

TANG HALL

AREA ASSET MANAGEMENT PLAN

2008

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EXECUTIVE SUMMARY

- 1 This Area Asset Management Plan (AAMP) for the Tang Hall area seeks to combine
 - The strategic direction and priorities set by the Council's Corporate Asset Management Plan (which is driven by the Council's Corporate Strategy)
 - The priorities and requirements to deliver local services and to meet local community need

By setting out options for

 - Improvement and change to local Council – owned buildings and land to better meet the priorities and requirements identified
 - Obtaining funding to enable these improvements and changes to happen
- 2 This Plan sets out the process which has been followed in production of the improvement and change proposals and details the extensive consultation that has taken place with a range of individuals and groups (see sections 3 and 4)
- 3 The proposals are detailed in section 5 and can be summarised as follows
 - Provision of an Integrated Children's Centre
 - Provision of Good Quality Formal and Informal Public Open Space
 - Improve safety for children, residents and visitors using the facilities in Sixth Avenue
 - Make use of all vacant and underused sites
 - Create a quality secure allotment site
 - Provision of a Library Learning Centre
 - Develop additional sites for affordable housing
- 4 Section 5 sets out a number of detailed suggestions which have come from the consultation process to try to achieve these proposals and also looks at the steps that can be taken to move the plan forward. Section 6 looks at the funding options to bring the AAMP into reality as it is recognised at the very beginning that existing resources are limited. However, by rationalising the use of land and buildings and ensuring that any asset used sustains and supports service delivery in the most cost effective way, surplus buildings and sites could be released which could either be used for other purposes or sold and the receipt used to help deliver other priorities. In addition this AAMP can be used in accessing external funds.
- 5 Finally this AAMP sets out an Action Plan (section 7) to move the outputs of this plan forward and details the regular reporting that will take place, both to the Council and also the community, on the performance of the Plan and also provide an opportunity to incorporate any new proposals and opportunities.

PURPOSE OF THIS PLAN

- 1.1 An Area Asset Management Plan (AAMP) combines the strategic direction and priorities set by the Corporate Asset Management Plan, which are linked to the council's corporate priorities, with the priorities and requirements identified in the individual service plans and by the community at a local, location specific level.
- 1.2 In particular the AAMP
 - focuses on community areas
 - looks at council and non-council community needs and service delivery
 - incorporates partnership working
 - promotes asset rationalisation and shared use of buildings with council and partner services thus reducing net running costs
 - objective is to simplify local people's access to council and non-council services
 - sets out options and proposals to achieve these objectives
- 1.3 A summary of the Corporate AMP's Property Outputs are at Annex A and the Corporate Priorities are at Annex B.

Any AAMP must be able to link back to these outputs and priorities to ensure that the strategic direction is maintained.
- 1.4 In producing these AAMP's two questions should always be asked
 - Is the council only using land and property that sustains and supports service delivery in the most cost effective way?
 - Are the proposed actions delivering Corporate Priorities at a local level?
- 1.5 Tang Hall was chosen as one of the key community areas of the City of York. A range of services are currently delivered from a number of buildings and land assets and, with the number of drivers from central and local government and the opportunities that exist, there needs to be a review and plan in place to ensure the benefits are maximised in meeting local community needs.

2.0 INFORMATION ABOUT THE TANG HALL AREA

2.1 Tang Hall is a difficult area to identify. It spreads across two wards, Heworth and Hull Road and is roughly defined by its boundaries with Heworth in the north, Osbaldwick in the east, the A1079 Hull Road to the south and the industrial estates to the west.

2.2 The central area is even harder to define but after consultation with ward members the plan at the beginning of this report shows a suggested central core (edged red), which encloses the majority of services which are delivered to the local community.

2.3 Land and Property Register

The land and property that the City of York Council own and use is shown on the plan at the front of this document. Council house ownership is not included.

The key properties and land are discussed in more detail in section 3 of this AAMP but set out below is an asset register for this area. Asset Management Reports for the majority of these holdings with detailed key information is at Annex C.

2.4 Table 1 – Asset Register

Ref	<u>Building/Land</u>	Area		Current Use
		S = site (hectares)	B = building (m ²)	
1	The Avenues Integrated Children's Centre, Sixth Avenue	S = 1.15 B = 3,472		Primary School and Children's Centre
2	Glen Allotments Sixth Avenue	S = 1.31		Allotments
3	Glen Gardens, East Parade	S = 1.68		Gardens, Play Areas, Sports Facilities
4	Heworth Family Centre, Sixth Avenue	S = 0.3 B = 500		Day Centre, Health & Social Services
5	Eighth Avenue Site	S = 0.15		Vacant
6	Melrosegate Playing Fields	S = 1.86		Open space (former school playing fields)
7	Tang Hall Community Centre, Fifth Avenue	S = 0.37 B = 403		Community Centre, public use
8	Tang Hall Library Learning Centre	S = 0.16 B = 347		Library and Learning Centre
9	Fifth Avenue site	S = 0.13		Vacant

10	Glen Lodge, Sixth Avenue	S = 0.08 B =	Elderly Persons Home
11	Fifth Avenue	S = 0.12 B	Assisted Housing
12	Gardens, Melrosegate	S = 1.90	Gardens and public open space
13	Burnholme Community College, Bad Bargain Lane	S = 7.86 B = 7,342	Secondary School
14	St. Aelred's RC School, Penyghent Avenue	S = 1.32 B = 1,595	Primary School
15	Burnholme Youth Centre	S = 0.02 B = 223	Youth Club and extended school activities

2.6 In addition, other buildings in the area deliver a 'community' service. Currently no details of these are available but a list of the main ones is set out below with details of the service provided

<u>Ref</u>	<u>Building</u>	<u>Current Use</u>
A1	Fifth Avenue	Church and Community Hall
A2	Fifth Avenue	Surgery
A3	Burnholme Drive	Social Club
A4	Shops, Fourth Avenue	Retail

3.0 AUDIT OF LAND/BUILDINGS CURRENTLY USED

- 3.1 As mentioned in section 2 the AAMP concentrates on the land and buildings that provide the core council services in the Tang Hall area. These are numbered 1 to 8 in section 2.5 and the plan.

The purpose of this section is to consider whether these assets are suitable for the services that they seek to deliver by looking at property related data and also comments which have been made by:-

- the service representatives
 - as part of their Service Asset Management Planning
 - at the Council's Corporate Asset Management Group
- the local community
 - at local ward meetings in February 2007 and July 2008
 - Community Group meetings in February 2007 and March 2008
 - Display of information at Tang Hall library – March 2008
- Local Ward councillors

- 3.2 The table below details various data and information which has been collected on these various assets.

Table 2 Property Related Data

Ref	Property/Land	Annual Running Costs £/m2 (note 1)		Outstanding Repairs £ (note 2)		2007/2008	DDA Compliant (note 3)	Contamination (note 4)	Suitability (note 5)	Vacant Area Underused (note 6)
		2004/2005	2006/2007	2004/2005	2006/2007					
		1	Tang Hall Primary School	£28.32	£31.50					
2	Glen Allotments	£0.22	£0.05	-	-	-	N	-	-	Y - a few vacancies
3	Glen Gardens	£0.74	£3.43	-	-	-	Y	-	-	N
4	Heworth Family Centre	£37.00	£47.00	£68,440	£67,440	£153,755	Y	Y (asbestos)	78%	N – Y when ICC complete
5	Eighth Avenue Site	£0.14	£0.00	-	-	-	N	-	0%	Y - vacant
6	Melrosegate Playing Fields	-	-	-	-	-	N	Y		Y . Informal use only
7	Tang Hall Community Centre	£28.33	£20.86	-	£800	£800	Y	N	91%	N
8	Tang Hall Library	£50.16	£72.93	-	£4,087	£4,087	Y	N	82%	N

Notes to Table 2

1. Running costs = total of property related running costs for each building/piece of land (including repairs/rates/insurance/cleaning/decoration) divided by Gross Internal Area of building or site area. This is done on an annual basis although the 2007/8 figures are not yet completed.
2. Outstanding repairs = cost of repairs based on condition surveys carried out. These figures are estimated costs only and do not include fees. These surveys will be updated as part of a 5 year rolling programme which will also include those buildings which were not surveyed before (including buildings in parks)
3. DDA Compliance = based on the definition contained in the Best Value Performance Indicator 156 – reasonable access is available to all public areas.
4. Contamination = based on asbestos and other surveys carried out. Further contamination may be discovered as review/further surveys are done.
5. Suitability = based on suitability surveys carried out by LCCS/Schools and also for non-education surveys carried out by Asset and Property Management in conjunction with service representatives.
6. Vacant/Underused = based on response to audit and consultation carried out in 2007 reported in section 3

3.3 Comments following consultation (see section 3.1 for details of methods used)

1. Tang Hall Primary School

- Undersubscribed school – some parts of building not used
- Large site footprint – potential for other services on site/part disposal
- Playing fields too far away (see 6 below) so not used by school
- Building in poor state of repair
- Current refurbish, alteration and extension work being undertaken to form an Integrated Childrens Centre. Family Centre functions to be incorporated (see 4 below) and new MUGA to be provided on site. Combined provision open in June 2008. Already high demand for new centre and some parking problems.
- Alternative uses
 - all/part of site could be disposed of for housing
 - other services could be delivered on site

2. Glen Allotments

- Significant proportion of area was unused but high take-up of space in last 12 months – now less than 25% unused
- Some derelict buildings on site which could be demolished providing additional parking space
- Need for better security on site and also better parking provision
- Part could be disposed of
- Site is in right location and of good quality

3. Glen Gardens

- Well used and very successful – has National Quality Mark
- Southern part has play area/equipment on it – in need of renewal and better access
- Need for better quality informal space and a sensory garden
- Need also for proper changing facilities

4. Heworth Family Centre

- Well used but needs significant investment to repair, improve and make more suitable
- Services currently operating here are moving to the new Integrated Children's Centre when complete although there may still be a need for some space here due to high demand for ICC space
- Interest shown by other direct and linked Council services in the building to complement the ICC operation and also for the community
- Alternative uses for site –
 - Housing
 - Delivery of other Council or partner services
 - Part used for link to Glen Gardens

5 Eighth Avenue Site

- Site is currently vacant, overgrown, is a potential health and safety hazard and has unauthorised tipping on it.
- Needs urgent action to find alternative use for site. First step is to carry out survey on existing condition of land, discuss options with planning and highways officers.
- Possible alternatives suggested include
 - Managed open area with raised beds and accessible to all.
 - Affordable housing sites but access needs to be improved

6 Melrosegate Playing Fields

- Detached playing fields for Tang Hall Primary School but not used by them as too far away and difficult to manage to the standard required for the school use.
- Currently, therefore, informal open space but very large area and not properly used. This space should be opened up for community access but also need to retain railings to prevent unauthorised access
- Important to keep green space here as lack of similar alternative sites in Tang Hall.
- Potential for more formal use of part, managed by the adjacent Community Centre, and possible sale of part to fund works.
- Large underground culvert flow across site so these must be taken in to account.

7 Tang Hall Community Centre

- Provides valuable centre to community with wide range of activities.
- Potential to expand services offered if building/facilities could be extended and/or adjoining playing field used which would provide better community focus
- Should look at ways to open the site up as has a 'feeling of restriction'

8 Tang Hall Library

- Discussions have taken place to relocate to be near school or community centre.
- But public view is it is in the right location and serves both Tang Hall and Osbaldwick areas and is adjacent to health clinic.
- Lottery funding application to extend/refurbish to provide library learning centre – need identified in Service Asset Management Plan – was unsuccessful but still need to fund works to make suitable space for Learning Centre
- High voltage electricity pylons at rear of site restrict any possible alternative uses for site – particularly housing. and also limits extension of current building
- With the large scale development at Osbaldwick and Metcalfe Lane there could be a requirement for separate library provision in this development so opportunity to look at relocation of this service to the centre of Tang Hall.

9 Fifth Avenue Site

- Site has garages on it which are vacant.
- Needs urgent action to re-use.
- Alternative use is for housing.

Other observations

- Agreed that Tang Hall needs an identifiable centre to provide a community for local people
- Need to promote healthy living and improve the visibility and effectiveness of local groups

3.4 Looking at the data in table 2 and the comments in section 3.3 it is seen that the suitability of the assets that deliver the services is variable and the potential for change to improve this situation is considerable.

3.5 The next section of this plan looks at the land and building requirements for the Tang Hall area to deliver future services to meet the community needs.

4.0 FUTURE LAND/BUILDING REQUIREMENTS

4.1 Consultation with service representatives, elected members (especially ward members) and the community as detailed in section 3.1 have resulted in a number of future requirements that are set out below. The next section details the options for meeting these requirements.

4.2 These requirements can be summarised as follows:-

- Provision of an integrated children's centre.
- Provision of good quality formal and informal public open space.
- Improve safety for children, residents and visitors using the facilities on Sixth Avenue.
- Make use of all vacant and underused sites.
- Create a quality secure allotment site.
- Provision of a library learning centre.
- Develop additional sites for affordable housing.

4.3 The next section of this Plan looks in detail at each of these requirements.

5.0 IMPROVEMENT AND CHANGE PROPOSALS

5.1 This section looks at each of the requirements identified above and sets out the current action that is taking place on each of these requirements and future options for meeting the requirements.

5.2 Provision of an Integrated Children's Centre

A project to provide an integrated children's centre (ICC) on the current primary school site is well advanced with work due to start in July 2007 with the new centre opening in the summer of 2008. This project is an ideal example of the objective of using council assets to

- Co-locate services with a reduction of net running costs.
- Simplify local residents access to services.
- Deliver the council's corporate priorities at a local level in a cost effective way.

The outcome of this project will be:-

- A primary school for 180 children.
- Family centre.
- Office accommodation for Health & Social Services teams.
- Multi use games area.
- Accommodation for extended schools activities.
- Multi use rooms available to hire by the local community.

All available on one site.

There is a need for additional parking for this centre, especially to ensure that there is no parking on Sixth Avenue. One possible solution, especially if Sixth Avenue was closed to through traffic (see 5.4), would be to provide parking on the unused part of the allotment site, which could also be used by the allotment holders(see 5.6).

There is already high demand for space and use of this ICC and so there is a need to provide additional accommodation nearby (see 5.5)

5.3 Provision of Good Quality Formal and Informal Public Open Space

There is a city-wide strategy for open space which has been recently approved which provides information on the quality and quantity of open space. This information has been used, together with comments received through consultation in looking at considering this requirement.

5.3.1 Glen Gardens already provide excellent formal gardens at the northern end of the site but the play area at the southern end and at Melrosegate Playing Fields are in poor condition and therefore there is need to

- Improve the southern part of Glen Gardens with potential for new entrance
- Plan the re-use of the Melrosegate site to provide a mix of informal and formal space.

5.3.2 The southern part of Glen Gardens could be improved to a standard of the rest of Glen Gardens or alternatively made in to an informal open area space with the renewal of the children's playground equipment that is coming to the end of its life in the next couple of years. There has also been identified the need for a sensory garden in the community which could be provided here. The whole area therefore could be made fully accessible and welcoming to all ages of users.

5.3.3 The features and problems with Melrosegate playing fields are identified in section 3 of this plan and the following options could be carried out.

- Separate the southern part of the playing field that is adjacent to the Tang Hall Community Centre and then provide more formal play space and recreational space on this site potentially with the conclusion of a skate park or other equipment that would appeal to older children and teenagers. This would be managed by the Community Centre and would be made as secure as possible to stop unauthorised access when the centre was closed.
- The northern part of the playing field could be left open for informal recreational use although there would need to be some management of this space to keep in a clean and tidy condition and to prevent unauthorised access by travellers etc. It is recommended therefore that the railings around the perimeter of the site be retained although they would need some repair and maintenance and some permanent access points made.
- Investigate the possibility of disposing of the southwest corner area of the site for housing as this could help fund the cost of the rest of the works to the playing field and possibly provide some affordable housing units on the site. There would need to be discussion with planners concerning this proposal and the underground culverts exact location would need to be taken in to account.
- The advantage of carrying out these proposals would be to make better use of the playing fields and link it to the green space adjacent to the north-eastern corner of the site thus providing a green corridor through this part of Tang Hall.

5.4 Improve safety for children, residents and visitors using the facilities in Sixth Avenue

Currently Sixth Avenue has a reputation as a 'rat-run' that is already a danger for users of the school and allotments which will increase as the Children's Centre comes into operation.

There is currently a 20 m.p.h. Zone outside the school but the best way of improving safety and reducing risk of injury is to consider closing the road at the Southern end which would enable local traffic to use the road to reach specific destinations but would prevent any through traffic. In addition, there would be fewer vehicles using the road and they would be travelling at a slower speed that should make the area even safer.

Discussions would need to take place with Highways as to the feasibility of taking this proposal forward and the effect on the rest of the road network and so it may take sometime to work this proposal through but a start could be made soon to identify the procedure and cost involved.

Closure of Sixth Avenue at the southern end would improve traffic circulation and assist security for children and visitors using the centre and other facilities.

5.5 Make use of all vacant and underused sites

As detailed in Section 3 an audit of all Council owned sites (excluding Council Housing) has been carried out and potential underused/vacant sites or parts of sites were identified at

- Tang Hall Primary School
- Glen Allotments
- Heworth Family Centre (when vacated)
- Eighth Avenue Site
- Melrosegate Playing Fields
- Fifth Avenue site

This document contains detailed comments on the options for the future of all these sites and it can be seen that they are all actively being looked at. The actions and timescales are summarised in Section 7 of this Plan and progress will be reported when the Plan is updated.

It is the goal to have all sites that the Council own being fully used in a way that supports the local and Council service delivery which is linked to the Corporate Strategy.

One of these sites which is currently actively being looked at is the Heworth Family Centre building. It was originally the intention to dispose of this site when the new Integrated Children's Centre opened in 2008 and the capital receipt used to help fund the works at the centre. However, following the process described in the Surplus Property Protocol a number of Council and partner services, both local and City-wide were identified as having a requirement which could be met in this building. This includes some services that are complementary to the work of the Children's Centre and others that will bring a better level of service to the Tang Hall area especially for young people. Work is currently being undertaken on the feasibility of these proposals taking into account the suitability and current condition of the existing building and the need for a capital receipt to help fund the Children's Centre.

5.6 Create a quality secure allotment site

Take-up of the allotments has increased steadily in the last year and shows signs of continuing. The allotment association is producing a forward plan to improve the allotments and encourage further community use. However the problem of vandalism and unauthorised entry remains. The management of the allocation of allotment sites has meant that a strip at the southern end of the site fronting Sixth Avenue could be made available as a potential affordable housing site (subject to obtaining planning permission and a viable scheme) and part of the capital receipt could be used to make the remainder of the site more secure. In addition there is potential for the strip at the east side of the allotments fronting Sixth Avenue could be tidied up and the derelict buildings on this area demolished. The area could then be tarmaced to form a car park area which could be used by the allotment holders and also users and visitors to the Children's Centre on the other side of the road. The proposal to close the Southern end of sixth Avenue (see 5.4) would substantially improve the plan for this allotment site.

It is unlikely in the medium future that there would be any further significant unused or underused areas and therefore investment in the future viability of this site is warranted.

5.7 Provision of a Library Learning Centre

As mentioned previously public consultation and the Library Service Asset Management Plan have both identified the need for enhanced library and adult learning facilities in this area and the existing building to be in the right location as it serves an area wider than just Tang Hall.

A bid for around £500K was made to the Big Lottery Fund in 2007 to extend and alter the existing building to provide a Library Learning Centre, similar in function to the Centre being constructed at Acomb. This would form part of the second tier of library provision identified in the review of Library Services and detailed in the Library Services Asset Management Plan.

The bid was unsuccessful but the need for an enhanced facility is needed and the current accommodation will not be able to provide the space to deliver the range of functions proposed. Alternatives have therefore are being looked at including:-

- Identifying alternative sources of funding both internal and external for the existing scheme
- Looking at alternative locations both in the Tang Hall area and also to consider provision of a facility in the new Derwenthorpe development
- Consider sharing facilities with other existing council services – for example co-locating with the Community centre either on the existing site or a new combined building on the Melrosegate field site.

5.8 Develop additional sites for affordable housing

The Local Development Framework process has identified the need for considerable extra housing provision throughout all of the York area and the need especially for affordable homes. All areas of York are currently being investigated for suitable Council owned sites for affordable homes and, as part of this process the following sites have been put forward to this project for further consideration:-

- Heworth Family Centre site – following relocation to Tang Hall school
- Eighth Avenue site
- Fifth Avenue site (already under construction)

There could be potential further sites such as the south-western corner of Melrosegate Playing Field and other sites which may become available as part of service reviews.

The Surplus Property Protocol will need to be followed on all sites so that it is ensured that all Council needs are looked at first before the site is brought forward for disposal. It also needs to be remembered that there is a need to achieve capital receipts from the sale of surplus properties and sites to help in funding the Council's capital programme. Any request for part of the receipt to be used for a specific purpose in the locality needs to be considered in the light of the above.

5.9 Other proposals

Paragraphs 5.1 to 5.8 detail the main proposals for the Tang Hall area that relate to the property and land related element of service delivery. During the audit and consultation process there were other ideas that emerged which should be taken into account in the delivery of this plan

- Improvement of play provision, especially for older children
 - BMX park and mobile skating facility
 - Renewal/extension of existing play equipment in Glen Gardens
- Work with local PCT and health providers to look joint delivery of services and rationalisation better use of sites – example being Health centre adjacent to the library site.
- Widen search for affordable housing sites to non-Council owned sites
- Assess suitability of existing buildings for a remote access point for Council staff as part of the Admin Accom office project. This could be provided in the Library and Community Centre.
- Consider whether the bridge adjacent to the Community Centre is still required and the feasibility of levelling the road that will improve access to the Community Centre site and provide an option for future extension/development of this site. It is acknowledged that this would be a long and expensive process and therefore may well be economically unviable but investigations should take place to see if the Community Centre site can be made more accessible.

6.0 FUNDING

- 6.1 One of the objectives of asset management planning is to make sure that whatever assets, land or buildings, which are used by the Council to deliver services, are used at minimum cost and maximum capacity. It is hoped that revenue savings can be achieved by more efficient use of less space.

To achieve this however, there may be need to initially spend capital funds to make sure the land and buildings used are 'fit for purpose'. This section makes brief comments on funding needs and possible sources on each of the areas for change/improvement highlighted in Section 5. It is recognised at this stage that these can only be estimated costs and ideas for funding sources but having this plan in place, together with the Corporate and Service Asset Management Plans will mean that when opportunities for funding arise, either locally or nationally, any bid will have a better chance of success.

6.2 Provision of Integrated Children's Centre

Funding for this is already secured from external sources (part of the £3.2M available for all Children's Centres). There is a need to contribute to the cost from the capital receipt obtained from the disposal of the Heworth Family Centre site after it has become vacant or, if it is to be re-used, from an alternative site in the City.

6.3 Provision of Good Quality Formal and Informal Public Open Space

There will be need for capital funds to improve Glen Gardens and Melrosegate site as detailed in 5.2. There is currently no specific budgets allocated for these works but a bid for capital could be made internally or externally if appropriate funds existed. A bid could be made for S106 money from the forthcoming Derwenthorpe development to use on some of these projects. Some capital might be raised if the Council were able to dispose of part of the Melrosegate site and a case would have to be made and approved to use all or part of that receipt on the works needed. The level of potential receipt cannot be assessed, as there are a number of uncertain factors involved in bringing this site forward.. There also needs to be revenue budgets created to ensure basic maintenance, litter collection etc. is carried out at each site.

6.4 Improve safety for children, residents and visitors using the facilities in Sixth Avenue

There is currently no scheme planned for this work and therefore no funds allocated. There would initially need to be funds raised to assess the feasibility of the proposals and this could be built into Network Management's programme.

6.5 Make use of all vacant and underused sites

In order to further review the future use of the sites mentioned there may be some funding needed to employ consultants to look at options for use (planning and legal) and, if appropriate, costs associated with selling surplus sites. These costs cannot be recovered from any capital receipt that is obtained and therefore, to take this part of the plan forward, a revenue budget will need to be found. The current investigation into the potential re-use of the Heworth Family Centre building is being carried out in partnership with the Youth service. There is a Big Lottery Fund soon to be announced

for the Youth Service and if this proposal met the criteria a bid could be made for the repair and refurbishment of this building.

6.6 Create a quality secure allotment site

In order to ascertain the cost of making the site secure and to provide parking as detailed in 5.6 consultations will need to take place with all stakeholders and planners. Funding is not available for any work now therefore either a bid should be made for either Council capital money or external funding, if there is an appropriate source such as s106 money. If part of the site could be sold then a case could be made for reserving part of the capital receipt for the works. It is likely that there will be increased revenue costs associated with running an improved allotment site. This can be funded by increasing the revenue obtained from the allotment holders or by input from Leisure Services budgets.

6.7 Provision of a Library Learning Centre

Progress on this scheme is now dependant on finding alternative funding sources as the Lottery bid was unsuccessful. Changed revenue costs to run the new building have already been budgeted for.

6.8 Develop additional sites for affordable housing

As with 6.5 above there will be a need for revenue funding to bring these sites 'to the market' which cannot be funded from the capital receipt and so budgets will need to be found for this work although the costs could be incorporated in the council wide project which is currently progressing.

6.9 Summary

With the exception of the externally funded schemes it will be seen that there is currently, no available money to progress any of the other proposals. Therefore there is a need to look at how funding can be obtained either

- Internally through a bid to be part of the Council's capital programme
- Retention of part of any capital receipt generated in the area or part of any revenue saving from reduced running costs etc.
- Externally through government initiatives, lottery bids or by claiming s106 money from nearby developments, especially the Derwenthorpe scheme.

7 ACTION PLAN

7.1 Set out below is a chronological list of actions to take the proposals detailed in this report forward. It is more detailed for the next 12 months and includes those actions that do not yet have a specific date attached to them. It is this action plan against which progress will be monitored and reported on annually with changes also incorporated as new proposals and opportunities for the Tang Hall area arise.

- June 2008** Work completed on Integrated Childrens Centre
Meeting with stakeholders to discuss options for Heworth Family Centre
- Summer 2008** Instruct planning consultants to look at options on
- Glen Allotments
 - Heworth Family Centre
 - Eighth Avenue site
 - Melrosegate Playing Fields
 - Fifth Avenue site
- (subject to funding)
Report to members on potential affordable housing sites across York including Tang Hall (Eighth Avenue and others)
Meeting with PCT to look at their sites & needs & assess potential for joint working
Report on preferred options for future use of Heworth Family Centre with viability appraisal
Opportunity to bid for Council capital funds (CRAM bids)
- Autumn 2008** Meeting with library and adult learning services to look at future options for provision of library/learning service in area
Meeting with Leisure Services/Allotment Association to draw up scheme to improve allotment site
Start work on looking at procedures for closing southern end of Sixth Avenue.
- Spring 2009** Audit of community/local groups use of new facilities at Children's Centre and consultation on what else could be provided
Meeting to explore future options for Tang Hall Community Centre and link to other Council services
- July 2009** Yearly report to members and community on progress against this action plan and review of changed priorities
- To be programmed** Look at use/potential of southern part of Glen Gardens
- Meeting with Leisure services
 - Work up bid
- Produce a plan for re-use of Melrosegate playing fields
- Meeting with Community Centre
 - Planning views
 - Work up bid

7.2 Future Developments

As well as the specific actions detailed above it is also recognised that this Area Asset Management Plan does not sit in isolation but needs to be linked not only to other Council Plans and projects, as already described, but other community based initiatives and therefore as this plan is reviewed and developed there should be:-

- Closer links with other community and city based agencies and organisations and their future proposals including the PCT, police and ambulance services
- Direct link with the local Neighbourhood Charter that is being developed
- The Local Development Framework and all it's associated documents and plans

ANNEX A

CORPORATE ASSET MANAGEMENT PLAN PROPERTY OUTPUTS SUMMARY

PO1 – Development of new database (Technology Forge).

PO2 – Have full information of all property and land assets by 2008.

PO3 – Develop and implement a repair and maintenance strategy for all council land and property assets.

PO4 – Have a funding policy which supports capital and revenue programme and a capital and revenue programme which takes in to account need, priorities and funding available over 5 years.

PO5 – Determine future options for all existing property and land assets by 2008.

PO6 – Complete all service Asset Management Plans in time for CRAM process 2008/9.

PO7 – Complete all key area Asset Management Plans by 2009.

PO8 – Have appropriate structure and processes in place to deliver Corporate Asset Management across the council.

PO9 – Keep all interested parties informed.

ANNEX B

COUNCIL'S CORPORATE PRIORITIES SUMMARY

- Decrease the tonnage of biodegradable waste and recyclable products going to landfill.
- Reduce the greenhouse gas emissions from council activities and encourage, empower and promote others to do the same
- Increase the use of public and other environmentally friendly modes of transport.
- Improve the actual and perceived condition and appearance of the city's streets, housing estates and publicly accessible spaces.
- Reduce the actual and perceived impact of violent, aggressive and nuisance behaviour on people in York.
- Increase people's skills and knowledge to improve future employment prospects.
- Improve the economic prosperity of the people of York with a focus on minimising income differentials
- Improve the health and lifestyles of the people who live in York, in particular among groups whose levels of health are the poorest.
- Improve the life chances of the most disadvantaged and disaffected children, young people and families in the city.
- Improve the quality and availability of decent, affordable homes in the city.