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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.

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### **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