



Scrutiny Management Committee

20 December 2005

Report of the Corporate Landlord

Tang Hall Area Asset Management Plan - Update

Purpose of Report

- 1 This report advises Members of the progress being made to produce this pilot Area Asset Management Plan for Tang Hall, in particular the completion of the first Service Asset Management Plan for Library Services, which are needed to conclude a meaningful Area Asset Management Plan.
- 2 In addition this report gives a brief update of individual schemes which are progressing in the Tang Hall area.
- 3 Members are asked to note the content of this report and future proposals.

Background

- 4 It was agreed that, as there are a number of service requirements which have property implications in the Tang Hall area, a pilot Area Asset Management Plan should be developed which would take into account
 - Council service needs
 - Other partner organisation needs
 - Community needsand detailed options for a property solution to meet these needs which would minimise the council's responsibility for buildings.
- 5 Considerable work has already been done as follows:
 - Work with Children's Services on reprovision of Tang Hall Primary School either on existing site or Melrosegate Fields
 - Development of Service Asset Management Plans to identify service needs in the area. The Library Services Asset Management Plan has been developed first and is commented on below
 - Assessment, in conjunction with Planning Consultants, of alternative uses and potential disposal values of existing sites
 - Work with a private house builder to look specifically at the effect of varying affordable housing proportions on disposal value

Current Situation on Area Asset Management Plan

- 6 There is still considerable work to be done before a 'SMART' Area Asset Management Plan can be produced (SMART = Specific, Measurable, Achievable, Realistic Targets).

Service Asset Management Plans (SAMPs)

- 7 The next stage is to identify all those Council Services, non Council and Community needs. This is being progressed by discussions with partners and the community and the production of Council Service Asset Management Plans (SAMP).
- 8 The principles behind a SAMP were reported to Resources EMAP on the 17 November 2005 and the first SAMP for Library Services has now been completed and will be formally approved at Leisure and Heritage EMAP in February 2006.
- 9 A copy of the SAMP will be available at the meeting and it is the intention that similar documents will be produced for all Council services with property needs over the next 12 months. Progress is being made on a SAMP for Youth Services and also Adult Services.
- 10 Once these are completed then a full picture of service and community needs will be known and will enable the Area AMP to be progressed.

Reuse/disposal of existing sites

- 11 Work has been done with Spawforth Associates, planning consultants, to look at potential for disposal of existing Council sites, should they no longer be needed as identified from the SAMPs etc. A copy of the report will be available at the meeting.
- 12 In most cases disposal for residential development will produce the maximum value. Members will be aware of the recent changes to the affordable housing provision requirements. It is important to know what affect these changes will have on the likely level of bids to be received if any site is to be placed on the market.
- 13 Therefore, preliminary discussions have taken place with a private house builder looking particularly at the existing Tang Hall Primary School site. It has been assumed that there would be a fairly high level density development and that the affordable element would be split as follows
- 70% for rent
 - 30% for discounted sale at 50% of market value
- 14 The table below sets out the results of these discussions on an indexed basis.

No. affordable	100	
25% affordable	79	100
50% affordable	44	55

- 15 It can be seen therefore that it is considered that the change from 25% to 50% affordable housing proportions is likely to nearly halve the value of the site. The implications of this need to be considered as they will have a high impact on the

affordability of any scheme to reprovide services, whether that is a new primary school or integrated learning and community centre.

Specific Projects

16 Library/Adult Learning Centre

As identified by the Library SAMP there is need to improve the library provision in Tang Hall and an opportunity has been identified to extend the existing library building and provide an integrated adult learning centre.

17 Planning application has been made and external funds applied for. A review will take place once the outcome of these applications are known to check how this scheme fits into any emerging Tang Hall Area AMP.

18 Childrens Centre

There is a need to see how the collective decision about the use of capital funding for Children's Centres will impact on Tang Hall.

There is a need to explore further the legal and logistical issues about changing the use of the allotment site if we decide to build a new school there or that we want to create some open space for the kids nearer the school (this could be an alternative to or supplement the MUGA proposal, but we may not be able to afford both).

Depending upon the viability of a new school (linked to the value of the existing site) we will need to start looking at how the existing school might be reconfigured to meet future needs and provide appropriate access for a Children's centre - where this might be, and what it might consist of.

Conclusion

19 An Area AMP which is SMART can only be produced after a considerable amount of work is done as detailed in this report. Even then the AMP will always be a 'live' document reflecting the changing service and community needs and opportunities that arise to provide a Property solution.

20 Members should note that progress is being made and the next 'building block' is the completion of Service AMP's. However a note of caution should also be expressed as to funding sources for any proposed solutions bearing in mind the affect on residential value of the changed affordable housing requirements.

Recommendations

21 Members are asked to note the contents of this report.

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