



Report to the Scrutiny Management Committee

28 June 2004

Report of the Assistant Director: Head of Property Services

Tang Hall Development

Purpose of report

1. To consider how the Tang Hall project can be progressed and how to involve local people in shaping the outcomes.

Background

2. A scrutiny topic was registered with this committee relating to the potential development of the Tang Hall area. The purpose of that registration was to consider how to involve local people in shaping decisions regarding development of their neighbourhood.
3. The suggested way forward was to use an Area Scrutiny Board:
 - a. To achieve greater community involvement
 - b. To propose better provision of existing facilities
 - c. To propose development of improved and new facilities
 - d. To enhance open space for leisure activities
4. The proposal was debated at the March SMC meeting. The Assistant Director: Head of Property Services informed the Committee of his intentions with regard to project managing this development and his desire to use Tang Hall for a pilot Area Asset Management Plan.
5. An Area Asset Management Plan:
 - a. Will be based upon a clearly identifiable geographical area, community or operational area of the City
 - b. Will reflect all service and community needs in the defined area
 - c. Will define all land and property in which CYC has an interest
 - d. Will identify all development plans or opportunities for that area

- e. Will identify all opportunities for coordinated development to satisfy service and community needs in that area
6. Since the meeting further consideration has been given to this topic by the Corporate Asset Management Group (CAMG), a cross-directorate officer group, and the group agreed to the idea of using Tang Hall as a pilot Area Asset Management Plan.
 7. Consultation has taken place with Councillors representing the Tang Hall area and an officer from the Chief Executive's Unit responsible for the development of neighbourhood management.

Objectives and Proposals

8. The process for managing this project can be defined as follows:
 - a. To have a clear understanding of the needs of the area defined as Tang Hall for the purposes of this exercise. Each service provided or planned for that area must justify itself in terms of responding to a clearly identified need. Each service must look at the need now and into the foreseeable future by anticipating change in demand, means of delivery, quality, customer interface and accessibility.
 - b. To have a clear understanding of community needs, to identify their aspirations for the area and ensure that they are real, robust, affordable, sustainable and prioritised.
 - c. To identify ownership of all land and buildings in the area including those owned by the Council and that in private ownership. There will need to be clarity with regard to any constraints on the future use or development of all property imposed by legal or planning advice.
 - d. To identify all cross cutting initiatives and development plans for the area that may influence future development decisions e.g. highway improvements, statutory service upgrades, housing developments (public and private), other planning applications for development etc.
 - e. Ideally, the project solution should be self-financing in terms of capital investment, however, all opportunities for additional funding from government initiatives or private sector sources will be examined thoroughly. Similarly, we must ensure that the proposed development is viable and sustainable for the foreseeable future and that all opportunities for revenue support are thoroughly investigated.

9. The management and decision making framework for this project is shown in the appended diagram.
- a. Property Services will coordinate the project with the Assistant Director and his team playing an active role in driving the project forward.
 - b. The Development team will comprise senior representatives of each service area participating in the project and also take on the role of 'Client'. It is important that this group is able to review and challenge all needs brought to the project, in a positive and collaborative way, to ensure their robustness, sustainability and compatibility with the needs of the local community and/or the City of York.
 - c. To do this effectively the development team will need the support of the Property Services team and specialist advisers from within the council or through the use of consultants. The specialist advisers will join the team when required and will include planners, highways officers, legal, audit, procurement, conservation officers, archaeologists, statutory undertakings etc.
 - d. The team will also be joined by partner organisations from public, private and voluntary sectors. Initial contact has been made with the York Hospitals Trust and the York and Selby Primary Care Trust regarding their needs in this area of York. Developing joint working between our own Social Services and these organisations may contribute significantly to this project.
 - e. The progress of this project will be reported to Resources EMAP and with regard to defined service needs through the appropriate EMAP for each service
 - f. A stakeholder group will be established and will comprise representatives of the local community. Ideally these will be representatives of established organisations in the Tang Hall area e.g. residents associations. However, it is accepted that other representatives may be needed to ensure wider representation. This group will be used for two main purposes:
 - i. As a sounding board for the development team's ideas
 - ii. As a channel for community ideas and input to the project

- g. Consultation with the local community will emanate from two other mechanisms:
 - i. The developing neighbourhood management process under the direction of the Chief Executive's unit
 - ii. The use of Member's surgeries, ward committees and informal processes
 - h. Further consultation will take place via the services included in this project as part of their role in defining and justifying need. Once the project starts to develop 'open days' will be held at which displays will be presented of the options and ideas and the public can attend and comment.
 - i. At the appropriate stage an Area Asset Management Plan will be produced as a public document outlining a 5 to 10 year plan of development for the area.
 - j. Statutory consultations for education (schools) and planning etc. will also be undertaken at the appropriate time.
 - k. The Ward Member's can play a significant role in this project through established contacts with the community. The Assistant Director: Head of Property Services does not believe that an Area Scrutiny Panel will provide any added value to the above described consultation processes. He would welcome further debate on this issue at the Scrutiny Management Committee.
10. There may be a role for Scrutiny in shadowing this development as a pilot project to:
- a. Establish an acceptable model for Area Asset Management Planning
 - b. Establish an acceptable process for community consultation and participation in such development projects
11. The resultant models can then be rolled out for other significant 'areas' of the City of York

Financial Implications

12. Executive (16th December 2003) has allocated £25,000 toward the cost of project managing the initial feasibility of this project. This will fund the

initial stages of identifying needs of services and the local community and will be monitored carefully. Once the scale of the project is defined officers will report back to members through the Executive or EMAP process on costs associated with specialist support and scheme delivery.

Staff Resource Implications

13. This project will require substantial input from several directorates and departments. This input should not be underestimated and will be in addition to existing heavy workloads. The situation will be monitored.

Other Resource Implications

14. None at this time

Recommendations

15. That Members of the Scrutiny Committee consider the report and comment on its proposals

Contact details:

Author:

Neil Hindhaugh
AD: Head of Property Services
Ext. 3312

Chief Officer responsible for the report:

Simon Wiles
Director of Resources
Ext. 1100

For further information please contact the author of the report

Background Papers

A report of the Director of Education and Leisure Services to the Executive on 16th December 2003 – Potential further development of Sixth Avenue and Tang Hall School

Tang Hall/HoPS/001