



## Notice of meeting of

### Tang Hall Area Ad Hoc Scrutiny Committee

**To:** Councillors Looker (Chair), Cuthbertson, Kind, Lancelott and Livesley

**Date:** Monday, 27 November 2006

**Time:** 5.00 pm

**Venue:** The Guildhall

### AGENDA

**1. Declarations of Interest**

At this point Members are asked to declare any personal or prejudicial interests they may have in the business on this agenda.

**2. Public Participation**

At this point in the meeting members of the public who have registered their wish to speak regarding an item on the agenda or an issue within the Panel's remit can do so. Anyone who wishes to register or requires further information is requested to contact the Democracy Officer on the contact details listed at the foot of this agenda. The deadline for registering is **Friday, 24 November, at 10:00 am.**

**3. New Scrutiny Review of Use of Council (Pages 1 - 24)  
Owned Land at Tang Hall**

This report summarises the issues around the new scrutiny review of the Council-owned land in the Tang Hall area and asks Members to agree their programme of work.

**4. Any other business which the Chair considers  
urgent under the Local Government Act 1972**

Democracy Officer:

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For more information about any of the following please contact the Democracy Officer responsible for servicing this meeting Tracy Johnson Democracy Officer

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports



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**Tang Hall Area Ad-Hoc Scrutiny Sub-Committee****27 November 2006****Report of the Head of Civic, Democratic and Legal Services****New Scrutiny Review of use of Council owned land at Tang Hall****Summary**

1. This report summarises the issues around the new scrutiny review of the Council-owned land in the Tang Hall area and asks members to agree their programme of work.

**Background**

2. The topic registration form was submitted by Cllrs Kind, Looker and Potter in December 2003 (see Annex A). It had the objective of making the best use of council owned land around Tang Hall school including allotments, playing field, family centre site and the former garage on 5<sup>th</sup> Avenue. The proposers wanted to involve local people in a scrutiny review to enable them to influence decisions about their neighbourhood. This would hopefully lead to improved facilities and also enhance open spaces for leisure activities.
3. The topic was put on hold at the December 2003 meeting of Scrutiny Management Committee (SMC) as the Executive had commissioned a feasibility study relating to development of this area and Members wished to avoid any duplication of work. It was reported that the Assistant Director (Property Services) was leading this project and currently building up a development team, including a project manager. He had indicated that the feasibility study would not be carried out for a long time. It was resolved that the Assistant Director (Property Services) and the project manager (if appointed) be invited to a future meeting of SMC to discuss the issues further.
4. At the SMC meeting in March 2004, the Head of Property Services informed the Committee of the intention to project manage the development and use Tang Hall as a pilot Area

Asset Management Plan. He reported that he would be consulting with all the Directors regarding their aspirations for service provision and development in the area. It was suggested that scrutiny could be involved with this process, particularly in terms of consulting with the local community to identify their aspirations for the area and to ensure that these were real, robust, affordable and prioritised. Members also emphasised the need for any scrutiny to complement, rather than duplicate, work done elsewhere.

5. Further details of how the pilot Area Asset Management Plan would be achieved were discussed with SMC members in June 2004 (see Annex B)
6. SMC members were updated on the progress of the pilot AAMP and potential developments at Tang Hall in April 2005 (see Annex C)
7. In December 2005 the Asset Manager again updated members progress on producing a pilot Area Asset Management Plan for Tang Hall, in particular the completion of the first Service Asset Management Plan for Library Services (see annex D)
8. A further update was received in March 2006 (see Annex E). Members felt that the Tang Hall Asset Management Plan should be considered as a topic for progression, in the new municipal year, by an Ad Hoc Scrutiny Panel to look at the approach, timetable and resources available for the Plan. It was requested that the Executive Member Resources and the Assistant Director (Head of Property Services) attend the next meeting of the Committee to discuss the next steps and timetable for the Tang Hall Asset Management Plan, and that the proposing members submit a new topic registration form which included the Tang Hall Area Asset Management Plan. Unfortunately, because of changes to the constitution and various resource issues these matters have not been dealt with yet.
9. At the SMC meeting of 25 September 2006 members resolved to form an Ad-hoc Sub-Committee to examine the topic of Council owned land in the Tang Hall area. A draft remit for this topic is enclosed at Annex E.

### **Consultation**

10. The proposing members were consulted on the production of the remit for this review. Officers from Property Services are expected to attend this meeting to update members on progress with the Area Asset Management Plan and inform the process of drawing up a programme of work for this review.

### **Options**

11. Members may decide on their workplan for this review, this may include co-opting non-voting members of the sub-committee who would be from the local community. They will need to consult with officers preparing the Tang Hall Area Asset Management Plan in order to ensure that their recommendations can feed into the process and ensure that they do not duplicate work that is being carried out elsewhere.

### **Corporate Priorities**

12. This could be considered to be relevant to corporate priority 3 – improve the actual and perceived condition and appearance of the city's streets, housing estates and publicly accessible spaces.

### **Implications**

13. There are no known Financial, HR, Equalities, Legal, Crime and Disorder, IT or other implications at this stage.

### **Risk Management**

14. In compliance with the Councils risk management strategy. There are no risks associated with the recommendations of this report.

### **Recommendations**

15. Members are asked to discuss the programme of work which they wish to undertake in order to carry out this scrutiny review and agree an appropriate workplan.

Reason: In order to meet their responsibilities as an Ad-Hoc Scrutiny Sub-Committee and carry out the responsibilities agreed by SMC.

**Contact details:**

**Author:**

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**Chief Officer Responsible for the report:**

Suzan Hemingway  
Head of Civic, Democratic and Legal Services

**Report Approved**

**Date** 17/11/06

**Specialist Implications Officer(s)** None

**Wards Affected:**

**All**

**For further information please contact the author of the report**

**Annexes**

Annex A – Scrutiny Topic Registration Form

Annex B – Report to SMC of 28 June 2004

Annex C - Report to SMC of 25 April 2005

Annex D - Report to SMC of 20 December 2005

Annex E – Report to SMC of 27 March 2006

Annex F –Remit for Scrutiny topic

**Background Papers**

None

## Scrutiny Topic Registration

<b>Name of person proposing topic:</b>	<b>Date:</b>
Viv Kind, Janet Looker, Ruth Potter	01.12.03
<b>Contact:</b>	
cllr.vkind@york.gov.uk	
<b>Suggested title of topic:</b>	
Review of Council owned land in the area of Tang Hall School	
<b>What is the issue that scrutiny needs to address?</b>	
<p>How to make best use of the Council owned land and property in the area of Heworth around Tang Hall School. The land to be reviewed should include:</p> <p>Tang Hall School site          Melrosegate playing field          Sixth Avenue allotments          Eighth Avenue allotments          Heworth Family Centre site          Former garage site on Fifth Avenue</p>	
<b>What do you feel could be achieved by a scrutiny review?</b>	
<ul style="list-style-type: none"> <li>• To involve local people in an area scrutiny board review to enable them to help shape decisions about their neighbourhood</li> <li>• to propose better provision of existing facilities and development of improved facilities to get the best from each of these sites, for the school, allotment holders and the family centre</li> <li>• to look at opportunities for enhancing open space for leisure activities</li> </ul>	

**Urgency**

<b>Is the topic urgent?</b>	yes
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**If so, please consider which of the following might apply:**

<b>Is there a strict time constraint?</b>	
<b>Is there currently high media coverage?</b>	
<b>Is there high public pressure to respond?</b>	
<b>Does it involve a high risk to the council?</b>	
<b>Any other reasons:</b>	
For several years the school has had plans for relocating their playing field and this is becoming an urgent item.	

## Issues

**Please consider whether the following might apply:**

<b>Is the topic important to the people of York?</b>	Yes
<b>Does the topic involve a poorly performing service or high public dissatisfaction with a service?</b>	Some
<b>Is it related to the City of York Council's corporate objectives?</b>	Yes
<b>Has there been media interest in the topic?</b>	Will be
<b>Can scrutiny help in the development of council policy?</b>	Yes
<b>Any other issues or details:</b>	

Please return completed forms to: Rachel Rushforth, Scrutiny Manager, City of York Council, The Guildhall, York, YO1 9QN,  
E-mail: [rachel.rushforth@york.gov.uk](mailto:rachel.rushforth@york.gov.uk) Telephone: (01904) 551034

If you need any help completing this form please contact Scrutiny Services on the above number.



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## 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 (16<sup>th</sup> 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 16<sup>th</sup> December 2003 – Potential further development of Sixth Avenue and Tang Hall School

Tang Hall/HoPS/001

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## Report to the Scrutiny Management Committee

25 April 2005

Report of the Assistant Director: Head of Property Services

## Tang Hall Development: Update Report

### Purpose of report

1. To update the Scrutiny Management Committee regarding the potential development of Tang Hall and the piloting of an Area Asset Management Plan.

### Background

2. A scrutiny topic was registered with the Scrutiny Management Committee relating to the potential development of the Tang Hall area (Form no. 091; copy attached at Annex 1). 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 2004 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. The report submitted to the Scrutiny Management Committee in June 2004 is attached at Annex 2.
6. Briefly, the concept of an area asset management plan allows for all service and community needs to be considered in an integrated way and for development plans to be prepared that take account of all needs,

current and in the future. It is acknowledged that to do this effectively will always require a significant input from many areas of the council and the local community. The continuing development of Service Asset Management Plans (SAMP) within the council will provide a significant source of information to support this developing process. The production of SAMPs has been slow to take off and has itself consumed the limited resources available to support asset management planning.

## Information

7. The provision of a new primary school in the Tang Hall area has always been seen as one of the most important aspects of development in Tang Hall. Its urgency became the drive necessary for resources to be made available to progress this project this year.
8. The Tang Hall Area Asset Management Planning Team, consisting of representatives of the Corporate Landlord, Education, Leisure, Community Services and Planning, considered the particular requirement to investigate the options for replacing the existing Tang Hall School alongside the needs of both council and non-council services in that area. All needs are based upon a degree of service based consultation and existing demand data.
9. The needs considered can be summarised as follows:
  - a. The School, 210 place, with playing fields etc.
  - b. Early Years Unit
  - c. Family Centre/ Sure Start/ Neighbourhood Nursery provision
  - d. Library Learning Centre
  - e. Multi-Use Games Area (MUGA)
  - f. Allotments
  - g. Upgrade to sports and play provision
  - h. Affordable homes
  - i. Health Centre (PCT)
  - j. Community Centre
10. The initial sites considered included
  - a. The existing school site
  - b. Allotment sites
  - c. Melrosegate playing fields
  - d. All sites that would be released following relocation.
11. There were clear areas for possible integration of service provision with compelling arguments for the location of several services on one site.

12. To enable this project to 'stack-up' initial information was required regarding scale and cost of providing these services through new build development. An outline feasibility exercise was undertaken to establish an 'order of' cost for each element.
13. Similarly, an exercise was undertaken to establish the 'developability' of the potential sites with some 'order of' values.
14. The early indications were that there would be a funding gap. The introduction of the 50% affordable housing policy is likely to reduce the potential value of the sites and increase the funding gap.
15. The continued work of the 'development' team has established a preferred solution. In the normal course of events, at this early stage in the development process, consideration would be given to involving the local community. It is important that involving the local community is not seen as purely building local aspirations and expectations, but in redefining local community need, ensuring that the proposed council and non-council service provision meets that need and being clear about likelihood and timescales of delivering a successful project.
16. At this stage the team do not believe that we have enough answers to the questions of funding capacity to move forward into this community consultation process. Many of the needs and proposals are dependant upon each other and it is difficult to consider compromise or phased solutions at this time. Further work needs to be done.

## **Summary**

17. A significant amount of work has been undertaken by the Corporate Landlord and supporting service directorates to examine the 'opportunity' for development at Tang Hall. The knowledge and understanding of needs and potential solutions will contribute to future decisions regarding development in this area.
18. There is an acceptance that this is not now a development waiting to happen, but the first step to identifying the needs of Tang Hall and the possible longer-term solutions to those needs.
19. The Corporate Landlord will continue to promote and drive the production of clear Service Asset Management Plans (SAMPs), to be followed by the preparation of Area Asset Management Plans. This will now become more deliverable following the implementation of the Property Services restructure (once the recruitment process is complete). The Corporate Asset Management Group has set a target date of September 2005 for completion of the first draft SAMPs.

## **Recommendation**

20. That the Committee notes the progress made by the Tang Hall Area Asset Management Team.

### **Contact details:**

#### **Author:**

#### **Chief Officer responsible for the report:**

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**For further information please contact the author of the report**

### **Annexes**

Annex 1: Topic registration form no. 091

Annex 2: A report of the Assistant Director; Head of Property Services to the Scrutiny Management Committee on 28<sup>th</sup> June 2004 re. Tang Hall Development

### **Background Papers**

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

Tang Hall/HoPS/002



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## 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.

### **Contact Details**

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Head of Property Services  
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**For further information please contact the author of the report.**

21 November 2005  
PC/SN  
L:Comm/xxxxTHallAMP



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## Scrutiny Management Committee

27 March 2006

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,
  - sets out proposals for the next steps including involvement of ward and other members

#### Background

- 2 The report to Scrutiny Committee in November 2005 sets out the work which was ongoing to enable this pilot Area Asset Management Plan (AAMP) to be progressed. The next 'building block' was stated to be the completion of the Service Asset Management Plans for all major Council services. These plans set out individual services property needs throughout the authority and also options in how to achieve this.
- 3 In addition the Corporate Asset Management Plan for 2006-2011 is also currently being prepared which will set out the strategy and processes for dealing with the Council's property asset requirements including the vital role of the Area AMP in translating Council and other services, community and other organisations needs into local solutions which minimise the cost and maximise the use of property occupation.

#### Current Situation

- 4 The Service AMP's are progressing with all major Council Services and it is intended that these will be completed by the end of the summer 2006 so that any needs for capital resources can be included in the CRAM process for 2007/8 onwards.
- 5 The Corporate AMP will be approved by the Executive in April and these documents will then form the basis for taking forward Area AMP's using the processes set out in the Coporate AMP and has been set out in previous reports to the Scrutiny Committee
- 6 Ward members involvement is also important as this task moves forward and so the next section sets out proposals for how this can be incorporated.

## Next steps

- 7 It is proposed that at the end of May there is a meeting arranged of the Corporate Asset Management Group, which is made up of service, property and finance representatives, together with Ward Members and the Executive Member for Resources.
- 8 The purpose of the meeting will be for:-
  - Service representatives to set out service needs in the Tang Hall area. Although not all Service AMP's will be completed there should be enough work already done to identify these needs and also the property implications which the Property Services representatives can comment on.
  - Ward members can also give initial comments on the community needs for the area, whilst recognising that this will not necessarily be a complete picture as no detailed work has been involved.
  - The meeting can also discuss who else should be involved in this consultation such as the local PCT etc. It can also set out an initial timetable and programme of how this should be taken forward.

## Conclusion

- 9 Following this meeting and the completion of the other documents discussed in this report progress can be made on the AAMP for Tang Hall which will form the template for other Area AMP's in the City.

## Recommendations

- 10 Members are asked to note the contents of this report and the proposed next steps and timetable in taking this project forward.

### Contact Details

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**Chief Officer Responsible for the report:**

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**For further information please contact the author of the report.**

8 march 2006  
PC/SN  
L:Comm/xxxxTHall Area AMP update

## **Remit for Scrutiny topic no 91 – Use of Council Owned Land in Tang Hall Area**

### **Objectives**

- To carry out a local scrutiny review which impacts on the Tang Hall area.
- To work with local residents to find out the urgent issues and real needs in the area.
- To evaluate the options for resolving these issues
- To make recommendations which will inform the process of creating the pilot Area Asset Management Plan which is being prepared for this area.

### **Scope**

1. To decide the boundary of the area to which this review refers.
2. To carry out an audit of the property within that boundary which is owned by City of York Council
3. To carry out local consultation on priority issues.
4. To identify possible improvements to provision in Tang Hall

### **Officer and partner involvement**

Colleagues from Asset and Property Management and the Education team

Executive Members for Corporate Services and Children's Services, as necessary

Co-optees from local residents' groups/school governors etc

### **Timescale**

Within the period of preparation of the Tang Hall Area Asset Management Plan.

### **Constraints**

Members will need to work with the Head of Property Services and his colleagues, and other relevant colleagues in Children's Services, in order to ensure that their recommendations have the maximum impact on improvements to facilities in Tang Hall and fit within the terms of the Asset Management Plan and any other related developments or commitments.

### **Resource Needs**

Members are asked to consider any budget and resource requirements associated with reviewing this topic, with a view to estimating those requirements in the scoping exercise.

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