that economic development in the present should take place in such a way that does not compromise the quality of life of future generations. This protection can only be achieved by ensuring that human society lives within the limits of the environment, while making sure the economy satisfies the needs of our global society.

- Physical constraints, such as flooding, on the development of land;
- The impact upon the built and historic environment;
- The impact upon the natural environment;
- The impact upon cultural assets;
- The impact upon the health of local people;
- The economic viability of the development of the site;
- The accessibility of the development to green space, footpaths, cycle routes and bridleways;
- The accessibility of the development to a diverse range of alternative transport options;
- The use of sustainable design and construction methods;
- The contribution to the conservation and enhancement of biodiversity and geo-diversity;
- Minimising energy use in construction and use;
- Conservation of water resources in construction and use;
- Mitigating risk of pollution during construction and use;
- The suitability of mixed-use developments;
- The site's contribution to strengthening local communities;
- The ability of buildings to be adapted for other uses during their lifetime;
- The impact of the new development on future residents quality of life.

C If you believe that we have missed any sustainability criteria, please list them below:

.....
.....

Social Inclusion

Locational Housing Strategy

- 5.1 The Key Issues Paper identified that over the current Local Plan period 1991-2006, approximately 75% of new housing development has taken place in the four main towns of Ferryhill, Newton Aycliffe, Shildon and Spennymoor, compared with approximately 25% in the larger villages. Furthermore, the Key Issues Paper put forward that whilst everyone should have a decent home within which to live, it was suggested that the locational strategy for housing development should remain to be the four main towns.
- 5.2 Draft PPS3 outlines the Government's objective to promote mixed and sustainable communities, with high quality, affordable housing for future generations. Development should be attractive, safe, energy efficient and designed and built to a high quality. They should be located in areas with good access to jobs, key services and infrastructure. Housing sites that come forward within the Borough will have to accord with these objectives.

Following an analysis of the responses received, it is clear that there is substantial support for the continued prioritisation of development within the four main towns. However, it is also recognised that there is also some Community support for development within the larger villages to help support their ability to maintain a sustainable community.

- 5.3 Whilst it is important that sustainable patterns of development do take place and aid Housing Market Restructuring initiatives in the Borough, there should not be an over-concentration of development within the four main towns as this could lead to a decline in the viability of services and facilities in smaller settlements. Draft PPS3 (Housing) emphasises that new housing development can be provided for in villages and other small rural communities where needed to contribute to their sustainability.
- 5.4 The alternative options that will be considered for the locational strategy for new housing development in the Borough is as follows:

A. Do nothing and let the market decide

- 5.6 The house-building industry would put forward planning applications for housing development, and the authority would need to decide the attributes of each site on its own merits. However, this option would conflict with the requirements of PPG3 and Draft PPS 3.

B. Maintain existing broad development patterns

- 5.7 Existing patterns of development that has occurred over the last 15 years would continue and prioritise development in the four main towns. Overall, this would mean that approximately 3,000 new dwellings would be constructed in the four main towns and approximately 1,000 new dwellings in the villages from Sedgefield's Regional Spatial Strategy apportionment. This option would

not however take account of future patterns of new economic development e.g. the expansion of NetPark.

C. Focus development within specific regeneration areas, whilst maintaining Village development patterns

5.8 The Borough Council is currently undertaking Masterplanning exercises for the Housing Market Restructuring areas of Dean Bank, Ferryhill; Ferryhill Station; and, West Chilton. These are key Council priority areas and their regeneration should not be diluted. Under this option, no other development should come forward in either Chilton or Ferryhill until the successful completion of these projects. To further ensure the success of these schemes, housing development in the four main towns may require phasing policies to ensure that they do not have an adverse effect on these key regeneration projects. Housing development in the villages should not have an adverse effect and could continue.

D. Focusing development in regeneration areas, reduce housing development in the main towns and increase development in the villages

5.9 To provide a more balanced approach to development in the Borough, a smaller proportion of development will come forward in the main towns to help ensure that sustainable patterns of development can take place as a result of NetPark. For example, the expansion of NetPark will increase housing demand in the eastern part of the Borough. Sedgefield and Bishop Middleham has significant environmental constraints that will limit the ability of the villages to expand and this could result in more housing coming forward in Fishburn and the Trimdons to house employees of the companies operating from NetPark.

5.10 If the development pattern was altered to take account of this, approximately 70% of development (or 2,800 dwellings) should come forward in the main towns and 30% within the villages (1,200 dwellings), focusing more development in those communities surrounding NetPark with no environmental constraints.

Alternative Options – No. 2

<u>Option</u>	<u>Locational Housing Strategy</u>	
A	Do nothing and let the market decide	<input type="checkbox"/>
B	Maintain existing broad development patterns	<input type="checkbox"/>
C	Focus development within specific regeneration areas, whilst maintaining village development patterns	<input type="checkbox"/>
D	Focusing development in regeneration areas, reduce housing development in the main towns and increase	<input type="checkbox"/>

development in the villages

Responding to Housing Markets

- 5.11 Whilst there was support for an increased supply of housing land in the Borough by the development industry, including the Home Builders Federation, the housing debate has moved forward with the release of Draft Planning Policy Statement 3 in December 2005.
- 5.12 Draft PPS3 advocates that regional planning bodies survey sub-regional housing market areas in drawing up RSSs for demand and land availability. In sub-regional areas where demand is high, the draft suggests that regional planning bodies should aim to increase housing supply by exploring and identifying growth areas, growth points, new freestanding settlements and major urban extensions. Where demand is low, regional planning bodies should identify the need for the renewal or replacement of the existing housing stock.

Alternative Options – No. 3

<u>Option</u>	<u>Responding to Housing Markets</u>	
A	Continue current practices	<input type="checkbox"/>
B	Increase housing supply only in areas where sub-regional studies identify demand is high. In areas where demand is low, take a pro-active approach to regenerate such areas by considering the renewal or replacement of the existing housing stock to stimulate demand	<input type="checkbox"/>

Affordable Housing

- 5.13 The Key Issues Paper identified that the Housing Needs Survey and Dwelling Balance Analysis 2003 stated that there is now an Affordable Housing issue in parts of the Borough. Given that house prices are continuing to rise quicker than incomes, this situation will become more acute and more widespread. The policies and proposals in the Local Development Framework will need to address this critical issue so as to assist in developing Sustainable Communities.

An analysis of the responses received reveals that there is cross-sector support for the Borough Council to address the need for affordable housing. However, it is also clear from the house building industry that a percentage of affordable housing should not be prescriptively applied to all sites but there needs to be an appraisal on an individual site-by-site basis and in accordance with Government policy.

- 5.14 Government policy for affordable housing is enshrined in Circular 6/98, PPG3 and draft PPS3. These documents identify that sub-regional housing market

assessments should help determine whether affordable housing is needed and guide the level, size, type and location of affordable housing provision, either through new provision or as replacement provision.

- 5.15 In determining the overall target for affordable housing provision, it is important that regard is paid to the relevant sub-regional housing market assessments, the relevant Regional Spatial Strategy, Regional Housing Strategy, Regional Homelessness Strategy, Borough Homelessness Strategy, Local Housing Strategy and Community Strategy. The target should take account of the anticipated levels of finance available for affordable housing, including public subsidy, and the level of contribution that can realistically be sought on relevant sites.
- 5.16 The Government urges LPAs to set a minimum site-size threshold, expressed as numbers of homes or area, above which affordable housing will be sought. The indicative national minimum threshold is 15 dwellings.
- 5.17 Affordable housing should be provided on sites so that it contributes towards achieving the objective of creating more mixed communities and avoids creating concentrations of deprivation. It is important that any affordable housing provided meets the needs of both current and future occupiers.
- 5.18 The Planning for Housing Provision statement encourages local authorities to provide a balanced mixture of housing type and tenure within new developments. This approach requires local authorities to be more flexible, not only in assessing housing need but also in terms of its delivery. There are a range of alternative options as to how genuinely affordable housing can be provided, such as partnership arrangements with Registered Social Landlords or low-cost market housing, and this will have to be agreed between the Council and the developer. It is important that these homes are affordable in perpetuity.
- 5.19 The Housing Needs Survey in 2003 identified that there was an emerging affordable housing issue in the Borough and suggested that to address this, 20% of all dwellings coming forward should be affordable. The Housing Needs Survey has been updated in 2005 and this identified a requirement for new affordable dwellings to be provided in the Borough over the next five years. This survey identified that within the following housing areas, there is a need for the following housing types and tenure:

Housing Area	Identified Affordable Housing Type and Tenure Need
Ferryhill	Shortfall of 2-bed flats and 1-bed houses
Newton Aycliffe	Shortfall of 1, 2 and 3-bed flats, 2-bed bungalows, and 1 and 4-bed houses
Sedgefield/Trimdons	Shortfall of 2-bed flats, 2-bed bungalows, and 1 and 3-bed houses
Shildon	Shortfall of 2-bed bungalows
Spennymoor	Shortfall of 2-bed bungalows, and 1, 3 and 4-bed houses

- 5.20 As affordable housing becomes an ever more increasing issue in the Borough, there will be a need for a dedicated Supplementary Planning Document (SPD) to help developers and the Council effectively address this in terms of calculating the requirement, the delivery of the dwellings, and who will reside in the dwellings.

Alternative Options – No. 4

<u>Option</u>	<u>Affordable Housing</u>	
A	Do nothing and let the market decide	<input type="checkbox"/>
B	Apply a prescriptive requirement of 20% affordable units on all sites over 15 dwellings, as advocated by the Housing Needs Survey	<input type="checkbox"/>
C	Undertake an assessment of each individual site, based upon the latest available information from the Housing Needs Survey and supported by a Supplementary Planning Document	<input type="checkbox"/>

Housing for Special Needs Groups

- 5.21 The Key Issues Paper identified that the resident population of the Borough is ageing and a growing number of people have some form of a disability and suggested that the particular housing needs of these groups could be resolved by adapting the current housing stock or it could involve the designation of specific sites to address these issues.
- 5.22 This approach did not however receive much comment, apart from limited support to address the issue through the management of local authority housing stock. The sub-regional housing market assessment described by draft PPS3 will identify the particular accommodation needs and demands of specific groups, such as key workers, homeless households, Black and Minority Ethnic groups, first time buyers, students, disabled people, older people and Gypsies and Travellers. On completion of this assessment, the Council will have the evidence base needed to justify the requirement for accommodation for these particular groups.

Alternative Options – No. 5

<u>Option</u>	<u>Housing for Special Needs Groups</u>	
A	Continue with the current practices of no specific requirement for developers to provide housing for special needs as part of their schemes	<input type="checkbox"/>
B	Take a proactive policy approach to ensure that developers provide accommodation which caters for the Special Needs Groups within their development schemes	<input type="checkbox"/>

throughout the Borough

Improving Quality of Communities

- 6.1 The need to address the housing market failure within the communities of Dean Bank, Ferryhill Station and West Chilton, resulting from low demand and abandonment of properties, is widely acknowledged. Masterplanning projects to regenerate these communities have been developed. It is important that the renewal of these communities is acknowledged as a Council priority. The alternative options to ensure that this happens are discussed within the **Social Inclusion** section of this report.

Promotion of High Quality Design

- 6.2 The Key Issues Paper identified that high quality design in the development of new housing, industry and commerce is vital to the regeneration and revitalisation of the Borough's towns and villages. The quality of the built environment is an important factor in the overall quality of life for the Borough's residents, employers and employees and visitors to the Borough.
- 6.3 It is important that the Borough promotes high quality design for new development in terms of its architectural detail but also the functionality and impact of the development on the character, quality and sustainability of its surroundings. Much greater emphasis will be placed on design issues and how developments are related to the local context.

All responses to the Key Issues Paper supported the promotion of high quality design for housing, industrial and commercial uses. Furthermore, there was clear support for the increased use of sustainable construction methods, design codes and the adherence to highest BREEAM standards.

- 6.4 There is overwhelming support for the Borough Council to promote the use of sustainable construction methods and high quality design. Planning Policy Statement 1 provides national policy support to this approach.
- 6.5 CABI and the Home Builders Federation have produced a Building for Life Standard to guide Local Planning Authorities and the development industry to identify the key issues that should be addressed in a Design Statement that will accompany major planning applications. Whilst this is primarily aimed at housing development, the same principles can be applied to other forms of development. The Borough Council has adopted this Standard as best practice.
- 6.6 If the 'business as usual' practice continues, it is clear that the current standards of design will not meet best practice. This will not make a positive impact upon the quality of design in communities. In November 2005, CABI produced a report that assessed the quality of new housing development in the three Northern Regions of England. This report was a damning assessment of the quality of design of new housing development. Current design practices need to be improved. Furthermore, PPS1 states that poor quality design should be rejected.

Alternative Options – No. 6

<u>Option</u>	<u>Promotion of High Quality Design</u>	
A	Continue with current practices	<input type="checkbox"/>
B	Ensure that new development promotes high quality design. Access and Design Statements should accompany major planning applications.	<input type="checkbox"/>
C	Ensure that new development promotes high quality design. New housing development should conform to the Code of Practice for Sustainable Homes and meet the highest sustainable build quality. Access and Design Statements should accompany major planning applications.	<input type="checkbox"/>

Character of the Natural and Built Environment

6.7 The Key Issues Paper identified that the Local Development Framework will need to provide guidance on the protection of designated Conservation Areas and Listed Buildings. Similarly, new development should respect and, where possible, enhance the Landscape Character of the Borough. It is important that the design of new developments compliments rather than conflicts with the character of the natural and built environment, it will help the setting and vibrancy of the Borough’s communities and helps provide an attractive Borough.

There was little comment in the responses to the Key Issues Paper on this issue. However, those that did respond recognised the need for specific guidance for both the natural and built environment based upon Landscape Character advice and Conservation Area Appraisals and Management Plans.

6.8 The Borough does not currently have any specific areas of high landscape value. This effectively means that all landscapes in the Borough are treated equally and does not give guidance to the development industry about where development can either improve or adversely affect landscape character. This practice cannot continue. The understanding of Landscape Character has developed significantly since the adoption of the Local Plan. The County Council has produced a Landscape Character Assessment and Landscape Strategy. The guiding principles within these documents need to be taken into account when allocating land for development and determining planning applications.

6.9 The current Local Plan identifies 15 Conservation Areas within the Borough. These Conservation Areas were designated prior to the publication of best practice guidance from English Heritage. English Heritage recommends that Local Planning Authorities should undertake Conservation Area Appraisals to appraise whether the designation is necessary. Following the appraisal of Conservation Areas, there is a need to prepare Management Plans to protect

and enhance these areas. Again, it is clear that existing practices do not accord with national best practice, as some of the current Conservation Areas may not have the necessary attributes to warrant the designation.

- 6.10 The housing stock in the Borough is skewed towards high-density residential areas, with few properties having large gardens. This imbalance in the housing stock needs to be addressed through the Local Development Framework through the implementation of new housing allocations. However, there is a growing trend nationally for residential dwellings with large gardens to be subject of speculative planning applications for the intensification of the land through demolition and re-build, primarily because the Government's definition of previously-developed land includes the curtilage of residential dwellings. The Government has recognised this emerging issue in draft Planning Policy Statement 3. Should this national trend emerge in this Borough, it would exacerbate the imbalance of the Borough's housing stock and have a damaging effect on the streetscene.

Alternative Options – No. 7

<u>Option</u>	<u>Character of the Natural Environment</u>	
A	Continue with current practices	<input type="checkbox"/>
B	Ensure that new development respects landscape character through the promotion of high quality design. Design Statements should accompany major planning applications.	<input type="checkbox"/>

Alternative Options – No. 8

<u>Option</u>	<u>Character of Conservation Areas</u>	
A	Continue with current practices	<input type="checkbox"/>
B	Ensure that new development promotes high quality design and accords with the guidance contained in the relevant Conservation Area Appraisal.	<input type="checkbox"/>

Alternative Options – No. 9

<u>Option</u>	<u>Character of the Built Environment</u>	
A	Continue with current practices	<input type="checkbox"/>
B	Ensure that new development promotes high quality design and respects the streetscene. Access and Design Statements should accompany major planning applications.	<input type="checkbox"/>

Climate Change

An accessible transport system

- 7.1 The Key Issues Paper identified that PPG 13 states that land use planning has a key role in delivering an integrated transport strategy. This can be achieved by influencing the location, scale, density, design and mix of uses to reduce the need to travel, reduce length of journeys and improve accessibility to employment, retail and leisure facilities by all modes of transport. This is important to promote social inclusion and ensure access for those who do not have regular use of a car. Furthermore, the Key Issues Paper acknowledged that Sedgefield Borough enjoys a high standard of transport accessibility with both the A1 (M) and East Coast Main Line (which are the main transport routes that link the east coast of England with Scotland), dissecting the Borough. The Borough is well served by the County Strategic Transport Network, such as A167, A688 and A689. There is an opportunity to make improvements to the Bishop Auckland – Darlington rail line.

The responses to the Key Issues Paper were mixed. There was a recognition that the Borough Council will have a limited effect on the provision of an effective public transport system, given that the County Council produce the Local Transport Plan, and the inadequate level of national funding available to address this issue. However, there was also a recognition that the Borough can help in the delivery of an effective transport system by promoting and directing development to existing settlements and locations that can be well served by walking, cycling and public transport. Furthermore, the Borough can encourage the implementation of Travel Plans for major developments that will generate significant additional journeys.

- 7.2 The Borough Council has a dual role in the promotion and implementation of an accessible transport system in the County. Firstly, the Borough Council needs to work closely with the County Highways Authority in the delivery of its Local Transport Plan policies and proposals. Secondly, the Borough Council can guide new development to locations that support the viability of public transport and helps promote walking and cycling. These measures will have a positive role to play in improving the health of the Borough's residents.
- 7.3 The current pattern of development, with the majority of development taking place in the four main towns, would suggest in broad terms that the Borough is guiding developers to the most accessible locations. However, the contraction of public transport services would suggest that this development pattern is having a negative effect in some rural areas. This would inevitably lead to increasing use of private transport in these areas to access employment, services and facilities.
- 7.4 The implementation of Local Transport Plan 2 (2006-2011) in Sedgefield Borough seeks to improve access to services through the development of local service centres.

Alternative Options – No. 10

<u>Option</u>	<u>An accessible transport system</u>	
A	Continue with current development patterns	<input type="checkbox"/>
B	Ensure new development patterns are more closely linked with transport provision to improve accessibility and reduce the need to travel	<input type="checkbox"/>

Improving energy efficiency in buildings

- 7.5 The Key Issues Paper acknowledged that, in order to reduce the effects of climate change, new development should minimise the need to consume resources and deploy energy efficiency measures. The emerging Regional Spatial Strategy supports this policy approach.

The responses to the Key Issues Paper largely supported the imposition of minimum energy efficiency measures in the construction of new buildings. Some responses suggested that these energy efficiency measures should also apply to the modernisation or re-use of buildings for alternative uses. Furthermore, there was support to this approach as fuel poverty affects approximately 2.5 million homes nationally.

- 7.6 The Borough Council has an Affordable Warmth Strategy. The aim within this Strategy is to eradicate fuel poverty within the Borough by 2016. To help achieve this aim, there are grant regimes that offer discounted cavity wall and loft insulation, through Durham Energy Savers and the government funded Warm Front scheme, which also offers central heating upgrades for those households on certain qualifying benefits.
- 7.7 There is clear support to require new development or redevelopment of existing buildings to achieve high-energy efficiency and minimise consumption to achieve BREEAM2 and Eco-Homes3 “very good” or “excellent” rating.
- 7.8 The Submission Draft RSS requires new developments to have embedded within them a minimum 10% energy supply from renewable sources. The Borough Council supports this position. The County Durham Authorities, in their submission to the RSS Examination have requested that for consistency, there should also be an aspiration to double the minimum requirement for embedded energy from renewable sources within new development to 20% by 2020.

2 The Building Research Establishment’s Environmental Assessment Method (BREEAM) is a measure of best practice in environmental design and management of offices, industrial units and retail units. BREEAM assesses the performance of buildings, management, energy use, health and well-being, pollution, transport, land use, ecology, materials, and water.

3 The EcoHomes Assessment is the version of BREEAM for new, converted or renovated homes, covering both houses and apartments. The issues are assessed are grouped into seven categories: energy; water; pollution; materials; transport; ecology and land use; and health and well-being.

- 7.9 To support this, the Borough will expect all development (either new build or conversion) with a floorspace of in excess of 1,000m², or ten or more residential units to incorporate embedded energy from renewable sources to provide at least 10% of the predicted energy requirements by 2010, and for this percentage to be doubled by 2020.

Alternative Options – No. 11

<u>Option</u>	<u>Improving Energy Efficiency in Buildings</u>	
A	Do nothing and let developers dictate how energy efficient their schemes will be	<input type="checkbox"/>
B	Ensure that new development promotes energy efficiency, by adopting a positive policy approach to require that developments achieve “very good” or “excellent” BREEAM and Eco-Homes ratings; and seeks to provide 10% embedded energy from renewable resources by 2010, and 20% by 2020.	<input type="checkbox"/>
C	Ensure that new development promotes energy efficiency, seeks embedded energy from renewable resources, and uses sustainable methods of construction and use of materials	<input type="checkbox"/>

Renewable Energy Generation

- 7.10 The Government’s Energy White Paper has confirmed that 10% of electricity should be generated from renewable sources by 2010 and has an aspirational target to generate 20% of electricity by renewable sources by 2020. For instance, in terms of climate change, the use of renewable energy sources has clear and distinct advantages over the use of fossil fuels. The North East Region has produced a Regional Renewable Energy Strategy. This study has identified that it is attainable for the North East to achieve both Government targets for renewable energy provided that there is a positive response to its recommendations.
- 7.11 In order to accurately assess and identify the most appropriate locations for wind power development in the North East, the Regional Strategy has developed a GIS tool that identifies potential constraints to development, such as sensitivity of landscapes and accessibility to the National Grid. This GIS tool has enabled a regional spatial strategy for onshore wind to be developed and it has identified broad locations for strategic and medium sized wind resource areas, one of which is located in Sedgfield Borough in the Tees Plain. It is likely that this area would contribute up to approximately 50 Megawatts of installed capacity by 2010, out of a North East regional total of 454 Megawatts.

- 7.12 The Key Issues Paper suggested that the Borough Council develops a positive policy framework to direct renewable energy proposals to the most appropriate locations. The key sources of renewable energy in the Borough are likely to be wind power, biomass and solar technology.

The Key Issues responses supported the Borough's positive approach to renewable energy generation. Whilst recognising that large scale wind, solar and biomass schemes will generate significant quantities of energy generation, it is important that the Borough Council supports small scale schemes for individual properties.

- 7.13 The existing Borough Local Plan is becoming outdated, and is subsequently out of sync with recent national and regional guidance. As such, the issue of assessing renewable energy proposals is not covered by any specific local plan policy. This will need to be addressed in the forthcoming LDF.
- 7.14 The Borough Council needs to make a positive contribution to help the North East Region meet its contribution to the national renewable energy generation targets. Wind power will be an important element in meeting this target. However, it is important that proposed wind developments pay due regard to their landscape setting. The Regional Renewable Energy Strategy identifies the Tees Plain Landscape Character Area being an area where medium sized wind developments could be considered appropriate. However, the cumulative impact of wind development in this area needs to be effectively managed. Furthermore, it is important that potential developers actively engage with the Regional Airport Operators to ensure that the development of wind turbines does not undermine their radar systems, and the RSPB regarding the impacts upon the resident bird population and the sensitivity of bird migration routes.
- 7.15 There is also an emerging demand for smaller and domestic scale wind systems. Major manufacturing companies in the Borough are starting to investigate whether wind can help them source their energy needs by reducing their reliance upon supply from the national grid. The Hydro Polymers site at Newton Aycliffe has recently received permission to develop 2 turbines to provide 0.5Mw of installed capacity. Other similar developments are likely to take place over the period of this Core Strategy.
- 7.16 Moreover, companies are starting to develop micro wind turbines that can be fitted to domestic properties to help individual meet their energy needs and reduce their reliance on the national grid. This type of development will have an impact upon the local streetscape and will need to be managed effectively. With technological advances, it is possible for domestic properties to develop solar or photovoltaic cells on their roofs as a means of generating renewable energy. This type of development may have an impact upon the local streetscape and will need to be managed effectively. In terms of micro generation, there are a number of grants available through the Low Carbon Buildings Programme to organisations, communities, households and businesses.

- 7.17 The generation of renewable energy from biomass should be exploited in the Borough, where its impact would not have an adverse effect on either sites of biodiversity importance or ancient woodland. Wood fuel plants are being developed within the Tees Valley and it is likely that the eastern part of the Borough would form part of its catchment area.
- 7.18 It is important that the Borough promotes the use and development of a widespread portfolio of renewable energy resources, and does not focus upon one particular source. This will help the Borough to adapt to emerging technologies that may not be currently available.

Alternative Options – No. 12

<u>Option</u>	<u>Renewable Energy Generation</u>	
A	Let the market decide	<input type="checkbox"/>
B	Continue current practices	<input type="checkbox"/>
C	Develop a positive policy approach to direct all forms of renewable energy generation to the most appropriate locations	<input type="checkbox"/>

Managing flood risk

- 7.19 The Key Issues Paper acknowledged that Local Planning Authorities should assist in reducing the incidence and impact of flooding and restrict development in flood risk areas. It is also important that surface water run-off from new development does not increase the incidence of flood risk elsewhere.

The Key Issues Paper responses supported the need to effectively manage the possibility of flood risk in the Borough. The Environment Agency suggested that the Core Strategy should direct development away from areas at risk from flooding and recommends the development of a Strategic Flood Risk Assessment to help allocate land for development. Whilst Northumbrian Water supports the use of Sustainable Urban Drainage Systems (SUDS), they will not adopt any such systems. Further issues included the need to make space for water as a mechanism to address this issue.

- 7.20 The Borough Local Plan did not specifically address flood risk issues. However, over recent years flooding has occurred in some areas of the Borough, for example in the Woodham area of Newton Aycliffe. The lack of an effective flood risk management regime cannot be allowed to continue. The Borough Council has started to address this issue with the commission of a Strategic Flood Risk Assessment (SFRA).
- 7.21 This SFRA has identified that there are some developed areas in the Borough that are located in high flood risk areas (1% chance per year that a flood event would occur) and recommends that further development in these areas

should be avoided. The SFRA cannot account for flash-flooding events that can occur anywhere. It will also be important that any development that takes place further upstream of these areas should not have an adverse impact on flood risk. In these instances, it could be necessary for SUDS to minimise the possibility of increased surface water run-off. However, it will be important for the Council to work with Northumbrian Water to develop an agreement concerning the adoption of such systems and their maintenance.

Alternative Options – No. 13

<u>Option</u>	<u>Managing Flood Risk</u>	
A	Continue current practices	<input type="checkbox"/>
B	Develop a positive policy approach to minimise flood risk in the Borough through the implementation of a sequential test	<input type="checkbox"/>
C	Develop a positive policy approach to minimise flood risk in the Borough through the implementation of a sequential test, and encourage the use of Sustainable Urban Drainage Systems	<input type="checkbox"/>

Natural Resources

- 8.1 The Key Issues Paper recognised that national and regional policy requires that development should come forward in a sequential way, promoting development in the main towns before villages. However, by over-prioritising development in the main towns, it could have serious implications for the future provision of services and facilities in the villages. Both Draft Planning Policy Statement 3 and Planning Policy Statement 7 state that limited housing may be allowed in, or next to, rural settlements where needed to contribute to their sustainability.
- 8.2 The issues raised by the responses to the Key Issues Paper are discussed in greater detail in the **Social Inclusion** section of this report.

Provision of Open and Green Space

- 8.3 The Key Issues Paper identifies that there are some serious health issues affecting the Borough and that largely these will be addressed primarily by others. However, the LDF can contribute to the creation of healthier lifestyles for the Borough's residents. There is a need to identify suitable recreational routes within and close to centres of population to encourage walking and cycling, and ensure that areas are protected for formal and informal recreation.

The responses to the Key Issues Paper clearly advocated that there is a need for a "green infrastructure" of well-connected open spaces, woodlands, footpaths and cycleways in all communities to encourage healthier lifestyles by its residents. This should be provided in addition to formal recreation and leisure activities.

- 8.4 There are clear aspirations that the Borough's residents should have good access to high quality areas of open space within the Borough's communities, and that measures should be taken to improve the environment surrounding communities. Increasing the quantity of woodland and other informal open spaces, such as nature reserves, in close proximity to the towns and villages, and making improvements to the footpaths and cycleways network can help achieve this.
- 8.5 If the market is allowed to decide where the provision of open space, woodland, footpaths and cycleways should be improved, there would be sporadic improvements made without any overall co-ordination. This provision could also come forward in areas where it is not required and lead to an over-supply of such land.
- 8.6 To help address this issue in a co-ordinated manner, the Borough Council has commissioned consultants to undertake an Open Space Needs Assessment that will provide local standards for open space within each of the Towns and Villages in the Borough. It will also allow the Local Planning Authority to use Planning Obligations to improve the quality of open space in these communities or could help direct developers to provide some community woodland to help improve the quality of the environment surrounding

communities. The Woodland Trust has identified that certain areas of the Borough would benefit from the creation of new accessible woodland in close proximity to communities. The countryside surrounding communities is a major asset to the overall well-being and health of the Borough’s residents and the quality of this should be improved. Any increase in woodland should not have a serious adverse effect on landscape character.

Alternative Options – No. 14

<u>Option</u>	<u>Provision of Open and Green Space</u>	
A	Do nothing and let the market decide	<input type="checkbox"/>
B	Ensure that development helps to maintain, improve, or create Community access to high quality areas of open space, woodlands, footpaths and cycleways.	<input type="checkbox"/>

Biodiversity and Geodiversity

8.7 The Key Issues Paper indicated that natural environment of the Borough needs to be conserved, enhanced and valued by the community. The quality of the natural environment is sometimes undervalued but it is important to our sustainable future. It is not only important that resources are allocated for the management of the natural environment but that new development is encouraged to help diversify the biological and natural interest in the surrounding area.

The Key Issues responses suggested that in order to maintain and enhance biodiversity, it is important that the relevant species and habitat targets are adopted from the Durham Biodiversity Action Plan. There should also be strong protection to the Borough’s designated bio-diverse sites. It was also recommended that all new development should incorporate some habitat enhancement through planting of native species, SUDS, the creation of either a new habitat or wildlife corridor.

8.8 The current approach within the Local Plan seeks to protect existing designated sites from inappropriate development. The knowledge base of biodiversity and geodiversity has significantly changed since the Local Plan’s adoption. Whilst protection will be maintained for designated sites, such as SSSIs, the Durham Biodiversity Action Plan identifies those key priority species and habitats within the Borough that also need to be maintained and enhanced. These priority species and habitats will also require policy support through the Local Development Framework process.

Alternative Options – No. 15

<u>Option</u>	<u>Biodiversity and Geodiversity</u>	
A	Continue current practices in Local Plan	<input type="checkbox"/>
B	Ensure that development maintains and enhances the	<input type="checkbox"/>

biological and geological heritage of the Borough and opportunities for the creation of bio-diverse habitats are pursued

—

Competitive and Diverse Economy

Key Employment Locations

- 9.1 The key Issues Paper identified that the key locations to support the delivery of the Borough's Community Strategy are NetPark, which will be the focus for attracting new high quality jobs in research and technology, Aycliffe Industrial Park (including Heighington Lane West) and Green Lane Industrial Estate, Spennymoor. All three locations have been identified for investment to create broadband 'nodes' according to a countywide strategy. These key sites will be backed up by a portfolio of other sites in attractive and accessible locations, that are suitable for local businesses and general industrial uses, and to support measures to increase business start ups and community enterprises in localised areas of the Borough. It is key to the economic future of the Borough that these three key industrial areas are retained for employment purposes and that any speculative proposals for residential development should be strongly resisted.
- 9.2 In order to support the economic strategy's drive to attract knowledge-based companies, it is proposed that the Local Development Framework should secure high quality design in new industry and business developments, whether it is building design, landscaping or the overall layout of space. Poor quality design can detract from the attractiveness of the sites to potential investors, and if unchecked, could soon outweigh any of the advantages that have been secured by public investment on the sites concerned.

The responses supported the approach put forward in the Key Issues Paper. It was also recognised that stronger links should be forged with Universities to help retain graduates in the Region.

- 9.3 Since the publication of the Issues Paper, the Submission Draft Regional Spatial Strategy has been produced. This document identifies NetPark as a regionally important employment location and allocates some 77 hectares (gross) of development land to be brought forward over the next 15 years.
- 9.4 Furthermore, the Borough has now undertaken a Strategic Flood Risk Assessment. This SFRA has identified that a small part of Aycliffe Industrial Park is located within a High Flood Risk Area. It is therefore proposed to delete this area from employment use.
- 9.5 The Borough Council is currently reviewing its employment portfolio in line with Government Best Practice advice. This work will help identify whether the authority has sufficient land for employment uses. If it is proven that there is a surplus of employment land, this study could lead to some land being de-allocated from employment uses. Where such land has not had any previous development, it will be de-allocated completely.

Alternative Options – No. 16

<u>Option</u>	<u>Key Employment Locations</u>	
A	Continue to provide employment land in accordance with current Local Plan	<input type="checkbox"/>
B	Protect and promote employment development at Green Lane, Aycliffe Industrial Park and NetPark. Continue to provide employment development throughout Borough in line with review of employment land. De-allocate land where it is proven necessary.	<input type="checkbox"/>
C	Consider the re-use of employment land for housing or mixed use developments, where there is clear evidence that the land is no longer needed for employment use	<input type="checkbox"/>

Retailing and Town Centres

- 9.6 National guidance seeks to promote vital and viable town centres, and focus development within existing centres in order to strengthen and where appropriate, regenerate them. This approach helps to reduce the need to travel, assists with the economic and social regeneration of the towns and villages, and ensures that retail provision is easily accessible to all members of the community, regardless of whether they have access to a private car.
- 9.7 The Key Issues Paper identified that whilst Newton Aycliffe and Spennymoor Town Centres are the most significant centres within the Borough, offering the widest diversity of facilities alongside traditional convenient and comparison retail offer, within the regional hierarchy of town centres, they are district centres. The Borough's other town centres of Shildon and Ferryhill offer a narrower range of day-to-day, top-up and occasional shopping options compared with Spennymoor and Newton Aycliffe.
- 9.8 As a result of these factors, the Borough continues to experience significant expenditure leakages to other centres in the County and Region, such as Bishop Auckland, Durham City and Newcastle that offer a wider range of comparison and specialist shops and other facilities. If sustainability objectives are to be met, the LDF will need to set a policy framework that helps improve the diversity and quality of the retail, leisure and other uses in the Town Centres.
- 9.9 The Key Issues Paper also identified a need to review town centre boundaries and the need to address the impact of the growth in hot-food takeaways, not only in terms of the vitality and viability of centres but also the health of residents.

The Key Issues Paper responses identified that existing town centres within the Borough are in a fragile state and there is a need to diversify the uses within them. This could be achieved through the promotion of offices and speciality retail offer. There was support to review existing town centre boundaries and also to identify a new town centre boundary for Sedgefield Village. There was also support to address the growth of hot-food takeaways.

- 9.10 The adopted Local Plan sought to maintain town centres that are attractive, safe and convenient and encourage investment that helps to promote and protect the vitality and viability of the town centres, maintain local centres, improve the environment of the centres, provide good accessibility and encourage the development of vacant sites.

- 9.11 This strategy needs to be developed for the next Plan period to ensure that retail and other compatible development (such as office or community business use) is promoted within them to retain their vitality and viability. This could necessitate that the town centres are developed as speciality shopping areas to ensure that they maintain appeal to customers.

- 9.12 National guidance highlights that concentrations of single uses, such as restaurants and take-away food outlets can in some instances have a cumulative effect which causes local problems, such as undermining the role of the town centre, anti-social behaviour, crime, and an adverse effect on amenities of nearby residents.

- 9.13 As part of the Borough’s LDF production it is anticipated that a threshold of A5 (takeaways) uses will be applied for town centres within the Borough. It is important that the Borough’s town centres have a healthy balance within them. This balance must be preserved in order to protect the vitality and viability of the town centres, and this can only be achieved by ensuring that the prime use class within town centres is A1 (shops), and by limiting the number of A5 (takeaways) units within town centres to an acceptable level.

- 9.14 Another issue associated with hot-food takeaways relates to the commonality it is for these premises to include the use of roller shutters on the front of the premises. This issue is exacerbated by the fact that the hours of operation are predominantly in the evening. A unit that has roller shutters down during the day does not depict vital and viable town centres, and is no more beneficial to the environment of the street scene than a vacant unit. The Council therefore seeks to exclude these ‘dead frontages’ from existing within town centres throughout the Borough, and it may therefore be appropriate in the future to produce a SPD specifying the types of shutters that will be allowed.

Alternative Options – No. 17

<u>Option</u>	<u>Retailing and Town Centres</u>	
A	Continue current Local Plan policies	<input type="checkbox"/>

- B Promote the diversification of town centres to support office development and other compatible uses
- C Promote diversification whilst imposing limits on hot-food takeaways

Alternative Options – No. 18

- | <u>Option</u> | <u>Town Centres Boundaries</u> | |
|---------------|---|--------------------------|
| A | Continue with current Local Plan boundaries | <input type="checkbox"/> |
| B | Update and revise existing town centre boundaries | <input type="checkbox"/> |
| C | Update and revise existing town centre boundaries and consider need for new boundary for Sedgefield Village | <input type="checkbox"/> |

Tourism and Arts

- 9.15 The Key Issues Paper identified that the tourism industry contributes about 10% of the employment opportunities in the North East Region and this figure is rising. Similarly, the tourism sector is developing in the Borough through nationally known facilities such as Locomotion, Shildon and Sedgefield Racecourse. It was identified that the LDF will need to reflect the growing importance of this sector to the Regional and Borough economy and seek to promote these cultural and tourist assets. A key element of developing this sector would also involve the need to promote the arts, especially public art, to provide a sense of place to towns and villages.

The responses supported the need to reflect the growing importance of the tourism and arts sectors as a mechanism to improve the Borough's image and act as a catalyst for inward investment. There was encouragement to include public art within both new residential and commercial development.

- 9.16 Since the publication of the Key Issues Paper, the Borough Council's Overview and Scrutiny Review Group Report into Tourism within the Borough has been completed and agreed by Cabinet. This report has made a series of recommendations, some of which the LDF can help to deliver. The delivery of these recommendations will be dependent upon the development of an Area Tourism Partnership Action Plan. Until this is developed, it will be important for the LDF to provide positive policy guidance.
- 9.17 Furthermore, the Government has published a good practice guide for planning for tourism. Both documents recognise the links between tourism and economic regeneration, and that tourism has wider regional significances. It is clear that the potential benefits are maximised, there is a need to improve

accessibility to tourist facilities and that the facilities are integrated within their surroundings.

- 9.18 The issues surrounding the provision of public art will be discussed in greater detail in a forthcoming Planning Obligations Supplementary Planning Document.

Alternative Options – No 19

<u>Option</u>	<u>Tourism</u>	
A	Continue with current tourism policies within the Local Plan	<input type="checkbox"/>
B	Provide a positive framework for the development of tourism to support economic regeneration in the Borough	<input type="checkbox"/>
C	Provide a positive framework for the development of tourism to support economic regeneration in the Borough, whilst ensuring that there is no adverse environmental harm associated with the new development	<input type="checkbox"/>

This page is intentionally left blank

27th July 2006

**REPORT OF DIRECTOR OF
NEIGHBOURHOOD SERVICES**

Housing

Sedgefield Borough Housing Strategy 2006/7 –2008/9

Developing a Fit for Purpose Housing Strategy

1.0 SUMMARY

- 1.1 The Borough Council's last Housing Strategy covered the period 2003/4 – 2006/7 and provided the Council with a robust basis to develop its response to range of emerging housing and housing related support issues in the Borough.
- 1.2 Since the adoption of this last Strategy, the Government has significantly changed its approach to the development of Housing Strategies. The Government wish to see all local housing authorities adopt a housing strategy, which is "fit for purpose" i.e., meets certain requirements in terms of key content and monitoring arrangements.
- 1.3 The attached draft Sedgefield Borough Housing Strategy 2006/7 – 2008/9 has been developed to take account of the national, regional and local policy issues and priorities. The Strategy has established clear links to the Council's Corporate Plan and the Local Strategic Partnership's Community Strategy. The Housing Strategy has been submitted to the Government Office for the North East for assessment against the "fit for purpose" standard, and it has been signed off as meeting standard.

2.0 RECOMMENDATIONS

- 2.1 That the Sedgefield Borough Housing Strategy 2006//7 – 2008/9 is adopted.

3.0 Sedgefield Borough Housing Strategy 2006/7 -2008/9

- 3.1.1 The Borough Council's last Housing Strategy covered the period 2003/4 – 2006/7 and provided the Council with a robust basis to develop its response to range of emerging housing and housing related issues in the Borough. Since the adoption of the Strategy there has been significant changes both at a national regional and local levels in the issues facing housing. The importance that housing and housing related services can play in delivering sustainable communities and neighbourhood renewal has been recognised in number of key policy statements including the Sustainable Communities Plan, The North Way

Growth Strategy, Regional Housing Strategy and Regional Spatial Strategy.

- 3.1.2 The “fit for purpose” standard for housing strategies has seen a shift towards a shorter more accessible document which aims to provide the non specialist reader with a clear understanding of the Council’s key priorities for action and it’s future plans. The new Hosuing Strategy has been developed in light of these changes and is a document of 25 pages supported by a number of “hyperlinked” documents that provide detailed background information on key issues.
- 3.1.3 The Housing Strategy takes account of the Council’s ambitions articulated in the Corporate Plan and the vision for the Borough set out in the Local Strategic Partnership’s Community Strategy.
- 3.1.4 The Housing Strategy 2003/4 – 2006/7, aim for housing and housing services in the Borough was:-

‘To provide a comprehensive, customer focused housing service, which makes a positive contribution to the achievement of strong and sustainable local communities.’

The new Housing Strategy retains this aim but recommends a change to the objectives that underpin it, to reflect those set out in the North East Regional Housing Strategy (NERHS) July 2005. The driver for this is change is the way in which resources are allocated to local housing authorities to support their housing programmes. The Regional Housing Board is responsible for the allocation of all non Housing Revenue Account housing resources in the North East. They have cleared articulated that the future allocation of resources will be linked to the contribution that local housing authorities play in delivering the objectives set out in its Regional Housing Strategy. The Council has already aligned many of its priorities to these objectives and benefited with a successful Single Housing Investment Programme (SHIP) bid for 2006/7-2007/8 of £2.5m. The Regional Housing Strategy’s objectives have a good strategic fit with the priorities for action facing the Borough. Given this fact and to ensure that the Council continue to be in a position to maximise the opportunities to bid for external funding it is appropriate to adopt the Regional Housing Strategies objectives:-

- To **rejuvenate the housing stock** to meet 21st Century aspirations, replacing market failure with high quality housing in the right locations to help create successful, cohesive and sustainable communities.
- To ensure the **type and mix of new housing provides choice**, supports economic growth and meets housing needs and demand. This will reflect the diversity of urban and rural communities and the needs for affordable, family and prestige housing.
- To secure the **improvement and maintenance of existing housing** so that it meets required standards, investing in sustainable neighbourhoods.
- To promote good management and targeted housing investment to address **specific community and social needs**, including an ageing population and the needs of minority communities; this will be

integrated with the Supporting People programme and promote greater community involvement.

3.1.5 The Housing Strategy has been developed based both on the key legal, policy changes and evidence-based assessments of need. This has seen the development of 14 key priorities for action grouped under the 4 objectives. Each priority is supported by number of key actions.

3.1.6 The delivery of the Housing Strategy will be monitored through the Council's performance monitoring framework and an annual update will be produced linked to the publication the Corporate Plan.

4. **RESOURCE IMPLICATIONS**

4.1 The development and adoption of the Housing Strategy 2006/7 –2007/8 has no direct resource implications.

5. **CONSULTATIONS**

5.1 Consultation has occurred with residents, partners and other stakeholders on the development of the Strategy.

6. **OTHER MATERIAL CONSIDERATIONS**

Links to Corporate Ambitions / Values

The Community Strategy Outcomes include a Borough with Strong Communities where residents can access a good choice of high quality housing. The Council's ambitions, which mirror those in the Community Strategy outcomes and are articulated through the Corporate Plan and the Medium Term Financial Plan. Our ambitions include delivering a Borough with Strong Communities the Housing Strategy has a direct contribution to the delivering these ambitions.

Risk Management

The delivery of the discrete elements of the Hosuing Strategy will be subject to appropriate risk management controls.

Health and Safety

There are no additional health and safety implications over and above those for existing staff of the Borough Council.

Equality and Diversity

Full account has been taken of the Borough Council's obligation to promote equity and diversity in the development of the Strategy.

Legal & Constitutional

"No new implications have been identified".

7. **OVERVIEW AND SCRUTINY IMPLICATIONS**

7.1 There are no overview and scrutiny implications.

Contact Officer **Ian Brown**
Telephone Number 01388 816166 Ext. 4462
E-mail address ianbrown@sedgefield.gov.uk

Background Papers:

Feedback on Sedgefield Borough Councils Housing Strategy and Business Plan for the Housing Revenue Account submission 2003
Fit for Purpose Housing Strategy Guidance Office of the Deputy Prime Minister
Audit Commission Housing Key Lines of Enquiry

Examination by Statutory Officers	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>



SEDGEFIELD BOROUGH COUNCIL

HOUSING STRATEGY 2006/2007 – 2008/9



*“Working towards a more healthy, prosperous and attractive
borough with strong communities”*

HOUSING STRATEGY

2006/2007 – 2008/9

“Working towards a more healthy, prosperous and attractive borough with strong communities”

CONTENTS		<u>PAGE</u>
	Foreword	<u>3</u>
Section 1	How to use this Strategy	<u>4</u>
Section 2	Corporate Context and Wider Priorities	<u>5</u>
Section 3	Partnership Working	<u>11</u>
Section 4	Needs Analysis	<u>13</u>
Section 5	Our Priorities	<u>16</u>
Section 6	Delivering the Housing Strategy	<u>22</u>

Quality Services For Local People

“Working towards a more healthy, prosperous and attractive Borough with strong communities”

Foreword

Our Local Strategic Partnership's ambitions set out in the Community Strategy **Vision for Sedgefield Borough in 2014** is to ensure that Sedgefield Borough is a place where...

- People can live healthy, active and fulfilling lives as part of vibrant and strong communities
- High quality businesses can prosper and local people have the confidence and skills to access the jobs that they offer
- The natural and built environment is valued, conserved and enhanced
- People can access the housing they want in attractive and safe neighbourhoods

In summary, we want Sedgefield to be a Borough that is prosperous, attractive and healthy, with strong safe communities. We have adopted these ambitions for the Council and this Housing Strategy will have a significant role in helping us deliver our vision.

The Housing Strategy looks forward over the next three years to 2008/2009 and the Council makes no apology for its ambitious nature. The issues of poverty, neighbourhood blight, decline and issues of housing stress require us to tackle the root causes of these problems, rather than simply treating the symptoms. Sedgefield Borough Council is committed to continuing the work undertaken to date on championing the cause of all residents in all tenures across the Borough.

The Council through its role as a partner in Local Strategic Partnership will seek to support the delivery of these ambitions through effective joint working. We have recently completed an ambitious master planning exercise for three of our communities facing the issue of housing market decline. We will be focusing our energies on delivering real change in these communities over the coming months and years.

We can improve the lives of our citizens and ensure we have strong safe communities where people can access housing they require in an attractive environment, by working together with our partners and through cross-boundary solutions to housing problems in the area



A handwritten signature in black ink, appearing to read 'R S Fleming'.

Councillor R S Fleming
Leader of the Council



A handwritten signature in black ink, appearing to read 'W. Waters'.

Councillor W. Waters
Portfolio Holder for Housing



A handwritten signature in black ink, appearing to read 'Brian Allen'.

Brian Allen
Chief Executive

Quality Services For Local People

“Working towards a more healthy, prosperous and attractive Borough with strong communities”

How to use this Strategy

The Government in March 2006 revised its approach to the development of housing strategies away from long documents often in excess of 40 pages of text to a shorter more over arching document. Taking a lead from this change we have tried to make our Housing Strategy, an easy document for people to read and understand of 25 pages. This “how to use” it guide will help any body with an interest in housing and communities in Sedgefield Borough, get the best out of this document. This Housing Strategy brings together many elements of work in the Borough that relate directly to housing and the provision of housing services. It is a starting point for understanding housing in the Borough, the issues facing the Borough and our priorities over the next 3 years. The Council would be happy to provide more information on each of the topics covered in this Strategy if required.

What Is A Housing Strategy

A Housing Strategy brings together all the issues around housing and housing services into a single document. It sets out how we intend to improve housing across the Borough and the contribution we can make with others to ensure our communities are sustainable, clean, safe and pleasant places to live.

What Is In The Housing Strategy

This Housing Strategy is made up of four sections:

Section One - tells you about the importance housing plays in the operation of the Council, how we have developed our strategic role in relation to housing and how we are addressing changes in policy and legislation.

Section Two - tells you how we work with our partners and consult with our residents to deliver our plans.

Section Three – tells you how we developed our priorities for intervention through analysing need in the Borough

Section Four – tells you what the Council’s future priorities for action are, how we are seeking to address key Government policy issues and which options we have chosen where more than one solution exists.

Section Five - tells you how we will monitor and report on the progress we make in delivering our Housing Strategy.

Where to Find Out More Information

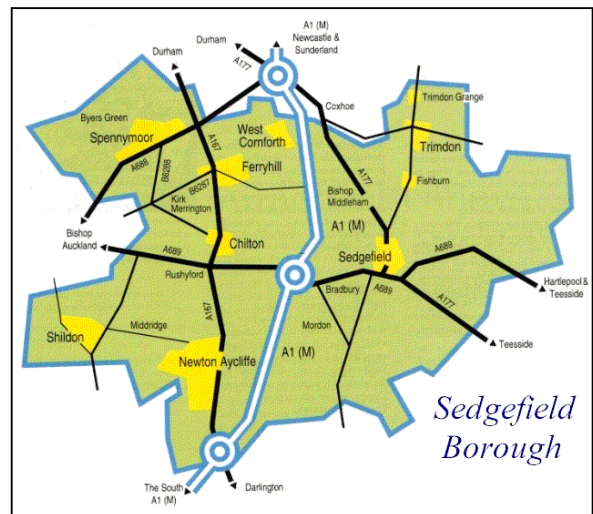
Please contact Ian Brown, Housing Strategy Manager, Council’s offices in Green Lane Spennymoor (01388 816166) or email ibrown@sedgefield.gov.uk for further information or visit or website www.sedgefield.gov.uk

Section

2

Corporate Context and Wider Priorities

Sedgefield Borough is situated in the South of County Durham in the North East of England, between Durham City and Darlington. Covering some 217 sq. km, almost 80% of the 87,206 residents (2001 Census) live within the four towns of Newton Aycliffe, Spennymoor, Shildon and Ferryhill, which provide the main focus for employment, shopping and leisure. Newton Aycliffe is a former 'New Town' and the others have developed around iron, coal and railway industries. In contrast to these urban centres, the Borough also contains small historic villages (some of Saxon origin) and coalfield communities in the more rural eastern part of the Borough. The population within Sedgefield has fallen by 4.3% since the 1991 Census compared to the North East average of 2.8%, due largely to economic migration. The departure of young families and longer lives has resulted in an increasingly ageing population within the Borough, with more than twice the number of people aged over 65 than aged under 5. At the 2001 Census the population was 99.3% white, compared to the regional average of 97.6%.



Strategic framework

Many issues drive the Council's strategy development including this housing strategy e.g. the socio-economic circumstances of local people, community aspirations identified through consultations, the policy directives of national government and regional governance structures and the Council's capacity and resources.

The key socio-economic factors influencing the quality of life of local people across the Borough are set out below...

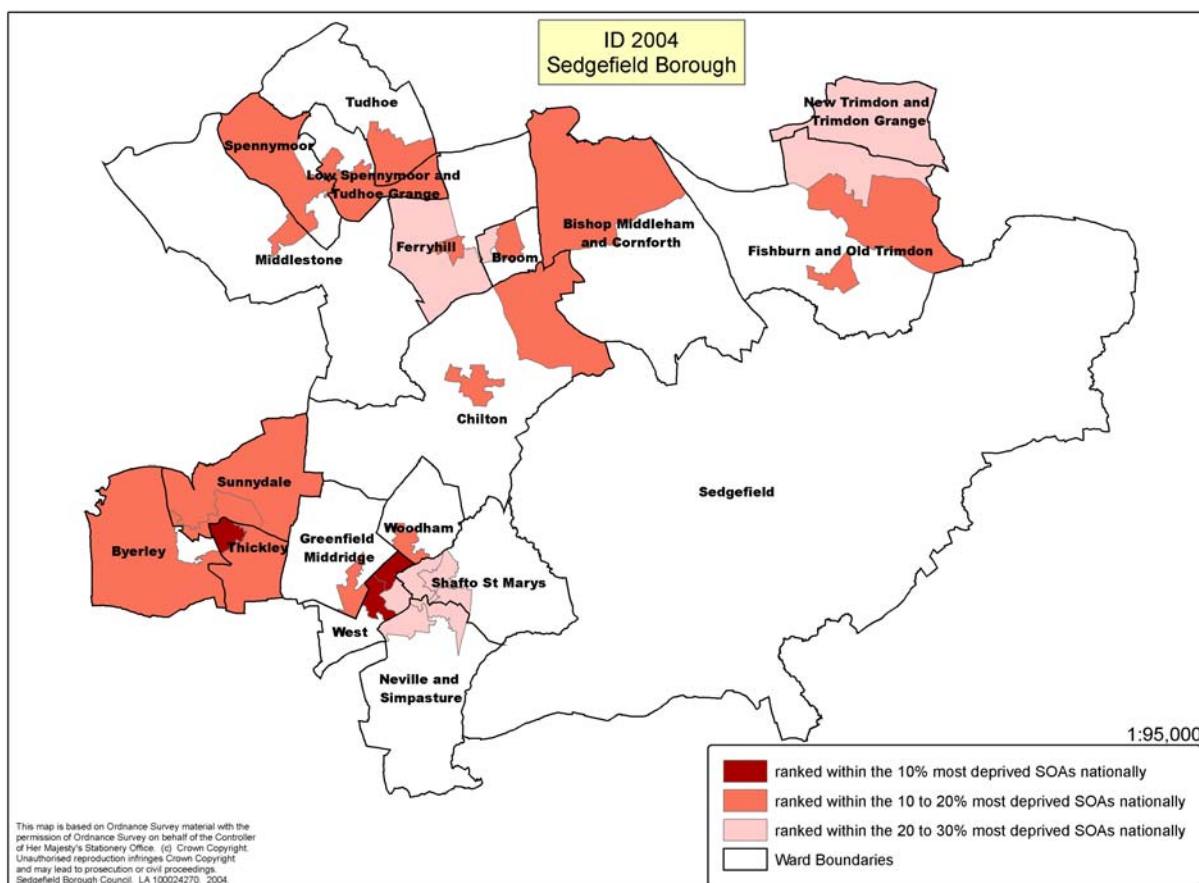
- ❑ **Health deprivation** –high levels of ill health, long-term illness and a lower than average life expectancy, with 18 of the Borough's 19 wards containing areas amongst the worst 10% in the country for health-related issues.
- ❑ **An ageing population** – more residents over 60 years of age than children aged under 14, placing significant demands on services for the elderly.
- ❑ **Low educational and skills attainment** – with less young people achieving 5 A*-C GCSE passes than the national average and a significant proportion of adults lacking basic literacy and numeracy skills.
- ❑ **Worklessness** –low unemployment masking economic inactivity rates much higher than the national average, with means-tested benefits providing a major source of income for a significant proportion of the population.

Quality Services For Local People

"Working towards a more healthy, prosperous and attractive Borough with strong communities"

- ❑ **Narrow employment base** –manufacturing sector twice that of North East and National average and therefore more vulnerable to global economic pressures.
- ❑ **Sustainability of the Borough’s towns and villages** – some settlements and main town centres are struggling to maintain their competitiveness in the light of changing shopping patterns.
- ❑ **Access to key services** – is often difficult, particularly for residents in the outlying areas of the Borough.
- ❑ **Community development** – development and support are required to increase the aspirations and participation of residents in their communities
- ❑ **Reassurance** – real successes in addressing issues such as community safety need to be better communicated to local communities.

The types of deprivation outlined above can affect anyone across the Borough but tend to cluster in certain neighbourhoods. The Indices of Deprivation 2004 identifies three of the Borough’s 56 Super Output Areas (areas of around 1,000 residents constructed to allow statistical comparison) as within the 10% most deprived nationally across a range of factors and 18 of the Boroughs 19 wards containing SOAs within the 30% most deprived. The Borough was one of the original 88 areas allocated Government Neighbourhood Renewal Funding on the basis of the extent of multiple deprivation in the area and is scheduled to receive a further allocation of £2m over the 2006-2008 period.



Error!

Quality Services For Local People

“Working towards a more healthy, prosperous and attractive Borough with strong communities”

How we have developed our Housing Strategy

We have taken account of national policy and set this against regional and sub regional priorities. The wider contribution housing can make to sustainable communities has been considered including the tackling crime, antisocial behaviour, social inclusion, supporting people and economic regeneration.

The view of our partners and stakeholders are central to this Housing Strategy.

We have used a range of good quality data including stock condition surveys, housing needs studies, the emerging Housing Market Assessment study along with clear links to our Local Development Framework to inform this Housing Strategy.

The National Context

Housing has been recognised through the national policy agenda as a vital element in promoting sustainable communities and contributing to social inclusion. These national priorities have been set out since 2000 when the Governments *White Paper Quality and Choice; A Decent Home for All* was published. Its prime aim is to offer everyone the opportunity for a decent home, to promote social cohesion, well-being and self-dependence.

This was further reinforced in the '*Communities Plan – Sustainable Communities: Building for the Future*', which clearly defines the vision for creating thriving, sustainable communities in all regions. The Communities Plan recognised the challenges facing the different regions of the country are diverse and that a "one size fits all" policy response will not work. This was reinforced by the recent publication of the Communities Plan daughter document '*Creating Sustainable Communities – Making It Happen: The Northern Way*.' The move to the development of regional priorities will help address the unique challenges facing each area.

The Reflecting Regional Perspective For Housing In The North East

The regional perspective plays a key role in informing local housing strategies and whilst our Housing Strategy's aim is:-

'To provide a comprehensive, customer focused housing service, which makes a positive contribution to the achievement of strong and sustainable local communities.'

The publication of the North East Regional Housing Strategy (NERHS) in July 2005 is a key document that sets out a fundamental approach to the future of housing at a regional level and has four key aims, we have therefore aligned our Housing Strategy to ensure we contribute effectively in the delivery of these objectives.

- To **rejuvenate the housing stock** to meet 21st Century aspirations, replacing market failure with high quality housing in the right locations to help create successful, cohesive and sustainable communities.

- To ensure the **type and mix of new housing provides choice**, supports economic growth and meets housing needs and demand. This will reflect the diversity of urban and rural communities and the needs for affordable, family and prestige housing.
- To secure the **improvement and maintenance of existing housing** so that it meets required standards, investing in sustainable neighbourhoods.
- To promote good management and targeted housing investment to address **specific community and social needs**, including an ageing population and the needs of minority communities; this will be integrated with the Supporting People programme and promote greater community involvement.

Corporate Context

The Local Strategic Partnership's ambitions for the Borough is set out in the Community Strategy a **Vision for Sedgefield Borough in 2014**.



Sedgefield Borough
Local Strategic Partnership

To ensure that Sedgefield Borough is a place where...

- ❑ People can live healthy, active and fulfilling lives as part of vibrant and strong communities
- ❑ High quality businesses can prosper and local people have the confidence and skills to access the jobs that they offer
- ❑ The natural and built environment is valued, conserved and enhanced
- ❑ People can access the housing they want in attractive and safe neighbourhoods

We have adopted the ambitions of the Community Strategy as our own Corporate Ambitions, and have identified the 12 areas (Community Outcomes) to which we, as a Council, can have maximum influence. This housing strategy's aims can influence the delivery of many of the Council's Corporate Ambitions through the cross cutting nature of housing.

COMMUNITY STRATEGY VISION	Sedgefield Borough Council Corporate Ambition	Community Outcome
People can live healthy, active and fulfilling lives as part of vibrant and strong communities	A HEALTHY BOROUGH	Safeguarding public health Promoting independent living Creating leisure opportunities

Quality Services For Local People

"Working towards a more healthy, prosperous and attractive Borough with strong communities"

COMMUNITY STRATEGY VISION	Sedgefield Borough Council Corporate Ambition	Community Outcome
		Promoting cultural activities
High quality businesses can prosper and local people have the confidence and skills to access the jobs that they offer	A PROSPEROUS BOROUGH	Promoting business and employment opportunities Maximising learning opportunities Tackling disadvantage and promote social regeneration
The natural and built environment is valued, conserved and enhanced	AN ATTRACTIVE BOROUGH	Ensuring a cleaner, greener environment Improving towns, villages and the countryside Reducing waste and managing natural resources
People can access the housing they want, in attractive and safe neighbourhoods	A BOROUGH WITH STRONG COMMUNITIES	Securing quality sustainable housing Promoting safer neighbourhoods

Underpinning everything we do are the Corporate Values of the Council, which recognise and enhance our position as a modern local authority, both as a provider and an enabler of service provision. These Corporate Values are:

CORPORATE VALUES
<ul style="list-style-type: none"> ❑ <i>Be open, accessible, equitable, fair and responsive to the public</i> ❑ <i>Invest in our people [employees]</i> ❑ <i>Be responsible with and accountable for public finances</i> ❑ <i>Achieve continuous improvement and innovation in service delivery</i> ❑ <i>Engage local communities</i>

The Wider Housing Priorities for Sedgefield Borough

Through working with our stakeholders and partners and taking account of the wider socio economic factors set out earlier in this chapter, we have identified the key broad housing priorities for the Borough these are:-

- We have areas of housing market failure where we need to deliver significant regeneration and renewal of the housing stock and support community cohesions.
- Demand for our social housing continues to rise whilst the availability of housing reduces due to the impact of the Right to Buy legislation.
- We have growing issues of affordability in some of our communities.
- Ensuring the delivery of decent homes in the social rented sector and assisting vulnerable house holds in the private sector to live in decent homes.
- The energy efficiency of our homes remains poor in the private sector.
- The private rented sector is having a significantly detrimental affect on some local communities.
- We have an aging population with underlying issues of long term ill health and disability, requiring increasing levels of housing related care and support.
- We have had high levels of homelessness that we continue to seek to address through developing our prevention role and providing effective support mechanisms.

We have recognised that there are a number of other policy issues that we must address through this strategy if we are to fully contribute to the deliver of the Regional Housing Strategy's aims and the wider national aspirations for sustainable communities. These additional priorities for action are considered in more detail in [Section 5](#).

How the Council will deliver its Housing Strategy

The Council completed its options appraisal for the future of its housing stock in 2003 with a preferred option of Large Scale Voluntary Transfer. The Council restructured separating its housing strategy and enabling function from the landlord services in 2004. Following a ballot in 2005, when the tenants of the Council voted to remain with the Council, the landlord function remained "in house" and we are closely working together to ensure the delivery of the decent homes target and high quality housing services.

The Housing Act 2004

The Housing Act 2004 represents a significant challenge and opportunity for the Borough in assisting to deliver this strategy. We have embraced this challenge and have implemented the Housing Health and Safety Rating System. We have reviewed our housing stock in light of the mandatory licensing provisions for House in Multiple Occupation and we will seek to use selective licensing of the private sector where it can help us tackle issue of low demand and Anti Social Behaviour.

The Council has a consistent track record in developing effective partnerships across all service areas. We recognise we can not deliver this Housing Strategy and our ambitions for the Borough without effective partnership working. Set out below are the key Partnerships that we are currently engaged in along with a number of examples of successful projects.

- **County Durham Supporting People Partnership** - we are part of the Countywide Partnership and contributed directly to the development of the 5-year Supporting People Strategy.
Developed the 5 year County Durham Supporting People Strategy.
Implemented the Value Improvement Programme for Community Alarms.
- **Partnership Board for Services to Vulnerable Adults** we are a constituted member of the Board and have been an integral part of the development of the integrated teams for vulnerable adults bringing together health, social services and housing staff in to provide a single point of contact for the needs of this group
Successfully implemented an innovative approach to joint work with Housing, Health and Social Care staff in 5 area based teams.
- **Durham Coalfields Housing Renewal Partnership** is developing an approach to the intervention in the older private sector Coalfield communities across the county. The Council have been a member since its inception over three years ago.
Successful Partnership bids for funding to the Single Housing Investment Programme Rounds 1 and 2.
Supported the Durham Coalfields research programme to identify the key Coalfield Communities for regeneration across the County.
Successfully bid on behalf of the partnership to "ONE" for funding to allow the partnership to employ a Project Director.
- **Sedgefield Residents and Tenants Federation** is a partnership between the resident and tenant organisations across the Borough and the Council, to ensure effective service delivery to address the priorities of our communities.
- **County Durham Homeless Action Partnership** the Council is member of this County wide group with the aim of delivering effective interventions to tackle homelessness.
Adopted a Joint Protocol for Young Homeless based on a model of good practise developed by Sedgefield Borough.
Implement a County wide mediation service for young people and their families to prevent homelessness.
- **Durham Housing Market Assessment (HMA) Partnership** we are part of the Group that is leading on the completion of the HMA for County Durham to enable us to understand how our Housing Markets operate across boundaries.
Phase 1 of the HMA completed Phase 2 to be completed later in 2006.
- **Durham Housing and Neighbourhood Groups (Challenge 9)** whilst not strictly a partnership the group consists of the Directors of Housing in the County and leads on cross cutting issues.

-
- *Agreed to implement a single Travellers Housing Needs Assessment for County Durham to be completed later in 2006.*

Section
4

Needs Analysis

We identified our broad priorities for intervention earlier in this Strategy through consultation with our stakeholders, partners and taking account of national and regional policy. In this section of the strategy we have identified the key evidence that has been used to confirm these priorities and the additional policy related priorities that we seek to address. This evidence has been used to develop the action plan to take forward the Housing Strategy over the next 3 years.

The evidence we have used to develop our priorities has also been used to support the recent [LSP's Thematic Review of Housing](#). This document has a whole range of useful supporting information for readers of our Housing Strategy. The Council's recently updated [Corporate Plan](#) is also useful source of background information.

The Council is part of the County Durham Housing Market Assessment Group and we have recently completed [phase 1 of the HMA study](#). This information has been used to inform a number of sub regional studies which have been undertaken by the [Durham Coalfield Housing Renewal Partnership](#) which have informed our approach to renewal of failing housing markets in our priority communities for intervention.

Our current [private sector stock condition survey](#) has further supported our understanding of the housing market in the Borough.

Issues of low demand and housing renewal are a key priority for the Council in the priority communities of Dean Bank, Ferryhill, Ferryhill Station and Chilton West. The Council working with key partners and stakeholders has recently completed the development of a [master plan study](#) which will drive forward housing renewal in these communities.

The Borough Council submitted [Single Housing Investment Programme bids](#) to support its proposed strategic interventions and support for vulnerable households. The bids attracted significant resources to the Borough of £2.4m over the next two years.

The Council recognises the need to work with the Housing Corporation and Registered Social Landlords to meet the housing needs of specific groups and to deliver our aspirations for housing renewal. We have recently implemented a partnership approach to the development of a brownfield site in at Hawkshead Place Newton Aycliffe, this model of working will be used in the development of other sites where appropriate and to support housing market renewal in our priority communities. This approach will deliver new bungalows for rent and shared ownership properties without the need for grant support from the Housing Corporation. We will continue our dialogue with the Housing Corporation to ensure that we maximise investment opportunities for the Borough.

The Borough Council completed an [Urban Capacity Study](#) in 2003, and we will be carrying out a housing land availability assessment during 2007. Whilst our performance on the use of Previously Developed Land (PDL) declined during 2005/6 to 45% from 76.5%, we have prioritised the development of PDL.

The issue of affordability has become more acute recently across the Borough and our [Housing Needs Study](#) completed in 2003 and [updated](#) in 2005, provide an early indication of this emerging issue. The Council is currently undertaking a [Scrutiny Review of affordable housing provision](#), which will support the development of a Supplementary Planning Document to be adopted in 2007 by the Council. The Council in the interim is negotiating with developers to ensure that affordable housing provision is considered as part of the planning process. The Council's draft [Local Development Framework \(LDF\) Core Strategy Options](#) document provides further details on our proposed approach to the issue of affordable housing and rural housing provision.

The Council's will achieve the Decent Homes standard by 2010 for its own housing stock and we have adopted a [delivery plan](#) to ensure we monitor our progress to the standard current 63% of our stock is decent. The Council has adopted the [Regional Housing Strategy's target](#) for addressing the decent homes standard in the private sector. The number of vulnerable households in the private sector in the Borough is estimated at 6,205, of which 3,698 are living in decent homes (58.4%). To meet the PSA7 target 956 households would have to move into the Decent Homes category by 2020/2021 (4,654). This would be regarded as minimum standard as the Community Strategy aspires to achieve Decent Homes across all tenures. Through our [Capital Programme](#) and [Housing Renewal Assistance Policy](#) we have prioritised the delivery of this target.

The Borough has some of the highest levels of ill health and disability in the Country identified through our Housing Needs Study and IMD data. We have prioritised the development of suitable interventions to support this client group including the establishment of national recognised [Integrated Teams for Vulnerable Adults](#), development of a Charter marked [Home Improvement Agency](#) and expansion of our accredited [Community Alarm service](#).

The Council own housing stock has a Standard Assessment Rating of 69 and the private sector 53. The Council works in partnership with Warm Front, its HIA, Age concern and others to tackle the issue of badly heated and insulated homes. The Council has committed additional resources through its [capital programme](#) to further enhance the work in regard to energy efficiency.

The Council has developed a [Housing Care and Support Strategy](#), which provides a range of useful information on the needs of older residents of the Borough. We are currently reviewing this document.

The Borough Council had seen [significant increases](#) in the level of homeless over the last three years in common with most local authorities in the North East. The Council adopted a [Homelessness Action Plan](#) to address this issue and we have seen a 55% reduction in application through our focus on prevention of homelessness. We are currently reviewing our [homeless strategy](#), which was produced in 2003.

We have used this information to refine our priorities the following 14 key objectives linked to the Regional Housing Strategy's 4 aims.

“To rejuvenate the housing stock to meet 21st Century aspirations, replacing market failure with high quality housing in the right locations to help create successful, cohesive and sustainable communities.”

- Understanding the Housing Market
- Tackling Low Demand and Housing Renewal

*“To ensure the **type and mix of new housing provides choice**, supports economic growth and meets housing needs and demand. This will reflect the diversity of urban and rural communities and the needs for affordable, family and prestige housing.”*

- Working with the Housing Corporation to deliver new housing in the Borough
- Effective use of Previously Developed Land for Housing
- Affordable and Rural Housing provision

*“To secure the **improvement and maintenance of existing housing** so that it meets required standards, investing in sustainable neighbourhoods.”*

- Achieving Decent Homes – Social and Private Sector
- Adapting Properties for the Disabled and Elderly
- Improving energy efficiency of the housing stock

*“To promote good management and targeted housing investment to address **specific community and social needs**, including an ageing population and the needs of minority communities; this will be integrated with the Supporting People programme and promote greater community involvement.”*

- Meeting the Housing, Care and Support Needs of Vulnerable Household
- Preventing Homelessness
- Effective use of the existing housing stock
- Tackling Anti Social Behaviour – the Respect Agenda
- Choice Based Lettings – providing choice for social housing tenants
- Meeting the needs of Gypsy and Travellers

Section**5****Our Priorities**

Our key actions over the three year life this strategy are linked to our key priorities and the national and regional policy requirements. We have set out below under each priority heading the current position on each objective, our next key action and a timescale for completing the action. The Housing Strategy's actions set out below have been adopted as part of the Council's [Corporate Plan](#) and the [strong communities appendix](#) provides information on progress across a range of key housing priorities and future actions and are part the relevant Departments [Service Improvement Plans](#). This "action plan" will be used to monitor and review the strategy annually in accordance with the approach set out in Section 6 of the Strategy.

Understanding the Housing Market

The Durham Housing Market Assessment (HMA) Partnership completed phase 1 of the HMA in March 2006. We have jointly commissioned Phase 2 of the HMA with the other County Durham Housing Authorities. To continue our understanding of the local housing market we completed a Housing Needs Study in 2003 updated in 2005 and a Stock Condition Survey in 2003.

Key Actions	Target Date
Complete Phase 2 Durham Housing Market Assessment	December 2006
Carry out Housing Needs and Stock Condition Survey	December 2007

Tackling Low Demand and Housing Renewal

Working with the Durham Coalfield Housing Renewal Partnership we completed a study into the priority communities for strategic intervention across County Durham. 13 communities were identified as a priority for intervention and 3 of these are in Sedgfield Borough – Dean Bank, Ferryhill, Ferryhill Station and Chilton West. The Council has completed a master planning exercise to develop detailed interventions for these communities; the Council has adopted the delivery of the regeneration of these communities as a key priority.

Key Actions	Target Date
Preparation of Area Development frameworks for the priority communities as part of a sub regional funding bid	July 2006
Approval and adoption of the master plan	July 2006
Implement Private Sector Renewal Delivery Team	September 2006
Implement Master Plan including Compulsory Purchase Orders for Ferryhill Station	December 2006
Commence Chilton West Delivery Plan	December 2006
Commence Dean Bank Delivery Plan	December 2006
Develop and implement regeneration Special Purpose Vehicle	March 2008

Meeting the Housing, Care and Support Needs of Vulnerable Household

The Council is a member of the Durham County Council Supporting People Partnership and endorses the priorities set out in the 5 year strategy.

- Effective budget management,
- Development of Home Improvement Agencies,
- Consolidation of Domestic Violence services,
- Increasing the range of housing options for older people and people with learning disabilities,
- Improving services for the homeless,
- More work on needs mapping/monitoring of demand,
- Cross partnership development regarding equality and diversity,
- Improved communication and information sharing.

We have implemented a [national recognised](#) example of good practise bringing together housing, health and social care staff in to area based Integrated Team for Vulnerable Adults.

Key Actions	Target Date
Support Service modernisation and integration through the Partnership Board for Vulnerable Adults	ongoing
Develop an Older Person Strategy sub regionally and locally	March 2007
Complete the review of Community Alarms and Warden Services in County Durham as part of the Value Improvement Programme and implement	September 2007
Achieve TSA accreditation part 3 (mobile responders)	March 2007
Achieve the CSHS Code of practice for the Sheltered Housing Service	March 2007
Achieve the Charter Mark for the Carelink Service	March 2007

Preventing Homelessness and providing support

The Borough Council have experienced rapidly increasing numbers of homeless applications and acceptances over the last 3 years in line with most Councils in the North East. We implemented an action plan in May 2005 to re focus our services on [prevention and housing advice](#). We have seen a [65% reduction in applications](#) and 45% acceptances in 2005/6 compared to 2004/5. We wish to sustain this improvement and meet the Government targets in relation to the reduction in use of temporary accommodation. We have introduced a Domestic Violence Accommodation service to provide additional housing options to the victims of domestic abuse.

Key Actions	Target Date
Review Homelessness Strategy	September 2006
Implement Homelessness Forum	October 2006
Implement County wide mediation service	September 2006
Adopt the changes to the Joint Protocol for Young Homeless	August 2007

Implement a review of temporary accommodation usage	March 2007
---	------------

Effective use of Previously Developed Land for Housing

The Council completed an Urban Capacity Study in 2003, the Council has had a relatively low level of usage of previous developed land PDL 45%. However the renewal of older private sector housing along with the proposed Housing Land Assessment will identify additional PDL to enable us to aim to achieve the national target of 60% of new build on PDL.

Key Actions	Target Date
Carry out Housing Land Available Assessment	December 2007

Working with the Housing Corporation to deliver new housing in the Borough

The Council and its Registered Social Landlord partners were unsuccessful in obtaining support for schemes submitted as part of the National Affordable Housing Programme 2006- 2008. The Council is committed to meeting the housing needs of its residents and will use innovative solutions wherever possible to deliver affordable and social housing in accordance with its priorities. However we recognise the importance of the role of the National Affordable Housing Programme. We will seek to ensure the Housing Corporation fully understand housing needs in the Borough and we will work with our RSL partners to develop schemes in advance of the next National Affordable Housing Programme.

Key Actions	Target Date
Complete delivery of new social rented units at Hawkshead Place and Ferryhill Station	December 2008

Affordable and Rural Housing provision

Whilst Sedgefield Borough has had historically low house prices below the County and Regional average, we have seen a 140% increase in prices since 1995. At the same time average earnings have remained below that of County Durham and the Regional average. This has placed pressure on the affordability of housing for our residents. This has been compounded by the good transport links to major employment centres with higher house prices. The Council through the life of this strategy intends to implement action to address this emerging issue of affordability and lack of supply in both our larger towns and rural villages.

Key Actions	Target Date
Complete the Overview and Scrutiny review of affordable housing in the Borough	November 2006
Develop Supplementary Planning Policy Document on affordable housing	July 2007

Tackling Anti Social Behaviour – the Respect Agenda

The Council has reviewed and implemented new working arrangements to tackle Anti Social Behaviour irrespective of tenure. The Council has implemented a new ASB Panel, which includes representatives of the Housing Department Tenancy Enforcement Team and Homelessness and Housing Advice Service. The Housing Department has published its policy and procedures in relation to ASB and will become a signatory to the respect agenda in the Social Rented Sector when published later in 2006. The Council will implement selective licensing of the private rented sector where it can contribute to tackling ASB and low demand. We are currently carrying out a review of Community Safety and this will be used to inform our approach to tackling ASB when completed.

Key Actions	Target Date
Develop a Community Safety Strategy for Sedgefield Borough Council	November 2006
Develop & publish Anti-Social Behaviour Reduction Strategy	March 2007
Implement selective licensing of the private rented sector as tool to contribute to developing sustainable neighbourhoods	December 2007

Achieving Decent Homes – The Social and Private Sector Challenge

The Council completed its Housing Stock Options Appraisal in 2003 and could meet the Decent Homes Standard for its housing stock by 2010 from available resources. The Council continues to make progress towards the target, currently 62.5% of Council homes are decent and the 2010 target will be achieved. The number of vulnerable households in the private sector in the Borough is estimated at 6,205, of which 3,698 are living in decent homes (58.4%). To meet the PSA7 target 956 households would have to move into the Decent Homes category by 2020/2021 (4,654). This would be regarded as minimum standard as the Community Strategy aspires to achieve Decent Homes across all tenures.

Key Actions	Target Date
Review the Housing Renewal Assistance Policy to support the allocation of Private Sector Renewals and Grants on the Housing Strategy's priorities	July 2006

Effective use of the existing housing stock

Due to the increasing demand for housing in both the private and social sectors the effective use of our housing stock is a key element of meeting housing need in the Borough. We will review the use of our own housing stock through our allocation policy to ensure it is used effectively until the implementation of choice based lettings. We will work with the Registered Social Landlords in the Borough to meet housing need through effective nomination arrangement and use our powers in the Housing Act 2004 to bring empty homes back into use. We will work with the private rented sector to raise standards and ensure it can play an effective role in the meeting of housing needs across the Borough.

Key Actions	Target Date
Complete a review of the Social Needs points as part of the ongoing review of the allocation of Council housing.	September 2006
Complete the sign up of all RSLs in the Borough to written nomination arrangements.	July 2006
Consider the implementation of Empty Dwelling Management Orders in the context of housing renewal as part of the master plan	November 2006

Improving energy efficiency of the housing stock

Much progress has been made to promote sustainable energy practices throughout the Borough in line with the Council's commitment to addressing climate change. Over 1700 private households in Sedgefield Borough benefited from energy efficiency measures in 2005 through the promotion of the Warm Front Durham Energy Savers and the Affordable Warmth schemes. We will continue to focus our attention on the affordable warmth over the life of this strategy. The Council housing stock has an average SAP rating of 69 and the private sector 53.

Key Actions	Target Date
Raise Awareness of Opportunities and Implement Initiatives in Relation to Sustainable Energy Practices	Ongoing
To contribute to the use of energy efficient products as part of future private sector renewal schemes a pilot Group Repair Scheme to be complete.	September 2007

Choice Based Lettings (CBL) – providing choice for social housing tenants

The Council is the lead partner in a sub regional partnership to develop a CBL scheme for a number of local authorities and RSLs across the County Durham.

Key Actions	Target Date
Implement Choice Based Letting Scheme	April 2008

Adapting Properties for the Disabled and Elderly

The Council through its Disabled Facilities and other Grants provide support for the adaptation of private homes in excess £600,000, the Council's Housing Department invests a further £750,000 in adaptations, we aim to ensure that these services are equitable easy to access and provide value for money.

Key Actions	Target Date
Review the provision of Private Sector and Council Adaptation to ensure equity and value for money	October 2006

Meeting the needs of Gypsy and Travellers

County Durham has 6 travellers sites providing nearly 40% of the sites in the North East. The Borough Council has one site in its area with 24 plots, and is committed to meeting the Housing Needs of Gypsies and Travellers. Through the Housing and Neighbourhoods Group along with other County Durham Local Authorities undertaking housing needs assessment of travellers.

Key Actions	Target Date
Support the completion of the County Durham Gypsy and Travellers Housing Needs Study	October 2006
To develop Development Planning Document in response to the Housing Needs Assessment	September 2007

Section
6

Delivering the Housing Strategy

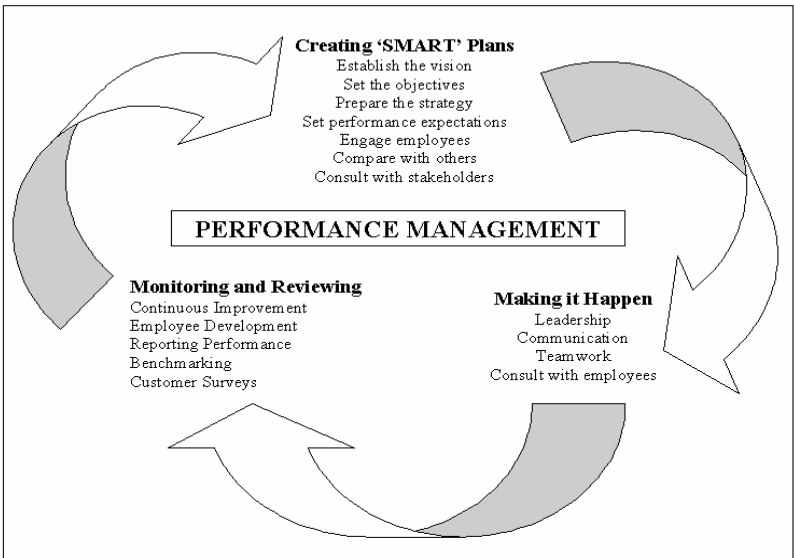
We will review our Housing Strategy annually linked to the updating of our other key strategies including the Corporate Plan and the Local Development Framework Annual Monitoring Report. The new approach to the Housing Strategy as an over arching document will enable us to publish a revised strategy annually which takes account of changes in the housing market and priorities for intervention in the Borough. The annual strategy update will include a schedule of completed action, actions that have to be carried forward into our new strategy and new actions identified through the updating process. The Housing Strategy update will be reported through our performance management framework and to our key stakeholders and partners. Our approach to performance management and review is set out below:-

Monitoring and Review Mechanisms

Performance Management

Performance Management is at the heart of Corporate Planning and is crucial in the drive for continuous improvement.

Sedgefield Borough Council is a progressive local authority committed to delivering on its Corporate Ambitions and Community Outcomes. The Council has developed its performance management arrangements significantly in recent years and now has in place robust Performance Management systems to ensure the delivery of our Corporate Plan. The Performance Management Framework operated by the Council is displayed within the diagram below:



In order to modernise our approach to service delivery and complement our Performance Management arrangements the Council has introduced a number of changes: -

Cabinet level Strategic management

The Council has recently reviewed its approach to Strategic Leadership and established a specific working group with this remit.

Strategic Working Groups.

Corporate strategic working arrangements are anchored around the Council's corporate policy arrangements and performance management framework and are designed to assist in the delivery of stated priorities. They are aligned to the Corporate Ambitions and Community Outcomes and provide clear policy advice and output/outcome performance management information. Performance management information is reported and acted up on at these strategic working groups

Monitoring of performance measures at Overview and Scrutiny Committees.

Overview and Scrutiny Committees play an important role in performance management in that they receive regular update reports on the achievement of the Council's ambitions through bi-annual reviews of the performance information submitted and monitored by Strategic Working Groups.

Driving performance management throughout the delivery of the Council's Corporate Ambitions and Values is a key activity of all services.

Equal Opportunities Statement

If you would like this document in another language or format, or if you require the services of an interpreter, please contact us.

إذا أردت هذه الوثيقة بلغة أخرى أو بطريقة أخرى، أو إذا كنت بحاجة إلى خدمات مترجم، فنرجو أن تقوم بالاتصال بنا.

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান অথবা যদি আপনার একজন ইন্টারপ্রেটারের প্রয়োজন হয়, তাহলে দয়া করে আমাদের সাথে যোগাযোগ করুন।

本文件可以翻譯為另一語文版本，或製作成另一格式，如有此需要，或需要傳譯員的協助，請與我們聯絡。

यह दस्तावेज़ यदि आपको किसी अन्य भाषा या अन्य रूप में चाहिये, या आपको आनुवाद-सेवाओं की आवश्यकता हो तो हमसे संपर्क करें

ਜੇ ਇਹ ਦਸਤਾਵੇਜ਼ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦਾ ਹੈ, ਜਾਂ ਜੇ ਤੁਹਾਨੂੰ ਗੱਲਬਾਤ ਸਮਝਾਉਣ ਲਈ ਕਿਸੇ ਫਿਟਰਪੈਟਰ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਤੁਸੀਂ ਸਾਨੂੰ ਦੱਸੋ।

یہ دستاویز اگر آپ کو کسی دیگر زبان یا دیگر شکل میں درکار ہو، یا اگر آپ کو ترجمان کی خدمات چاہئیں تو برائے مہربانی ہم سے رابطہ کیجئے۔

Póngase en contacto con nosotros si desea obtener este documento en otro idioma o formato, o si necesita los servicios de un intérprete.

We can produce this compact in other formats, such as in large print; on audiotape; on CD – Rom; or in other languages.

Quality Services For Local People

“Working towards a more healthy, prosperous and attractive Borough with strong communities”

Item 6

KEY DECISION

REPORT TO CABINET

27th July 2006

**REPORT OF HEAD OF STRATEGY &
REGENERATION & DIRECTOR OF
RESOURCES**

**LEARNING & EMPLOYMENT PORTFOLIO AND STRATEGIC
LEADERSHIP**

**DISPOSAL OF HEIGHINGTON LANE WEST STRATEGIC
EMPLOYMENT SITE**

1. SUMMARY

- 1.1 Following receipt of a number of enquiries and offers for the purchase of the 59Ha strategic employment site, Heighington Lane West, Newton Aycliffe, a formal invitation for bids to be submitted was commenced and a number of bids subsequently received.
- 1.2 Bids have been received which will result in the development of the site for regional logistics facilities, and therefore create significant job opportunities. Sedgefield Borough Council is in ownership of the site together with Durham County Council and ONE Northeast, and will therefore receive a one-third share of a significant capital receipt as a result of the sale.
- 1.3 Cabinet agreement is sought to the principal of the disposal of our interest in Heighington Lane West and to authorise senior officers of Sedgefield Borough Council to assist in the selection of the optimum bid. Once selected, the detail of the selected bid will be presented to cabinet.
- 1.4 The sale of Heighington Lane West not only represents a significant potential capital receipt for re-investment in the authority's priorities, it will also create employment opportunities in-line with long-standing economic development aspirations for the site.

2. RECOMMENDATION

It is recommended that Cabinet:

1. Agree to the principal of disposal of Sedgfield Borough Council's interest in Heighington Lane West and authorise officers to select the optimum bid.

3. **HEIGHINGTON LANE WEST**

Background

- 3.1 Heighington Lane West represents one of Sedgfield Borough's and County Durham's prime opportunities to attract investment and generate employment opportunities. The site is designated within the current Regional Economic Strategy as a strategic employment site, one of just a handful in the North East.
- 3.2 Heighington Lane West is located adjacent to the existing Heighington Lane Business Park which forms a part of Aycliffe Industrial Park. The site totals 59Ha and is owned by Sedgfield Borough Council, Durham County Council and ONE Northeast.
- 3.3 Along with the two partner agencies, Sedgfield Borough Council has a long-standing desire to dispose of the site in order to generate job creation. This is recognised through Cabinet's earlier commitment to invest in infrastructure on the site and undertake works of mitigation to protect great crested newts. Under disposal offers being considered the developer may now undertake both of these investments.
- 3.4 The decision was taken to advertise the site formally in order to receive the maximum market value for the site. This process has been undertaken by Durham County Council on behalf of the three organisations.
- 3.5 A number of offers were received from national property developers. All of the bids focussed on the development of the site for logistics use. Market information from all of the partner organisation and in the view of the Economic Development Section, the logistics sector represents the best opportunity for the successful development of the site and subsequent creation of job opportunities.
- 3.6 Cabinet approval is sought therefore to the principal of the disposal of our interest in the site and to authorise officers to select the best bid on behalf of Sedgfield Borough Council. A panel of representatives will meet in August from Sedgfield Borough Council, Durham County Council and ONE Northeast. Sedgfield Borough Council will be represented by the Head of Strategy and Regeneration, the Valuation and Corporate Property Services Manger and a representative from Planning.

- 3.7 In addition to the creation of a significant number of employment opportunities, Sedgefield Borough Council will receive one third of the capital receipt from the sale of the site.
- 3.8 Following the selection of the best offer, a report will be submitted to cabinet for formal approval to dispose of Sedgefield Borough Council's interest in the site. This report will contain the detail of the accepted offer, including the financial implications.

Corporate Policy Implications

- 3.9 Heighington Lane West is a strategic employment location and the disposal of the site in order to facilitate the development of logistics operations on the site represents an exciting opportunity to create employment opportunities through sectoral development.
- 3.10 The disposal of the site to a developer who will facilitate the development of the site will therefore strongly contribute to Council's Corporate Strategy aspiration of creating a Prosperous Borough by enhancing employment opportunities for local residents.

4. RESOURCE IMPLICATIONS

- 4.1 Specific resource implications will be presented to cabinet following selection of the bid by representatives from the three owners. It will however, result in a significant capital receipt for the authority.

5. CONSULTATIONS

- 5.1 No formal consultations have been held beyond Sedgefield Borough Council, Durham County Council and ONE Northeast.

6. OTHER MATERIAL CONSIDERATIONS

- 6.1 Community Strategy
The development of Heighington Lane West will contribute to generating a 'strong and sustainable business base', by helping to ensure that the Borough 'has the right sites and premises available to meet future business needs'.
- 6.2 Legal and Constitutional Implications
There are deemed to be no legal and constitutional implications.
- 6.3 Risk Management
The key element of risk to the sale of the site focuses on a lack of development of the site following sale. This will be mitigated against however through clauses in the sale agreement ensuring development

takes place with an agreed timescale. Further detail will be provided following the selection of the bid within the subsequent report to cabinet.

6.4 Health and Safety

There are deemed to be no health and safety implications.

6.5 Sustainability

Heighington Lane West once developed, will form part of the wider Aycliffe Industrial Park. The park is served by public transport, including Heighington Station adjacent to the site.

Heighington Lane West has been identified as a location for logistics operations due to its excellent road links. This will therefore attract regional distribution centres for the North East, reducing traffic generated from national distribution facilities.

6.5 Information Communications Technology

No relevant considerations.

6.6 Equality and Diversity

No relevant considerations.

6.7 Crime and Disorder

Not relevant at this point.

6.8 Human Rights

No relevant considerations.

6.9 Social Inclusion

No relevant considerations.

7. **OVERVIEW AND SCRUTINY IMPLICATIONS**

7.1 There has been no previous consultation or engagement with the Overview and Scrutiny Committees.

Contact Officer: Paul Balmont
Telephone number: 01388 816166 ext. 4626
Email Address: pbalmont@sedgefield.gov.uk

Ward: Neville and Simpasture

Key Decision validation: Key decision as involves income in excess of £100,000

Background Papers: None

Examination by Statutory Officers

	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This page is intentionally left blank

Item 7

REPORT TO CABINET

27th July 2006

REPORT OF DIRECTOR OF HOUSING

Housing Portfolio

HOUSING DEPARTMENT SERVICE IMPROVEMENT PLAN

1 SUMMARY

- 1.1 On 2nd March 2006 Cabinet approved a report setting out proposals for a Housing Department Service Improvement Plan (SIP), together with £340,000 additional funding that would be met from Housing Revenue Account Reserves.
- 1.2 It was agreed that Cabinet would require specific approval for any individual item of expenditure that exceeds £10,000.
- 1.3 This report seeks approval to incur £52,800 on the printing and design work associated with the publication of a new Tenant's Handbook.

2 RECOMMENDATION

- 2.1 That authorisation be given to engage Hillprint Media to design and print 12,000 copies of the Tenant's Handbook for the sum of £52,800 (£4.40 per copy).

3 DETAIL

- 3.1 In early March cabinet considered and approved a report of the Director of Housing setting out his proposals for a 'Service Improvement Plan' that had been prepared during a review of the Audit Commission's landlord Key Lines of Enquiry' (KLOE's).
- 3.2 One element of the plan was to Review the Tenant's Handbook and include Diagnostic pictures"; this was to be completed by 31st July 2006 (SIP Ref 5.13).
- 3.3 Section 5 of the SIP relates to 'Achieving continuous improvement in the delivery of the Council's housing services and a sum of £106,000 was set aside to fund this part of the plan.
- 3.4 Discussions have been taking place with the Council's preferred design and print contractor regarding the presentation and publication of the proposed handbook.

- 3.5 It is suggested that the revised handbook be in the form of an A4 ring-binder containing 28 sections ranging from Equality and Diversity through Tenant and Resident Involvement to Right to Buy.
- 3.6 The handbook will also include diagnostic pictures designed to assist the tenant to more accurately report repairs.
- 3.7 The proposal if approved would mean that future print requirements would be much reduced since only those sheets showing amendment would need to be sent to tenants for inclusion in their binder.

4 FINANCIAL IMPLICATIONS

- 4.1 The sum requested can be met from the monies set aside in Section 5 of the Service Improvement Plan approved by Cabinet

5 CONSULTATION

- 5.1 Draft copies of the handbook have been circulated among the Tenant's Housing Services Group and their comments, where appropriate, incorporated into the document.

6 PROCUREMENT

- 6.1 The proposal is for the work to be placed with the Council's preferred Design and Print contractor, Hillprint Media.

7 OTHER MATERIAL CONSIDERATIONS

- 7.1 Corporate Values

The consultation exercise that was undertaken assists in contributing to a borough with strong communities, furthermore the corporate value of consulting with service users, customers and partners has been adhered to.

8 OVERVIEW AND SCRUTINY IMPLICATIONS

- 8.1 For information.

9 LIST OF APPENDICES

- 9.1 None

Contact Officer	Martin Smith
Telephone Number	01388 816166 Ext. 4421
E-mail address	msmith@sedgefield.gov.uk

Wards: All wards

Examination by Statutory Officers:

	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This page is intentionally left blank

Item 8

REPORT TO CABINET

DATE 27th July 2006

REPORT OF THE HEAD OF STRATEGY & REGENERATION

Portfolio: Social Regeneration & Partnership

LOCAL IMPROVEMENT PROGRAMME – CHILTON ENVIRONMENTAL IMPROVEMENTS

1. SUMMARY

- 1.1 This report highlights a Local Improvement Programme (LIP) application submitted to, appraised and scored by the Strategy and Regeneration Section. Following endorsement of the project by the Area 2 Forum, this report provides information to Cabinet for their consideration and decision.
- 1.2 The Chilton Environmental Improvement Programme, is a package of projects aimed at improving the landscape, quality and number of facilities available for use by the local community. This project includes the redevelopment of the tennis courts including lighting, installation of a floodlit Multi-Use Games Area (MUGA) and two Youth Shelters, installation of 2 CCTV cameras, as well as a range of street furniture in Chilton Welfare Park.

2. RECOMMENDATION

It is recommended that Cabinet...

- 2.1 Approve the application for LIP Funds based upon the information provided.

3. LOCAL IMPROVEMENT PROGRAMME

Background - Purpose and Process

- 3.1 The purpose of this programme is to improve community assets and support community engagement in the regeneration of local areas. As part of this, Local Communities, Area Forums and partner Town and Parish Councils can determine a proposed series of works against criteria agreed by Cabinet and make recommendations to Cabinet which schemes should be supported. As part of this process resources could be released to improve individual sites and buildings and improve the usability and access to buildings and community facilities.

- 3.2 The Strategy and Regeneration Section administer the programme and officers are in place to support the development of any applications. Once an application is received it is appraised and scored against a range of criteria and to ensure compatibility with the Department for Communities and Local Government definition of Regeneration as highlighted in the June 2005 report to Cabinet on the Local Improvement Programme.

Background – Application and Applicant

- 3.3 A copy of the report to the Area 2 Forum meeting, which was taken to the meeting on 20th June is attached, which highlights the background information to the project.
- 3.4 The project has been developed and championed by Chilton Town Council. The Town Council have chosen to engage Groundwork East Durham to assist in the delivery and project management of the scheme. Given Groundwork's charitable status they have also been able to contribute funding towards the proposal through the securing of additional resources from a national programme – Barclay's Spaces for Sport.

4. CORPORATE POLICY IMPLICATIONS

- 4.1 Given the Sport and Recreation focus to the project, it is proposed that any recommendation of funding be conditional upon the applicant working with our Leisure Services Department to develop a robust Sports Development Plan to ensure that the completed facilities are fully utilised. This process has started and Chilton Town Council have engaged support from the Council's Leisure Services Department in drawing up the basis of a development plan for their target sports.

5. RESOURCE IMPLICATIONS

- 5.1 Area Forum 2 has been allocated £836,000 of LIP Capital resources between 2006 and 2009. £278,000 has been allocated for 2006/07. Of this, £64,400 has been allocated to the Number 66 project in West Cornforth leaving a balance of £214,300 for this financial year.
- 5.2 The applicant has requested **£93,454** of LIP funding, which is 43% of the total capital project costs. The remaining capital costs will be funded by:
- Single Regeneration Budget (SRB) - £12,500
 - Sedgefield Borough Council- £52,500 (*See para. 5.3*)
 - Groundwork East Durham - £50,000 Barclay's Spaces for Sport
 - National Lottery 'Awards for All' – £5,000
 - Police- £4,000 (To be confirmed)

Total Match funding £124,000

- 5.3 It should be noted that the Sedgefield Borough Council contribution is made up of £40,000 for Art and Gateway Features, and also £12,500 for the MUGA element of the project. Both elements fall within the Regeneration Mainstream Capital Programme Budget for 2006/07.
- 5.4 In addition to the above contribution to this project by Sedgefield Borough Council, a play area proposal is also being developed for an adjacent site within the Welfare Park. This element has £70,000 allocated to it from Sedgefield Borough Council's - Play Areas Improvement Programme. This project has been developed as a self-contained proposal and is not included within the estimated costs shown below.
- 5.5 The original LIP application submitted included £9,330 towards the provision of 2 CCTV cameras for the Welfare Park. Following discussion at Management Team and full details of type of coverage the cameras would provide being considered, it was suggested that the CCTV provision be removed from the project at this stage.
- 5.6 The project costs have therefore been amended. The breakdown of the revised expenditure from the LIP is as follows:

Programme Element	Total Cost	LIP Funding Required
Chilton Tennis Courts & Lighting	£95,762	£45,762
MUGA / MUGA Lighting and 2 Youth Shelters	£51,700	£17,700
Technical Design Study	£10,000	£10,000
Seats, Bins, Paths and Dog Bins – Street Furniture	£19,992	£19,992
Art and Gateway Feature	£40,000	£0
Total	£217,454	£93,454

- 5.7 It should be noted that the LIP would be funding a Technical Study for future design and master planning work within the Welfare Park. Following advice from the Accountancy Section, this study is viewed as eligible capital spend under the Department for Communities and Local Government Regeneration Definition, as it will be directly related to the future development of a capital asset.
- 5.8 Given no direct LIP funding requested, the Arts and Gateway Features elements could be removed from this project. The applicant has chosen to leave them in this proposal as they feel that they reflect an integral part of the project and are necessary to demonstrate the full breadth of the Improvement Programme. If removed for LIP purposes, this would mean that the actual total project cost would drop to £177,454 and the match

funding would be reduced to £84,000. Therefore the intervention rate would change and LIP monies would account for 53% of the total cost. In either event, given the applicant is a Town Council then they would still have secured more than a third of the project cost from their own sources thereby meeting the core aspirations for the LIP scheme.

- 5.9 Chilton Town Council will be responsible for any future management, maintenance and revenue implications arising out of the proposal. As part of the Barclays Spaces for Sport money, Groundwork East Durham intend to draw down an additional £20,000 of revenue monies to support future sports development as part of the Tennis Court and MUGA development.
- 5.10 Given that a key part of the application aims to provide appropriate floodlighting to the sports facilities, Chilton Town Council have committed to revisit the opening times of the Welfare Park in order to provide extended evening use during the winter months.

6. CONSULTATIONS

- 6.1 This project has been highlighted as a priority within a range of Community Appraisals and Community Partnership documents over the past 3 years. These documents have consistently identified the need to provide appropriate community facilities for sport and leisure and lighting, particularly geared towards the needs of young people. Full details of the consultation which has taken place is included in the Area Forum report.

7. AREA FORUM RECOMMENDATION

- 7.1 The Area 2 Forum agreed to support the progress of this project and recommended that Cabinet support this application to the full amount requested.

8. OTHER MATERIAL CONSIDERATIONS

- 8.1 The application has undergone an appraisal and been scored against the Local Improvement Programmes criteria. The application has scored highly on all key elements of the LIP criteria, and demonstrated clear links to the Community Strategy priorities.
- 8.2 The applicant is still to receive planning permission for some elements of the scheme. An application has been made to the Borough Council and no funding will be released until all statutory permissions are in place.
- 8.3 Procurement
The funding requested represents a grant to an external organisation. The grant is conditional upon applicants identifying a full quotation / and or tender process for the works.

8.4 Crime and Disorder

In line with the Council's Community Strategy, this project has identified a clear link with providing activities and facilities that hope to result in a fall in crime and anti-social behaviour rates within this communities.

8.5 Risk Management

The contract will be managed by Groundwork East Durham as part of their project support arrangements with the Town Council. Therefore all project implementation risks will be managed and mitigated by Groundwork East Durham and Chilton Town Council.

9. **OVERVIEW AND SCRUTINY IMPLICATIONS**

9.1 There has been no previous consultation or engagement with the Overview and Scrutiny Committees.

10. **LIST OF APPENDICES**

- 1 Area 2 Forum Report – June 2006 – Sedgefield Borough Local Improvement Programme Application

Contact Officer: Nicola Woodgate
Telephone number: (01388) 816166 ext. 4685
Email Address: nwoodgate@sedgefield.gov.uk
Ward: Chilton
Key Decision Validation: None - Funding requested through LIP is under £100,000.

Background Papers:

Internal

- 1 Promotion Of The Regeneration Of The Borough Housing Land Capital Receipts To Support Regeneration And Affordable Housing Provision June 2005

Examination by Statutory Officers

	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This page is intentionally left blank

AREA 2 FORUM

June 2006

Report of the Head of Strategy and Regeneration

Sedgefield Borough Local Area Improvement Programme

Application Report

Introduction

This report highlights a Local Improvement Programme (LIP) application submitted to and appraised by the Strategy and Regeneration Section. The report provides information to the Area 2 Forum for their consideration and comments which will be used to formulate a report and recommendation to the Sedgefield Borough Council Cabinet.

The Area 2 Forum has been allocated £836,000 of LIP capital resources between 2006 and 2009, £64,400 of which has been allocated to date, leaving a balance of £771,600. £214,300 of the remaining resource has been allocated to 2006/07.

Project Background

- **Name of Project:** Chilton Environmental Improvements Programme
- **Name of Applicant:** Groundwork East Durham / Chilton Town Council
- **Legal Status:** Environmental Registered Charity / Town Council
- **Date of Application:** 11th April 2006
- **Landlord:** Chilton Welfare Park- Chilton Town Council. Other elements -Sedgefield Borough Council & Durham County Council
- **Brief Description of Project:** The Chilton Environmental Improvement programme is a package aimed at improving the physical landscape, and the quality and number of facilities available for use by the local community.
- **Requested from LIP:** £102,785 (45%)
- **Total Project Cost:** £226,785 (Capital)
- **What will the LIP be used for:** The Chilton Environmental Improvement programme will redevelop the tennis courts, install a multi-use games area and two youth shelters as well as a number of litterbins, dog bins and seats at Chilton Welfare Park and adjacent

land. CCTV to ensure that the users feel safe and secure, will also cover the area. A number of pathways will additionally be laid linking the park to the rest of the town.

LIP Criteria

- **ODPM Definition:** **Yes**
 The land is under used at present - this project will bring the area back into effective use.
- **Community Strategy Objectives:** **High**

Healthy	The project will address four of the five key priorities.
Prosperous	The project will address one of the four key priorities.
Attractive	The project will address three of the six key priorities.
Strong	The project will address one of the four key priorities.
- **Evidence of need and community support:** **High**
 The Chilton and Windlestone Community Appraisal (January 2002) highlighted the issues of litter, dog excrement, planters and flowers, increased use of current community facilities for sports and leisure and lighting. Chilton Community Partnership's three-year action plan 2005 / 08 – An Attractive Chilton highlighted flowers, tubs and planters and litter (provision of more bins) as high priority issues. A Healthy Chilton highlighted the need for a multi-sports facility. The Chilton appraisal highlighted that dog dirt, litter, flowers / planters, sports provision, provision for young people and lighting were all high priority issues for the community of Chilton. The community have been involved in a number of consultation exercises regarding the regeneration of the town and the facilities of the Welfare Park - the project is the result of those consultations.
- **Value for money and Revenue implications:** **High**
 As highlighted previously, the applicants are applying for 45% of the overall capital costs and have secured the £115,000 of the remaining costs with only £9,000 awaiting confirmation from Awards for All and the Police. There are no revenue implications for the project – maintenance will be absorbed into the Town Council's maintenance programme. The Town Council will pay lighting costs. The applicant has not yet supplied three quotes; the project will be subject to a full tendering process to select a contractor. A full breakdown of approximate costs has been provided.
- **Legal Issues:** **All satisfactory**
- **Statutory Approvals:** **All in place**

Recommendation from the Strategy and Regeneration Section:

That the Area Forum considers the following key issues:

- Area 2 has been allocated £278,700 in 2006/07 of which £64,400 has been committed to a West Cornforth project. This project is requesting £102,785, which would leave a balance of £111,515 for 2006/07.
- Included in the match funding for this project is £12,500 from the mainstream capital budget. The LIP funding would therefore be matching Borough Council monies with the like.
- The applicant, Groundwork East Durham is working on behalf of their client, Chilton Town Council who are not contributing to the monetary cost although they will be responsible for the maintenance of items on their land.

Subject to being satisfied with the above points that the Area Forum support the progress of this application.

Material considerations:

Other applications received from Area 2:

In taking the above decision the Area Forum is requested to consider the implication of the funding level requested against the following projects that have been received for future determination.

- Duncombe Cemetery Development, £112,752 LIP Grant requested, Total project cost £285,752
- West Cornforth Community Centre £215,000 LIP, Total cost of £350,000.

We have not currently received any other expressions of interest from Area 2 Forum locality.

This page is intentionally left blank

Item 9

REPORT TO CABINET

27th July 2006

REPORT OF THE HEAD OF STRATEGY & REGENERATION

Portfolio: Social Regeneration & Partnership

LOCAL IMPROVEMENT PROGRAMME – TRIMDON COLLIERY COMMUNITY CENTRE ARCHITECTS FEES

1. SUMMARY

- 1.1. This report highlights a Local Improvement Programme (LIP) application submitted to, appraised and scored by the Strategy and Regeneration Section. Following endorsement of the project by the Area 3 Forum, this report provides information to Cabinet for their consideration and decision.
- 1.2. The full capital project has been split into two phases. The aim of the overall project is to provide a new community centre suitable to the needs and aspirations of the local community. This first phase of the project aims to commission an architect to provide a robust design and costing that will enable the project to move forward to a planning permission stage and ultimately to a full application to the other capital funders such as the Big Lottery Fund. This work will build on the feasibility study that has already taken place. The Community Association have estimated that the final build costs would range between £500,000 - £650,000. This phase will refine that initial estimate into an accurate proposal.

2. RECOMMENDATION

It is recommended that Cabinet...

- 2.1 Approve the application for LIP Funds based upon the information provided.

3. LOCAL IMPROVEMENT PROGRAMME

Background - Purpose and Process

- 3.1 The purpose of this programme is to improve community assets and support community engagement in the regeneration of local areas. As part of this, Local Communities, Area Forums and partner Town and Parish Councils can determine a proposed series of works against criteria agreed by Cabinet and make recommendations to Cabinet which schemes should

be supported. As part of this process resources could be released to improve individual sites and buildings and improve the usability and access to buildings and community facilities.

- 3.2 The Strategy and Regeneration Section administer the programme and officers are in place to support the development of any applications. Once an application is received it is appraised and scored against a range of criteria and to ensure compatibility with the Department for Communities and Local Government definition of Regeneration as highlighted in the June 2005 report to Cabinet on the Local Improvement Programme.

Background – Application and Applicant

- 3.3 A copy of the report to the Area 3 Forum meeting, which was taken to the meeting on 5th July is attached, which highlights the background information to the project.
- 3.4 Trimdon Colliery Community Association is a community association set up in the interest of the social welfare for recreation and leisure to improve the quality of life of the inhabitants of the surrounding area.

4. CORPORATE POLICY IMPLICATIONS

- 4.1 There are no other significant material considerations.

5. RESOURCE IMPLICATIONS

- 5.1 Area Forum 3 has been allocated £532,000 of LIP Capital resources between 2006 and 2009. £177,334 has been allocated for 2006/07. None of which has been allocated to date.
- 5.2 The applicant has requested £12,774.38 of LIP funding, which is 81% of the total capital project costs. The Community Project Development Fund (Durham County Council) will fund the remaining capital costs of £3000, although this is yet to be confirmed.
- 5.3 It is clear that the LIP would be funding technical / design works. Following advice from the Accountancy Section, this work is viewed as eligible under the Department for Communities and Local Government Regeneration Definition, as it will be directly related to the future development of a capital asset.
- 5.4 In addition to the above, a play area proposal is also being developed for an adjacent site at the Community Centre. This element has £70,000 allocated to it from Sedgfield Borough Council's - Play Areas Improvement Programme. This project has been developed as a self-contained proposal and is not included within the estimated costs shown below.

6. CONSULTATIONS

- 6.1 A full feasibility study has been undertaken which shows the demand and need for a centre to be constructed in Trimdon Colliery. The consultation with the community included a household survey, planning for real event, study visits, youth survey, survey of local facilities, interview with nearby community facility, partnership support survey with all local community and social providers including community centres in surrounding environs. The consultation report provides a full brief of the requirements of the community including the purpose and rough dimensions of rooms. This has been used as a basis for a brief for the commissioning of an architect.

7. AREA FORUM RECOMMENDATION

- 7.1 The Area 3 Forum agreed to support the progress of this project and recommended that Cabinet support this application to the full amount requested.

8. OTHER MATERIAL CONSIDERATIONS

- 8.1 The application has undergone an appraisal and been scored against the Local Improvement Programmes criteria. The application has scored highly on all key elements of the LIP criteria, and demonstrated clear links to the Community Strategy priorities.
- 8.2 No planning permission is required for this first phase of the project. This phase will however enable plans to be drawn up for the second phase and enable a planning application to be submitted.
- 8.3 Procurement
The funding requested represents a grant to an external organisation. The grant is conditional upon applicants identifying a full quotation / and or tender process for the works.
- 8.4 Crime and Disorder
In line with the Council's Community Strategy, this project has identified a clear link with providing activities and facilities that hope to result in a fall in crime and anti-social behaviour rates within this communities.

9. OVERVIEW AND SCRUTINY IMPLICATIONS

- 9.1 There has been no previous consultation or engagement with the Overview and Scrutiny Committees.

10. LIST OF APPENDICES

- 1 Area 3 Forum Report – July 2006 – Sedgefield Borough Local Improvement Programme Application

Contact Officer: Nicola Woodgate
Telephone number: (01388) 816166 ext. 4002
Email Address: nwoodgate@sedgefield.gov.uk

Ward: **New Trimdon and Trimdon Grange**

Key Decision Validation: Not applicable

Background Papers:

- Internal**
- 1 Promotion Of The Regeneration Of The Borough Housing Land Capital Receipts To Support Regeneration And Affordable Housing Provision June 2005

Examination by Statutory Officers

	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5th July 2006

Report of the Head of Strategy and Regeneration
Sedgefield Borough Local Area Improvement Programme
Application Report

Introduction

This report highlights a Local Improvement Programme (LIP) application submitted to and appraised by the Strategy and Regeneration Section. The report provides information to the Area 3 Forum for their consideration and comments, which will be used to formulate a report and recommendation to the Sedgefield Borough Council cabinet.

The Area 3 Forum has been allocated £532,000 of LIP capital resources between 2006 and 2009, none of which has been allocated to date. The allocation identified for year 2006/07 is - £177,334.

Project Background

- **Name of Project:** Trimdon Colliery Community Centre
- **Name of Applicant:** Trimdon Colliery Community Association
- **Legal Status:** Registered Charity
- **Date of Application:** 25th May 2006
- **Landlord:** Durham County Council – a 25 year lease has been agreed between the Community Association and the County Council subject to the construction of a new building.
- **Brief Description of Project:** The full capital project has been split into two phases. The aim of the overall project is to provide a new community centre suitable to the needs and aspirations of the local community.

This first phase of the project aims to commission an architect to provide a robust design and costing that will enable the project to move forward to a planning permission stage and ultimately to a full application to the other capital funders such as the Big Lottery Fund. This work will build on the feasibility study that has already taken place.

The Community Association have estimated that the final build costs would range between £500,000 - £650,000. This phase will refine that initial estimate into an accurate proposal.

- **Requested from LIP:** £12,774.38 (81% of project cost)
- **Total Project Cost:** £15,774.38
- **What will the LIP be used for:** To commission an architect to develop a detailed scheme proposal with an accurate final build cost for development of a new Community Centre for Trimdon Colliery.

It is anticipated that following this first phase of works, a more detailed proposal will be developed under the LIP to seek a contribution towards the final construction costs. This 2nd Phase of the project will be brought to the Area Forum in due course for consideration.

LIP Criteria

- **Department for Communities and Local Government Definition:**

Yes - The building is under- and ineffectively used at the moment due to its physical limitations. The final project will provide a new facility that will provide increased opportunities to the local community. This stage of the project will enable the Community Association to move the capital project on to the implementation stage.

- **Community Strategy Objectives:** **High**
The completed final capital project of a new community centre would contribute to a range of Community Strategy objectives through the provision of increased opportunities for the local community to be engaged in activities related to Health, Leisure, community participation and Education and training opportunities.

A central strand of the project would be to contribute to youth development through designing the building to cater for the needs of young people. Young people will be involved in this stage of the project through participation in decision making on final layout, usage etc.

- **Evidence of need and community support:** **High**
A full feasibility study has been undertaken that confirms the demand for a new centre to be constructed on this site. The consultation already undertaken has included household survey's, a 'planning for real event', youth surveys, survey of existing facilities, study visits to other new facilities and also discussion with the Community Partnership. The results of this consultation has been written up into a Feasibility Study report that has identified a full brief of requirements that the new centre will need to accommodate to satisfactorily meet local community needs and aspirations.

- **Value for money and Revenue implications: Medium**

This phase of the project is requesting £12,774.38 of LIP resources.

An application for £3,000 match funding has been made to the County Council's - Community Project Development Fund. This application is still to be determined.

Further work is required to accurately determine the full extent of the architects brief and how the quotations received are to be evaluated against the initial brief prepared.

A key issue for the Area Forum to consider related to Value for money, is the fact that this Phase represents an initial request for funding that will lead to a further proposal being brought forward in the near future. The 2nd Phase of the project will be brought to the Area Forum in due course for consideration once the Community Association have ascertained a final capital cost.

- **Legal Issues: All satisfactory**

- **Statutory Approvals: All in place –**
Completion of this Design Phase will provide the association with a full scheme design that can then be taken through the Planning Permission process.

Summary

It is felt that this Design Phase of the project will enable the Community Association to move forward with a greater degree of financial certainty as to the final capital cost of the redevelopment proposal. In addition to this, completion of this phase will also enable the Community Association to develop a further funding application to the Big Lottery Fund to seek the capital funding that will be required to implement the project.

Recommendation from the Strategy & Regeneration Section

That the Area Forum considers the following key issues;

- The relative priority of this project within the Trimdon / Area 3 locality.
- Views are sought on the principle of supporting a phased application in this instance given the overall size and complexity of the Community Centre redevelopment proposal.
- Given the issues highlighted in this report, no match funding has been allocated to the final build costs of the project at this stage. There remains the possibility that the Community Association will not be able to attract the level of match funding required to construct the final building.

Subject to being satisfied with the above points that the Area Forum support the progress of this application.

Material considerations:

Other applications received from Area 3:

In taking the above decision the Area Forum is requested to consider the implication of the funding level requested against the following projects that have been received for future determination by the Forum.

- Trimdon Colliery Multi-Use Games Area project (MUGA) £58,325 LIP Grant requested, Total project cost £108,325.
- East Durham Play Network – promoting Quality Child Care and Creative Play. £43,000 LIP Grant requested. Total Project Cost £45,000

The following projects are under development and no application has been received to date. Once applications are received these projects will be brought forward to the Forum for debate.

- Sedgefield Cricket Club – Refurbishment of the club house for use as a community venue- no costs as yet
- Bishop Middleham Parish Council - Bishop Middleham Play Area – No costs as yet
- Trimdon Village Parish Council- Trimdon Village Play Area- no costs as yet
- Ceddesfield Hall community association – Expansion of the community venue- no costs as yet

Item 10

REPORT TO CABINET

27th July 2006

REPORT OF THE HEAD OF STRATEGY & REGENERATION

Portfolio: Social Regeneration & Partnership

LOCAL IMPROVEMENT PROGRAMME – TRIMDON MUGA

1. SUMMARY

- 1.1 This report highlights a Local Improvement Programme (LIP) application submitted to, appraised and scored by the Strategy and Regeneration Section. Following endorsement of the project by the Area 3 Forum, this report provides information to Cabinet for their consideration and decision.
- 1.2 This project is to install a Multi Use Games area on an area of under-used open space next to Trimdon Colliery Community Centre. This will include lighting and polymeric surfacing as well as appropriate fencing and goals

2. RECOMMENDATION

It is recommended that Cabinet...

- 2.1 Approve the application for LIP Funds based upon the information provided.

3. LOCAL IMPROVEMENT PROGRAMME

Background - Purpose and Process

- 3.1 The purpose of this programme is to improve community assets and support community engagement in the regeneration of local areas. As part of this, Local Communities, Area Forums and partner Town and Parish Councils can determine a proposed series of works against criteria agreed by Cabinet and make recommendations to Cabinet which schemes should be supported. As part of this process resources could be released to improve individual sites and buildings and improve the usability and access to buildings and community facilities.
- 3.2 The Strategy and Regeneration Section administer the programme and officers are in place to support the development of any applications. Once an application is received, it is appraised and scored against a range of criteria and to ensure compatibility with the Department for Communities

and Local Government definition of Regeneration as highlighted in the June 2005 report to Cabinet on the Local Improvement Programme.

Background – Application and Applicant

- 3.3 A copy of the report to the Area 3 Forum meeting, which was taken to the meeting on 5th July is attached, which highlights the background information to the project.
- 3.4 The applicant, Groundwork East Durham is an Environmental Regeneration Charity working for People, Places and Prosperity in the District of Easington, City of Durham and Borough of Sedgefield. The land is owned by Durham County Council and leased to Trimdon Colliery Community Association on a long-term lease.

4. CORPORATE POLICY IMPLICATIONS

- 4.1 There are no other significant material considerations.

5. RESOURCE IMPLICATIONS

- 5.1 Area Forum 3 has been allocated £532,000 of LIP Capital resources between 2006 and 2009. £177,334 has been allocated for 2006/07. None of which has been allocated to date.
- 5.2 The applicant has requested **£58,325** of LIP funding, which is 54% of the total capital project costs. The remaining capital costs will be funded by:
- Barclays Spaces for Sports £50,000
- 5.4 In addition, a play area proposal is also being developed for an adjacent site at the Community Centre. This element has £70,000 allocated to it from Sedgefield Borough Council's - Play Areas Improvement Programme. This project has been developed as a self-contained proposal and is not included within the estimated costs shown below.
- 5.8 After the initial maintenance period, which the contractor is responsible for, Trimdon Parish Council will undertake the long – term maintenance. As part of the Barclays Spaces for Sport money, Groundwork East Durham intend to draw down an additional £20,000 of revenue monies to support future sports development as part of the MUGA development.

6. CONSULTATIONS

- 6.1 There have been a number of consultation exercises undertaken since the initial consultation event was held regarding the use of the park area. Such exercises undertaken by Groundwork East Durham and community

representatives have included leaflet drops, a poster campaign and open meetings held at Trimdon Colliery Community Centre. Furthermore, the plans for the site have been displayed at the Community Centre over the last 3 months and a comments box has been provided for people to comment on the scheme. Feedback has been very positive and no negative comments or objections have been received. Comments have been evaluated and fed into the design of the scheme.

7. AREA FORUM RECOMMENDATION

- 7.1 The Area 3 Forum agreed to support the progress of this project and recommended that Cabinet support this application to the full amount requested.

8. OTHER MATERIAL CONSIDERATIONS

- 8.1 The application has undergone an appraisal and been scored against the Local Improvement Programmes criteria. The application has scored highly on all key elements of the LIP criteria, and demonstrated clear links to the Community Strategy priorities.

- 8.2 All planning permission is in place for the project.

- 8.3 Given the Sport and Recreation focus to the project, it is proposed that the application be conditional upon the applicant working with our Leisure Services Department to develop a robust Sports Development Plan to ensure that the completed facilities are fully utilised.

- 8.4 Procurement
The funding requested represents a grant to an external organisation. The grant is conditional upon applicants identifying a full quotation / and or tender process for the works.

- 8.5 Crime and Disorder
In line with the Council's Community Strategy, this project has identified a clear link with providing activities and facilities that hope to result in a fall in crime and anti-social behaviour rates within this communities.

9. OVERVIEW AND SCRUTINY IMPLICATIONS

- 9.1 There has been no previous consultation or engagement with the Overview and Scrutiny Committees.

10. LIST OF APPENDICES

- 1 Area 3 Forum Report – July 2006 – Sedgfield Borough Local Improvement Programme Application

Contact Officer: Nicola Woodgate
Telephone number: (01388) 816166 ext. 4002
Email Address: nwoodgate@sedgefield.gov.uk

Ward: New Trimdon and Trimdon Grange

Key Decision Validation: Not applicable

Background Papers:

- | Internal | | |
|-----------------|---|-----------|
| 1 | Promotion Of The Regeneration Of The Borough Housing Land Capital Receipts To Support Regeneration And Affordable Housing Provision | June 2005 |

Examination by Statutory Officers

	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5th July 2006

Report of the Head of Strategy and Regeneration
Sedgefield Borough Local Area Improvement Programme
Application Report

Introduction

This report highlights a Local Improvement Programme (LIP) application submitted to and appraised by the Strategy and Regeneration Section. The report provides information to the Area 3 Forum for their consideration and comments, which will be used to formulate a report and recommendation to the Sedgefield Borough Council cabinet.

The Area 3 Forum has been allocated £532,000 of LIP capital resources between 2006 and 2009, none of which has been allocated to date.

Project Background

- **Name of Project:** Trimdon Colliery MUGA
- **Name of Applicant:** Groundwork East Durham
- **Legal Status:** Regeneration Charity
- **Date of Application:** 20th April 2006
- **Landlord:** Durham County Council leased to Trimdon Colliery Community Association.
- **Brief Description of Project:** The project will create a Multi-Use Games Area (MUGA) on an area of green under used open space next to Trimdon Colliery Community Centre.
- **Requested from LIP:** £58,325 (54%)
- **Total Project Cost:** £108,325 (Capital)
- **What will the LIP be used for:** The project will pay for a (37.5m x 18m) Multi –Use Games Area (MUGA) including Lighting and Polymeric Surfacing as well as appropriate fencing and goals. The project aims to engage more young people in playing football, netball and basketball.

LIP Criteria

- **ODPM Definition:** **Yes**
The land is under used at the moment- this project will bring the area back into effective use.
- **Community Strategy Objectives:** **Medium**
The project links to the objective 'To develop and maximise the leisure and cultural facilities in the borough'. The project also meets the key challenge for the borough 'to encourage increased participation in the physical and cultural activity through the continued development of a range of quality leisure, cultural and educational opportunities for enjoyment of local people, appropriate to needs, interested and aspirations'.
- **Evidence of need and community support:** **High**
The applicant has identified, according to the Index Multiple Deprivation 2004 New Trimdon and Trimdon Grange in Sedgefield is ranked within the top 20% to 30% of most deprived Super Output Area's nationally. In Sedgefield Borough, 32% of households do not have a car, compared to 27% of households in England and Wales as a whole. This increases the need to have locally based community facilities that are easily accessible. As a result of consultation exercises which were carried out in relation to the village and the park itself, the creation of a sports and play area were highlighted as priorities. With the creation of the MUGA and the funding secured, the project aims to engage more people in playing football, netball and basketball. As a result of a sport and play audit carried out in 2004/ 05, the community association and Sedgefield Borough Council now have plans to redevelop the site for play and sport. Trimdon Colliery Community Association has agreed to maintain the MUGA once the initial contractors maintenance period has expired.
- **Value for money and Revenue implications:** **High**
As highlighted previously, the applicants are applying for 54% of the overall capital costs and have fully secured the remaining costs (£50,000). Trimdon Colliery Community Association will undertake the long-term maintenance. A successful award from Barclays Spaces for Sports will enable Groundwork to apply for additional Development Fund monies of up to £20,000 revenue support. This additional revenue funding would be spent on training, sports equipment, kits and coaching sessions on the MUGA. The project will be required to link to the leisure services programmes of coaching etc.
- **Legal Issues:** **All satisfactory**
- **Statutory Approvals:** **All in place**

Recommendation from the Strategy and Regeneration Section:

That the Area Forum considers the following key issues

- The relative priority of this project within the Trimdon / Area 3 locality.
- The applicant, Groundwork East Durham has not supplied three quotes for the project, however the project will be subject to a full tender process to ensure value for money is achieved.

Subject to being happy with the above points that the Area Forum support the progress of this application.

Material considerations:

Other applications received from Area 3:

In taking the above decision the Area Forum is requested to consider the implication of the funding level requested against the following projects that have been received for future determination by the Forum.

- Trimdon Colliery Community Centre Architects Fees- £12,774.38 LIP grant requested, Total project cost £15,774.38
- East Durham Play Network – Promoting Quality Child Care and Creative Play. £43,000 LIP Grant requested. Total Project Cost £45,000

The following projects are under development and no application has been received to date. Once applications are received these projects will be brought forward to the Forum for debate.

- Sedgefield Cricket Club – Refurbishment of the club house for use as a community venue- no costs as yet
- Bishop Middleham Parish Council - Bishop Middleham Play Area – No costs as yet
- Trimdon Village Parish Council- Trimdon Village Play Area- no costs as yet
- Ceddesfield Hall Community Association – Expansion of the community venue- no costs as yet

This page is intentionally left blank

Item 11

REPORT TO CABINET

27th JULY 2006

REPORT OF HEAD OF FINANCIAL SERVICES

Portfolio: STRATEGIC LEADERSHIP

ANNUAL REVIEW OF TREASURY MANAGEMENT 2005-06

1.0 SUMMARY

1.1 The purpose of this report is to review the performance of the Council's Treasury Management activities during the 2005-06 financial year.

2.0 RECOMMENDATIONS

2.1 That performance and compliance with the approved Treasury Management Strategy in 2005-06 be noted.

3.0 TREASURY MANAGEMENT REVIEW

3.1 Council initially approved the Local Code of Practice for Treasury Management Activities (the Local Code) in December 2002. This was reviewed in 2005-06, following changes to regulations governing treasury activities and Council subsequently approved a revised Local Code in September 2005 that took into account these developments.

3.2 This code encouraged local authorities to put into place formal policies and practices, strategies and reporting arrangements for the effective management and control of Treasury Management activities.

3.3 Included in the agreed clauses for incorporation into the Council's formal processes, was the requirement to produce an annual Treasury Management Strategy in advance of the commencement of the year and report on performance against this in an Annual Report by 30th September the following financial year.

3.4 The attached report sets out details of the Council's performance and compliance with the strategy approved by Council in February 2005 and details the effects of the decisions taken and the transactions executed in the past year. The report confirms that the Council fully complied with its approved strategy, treasury management practices and Local Code in 2005-06. Key aspects of performance in 2005-06 that should be noted are as follows:

- The policy of ensuring **that long-term borrowing** and the **capital financing requirement** are at broadly the same level was achieved with figures of **£18.349m** and **£19.147m** respectively.
- Rescheduling of **£3.9m** of debt during the year, replacing loan debt at **8.35%** with a relatively low rate of **3.7%**, resulting in revenue savings of around **£90,000** per year.

- ❑ Average rate of return on achieved on investments was **4.80% - 0.27%** greater than the benchmark comparator of **4.53%**.
- ❑ Reduction in the average rate of interest paid on external debt from **7.4%** to **7.2%**.
- ❑ Compliance with all prudential indicators in accordance with the Prudential Code for Capital Finance in Local Authorities.

4.0 RESOURCE IMPLICATIONS

The specific resource implications and financial performance of the Council's Treasury Management activities are set out in detail in the Annual Review of Treasury Management 2005-06 Report.

5. CONSULTATIONS

The content of the report has been developed in consultation with Butlers - the Council's external Treasury Management consultants. No other specific consultations were deemed appropriate or necessary.

6. OTHER MATERIAL CONSIDERATIONS

Links to Corporate Objectives/Values

- 6.1 Effective treasury management activities provide support towards achievement of the Council's business and service objectives. The principal direct link is to the corporate value of *'being responsible with and accountable for public finances.'*

Risk Management

- 6.2 The Local Code contains detailed guidance on the management of risk associated with the Council's treasury activities. The successful identification, monitoring and management of risk are the prime criteria by which the effectiveness of its treasury management activities will be measured. Treasury management activities in 2005-06 continued to be focused on securing principal sums invested.

Legal and Constitutional

- 6.3 The annual review is prepared in accordance with the constitutional requirement that 'reports will be prepared on Treasury Management policies, practices and activities, including an annual strategy and plan in advance of the year, and *an annual report will be presented after the close of the financial year*, in the form prescribed in TMP's' (Part 4 Rules of Procedure – Financial Regulations).

7. OVERVIEW AND SCRUTINY IMPLICATIONS

The report will be subject to normal Overview and Scrutiny arrangements.

8. List of Appendices

1. Annual Review of Treasury Management 2005-06

Contact Officer:	Harold Moses (Head of Financial Services)
Telephone No.:	(01388) 816166 ext. 4385
E-Mail Address:	hmoses@sedgefield.gov.uk
Ward(s):	Not Ward Specific

Background Papers:

Code of Practice for Treasury Management Activities - Council 20th December 2002
Review of Local Code of Treasury Management Practices – Council 30th September 2005
The Treasury Management Strategy 2005-06 – Council 25th February 2005

Examination by Statutory Officers

	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This page is intentionally left blank

**ANNUAL REVIEW OF
TREASURY MANAGEMENT**

2005-06

1. Introduction

- 1.1** The purpose of this report is to review the performance of the Council's Treasury Management activities during the 2005-06 financial year, in accordance with Treasury Management Practice (TMP) Number 6 'Reporting Requirements and Management Information Arrangements'.
- 1.2** The Council's constitution (Part 4 Rules of Procedure – Financial Regulations) requires that an annual report be presented after the close of the financial year in the form prescribed in TMP's.

2. Performance Against Strategy

2.1 Long Term Borrowing from the Public Works Loan Board (PWLB)

The objective set out in the Strategy was to continue the policy of ensuring that the level of external debt and the capital financing requirement were broadly at similar levels. This is achieved by a combination of loans being repaid at the end of their normal loan period and prematurely redeeming other debt.

The capital financing requirement and external debt at 31 March 2006 was **£19.147m** and **£18.349m** respectively.

There was a requirement for long term borrowing from the PWLB to facilitate a debt rescheduling exercise, details of which are provided below in paragraph 2.2.

An analysis of the PWLB Loan Debt as at 31 March 2006 is attached at **Appendix A**.

2.2 Premature Redemption of Debt

Debt rescheduling opportunities were constantly monitored throughout the year, taking into account interest rate fluctuations and recommendations made by our external Treasury Management Consultants.

The Council's actual level of external debt and the capital financing requirement were broadly similar throughout the year and therefore no debt repayment activities were necessary to bring the two measures together.

However, the Council did reschedule **£3.9m** of PWLB during the year, to take advantage of relatively low long-term rates of interest. The Council was successful in replacing loan debt at **8.35%** with a relatively low rate of **3.7%** resulting in annual savings of £90,000 after taking into account the cost of premiums. Details are shown in the following table:

Table 1: Changes in PWLB Debt during 2005-06

Loan No.	Date of Borrowing	Principal Amount Repaid £	No. of Years	Rate of Interest (%)	Date Repaid	Premium Paid £
Loans Repaid						
475114	02/02/95	400,000	25	9.125	21/01/06	98,824
479500	22/05/97	2,000,000	25	7.375	21/01/06	348,102
463959	05/02/88	1,439,039	25	9.500	21/01/06	304,405
		3,839,039		8.354		751,331
Replacement Loan						
495114	23/01/06	3,840,000	45.5	3.700	06/07/51	N/a
		3,840,000		3.700		N/a

The Council holds premiums and discounts amounting to **£1.448m** on its balance sheet (as a prepayment) relating to debt restructuring exercises conducted in previous years. In line with proper accounting practices, these premiums are being charged to the appropriate revenue accounts over a number of years. As at 31st March 2006, the General Fund element of these pre-payments equate to **£0.459m** and the HRA share is **£0.989m**. Full provision is made in the budget framework for the annual charge to both the General Fund and HRA and summary details are provided in the following table.

Table 2: Premiums charged to Revenue Accounts

Timescale	General Fund Premiums £000	HRA Premiums £000
1 – 2 years	33	531
2 – 5 years	38	353
5 – 10 years	64	105
More than 10 years	324	-
	459	989

2.3 Long Term Debt - Other than PWLB

The objective in the Strategy was to monitor money market rates, in order to borrow additional sums within the overall borrowing limit, from sources other than the PWLB - had it been in the Council's best interests to do so.

It was not necessary to borrow from these sources during 2005-06.

The Council had **£0.494m** loans outstanding with financial institutions other than the PWLB on 1st April 2005. During the year a further **£0.164m** was repaid, in accordance with the terms of the existing loans to Durham County Council's Superannuation Fund and the European Investment Bank (EIB). The total value of 'other long term debt' at 31 March 2006 was **£0.330m**.

2.4 Summary – All Long Term Loan Transactions

An analysis of all long term loan transactions (both PWLB and non-PWLB) during 2005-06 is as follows:-

Table 3: All Long Term Loan Debt 2005-06

Type of Institution	Balance at 1.4.05 £m	New Borrowing £m	Normal Repayments £m	Premature Repayments £m	Balance at 31.03.06 £m
PWLB	18.493	3.840	0.145	3.839	18.349
EIB	0.157	-	0.157	-	-
Other	0.337	-	0.007	-	0.330
Total	18.987	3.840	0.309	3.839	18.679

NB: The Council's assets, against which the debt is effectively secured, have a book value of **£348m** at the 31 March 2006.

2.5 Investments

Officers assess the Council's cash flows on a daily basis, taking into account detailed forecasts of funds needed throughout the year, and invest surplus funds and in accordance with approved Treasury Management Practices (TMPs) and only to authorised counter parties. Excess funds that are held temporarily for only a few days, for cash flow purposes, are invested in three specific accounts - the Anglo Irish Bank, Bank of Scotland or the Co-operative Bank – depending on which of these is offering the best rate of interest at the time.

The objective in the strategy was to optimise investment income in accordance with the Council's Treasury Management Statement by achieving a level of return greater than that which would have accrued if all surplus cash was invested at interest rates applicable to the average seven day investment rate, as quoted by the Council's nominated brokers.

The average seven-day compounded London Inter Bank Bid rate (LIBID) for 2005-06, was **4.53%**.

The actual return achieved by this Council during 2005-06 was **4.80%**, which is 0.27% higher than the above comparator. In financial terms this equates to an additional £71,289 interest earned during 2005-06.

INVESTMENTS	<i>Target</i> %	<i>Outturn</i> %
Return compared with the 7 day LIBID Rate	+ 0.10	+ 0.27

Initial estimates for the total level of investment income earned in 2005-06 were set at £1.4m. This estimate was subsequently decrease during the

year because of a delay by the Council in receiving a large capital receipt from the sale of land at Cobblers Hall, Newton Aycliffe. The Council took mitigating action to minimise the impact of this delay by holding back planned growth in service expenditure during the period of the delay.

As a result of the above factors, actual total investment income received during 2005-06 was **£1.256m** (compared to an initial budget of £1.4m and a revised budget of £1.2m).

The total value of investments at the start of the year was **£14.593m**, which increased to **£28.580m** as at 31 March 2006. An analysis of the investments is shown at **Appendix B**.

3. Economic Trends During 2005-06

- 3.1 The Council employs external Treasury Management Consultants to advise on the Treasury Strategy, provide economic data and interest rate forecasts, assist in planning and reduce the impact of unforeseen adverse interest rate movements. Throughout the course of the year the Council received weekly guidance and advice on interest rate changes from the external consultants and, together with cash flow forecasts and within approved TMPs, this was fully taken into account in determining investment decisions
- 3.2 The Bank of England's monetary policy objective is to deliver price stability (i.e. low inflation) and to support Government objectives for growth and employment. Price stability is defined by the Government's inflation target of 2%. The Bank seeks to meet the inflation target by setting and adjusting the interest rate level. Lowering or raising the interest rate affects spending in the economy, which affects the level of inflation.
- 3.3 Base rates started the financial year at 4.75% and were cut by 0.25% to 4.5% in August 2005. There were hopes of further reductions during the course of the year, however, this view faded as signs of a recovery in UK economic activity increased. The Bank of England's Monetary Policy Committee (MPC) has kept interest rates on hold at 4.5% since last August, adopting a 'wait and see' strategy until more data becomes available on likely growth and inflation trends in 2006
- 3.4 During 2005-06, long-term interest rates (PWLB) fell to low levels due in particular to increased demand for long-dated government and high quality corporate bonds from defined benefit pension schemes. This was seen most clearly for very long interest rates and the rate on the new 45-50 year PWLB loan (introduced in early December 2005) reached a low of 3.7%. In overall terms, long term interest rates ended the year 0.25% below where they had started.

4. Compliance with the Council's Procedures and External Requirements

4.1 The Council fully complied with its internal procedures and the requirements of the CIPFA Code of Practice on Treasury Management during 2005-06. The Council was bound by the requirements of the Local Government Act 2003, which introduced 'The Prudential Code for Capital Finance in Local Authorities' (The Prudential Code) in April 2004.

4.2 The Prudential Code sets out a framework of self-regulation of capital spending, in effect allowing Councils to invest in capital projects as long as they are affordable, prudent and sustainable. In general terms, the Council complies with the Prudential Code by:

- Having medium term plans (Corporate Capital Strategy, Revenue and Capital Budgets);
- Having plans to achieve sound capital investment (Capital Strategies, Capital Project Appraisals and Asset Management Plans);
- Complying with the Treasury Management Code of Practice.

4.3 To support capital investment decisions, the Prudential Code requires the Council to agree and monitor a number of Prudential Indicators. These indicators are mandatory and cover capital expenditure, affordability, prudence, external debt levels and Treasury Management activities. The indicators are purely for internal use by the Council and are not to be used as comparators between Councils.

4.4 Council adopted and approved its prudential indicators in February 2005 - as part of the 2005-06 Treasury Management Strategy. Actual performance against these indicators is shown in **Appendix C**, which demonstrates that all limits have been adhered to. A summary of the key controls surrounding the treasury and capital finance position is shown below:

	<i>Key Prudential Indicators</i>	<i>2005-06 Budget £'000</i>	<i>2005-06 Outturn £'000</i>
	Gross Borrowing	18,678	18,679
	Investments	(30,142)	(28,580)
(1)	Net Borrowing	(11,464)	(9,901)
(2)	Capital Financing Requirement	20,720	19,147
(3)	Authorised Limit	30,000	18,679
(4)	Operational Boundary	22,000	18,679

- The Capital Financing Requirement (CFR) in 2) above shows the Council's underlying need to borrow for a capital purpose. Under normal circumstances, actual borrowing should be broadly in line with the CFR. The table above shows that the Council's gross borrowing is just under the CFR.
- The Authorised Limit in 3) above is the statutory 'Affordable Borrowing Limit' required by Section 3 of the Local Government Act 2003. The table demonstrates that during 2005-06 the Council has maintained gross borrowing within its Authorised Limit.
- The Operational Boundary in 4) above is the expected borrowing position of the Council during the year, and periods where the actual position is either below or over the Boundary is acceptable subject to the Authorised Limit not being breached.

4.5 Treasury Management Practices set out in the Local Code establish strict controls governing the day-to-day investment activity of the Council. All investments in the year were made in accordance with these practices in terms of the authorised counter parties that the Council deals with and the maximum deposits applying to those individual institutions and the investment periods. An analysis of the investment maturity profile at the year-end is shown at **Appendix D**, which shows that 66% of investments were for periods of less than 12 months and at no point in the year were the limits and control totals set out in the Local Code exceeded.

5. Risk, Performance and Corporate Governance

5.1 The Council is aware of the risks of passive management of Debt and Investment and, with the support of Butlers, the Council's Treasury Management advisers, has proactively managed the debt and surplus cash flows over the year.

5.2 As a result of the above, the Council has been able to redeem high interest related debt and take advantage of lower interest rates prevailing in the market. This has led to a reduction in the average rate of interest on its outstanding long-term debt, from **7.4%** in 2004-05 to **7.2%** in 2005-06 – a reduction of **0.2%**. There is no risk of volatility of costs in the current debt portfolio as the interest rates are all at fixed, long-term levels.

LONG TERM DEBT	<i>Target</i> %	<i>Outturn</i> %
Change in average rate of interest paid on debt	- 0.20	- 0.20

- 5.3** In adopting the Local Code, the Council has agreed a low risk strategy to only invest its surplus cash in a limited number of Banks and Building Societies. This policy was determined in order to ensure that the Council is not at risk of losing funds by extending the number of organisations for investment to obtain higher returns. Similarly, the Council has not used surplus cash to invest in Managed Funds or Certificates of Deposits where again there is risk of losing some of the capital invested, although a higher rate of return may have been achievable.
- 5.4** The Council's investment return is predominantly determined by movements in base rates and therefore these returns can be volatile and, whilst the risk of loss of the investment is minimised through the lending list, accurately forecasting returns can often be difficult.
- 5.5** The Local Code of Treasury Management is published on the Council's website and the application of the TMP's contained within it fully support the Local Code of Corporate Governance. Treasury management activities and decisions are underpinned by the key principles of good corporate governance – accountability; integrity; and openness and inclusivity. These are monitored and reviewed on a regular basis and the Corporate Governance dimension of risk management and internal controls underpins the whole TM function.

6. Treasury Management Consultants

- 6.1** Butlers were appointed as the Council's consultants in February 1999. They have supplied a high level of specialist advice throughout the year, including providing advice on the timing of the premature repayment of debt to the PWLB and guidance in terms of the impact of the introduction of the new Prudential Framework. The officers remain satisfied with the level and quality of service provided by Butlers. In accordance with delegated powers and contract procedure rules, following consultation with the relevant portfolio holder, the Director of Resources agreed to extend the contract with Butlers to 31st March 2009.

7. Investments - Money Brokers and Instant Access Deposits

- 7.1** The Council has appointed three approved money brokers to act on its behalf. These brokers are responsible for securing the best interest rates available from the market for the investment of surplus loans. Investments are limited to the approved counter parties' list and control totals govern the maximum value of investments with each of these. In addition, the Council also operates three instant access deposit accounts (Anglo-Irish Bank, Bank of Scotland and Co-operative Bank), which are used to invest smaller sums frequently on a temporary basis.

- 7.2 All brokers work within a highly competitive environment and contact the Council on a daily basis to provide details of market rates applicable for different investment periods. The following table identifies the total number of investments in 2005-06, showing the number and total value of deals per broker and by deposit account type :-

Table 4: All Long Term Loan Debt 2005-06

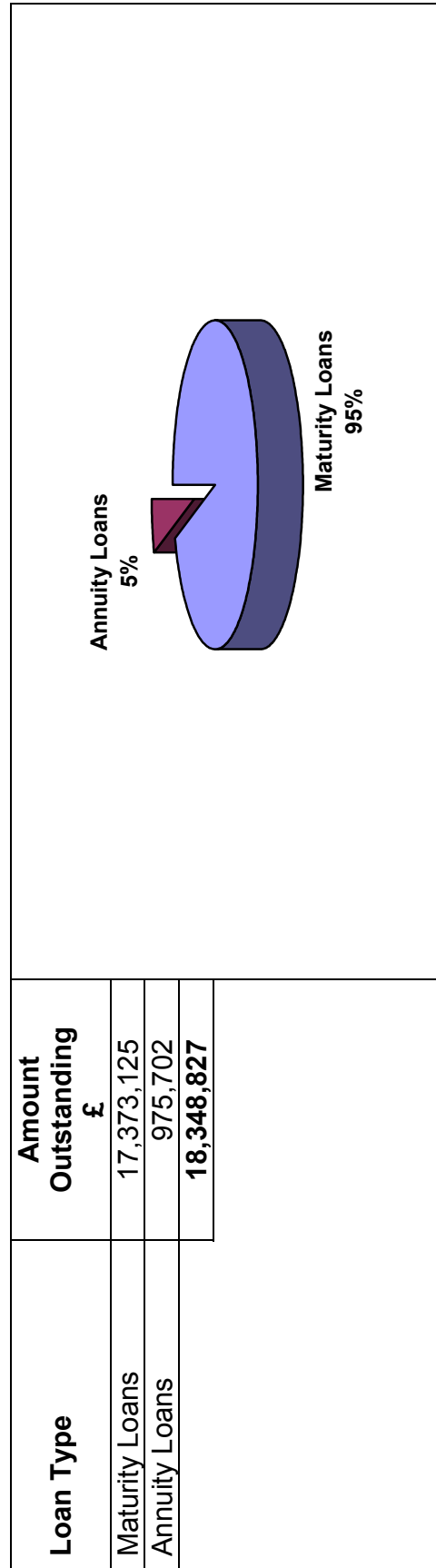
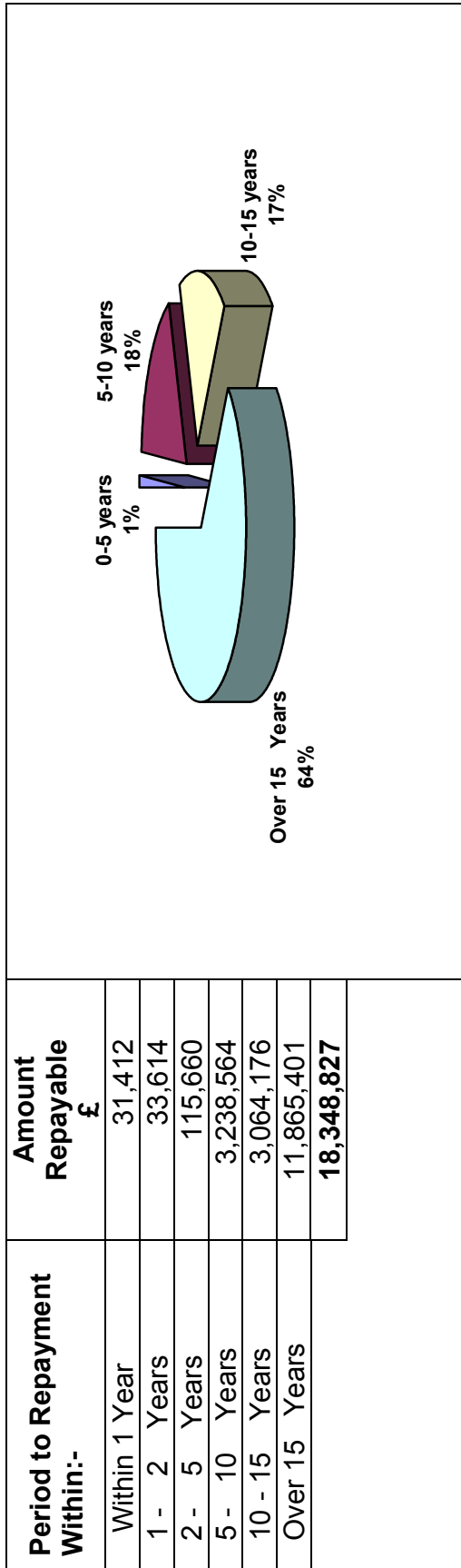
Investment Type	Number of Deals	Value of Deals (£'000)	Percentage of Overall Deals (%)
Fixed Investments via Brokers			
Tullet Prebon (UK) Ltd	10	6,750	5
Martin Brokers (UK) plc	23	18,750	13
Tradition (UK) Ltd	30	31,500	22
Direct Dealings (Co-op Bank)	7	12,880	9
	70	69,880	49
Instant Access Deposit Accounts			
Anglo Irish Bank	97	44,960	33
Co-op Bank	20	4,950	3
Bank of Scotland	27	21,700	15
	144	71,610	51
Grand Total	214	141,490	100

- 7.3 Officers are satisfied with the service received from Tullet Prebon (UK) Ltd, Martin Brokers (UK) plc and Tradition (UK) Ltd. Their performance is continually reviewed with reference to the market for competitiveness.

8. Conclusions

- 8.1 The Council has maintained the level of external debt in line with its capital financing requirement. It has also achieved a satisfactory return on its investments during the 2005-06 financial year, whilst operating within the approved borrowing limits at all times.
- 8.2 It can therefore be concluded that the Treasury Management activities undertaken during 2005-06 met all of the strategic aims and objectives by the Council, set at the beginning of the year.

ANALYSIS OF PWLB LOAN DEBT AS AT 31 MARCH 2006



APPENDIX B

SEDGEFIELD BC – SUMMARY OF INVESTMENTS AS AT 31/3/06

Date of Loan	Borrower	Value (£)	% Total	Interest Rate	Loan Period (Days)	Date Repaid
BANKING SECTOR						
08/06/05	HSBC Bank PLC	5,000,000	17.49%	5.16%	4Year 6mth.Callable Deposit	Optional every 6months
04/10/05	Royal Bank of Scotland	2,500,000	8.75%	5.30%	5Year 6mth.Callable Deposit	Optional every 6months
21/10/05	Toronto Dominion Bank	2,000,000	7.00%	5.38%	5Year 6mth.Callable Deposit	First year fixed@5.38%
13/03/06	Anglo Irish Bank (30Day Flexible-Deposit A/c)	1,830,000	6.41%	4.50%	36	18/04/06
N/a	Bank of Scotland (Business Current A/C)	250,000	0.87%	4.50%	N/a	N/a
	SUB TOTAL – BANKING SECTOR	11,580,000	40.52%			
BUILDING SOCIETIES						
20/12/05	Vernon	500,000	N/a	4.60%	198	06/07/06
01/02/06	Vernon	1,000,000	N/a	4.54%	86	28/04/06
27/02/06	Vernon	500,000	N/a	4.52%	123	30/06/06
	Sub Total – Vernon	2,000,000	7.00%			
26/10/05	Tipton & Colesley	1,000,000	N/a	4.62%	273	26/07/06
05/01/06	Tipton & Colesley	500,000	N/a	4.55%	119	04/05/06
15/03/06	Tipton & Colesley	500,000	N/a	4.51%	29	13/04/06
	Sub Total – Tipton & Colesley	2,000,000	7.00%			
04/01/06	National Counties	1,500,000	5.25%	4.58%	89	03/04/06
15/11/05	Universal	750,000	N/a	4.60%	181	15/05/06
07/02/06	Universal	500,000	N/a	4.57%	181	07/08/06
	Sub Total – Universal	1,250,000	4.37%			
21/02/06	Manchester	750,000	N/a	4.52%	86	18/05/06
22/02/06	Manchester	500,000	N/a	4.52%	85	18/05/06
	Sub Total – Manchester	1,250,000	4.37%			
02/02/06	Furness	750,000	N/a	4.57%	182	03/08/06
03/03/06	Furness	500,000	N/a	4.53%	123	06/07/06
	Sub Total – Furness	1,250,000	4.37%			
01/03/06	Saffron Walden Herts. & Essex	1,000,000	3.50%	4.58%	278	04/12/06
01/12/05	Cumberland	1,000,000	3.50%	4.57%	182	01/06/06
21/11/05	Leeds	1,000,000	3.50%	4.57%	182	22/05/06
02/12/05	Mercantile	1,000,000	3.50%	4.58%	276	04/09/06
03/02/06	Kent Reliance	1,000,000	3.50%	4.53%	84	28/04/06
15/03/06	Teachers	1,000,000	3.50%	4.51%	29	13/04/06
17/02/06	Loughborough	750,000	2.62%	4.54%	181	17/08/06
06/12/05	Lambeth	500,000	1.75%	4.56%	118	03/04/06
08/12/05	Darlington	500,000	1.75%	4.58%	123	10/04/06
	SUB TOTAL – BUILDING SOCIETIES	17,000,000	59.48%			
	GRAND – TOTAL	28,580,000				

APPENDIX C

CAPITAL EXPENDITURE AND THE CAPITAL FINANCING REQUIREMENT

Capital Expenditure

This indicator shows the overall capital spending plans of the Council over the medium term and reflects planned investment levels in line with the Corporate Capital Strategy.

<i>Capital Expenditure</i>	<i>2002/2003 Actual</i>	<i>2003/2004 Actual</i>	<i>2004/2005 Actual</i>	<i>2005-06 Budget</i>	<i>2005-06 Actual</i>
	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>
Housing	6,165	6,738	7,414	7,000	7,211
Non-Housing	2,917	3,363	4,550	8,800	7,882
Total	9,082	10,101	11,964	15,800	15,093

Capital Financing Requirement (CFR)

This figure represents the Council's underlying need to borrow for a capital purpose, and the change year on year will be influenced by the capital expenditure in the year and how much of this is supported directly through grants, contributions and capital receipts.

<i>Capital Financing Requirement</i>	<i>2002/2003 Actual</i>	<i>2003/2004 Actual</i>	<i>2004/2005 Actual</i>	<i>2005-06 Budget</i>	<i>2005-06 Actual</i>
	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>
Housing	14,718	8,388	9,410	9,714	9,714
Non-Housing	10,107	10,973	10,846	11,006	9,433
Total CFR	24,825	19,361	20,256	20,720	19,147

Previous legislation required the Council to set aside a proportion of its capital receipts to repay debt, which has meant that the Council's debt levels have traditionally been falling year on year. However, with the introduction of the 'pooling system' for housing capital receipts from 1st April 2004, it is expected that debt levels will not significantly reduce.

LIMITS TO BORROWING ACTIVITY

Net Borrowing

The first key control over the Council's activity is to ensure that over the medium term net borrowing will only be for a capital purpose. The Council needs to ensure that net external borrowing does not, except in the short term, exceed the CFR in the preceding year plus the estimates of any additional capital financing requirement for the following three years.

<i>Net Borrowing</i>	<i>2002/2003 Actual</i>	<i>2003/2004 Actual</i>	<i>2004/2005 Actual</i>	<i>2005-06 Budget</i>	<i>2005-06 Actual</i>
	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>
Gross Borrowing	25,381	19,270	18,493	18,678	18,679
Investments	(10,756)	(12,890)	(14,593)	(30,142)	(28,580)
Net Borrowing	14,625	6,380	3,900	(11,464)	(9,901)

A further two prudential indicators control the overall level of borrowing: **Authorised Limit** and the **Operational Boundary**. These limits separately identify borrowing from other long-term liabilities such as finance leases.

Authorised Limit

This represents the limit beyond which borrowing is prohibited and reflects the level of borrowing which, while not desired, could be afforded in the short term, but is not sustainable. It is the expected maximum borrowing need with some headroom for unexpected movements. This is a statutory limit that the Council must determine in accordance with Section 3(1) of the Local Government Act 2003.

Operational Boundary

This indicator is based on the probable external debt during the course of the year; it is not a limit and actual borrowing could vary around this boundary for short times during the year. It should act as an indicator to ensure that the authorised limit is not breached.

<i>Authorised Limit</i>	<i>2002/2003 Actual</i>	<i>2003/2004 Actual</i>	<i>2004/2005 Actual</i>	<i>2005-06 Budget</i>	<i>2005-06 Actual</i>
	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>
Borrowing	n/a	n/a	18,493	30,000	18,679
Long Term Liabilities	n/a	n/a	-	-	-
Total	n/a	n/a	18,493	30,000	18,679
<i>Operational Boundary</i>	<i>2002/2003 Actual</i>	<i>2003/2004 Actual</i>	<i>2004/2005 Actual</i>	<i>2005-06 Budget</i>	<i>2005-06 Actual</i>
	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>
Borrowing	n/a	n/a	18,493	22,000	18,679
Long Term Liabilities	n/a	n/a	-	-	-
Total	n/a	n/a	18,493	22,000	18,679

AFFORDABILITY PRUDENTIAL INDICATORS

The previous sections cover the overall capital and control of borrowing prudential indicators, but within this framework prudential indicators are required to assess the affordability of the capital investment plans. These provide an indication of the impact of the capital investment plans on the Council's overall finances.

Ratio of Financing Costs to Net Revenue Stream

This indicator expresses the amount of interest payable on external debt and other debt management expenses (i.e. financing costs) as a proportion of the amount of income received from Government and local taxpayers (i.e. net revenue stream). The definition of net revenue stream for the HRA is based on the statutory definition which incorporates charges to the account under Part 4 of the Local Government and Housing Act 1989.

<i>Financing Costs to Net Revenue Stream</i>	<i>2002/2003 Actual</i>	<i>2003/2004 Actual</i>	<i>2004/2005 Actual</i>	<i>2005-06 Budget</i>	<i>2005-06 Actual</i>
Housing	37.5%	34.7%	31.8%	33.2%	44.8%
Non-Housing	9.6%	7.2%	5.6%	-1.6%	0.5%

Incremental Impact of Capital Investment Decisions on the Council Tax and Housing Rents

As the Council's capital programme is financed by Government allocations, external funding from partners, and from the Council's own resources, such as capital receipts, there is no requirement for the Council to borrowing to finance its capital investment over the medium term. As a consequence there are no additional financing charges to be absorbed by both the General Fund and Housing Revenue Accounts over this period. This is reflected in the following two indicators, which show the impact on Council Tax and Housing Rents.

<i>Incremental Impact of Capital Programme</i>	<i>2005-06 Budget</i>	<i>2005-06 Actual</i>
Council Tax at Band D	£0.78	£0.00
Council Tax at Band A	£0.52	£0.00

Incremental Impact of Capital Investment Decisions on Housing Rent Levels

Similar to the Council Tax calculation this indicator identifies the impact of the Housing Capital Programme on revenue budgets, expressed in terms of weekly rent levels. This reflects the revenue contribution that is made to support the Housing Capital Programme.

<i>Incremental Impact of Capital Programme</i>	<i>2005-06 Budget</i>	<i>2005-06 Actual</i>
Weekly Housing Rent	£4.52	£4.11

TREASURY PRUDENTIAL INDICATORS

The purpose of these Prudential Indicators is to contain the activity of the Treasury Management function within certain limits, thereby reducing the risk or likelihood of an adverse movement in interest rates or borrowing decisions, impacting negatively on the Council's overall financial position. Four Prudential Indicators are required under this category:-

Upper Limits on Fixed Interest Rate Exposure

This indicator provides the range within which the authority will manage its exposure to fixed rates of interest.

Upper Limits on Variable Interest Rate Exposure

This indicator provides the range within which the authority will manage its exposure to variable rates of interest.

Maturity Structure of Fixed Borrowing

This indicator measures the amount of fixed rate borrowing maturing at each period expressed as a percentage of total borrowing at fixed rate at the start of each period.

Maximum Principal Sums Invested for more than 1 year

The purpose of this indicator is to contain the exposure to the possibility that loss might arise as a result of seeking early repayment or redemption of sums invested, or exposing public funds to unnecessary or unquantified risk.

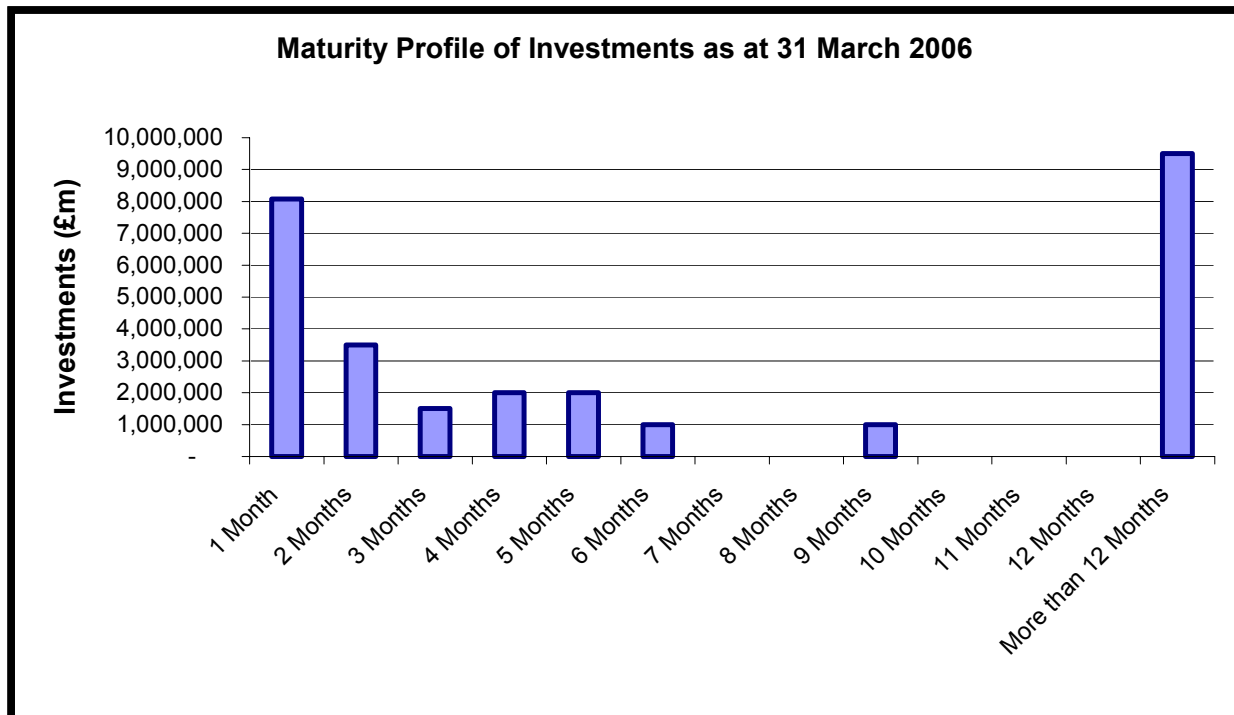
Actual performance at the year end is as follows:

<i>Treasury Indicators</i>	<i>2005-06 % of debt Budget</i>	<i>2005-06 % of debt Actual</i>
Upper Limits on Fixed Interest Rates	100	100
Upper Limits on Variable Interest Rates	50	50
Maturity Structure of Fixed Borrowing		
Under 12 months	50	50
12 months to 2 years	50	50
2 years to 5 years	50	50
5 years to 10 years	50	50
10 years and above	100	100
Upper Limit on Principal Sums Invested for more than 1 year (£m)	75	75

APPENDIX D

MATURITY PROFILE OF EXTERNAL INVESTMENTS AT 31 MARCH 2006

Period to Maturity	Value of Investment (£)	% Total Investments
Up to 1 Month	8,080,000	28
2 Months	3,500,000	12
3 Months	1,500,000	5
4 Months	2,000,000	7
5 Months	2,000,000	7
6 Months	1,000,000	3.5
7 Months	-	-
8 Months	-	-
9 Months	1,000,000	3.5
10 Months	-	-
11 Months	-	-
12 Months	-	-
More than 12 months	9,500,000	34
	28,580,000	100%



**OVERVIEW AND SCRUTINY REVIEW OF AREA FORUMS
CABINET RESPONSE AND ACTION PLAN**

Review Recommendations		Cabinet Response	
	Agreed?	Comments	
1. Area Forums be re-named and re-launched as 'Community Forums' to reflect a greater emphasis on community involvement and the number be replaced with a name that reflects the area.	Agreed	Cabinet agree that the Area Forums be renamed as part of a re launch of the Community Forums. However careful consideration also needs to be given to the name of the community forum to capture the identity of the full area that the Forum brings together.	
2. Agenda items to be based on local issues identified through the development of Local Area Frameworks and Local Improvement Plan.	Agreed	Cabinet agree that the agenda's be focussed on the needs of the area as highlighted through the Area Frameworks and that the community have the opportunity to influence this document. It is important that the forums can be used to help public agencies determine geographic priorities for action within an area. It is agreed that the Area Framework document will be helpful in allowing the forums to make recommendations to the Council's Cabinet with regards any applications for funding through the Local Improvement Programme.	

Implementation Agreed by Management Team	
Responsibility	Timescale
AP/JGT	<p>Sept – Dec Development with Community Groups Regarding style, format venues and conduct of meetings.</p> <p>Report to Cabinet Jan 2007</p>

Review Recommendations		Cabinet Response	
		Agreed?	Comments
3.	Membership of Area Forum be formalised to be representative of the Communities to which it aims to serve.	Agreed	Cabinet agree that membership of the forums for formalised however stresses that meetings should continue to be open and accessible to the public.
4.	Implement a Public Question Time at the beginning of each Area Forum meeting.	Agreed	Cabinet agree that a public question time can be useful addition to the business of the Forum however it must be stressed that answers to questions raised cannot be given instantly in all cases and may require a period of research by officers from the relevant agency.
5.	Terms of reference for Area Forums be amended to reflect changes from the Review.	Agreed	Terms of reference will need to be amended as part of the Council's constitution.

Implementation Agreed by Management Team	
Responsibility	Timescale

Item 13

SEDGEFIELD BOROUGH COUNCIL OVERVIEW & SCRUTINY COMMITTEE 2

Conference Room 1,
Council Offices,
Spennymoor

Tuesday,
27 June 2006

Time: 10.00 a.m.

Present: Councillor J.E. Higgin (Chairman) and

Councillors W.M. Blenkinsopp, T.F. Forrest, G.M.R. Howe, J.P. Moran,
T. Ward and J. Wayman J.P.

Tenant Representatives

Mrs. M. Thomson

In

Attendance: Councillors Mrs. B.A. Clare, V. Crosby, B. Hall, J.G. Huntington, B. Meek,
G. Morgan and J.K. Piggott

**Observer
with
Chairman's
Consent**

Councillor W. Waters

Apologies: Councillors J. Burton, D.M. Hancock, Ms. M. Predki and J. Robinson J.P

OSC(2).1/06 DECLARATIONS OF INTEREST
Members had no interests to declare.

OSC(2).2/06 MINUTES
The Minutes of the meeting held on 11th April 2006 were confirmed as a
correct record and signed by the Chairman.

OSC(2).3/06 DISABLED PERSONS ADAPTATIONS
Further to a request from the Committee at its meeting on 25th October,
2006 (Minute No: OSC2.19/05 refers) consideration was given to a report
of the Director of Housing regarding the provision of aids and adaptations,
the cost and the work schedule. (for copy see file of Minutes).

The report informed the Committee of the increase of the number of
referrals from Durham County Council Occupational Therapist Section,
which had resulted in a large backlog and overspend. The backlog
equated to an 11-month waiting list. It was, however, pointed out that
during the setting of the budgets for 2006/07 an increase of £305,000 had
been set to enable the backlog of work to be completed, which was
anticipated to be by the end of September 2006.

The Committee was also informed that although there would continue to be referrals from Durham County Council, including priority 1 work the waiting list had been reduced to 4½ months. Anticipating that similar resources would be set for 2007/08 any outstanding work would be completed in that year.

During discussion of the report it was pointed out that the Director of Neighbourhood Services was currently reviewing a number of the services under his responsibility. It was therefore suggested that the recommendation be amended to refer the report to the Director of Neighbourhood Services for consideration under current practices and procedures prior to consideration by Cabinet.

It was also agreed that the document regarding Durham County Council's expenditure for equipment and adaptations for the Sedgefield District which had been submitted to the Chairman of the Committee be circulated to Members of Overview and Scrutiny Committee 2.

RECOMMENDED: That the Director of Neighbourhood Services be requested to consider whether the current practices and procedures are relevant under the present circumstances and whether there would be any benefit in harmonizing the different approaches to and management of adaptations in respect of Council tenants and private sector applicants.

OSC(2).4/06 WORK PROGRAMME

Consideration was given to a report of the Chairman of the Committee setting out the Committee's Work Programme for consideration and review. (For copy see file of Minutes).

The Committee was updated on the progress of each of the Review Groups Provision of Affordable Housing and Leisure Centre Concessionary Fares.

The Committee was also informed that the current Work Programme would need to be reviewed due to the portfolio changes agreed at Annual Council. It was explained that the following anticipated items would no longer be considered by Overview and Scrutiny Committee 2.

- Benefits Service Improvement Plan Progress Update
- Equality and Diversity Improvement Plan Progress Update

Detailed discussion was held regarding the anticipated item Housing Department Service Improvement Plan Progress Update. It was pointed out that due to the size of the report there were a number of issues that needed further consideration.

It was agreed that a meeting be held between the Chairman and Vice-Chairman of Overview and Scrutiny Committee 2 and the Housing Property Services Manager to discuss the report.

AGREED:

1. *That the Committee's Work Programmes be amended to reflect the portfolio changes agreed at Annual Council.*
2. *That a meeting be scheduled to be held between the Chairman, Vice-Chairman and the Housing and Property Services Manager.*

ACCESS TO INFORMATION

Any person wishing to exercise the right of inspection, etc., in relation to these Minutes and associated papers should contact Miss S. Billingham, Tel 01388 816166 Ext 4240, sbillingham@sedgfield.gov.uk

This page is intentionally left blank

Item 14

SEDGEFIELD BOROUGH COUNCIL AREA 2 FORUM

Dean Bank and Ferryhill
Literary Institute

Tuesday
20 June 2006

Time: 6.30 p.m.

Present: Councillor Mrs. C. Potts (Chairman) – Sedgefield Borough Council and

Councillor B.F. Avery J.P	–	Sedgefield Borough Council
Councillor Mrs. K. Conroy	–	Sedgefield Borough Council
Councillor T.F. Forrest	–	Sedgefield Borough Council
Councillor J.E. Higgin	–	Sedgefield Borough Council
Councillor A. Hodgson	–	Sedgefield Borough Council
Councillor G. Morgan	–	Sedgefield Borough Council
Councillor J.M. Smith	–	Sedgefield Borough Council
Councillor G. Attwood	-	Chilton Town Council
Councillor C. Collinson	-	Chilton Town Council
Councillor L. Dixon	-	Chilton Town Council
Councillor M. Errington	-	Chilton Town Council
Councillor L. Gibson	-	Chilton Town Council
P. Gray	-	Chilton Town Council
Councillor J. Lee	-	Chilton Town Council
Councillor B. Turner	-	Chilton Town Council
C. Heal	-	Chilton Community Partnership
A. Rutherford	-	Chilton Community Partnership
M. Mitchell	-	Chilton West Residents Association
M. Taylor	-	Chilton West Residents Association
Councillor B. Catterall	-	Ferryhill Town Council
Councillor J. Chaplin	-	Ferryhill Town Council
J. Corrigan	-	Ferryhill Town Council
P. Emerson	-	Ferryhill Town Council
Councillor R. Greenwell	-	Ferryhill Town Council
Councillor B. Lamb	-	Ferryhill Town Council
Councillor A. Patchett	-	Ferryhill Town Council
Councillor M. Patchett	-	Ferryhill Town Council
P. Banks	-	Henderson Community House
G. Wall	-	History Society
B. Parker	-	Sedgefield Primary Care Trust
A. Learmonth	-	Sedgefield Primary Care Trust
J. Ridley	-	The Chapter
R. Allinson	-	Local Resident
F. Haswell	-	Local Resident
B. Gibson	-	Local Resident
P. Gibson	-	Local Resident
J. Kent	-	Local Resident
R. Lumsden	-	Local Resident
S. Metcalf	-	Local Resident
P. Parnaby	-	Local Resident
V. Pattison	-	Local Resident
G. Pybus	-	Local Resident
M. Pybus	-	Local Resident
J. Sewell	-	Local Resident
S. Todd	-	Local Resident

M. Watson - Local Resident
A. Wright - Local Resident

In

Attendance: Miss S. Billingham - Sedgefield Borough Council
A. Megginson - Sedgefield Borough Council
F. Palombella - Groundwork East Durham

Apologies: Councillor B. Meek - Sedgefield Borough Council
Councillor D.A. Newell - Sedgefield Borough Council
Councillor R.A. Patchett - Sedgefield Borough Council
Councillor Ms. M. Predki - Sedgefield Borough Council
Councillor Z. Roddam - Ferryhill Town Council
Councillor D. Barber - Ferryhill Town Council
Mrs. S. Slaughter - Sedgefield Primary Care Trust

AF(2)1/06 DECLARATIONS OF INTEREST

Councillor A. Hodgson indicated that he would be declaring a prejudicial interest in Item 6 Local Improvement Programme – Cabinet Member.

AF(2)2/06 MINUTES

The Minutes of the meeting held on 18th April 2006 were confirmed as a correct record and signed by the Chairman.

AF(2)3/06 SEDGEFIELD PRIMARY CARE TRUST

A. Learmonth and B. Parker were present at the meeting to update Members on local health matters.

A. Learmonth pointed out that the Primary Care Trust's (PCT) projected deficit of £5.2m had been reduced to £3.7m. The PCT had worked closely with the Strategic Health Authority, which had enabled the savings to be made.

Members of the Forum were also updated on the flu pandemic. It was suggested that although it was still a low risk in the UK, households should have paracetamols and thermometers available to target symptoms.

B. Parker attended the meeting to update Members of the Forum on the progress of the Chilton Health Centre.

The Forum was reminded that the LIFT Company had been commissioned to develop the Health Centre and Accent had been requested to carry out the Feasibility Study. The results of which had been received at the end of May 2006. It was explained that the findings had been discussed by Sedgefield Primary Care Trust (SPCT), Durham County Council and Sedgefield Borough Council and a number of sites had been identified, however, further consideration needed to be given before final decisions were made.

B. Parker informed the Members of the Forum that once a further study had been completed it was anticipated that an exhibition would be held over the summer months of 2006 to consult with the community.

With regard to the current facilities it was explained that rooms were being re-organised and the GP appointment system was being revised to ensure that service continued to be delivered as efficiently as possible.

Concerns and disappointment were expressed regarding the length of time the development was taking. It was pointed out that it was expected that the centre would have been completed or at least in full development at this time.

B. Parker explained that there had been a number of problems, however, they had been identified and now solved. It was pointed out that as it was such a large project they needed to ensure that the site was the correct one and that the whole development was carried out correctly.

Members of the Chilton Partnership invited B. Parker and extended their invitation to other relevant officers from SPCT to attend one of their meetings to discuss the current Health Centre, together with a new development.

Finally, A. Learmonth informed the Forum that the target for ambulance Category A response times had been exceeded and had reached 78%. Copies of the Performance Management Report were circulated for information.

AF(2)4/06

LOCAL IMPROVEMENT PROGRAMME

Consideration was given to a report detailing applications submitted to be appraised by the Strategy and Regeneration Section for funding from the Local Improvement Programme (LiP). (For copy see file of Minutes).

Members of the Forum were reminded that the Local Area Improvement Programme was allocated for the purpose of regeneration of the community and each Area Forum had been allocated a sum of money. Area 2 had been allocated £836,000.

The funding was to be used for capital works such as bringing buildings back into use.

It was noted that applications would be submitted to the Forum as they were received by the Regeneration Section and Sedgefield Borough Cabinet would have the final approval.

The projects needed to be owned by members of the community and it was important that they were sustainable. A team had been created in the Strategy and Regeneration Section to support applicants.

The following projects were then outlined: -

Chilton Environmental Improvement Programme

P. Gray, Chilton Town Council Clerk, was present to outline the application, which was received from Groundwork East Durham on behalf of the Town Council and was aimed at improving the physical landscape and the quality and number of facilities available for use by the local community.

It was explained that the amount of funding requested from the Local Improvement Programme had reduced and was now £102,181. £115,000 had been secured and there was only remaining cost of £9,000 to be confirmed from the Police.

Duncombe Cemetery Development

J. Corrigan, Ferryhill Town Council Clerk, was present to give a brief outline of the project, which had been applied for by the Town Council.

It was explained that the project aimed to provide a footpath link from the cemetery to the Carrs Nature Reserve together with adequate car parking facilities and a toilet block with storage. The need for a heritage centre had also been identified and would be developed within the old Chapel.

It was pointed out that further consideration outside of the meeting needed to be given to the match funding.

Concerns were expressed as to the footpath and the problems that could occur, as it would pass through the cemetery. It was felt that it would entice youths to congregate in the area and encourage anti social behaviour.

J. Corrigan explained that there would be a five-foot mesh fence surrounded by foliage to separate the footpath from the cemetery. There would also be a gate at either end that could be locked whenever necessary.

AGREED: That Cabinet be recommended to support the following projects: -

- 1. Chilton Environmental Improvement Programme.*
- 2. Duncombe Cemetery Development.*

AF(2)5/06

DATE OF NEXT MEETING

5th September, 2006 at Chilton and Windlestone Community Centre at 6.30 p.m.

ACCESS TO INFORMATION

Any person wishing to exercise the right of inspection, etc., in relation to these Minutes and associated papers should contact Miss S. Billingham, Tel 01388 816166 Ext 4240, sbillingham@sedgefield.gov.uk

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank