

NORTH EAST (OUTER) AREA COMMITTEE

**Meeting to be held in East Keswick Village Hall, School Lane, East Keswick,
Leeds LS17 9DA on Tuesday, 3rd July, 2012 at 6.00 pm**

MEMBERSHIP

Councillors

G Wilkinson (Chair) - Wetherby;
A Lamb - Wetherby;
J Procter - Wetherby;

N Buckley - Alwoodley;
D Cohen - Alwoodley;
P Harrand - Alwoodley;

A Castle - Harewood;
R Procter - Harewood;
M Robinson - Harewood;

**Agenda compiled by:
Stuart Robinson
Governance Services Unit
Civic Hall
LEEDS LS1 1UR
Tel: 24 74360**

**East North East Area Leader:
Rory Barke
Tel: 33 67627**

A G E N D A

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Agenda Item 7

NORTH EAST (OUTER) AREA COMMITTEE

MONDAY, 19TH MARCH, 2012

PRESENT: Councillor G Wilkinson in the Chair

Councillors A Castle, R D Feldman,
P Harrand , A Lamb, J Procter and
M Robinson

83 Chair's Opening Remarks

The Chair welcomed all in attendance to the March meeting of North East (Outer) Area Committee.

84 Late Items

The Chair agreed to accept a late item of business in relation to the minutes of the Area Chairs Forum meeting held on 13th January 2012 (Minute 99 refers).

The document was not available at the time of the agenda despatch, but subsequently made available to the public on the Council's website.

85 Apologies for Absence

Apologies for absence were received on behalf of Councillors D Cohen and R Procter.

86 Declaration of Interests

The following personal declarations of interest were made at the meeting:-

- Councillor A Lamb in his capacity as a Member of the Children's Trust Board; Member of the Area Children's Partnership and a provider of school meals (Agenda Item 14)(Minute 90 refers)
- Councillor M Robinson in his capacity as a LEA Governor at Shadwell and Bramham Federated Governing Body and a Member of the Leeds School Sports Federation (Agenda Item 14)(Minute 90 refers)
- Mr S Robinson, Governance Services in his capacity as trustee and Programme Controller of Wetherby Community Radio Ltd (tempo fm) (Agenda Item 9) (Minute 96 refers)

87 Open Forum

In accordance with paragraphs 6.24 and 6.25 of the Area Committee Procedure Rules, the Chair allowed a period of up to 10 minutes for members of the public to make representations or to ask questions on matters within the terms of reference of the Area Committee.

- a) Well being Budget – Open House Project (Agenda Item 9 refers)
Ian Greenberg and Lorraine Townsend, Lingfield Firtree TRA attended the meeting to make a small presentation in support of the Open House project.

At the request of the Chair, Councillor R Feldman also addressed the meeting in support of the project.

The Chair thanked Mr Greenburg and Ms Townsend for attending the meeting.

88 Minutes of the Previous Meeting

RESOLVED - That the minutes of the meeting held on 6th February 2012 be confirmed as a correct record.

89 Matters Arising from the Minutes

- a) School Demographic Update Report (Minute 75 c) refers)

Carole Clark, East North East Area Management informed the meeting that officers had now met with Wetherby and Harewood Ward Members to address concerns.

- b) Well Being Fund Capital and Revenue Budgets (Minute 76 refers)

The Chair informed the meeting that the Boston Spa Youth Group did receive match funding from the East North East Homes Outer North East Panel.

- c) Joint Strategic Needs Assessment and Area Profiles (Minute 79 refers)

Carole Clark, East North East Area Management informed the meeting that a large zip file had been circulated to Members covering a number of outstanding issues raised at the last meeting.

Councillor J Procter responded and informed the meeting that having read the documentation, he was still concerned about the length of time officers were spending on the data and questioned the rationale behind the background information. In concluding, he requested the meeting to refer this matter to the Scrutiny Board (Health and Well-being and Adult Social Care).

Rory Barke, East North East Area Leader responded and informed Members that that he would be meeting with Lucy Jackson, Consultant in Public Health soon to discuss this issue in more detail. In view of the comments made at today's meeting, he agreed to invite Dr Ian Cameron and Nigel Richardson, Director of Children's Services to the same meeting.

In concluding, the East North East Area Leader agreed to report back the outcome of discussions at a future meeting.

90 Children's Services Performance Report

The Director of Children's Services submitted a report providing Members with an update on Children's Services developments including progress against the priorities of the Leeds Children and Young People's Plan, where possible a local area level. The report also built on previous reports presented to Area Committees in 2010 and 2011.

The following officers were in attendance and responded to Members' queries and comments:-

Nigel Richardson, Director of Children's Services
Stephen Walker, Deputy Director – Safeguarding, Specialist and Targeted Services

Detailed discussion ensued on the contents of the report and appendices.

In summary, specific reference was made to the following issues:-

- clarification behind an increase in children subject to a Child Protection Plan in the Wetherby ward from June to December 2011
(The Director of Children's Services responded and stated that this was due to three large families entering the system during that period)
- the importance of showing in future reports the actual number of children (as opposed to percentages) who reached national expectations at the end of Key Stage 2 reaching Level 4 in both English and Maths to assist Members with their deliberations
(The Director of Children's Services responded and agreed to comply with this request)
- the need to acknowledge that funding was a major concern in relation to children's services cluster developments and to request a review in this area as a matter of urgency
(The Director of Children's Services responded and informed the meeting that the department were still addressing the formula in consultation with the Schools Forum. It was hoped that the review would be undertaken by December 2012)
- clarification if the statistics within the report included the private sector
(The Director of Children's Services responded and confirmed that depending on the category, it did include some private schools)
- clarification if the school would know about the referrals to social care by area and ward
(The Director of Children's Services responded and outlined the current referral process involving education, police and health representatives)
- the concerns expressed that many children living in the Wetherby ward were missing out in view of the current funding allocation criteria
- clarification if Elected Members had the authority to recommend to schools not to release their capital in view of the bias that existed in some circumstances

(The Director of Children's Services responded and agreed to inform the Chair when a decision had been made on the funding formula)

- clarification of the Key Stage 2 English and Maths figures in the Harewood ward in 2009/10 and 2010/11

(The Director of Children's Services responded and agreed to come back to the Harewood Ward Members on this issue)

RESOLVED-

- a) That the contents of the report and appendices be noted.
- b) That further discussions be undertaken between the East North East Area Leader and Director of Children's Services with a view to following up the issues discussed at today's meeting.

91 LDF Core Strategy - Publication Document

The Director of City Development submitted a report on the LDF Core Strategy – Publication Document.

Appended to the report were copies of the following documents for the information/comment of the meeting:-

- Core Strategy – Development Plan Document – Publication Draft – Comments Form
- Core Strategy Key Diagram – Incorporating the Area Committee Boundaries

The following officers were in attendance and responded to Members' queries and comments:-

Robin Coghlan, Team Leader, Policy, City Development
Lyla Peter, Team Leader, Forward Planning and Implementation, City Development

Prior to discussions, the Committee noted that the deadline for comments on the Core Strategy was 12th April 2012.

Detailed discussion ensued on the contents of the report and appendices.

In summary, specific reference was made to the following issues:-

- the need to focus on the retail element of the Core Strategy
- clarification of how the Core Strategy would support the current supermarket war in Wetherby and help bolster the situation within the public domain
(The Team Leader, Policy responded and outlined the national guidance on retail development, especially with regards to those shops who were vulnerable. It was noted that the current guidance could see a possible change in direction prior to the Elections)
- the need for the Core Strategy to focus on the Cumulative Impact element when addressing the Supermarket war scenario

- the need for officers to remove the proposed park and ride site in Alwoodley from the Core Strategy in view of it's poor location and size issues
(The Team Leader, Policy responded and agreed to pass on these comments to the Chief Officer, Highways and Transportation)
- clarification of the criteria for the allocation of Gypsy and Traveller Sites in relation to the site allocation plan
(The Team Leader, Policy responded and outlined the interim proposals which would be submitted to Executive Board in the very near future. It was noted that City Development would be working very closely with Environment and Neighbourhoods on this issue)
- clarification if there had been any guidance published in relation to trigger points when the number of shops becomes a problem and the need for the Core Strategy to focus on the Community infrastructure levy with agreed timescales in place

RESOLVED-

- a) That the contents of the report and appendices be noted.
- b) That Members of the Committee be encouraged to forward any further comments on the LDF Core Strategy using the official response form to the Head of Forward Planning and Implementation, City Development by the 12th April 2012.

92 Proposals to develop Integrated Health and Social Care teams

The Director of Adult Social Services submitted a report providing Members with details of the work going on in Leeds to improve the effectiveness of health and social care services and on the approach of using demonstrator sites to test out and develop aspects of the model of service.

John Lennon, Chief Officer, Access and Inclusion, Adult Social Services presented the report and responded to Members' comments and queries.

Detailed discussion ensued on the contents of the report and appendices.

In summary, specific reference was made to the following issues:-

- the concerns raised about the feasibility of having integrated health and social care teams in place across the city by March 2013 and the importance of working towards a 'one' organisation in order for it to work effectively
(The Chief Officer, Access and Inclusion responded and informed the meeting that it was important to work through the options within the next 18 months with a view to a report being submitted to Executive Board for consideration)
- the need to review the process of treating people at home, together with the financial implications
- the concerns expressed about devolving all services to the NHS with a need for the City Council taking on some of these roles and clarification of the robust conversations that had taken place to date regarding alternative models

(The Chief Officer, Access and Inclusion responded and informed the meeting that the models were there to encourage a local dialogue and also the drivers for change would see GP's as providers of services in this regard)

- clarification of the public scrutiny and accountability with regards to the direction of travel to improve the effectiveness of health and social care services

(The Chief Officer, Access and Inclusion responded and outlined the current dialogue undertaken to date at the Scrutiny Board (Health and Well-being and Adult Social Care))

RESOLVED –

- a) That the contents of the report be noted.
- b) That regular updates on the progress of the demonstrator sites over the next twelve months be submitted to this Committee for consideration.

93 East North East Welfare Reform Project Team

The East North East Area Leader submitted a report providing Members with an update of the work undertaken in the east north east to support the work of the citywide welfare reforms strategy.

The report also highlighted the actions developed focussing on the east north east ensuring that customers, service providers and stakeholders were prepared for, and are able to respond to, the issues and requirements arising from the welfare reforms programme.

Appended to the report was a copy of a document entitled 'Welform Reform Strategy – Report of the Deputy Chief Executive and Director of Resources – Executive Board – 10th February 2012' for the information/comment of the meeting.

Sharon Hughes, Area Improvement Manager, East North East Area Management presented the report and responded to Members' queries and comments.

RESOLVED-

- a) That the contents of the report and appendices be noted.
- b) That this Committee notes the progress made in the local area to develop an action plan to mitigate the impact of the welfare reform changes to come into force in April 2013.
- c) That this Committee supports the development of communication strategy to underpin the work of the city wide strategy and focuses on the needs of residents within the east north east.
- d) That this Committee notes the action taken to support customers since the welfare reform changes which came into effect in January 2012.

94 Environmental Services - Consultation on the 2012/13 Service Level Agreement

The Director of Environment and Neighbourhoods submitted a report providing Members with an update on services previously managed at a city wide level that were to be delegated to the Area Committee to oversee and managed through the Locality Team.

The report also confirmed the local priorities, operational principles and service improvements to be included in the 2012/13 Service Level Agreement (SLA) to be agreed between the new service and the Outer NE Area Committee at the July meeting.

Appended to the report was a copy of a document entitled 'Area Committee Function Schedules' for the information/comment of the meeting.

John Woolmer, Manager of Street Cleansing and Enforcement (ENE Locality), Environment and Neighbourhoods presented to the report and responded to Members' queries and comments.

In summary, specific reference was made to the following issues:-

- clarification if other areas had received the same resources *(The Manager of Street Cleansing and Enforcement (ENE Locality) responded and confirmed that resources had been distributed equally across all wards. He agreed to supply Members with the relevant data in due course)*
- clarification of grass cutting procedure on articular routes
- clarification of current provisions of the grass cutting contract *(The Manager of Street Cleansing and Enforcement (ENE Locality) responded and informed the meeting that the contractor would be attending forthcoming Parish Council meetings to explain the new arrangements and that Members would have the opportunity of questioning representatives at that meeting)*

RESOLVED-

- a) That the contents of the report and appendices be noted.
- b) That this Committee notes the addition of further services to the delegation and the required amendment to the Street Cleansing & Environmental Enforcement Services section of the Area Committee Function Schedule as approved by Executive Board on 10th February 2012.
- c) That approval be given to the development of the new SLA for 2012/13 to be brought to the July meeting for approval based on:
 - i. the inclusion of the additional services
 - ii. the inclusion of the specific service commitments on issues that improved capacity achieved through more efficient working and a flexible local management of resources/budget now allows

- iii. the inclusion of local service responses to challenges presented by the hosting of Olympic teams, visits to the city by the Olympic torch (and other local Olympic related events) and local events associated with the Queen's Diamond Jubilee celebrations (e.g. street parties)
- iv. the ENE Locality Team's responses to addressing the Area Committee Member's local priorities
- v. the ENE Locality Team's responses to expectations for further improvements raised by Elected Members across the city as presented through Executive Board in February
- vi. the refreshed service principles

95 Dates, Times and Venues of Area Committee Meetings 2012/13

The Chief Officer (Democratic and Central Services) submitted a report on a request for Members to give consideration to agreeing the dates and times of their Area Committee meetings for the 2012/13 municipal year.

RESOLVED –

- a) That the contents of the report be noted.
- b) That approval be given to the following dates as outlined in Section 3.1 of the report:-

- 2nd July 2012
- 10th September 2012
- 22nd October 2012
- 3rd December 2012
- 4th February 2013
- 18th March 2013
- 14th May 2013 (Tuesday)

N.B. All meetings to commence at 6.00pm (summer months) and 5.30pm (winter months)

- c) That the meeting continues to meet at various venues between the three wards in the summer months and at the Civic Hall, Leeds during the winter months.
- d) That, subject to availability, consideration be given to convening meetings in Walton Village Hall, Scholes Village Hall and Wetherby One Stop Centre.

96 Well-being Fund Capital and Revenue Budgets

The East North East Area Leader submitted a report on an update on the current position of the capital and revenue budget for the Outer North East and setting out applications made for consideration by the Area Committee.

Appended to the report were copies of the following documents for the information/comment of the meeting:-

- Outer North East Area Committee Well-Being Budget 2011-12 (Appendix 1 refers)

Draft minutes to be approved at the meeting to be held on Tuesday, 3rd July, 2012

- Outer North East wellbeing revenue budget pending plan with projections 2012/13 (Appendix 2 refers)
- Outer North East Area Management Capital Budget Information (Appendix 3 refers)

Carole Clark, East North East Area Management presented the report and responded to Members' comments and queries.

Detailed discussion ensued on the contents of the report and appendices.

RESOLVED -

- a) That the contents of the report and appendices be noted.
- b) That this Committee notes the spend to date and current balances for the 2011/12 financial year.
- c) That this Committee notes the Well-being allocation for 2012/13 and approves the proposed spending plan in accordance with the report now submitted.
- d) That the following project proposals be dealt with as follows:-

<u>Project</u>	<u>Decision</u>
Improvements to Golden Acre Park	Approved £1,000
Northcall	Approved £13,000
MAECare	Approved £1,423 (Alwoodley £1,000)/ (Harewood £423)
High Ash Drive Allotments	Approved £5,485, subject to resolving access road issues
Open House	Earmarked £10,000 for support for Open House. No approval would be given until the business case from Lingfield TRA and any other prospective tenants had been assessed
Aberford Primary School playground	Approved £1,000
WISE	Approved £1,700 and to seek a further £1,700 from the

	East North East Homes Area Panel
Tempo Radio	Approved £1,000 and to seek a further £1,000 from the East North East Homes Area Panel
Localism Officer	Approved £38,000, and to approaching the Harewood and Wetherby Town and Parish Councils for a contribution towards the cost of the post

- e) That in relation to the £1,000 2012/13 skips allocation within the three wards, this issue be discussed further at the Ward Member meetings.

97 Outer North East Area Business Plan Refresh

The East North East Area Leader submitted a report providing the meeting with a draft refreshed Business Plan for the Outer North East Area for 2012/13 which highlighted the priorities and ways of working for the forthcoming year.

Appended to the report was a copy of a document entitled 'Outer North East Area Committee Business Plan 2012/13 (Draft)' for the information/comment of the meeting.

Carole Clark, East North East Area Officer presented the report and responded to Members' comments and queries.

RESOLVED-

- a) That the contents of the report and appendices be noted.
- b) That approval be give to the Outer North East Area Business Plan for 2012/13 in accordance with the report now submitted.

98 Priority Neighbourhood Update Report

The East North East Area Leader submitted a report with the aim of discussing the priority neighbourhood of Moor Allerton and provided context to the 2011 Neighbourhood Index information supporting the contents of the draft Neighbourhood Improvement Plan.

The report also provided a refreshed Neighbourhood Improvement Plan (NIP's) for the priority neighbourhood and allowed the Committee to comment and examine this plan.

Appended to the report was a copy of the Moor Allerton Partnership (MAP) Neighbourhood Improvement Plan 2011-12 for the information/comment of the meeting.

Carole Clark, East North East Area Officer presented the report and responded to Members' comments and queries.

RESOLVED-

- a) That the contents of the report and appendices be noted.
- b) That this Committee notes and welcomes the updated Neighbourhood Improvement Plan as now outlined.
- c) That approval be given to the neighbourhood improvement priorities within the Neighbourhood Improvement Plan for the next twelve months.

99 Area Chairs Forum - 13th January 2012 - Minutes

A copy of the Area Chairs Forum minutes of a meeting held on 13th January 2012 were submitted for the information/comment of the meeting.

RESOLVED – That the minutes be received and noted.

100 Chair's Closing Remarks

As this was the last meeting within the current Municipal year, the Chair thanked Members and officers for their contributions and support during the past year.

He wished those Members well who were seeking re-election and also Councillor A Castle, Lord Major elect.

This being Councillor R Feldman's last Area Committee meeting prior to retirement as a Leeds City Councillor, on behalf of the Committee, the Chair paid tribute to him, thanked him for all his hard work and wished him a long and happy retirement.

A presentation gift was made to Councillor Feldman at the conclusion of the meeting.

101 Date and Time of Next Meeting

Monday 21st May 2012 at 3.30pm in the Civic Hall, Leeds.

(The meeting concluded at 8.30pm)

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NORTH EAST (OUTER) AREA COMMITTEE

THURSDAY, 10TH MAY, 2012

PRESENT: Councillor G Wilkinson in the Chair

Councillors N Buckley, A Castle, D Cohen,
P Harrand, J Procter and M Robinson

102 Chair's Opening Remarks

The Chair welcomed everyone to the Special Meeting of the North East (Outer) Area Committee.

He congratulated those Members who had been re-elected at the recent local elections and also welcomed Councillor N Buckley, Alwoodley ward to his first meeting.

103 Late Item

There were no formal late items of business to consider, however the Chair agreed to accept the following as supplementary information:-

Well-being fund – Refurbishment Project – New Central Heating System – St Barnabas Church (Agenda Item 7)(Minute 107 refers).

The document was not available at the time of the agenda despatch, but subsequently made available to the public on the Council's website.

104 Declaration of Interests

There were no declarations of interest made at the meeting.

105 Apologies for Absence

Apologies for absence were received on behalf of Councillors A Lamb and R Procter.

106 Election of Area Committee Chair for the 2012/2013 Municipal Year

The Chief Officer (Democratic and Central Services) submitted a report on the election of Area Committee Chair for the 2012/13.

Appended to the report was a copy of Paragraph 5 of the Area Committee Procedure Rules which dealt with the process by which Chairs for Area Committees were elected (Appendix 1 refers).

It was reported that one nomination had been received for Area Committee Chair on behalf of Councillor G Wilkinson.

RESOLVED-

- a) That the contents of the report and appendices be noted.
- b) That Councillor G Wilkinson be elected as Chair for the 2012/2013 Municipal Year.

107 Well-being Fund Applications

The East North East Area Leader submitted a report providing Members with details of a wellbeing application for a project in the Alwoodley Ward.

In addition to the above report, the East North East Area Leader submitted a supplementary wellbeing item in relation to an application for funding regarding St Barnabas Church Refurbishment New Central Heating System project.

Carole Clark, East North East Area Management presented the report and responded to Member's comments and queries.

RESOLVED –

- i) That the contents of the report be noted.
- ii) That approval be given to allocating £500-00 from the well-being fund to the Allotments – Alderton Place/Alderton Bank project in accordance with the report now submitted.
- iii) That approval be given to allocating the additional £1,000 from the well-being fund to the St Barnabas Church Refurbishment New Central Heating System project in accordance with the report now submitted.

108 Date and Time of Next Meeting

Tuesday 3rd July 2012 at 6.00pm at East Keswick Village Hall, School Lane, East Keswick, LS17 9DA.

(The meeting concluded at 12.35pm)



Report author:
 Rory Barke/Carole Clark
 Tel: 3367629

Report of the East North East Area Leader

Report to Outer North East Area Committee

Date: 3 July 2012

Subject: Open House (79/81 Lingfield Drive)

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Alwoodley	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Summary of main issues

This report provides an update on the current position regarding Open House Community Centre, 79/81 Lingfield Drive. Since Moor Allerton Community Centre folded, the centre has been directly managed by the Council so that a long term solution could be found for the premises.

The report provides a background history together with details of the current position.

Recommendations

The Area Committee is asked to note the report.

1 Purpose of this report

- 1.1 The purpose of this report is to provide the Area Committee with an update on the work undertaken in regard to premises at 79/81 Lingfield Drive, which has operated as a Community Centre since 2004. .

2 Background information

- 2.2 Open House is not part of the Area Committee's portfolio of community centres, it is a commercial property with a market rent of £7000 per annum. From July 2004 to August 2011 it was leased on a peppercorn rent to Moor Allerton Community Association on the basis of it being operated as a community centre. The peppercorn lease arrangement was approved by the Director of Environment and Neighbourhoods.
- 2.3 In addition to the peppercorn lease Moor Allerton Community Association has also received grant aid from the Area Committee wellbeing fund - 2005/6 - £19,500; 2007/8 - £22,000; 2008/9 - £15,000; 2009/10 – £15,000.
- 2.4 When the Moor Allerton Community Association folded the council stepped in. With effect from 1 September 2011, the council's Area Support Team took over management of Open House to give some breathing space to find a long term solution. This arrangement was originally put in place until 31 March 2012 and was agreed by the Council's Executive Board. Subsequently this arrangement has been extended to give further time for discussions to reach a conclusion.
- 2.5 When the Council took over the management of Open House, the regular activities running from the centre were an IT class, an over 50s group, Citizens Advice Bureau, Youth Services, and Currently Open House is used by the Council's Youth Service and MAECare's creative writing group. Lingfield Tenants and Residents Association have also used Open House to hold meetings.
- 2.6 Due to the uncertainties over the future of Open House, the IT class has since relocated to Northcall, the over 50s group to Moortown Baptist Church, and CAB to Alwoodley Children's Centre. MAECare creative writing class is taking a break and will recommence in August. The Youth Service are still holding sessions in the building on Wednesday and Friday evenings. Both MAECare and the Youth Service can be accommodated elsewhere if Open House were to close.
- 2.7 In accordance with the report agreed by the Council's Executive Board in September 2011, all the organisations who have been using Open House whilst it has been under the direct management of the council have had a free let. No other organisations have come forward asking to use Open House.

3 Main issues

- 3.1 For the premises to continue operating as a community facility requires an organisation to come forward with a business plan and proposal which the Council considers robust enough to warrant granting a peppercorn rent.

- 3.2 A public consultation session took place on 23 January, 3pm – 6pm to seek the views of local people on what the priorities are for their community, including an opportunity for them to give their views about Open House. Flyers were produced and distributed widely around the area to promote the event, including sending them out with Allerton C of E Primary pupils. However there was little interest from local residents. Only one parent came from Allerton C of E Primary School, and the other residents in attendance were four committee members from the Lingfield Tenants and Residents Association who claim to represent all tenants and residents in the Lingfield and Firtrees area.
- 3.3 The only group to forward with proposals to take over the running of Open House are the four members of Lingfield & Firtrees Tenants and Residents Association. They have submitted a business plan and a wellbeing application to cover the running costs for the first twelve months. An offer of support from Moor Allerton and Shadwell Team Ministry has been declined by this Tenants and Residents Association.
- 3.4 The Council has reservations about the legitimacy, robustness, and transparency of this Tenants and Residents Association for the following reasons:
- The business plan the Tenants and Residents Association has submitted relies heavily on grant aid for year 1 and offers no financial modeling to demonstrate how it would operate in subsequent years.
 - The Council has asked for further clarification on the proposals, particularly concerning the income and expenditure projections for a community café and how any shortfall in grant funding would be mitigated against. The Tenants and Residents Association have provided further information but their case is still weak.
 - The Tenants and Residents Association have been asked for supporting information to strengthen their case for being offered a peppercorn lease, and a wellbeing grant. The information required includes minutes of their latest AGM, a copy of their audited accounts for the previous financial year, a children protection policy, and public liability insurance. They have also been asked to provide evidence to support their claim that they have the support of a large number of local residents. At the time of writing this report, none of this information has been provided to the Council.
- 3.5 The wellbeing application was deferred at the March area committee on the basis that no decision can be made until a decision is made on the lease. This application is included in the wellbeing report for this area committee. The decision for granting a peppercorn lease lies with the Director of Environment and Neighbourhoods.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Consultation with local residents has been carried out as detailed in paragraph 3.2 of this report.

4.1.2 The four residents representing Lingfield Tenants and Residents Association claim to have widespread support for their proposal to continue running 79/81 Lingfield Drive as a community facility, however they have failed to provide evidence of this.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 79/81 Lingfield Drive has been operated as a facility for the local community. Any new organisation granted a peppercorn rent will be required to present an equal opportunities statement which demonstrates that they will ensure that Open House is open to all.

4.3 Council policies and City Priorities

4.3.1 The Council's policy on rental of commercial property allows for the granting of a peppercorn rent on premises which are to be used as community facilities providing the relevant organisation can provide a robust business plan to demonstrate how they will manage the premises.

4.4 Resources and value for money

4.4.1 79/81 Lingfield Drive is a commercial property with a market rent of £7000 pa. This sum is lost to the authority if the property is offered on a peppercorn rent to a community association. Running costs for the property are estimated at £10,000 per annum in addition to the rent. Any organisation taking on the property is required to provide a robust business case demonstrating that they can accommodate these costs.

4.5 Legal Implications, Access to Information and Call In

4.5.1 The decision regarding the future of this property lies with Environment and Neighbourhoods Strategic landlord.

4.6 Risk Management

4.6.1 A risk assessment of the current position has been undertaken. The main risk to consider is a backlash from the local community should Open House close. To mitigate this, all existing organisations currently using Open House would be relocated to alternative local venues.

5 Conclusions

5.1 Open House has been directly managed by the Council following the folding of Moor Allerton Community Association for a temporary period whilst a decision is made about the future of Open House. During this period, some of the organisations using Open House have relocated elsewhere due to the uncertainties over what is going to happen.

5.2 Four committee members from Lingfield Tenants and Residents Association have submitted a business plan outlining their proposals for running Open House, together with a wellbeing application for £10,000 to cover the first year's running costs. Members have previously deferred a decision on this wellbeing application

pending a decision on the lease. The decision for granting a peppercorn lease lies with the Director of Environment and Neighbourhoods.

6 Recommendations

6.1 The Area Committee is asked to note this report.

7 Background documents¹

7.1 Report to the Council's Executive Board, 7 September 2011.

¹ The background documents listed in this section are available for inspection on request for a period of four years following the date of the relevant meeting. Accordingly this list does not include documents containing exempt or confidential information, or any published works. Requests to inspect any background documents should be submitted to the report author.

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Originators: Carole Clark
Tel: 0113 3367629

Outer North East Area Committee

Date: 3 July 2012

Wellbeing fund – late item

Project	Line Dancing and Music Therapy
Organisation	Moor Allerton Care Centre (Methodist Homes Association)
Amount	£2,600

Summary of Project:

The aim of this project is to provide socialisation and stimulation for elderly people who have extra care needs including dementia and mobility and speech problems. The funding is to cover the cost of a line dance caller and music therapist for one year. The sessions are open to the wider community, they are not just for residents of the Care Centre.

The amount of wellbeing funding requested is £2,600.

Priority: Heath & Wellbeing

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