



SCRUTINY BOARD (DEVELOPMENT)

Meeting to be held in the Civic Hall, Leeds on
Tuesday, 21st November, 2006 at 10.00 am

A pre-meeting will take place for ALL Members of the Board
in a Committee Room at 9.30 am

MEMBERSHIP

Councillors

B Cleasby (Chair)	-	Horsforth
P Davey	-	City and Hunslet
D Hollingsworth	-	Burmantofts and Richmond Hill
G Latty	-	Guiseley and Rawdon
R Lewis	-	Pudsey
M Lobley	-	Roundhay
A Lowe	-	Armley
A Millard	-	Wetherby
A Ogilvie	-	Beeston and Holbeck
N Taggart	-	Bramley and Stanningley
Whips Nominee	-	

Please note: Certain or all items on this agenda may be recorded on tape

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A G E N D A

Item No	Ward/Equal Opportunities	Item Not Open		Page No
1			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 25 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded).</p>	
2			<p>EXCLUSION OF THE PUBLIC</p> <p>To identify items where resolutions may be moved to exclude the public.</p>	
3			<p>LATE ITEMS</p> <p>To identify items which have been admitted to the agenda by the Chair for consideration.</p> <p>(The special circumstance shall be specified in the minutes.)</p>	
4			<p>DECLARATION OF INTERESTS</p> <p>To declare any personal/prejudicial interests for the purpose of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 13 of the Members' Code of Conduct.</p>	
5			<p>APOLOGIES FOR ABSENCE</p>	
6			<p>MINUTES OF LAST MEETING</p> <p>To receive and approve the minutes of the last meeting held on 10th October 2006.</p>	1 - 8
7			<p>EXECUTIVE BOARD MINUTES</p> <p>To receive the Executive Board minutes of the meeting held on 18th October 2006.</p>	9 - 18

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8			<p>OVERVIEW AND SCRUTINY MINUTES</p> <p>To note the minutes of the Overview and Scrutiny Committee meeting held on 9th October 2006.</p>	19 - 28
9			<p>FORMER BLACKGATES SCHOOL AT TINGLEY - FURTHER SCRUTINY</p> <p>To consider a report from the Head of Scrutiny and Member Development outlining the request for Scrutiny on the disposal of the former Blackgates School and including a report from the Director of Development responding to Members' concerns.</p>	29 - 56
10			<p>TACKLING WORKLESSNESS</p> <p>To consider the attached report from the Director of Neighbourhoods and Housing providing the Board with an update on the strategies and actions designed to tackle worklessness across the City.</p>	57 - 74
11			<p>WORK PROGRAMME</p> <p>To consider the attached report of the Head of Scrutiny and Member Development regarding the Board's work programme, together with a copy of the Forward Plan of Key Decisions pertaining to this Board's Terms of Reference for the period 1st November 2006 to 29th February 2007.</p>	75 - 82
12			<p>DATE AND TIME OF NEXT MEETING</p> <p>To note that the next meeting of the Board will be held on 19th December 2006 at 10.00am in the Civic Hall, Leeds.</p>	

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Agenda Item 6

SCRUTINY BOARD (DEVELOPMENT)

TUESDAY, 10TH OCTOBER, 2006

PRESENT: Councillor B Cleasby in the Chair

Councillors P Davey, D Hollingsworth,
G Latty, R Lewis, M Lobley, A Lowe,
A Millard and A Ogilvie

26 Declaration of Interests

There were no declarations of Interest received at this point in the meeting, however see under Item 10 (Minute No. 31) later in the meeting.

27 Minutes of Last Meeting

Regarding Minute No.22 Members' Questions on the lessons learned over the Telecoms Mast on Rawdon Billing, the Chair drew attention to the officer's reply in the bullet points on page 4 of the agenda. Concern was expressed that a similar situation happened again in Otley, despite procedures having been updated to minimise the risk, and it was felt that further questions should be asked.

RESOLVED - That the minutes of the meeting held on 12th September 2006 be approved as a correct record.

28 Executive Board Minutes

Regarding Minute No. 67, it was confirmed that the issue of parking in town and district centres was included in the Board's Work Programme for April 2007.

RESOLVED – That the minutes of the Executive Board meeting held on 20th September 2006 be noted.

29 Overview and Scrutiny Minutes

RESOLVED – That the minutes of the Overview and Scrutiny Committee meeting held on 4th September 2006 be noted.

30 Sustainable Design and Construction and Sustainability Assessments

The Head of Sustainable Development, Dr Tom Knowland, from the Development Department, had submitted a report providing background information on how sustainable development issues were being addressed in Leeds.

Dr Knowland was in attendance to present the report and introduced Helen Sargant and Mia Davison from consultants EDAW who gave a PowerPoint

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presentation on EDAW's work on preparing a Supplementary Planning Document (SPD). The SPD would replace and update the existing Supplementary Planning Guidance which provided guidance to developers to encourage more sustainable buildings through the use of sustainable design and construction. EDAW had also been commissioned to prepare a simplified version of the guidance suitable for minor planning applications, including small householder applications and guidance for developers on how to prepare a sustainability assessment for major developments.

It was explained that the timetable had been revised since the report had been written. It was now envisaged that receiving feedback on the draft Sustainable Design and Construction SPD would be completed by 10th October, the draft Householder's Guide would be completed by mid November and the draft Developers Assessment SPD completed by the end of November. The final draft SPDs would be completed by December 2006 after which time they would be subject to formal consultation prior to ratification.

The Chair thanked officers and the consultants for the presentation and invited questions and comments from the Board.

In summary the issues clarified were:

- That the SPD would not influence planning decisions in terms of location, but once a planning application had been granted, it would seek to optimise the sustainability of the development.
- That it was recognised that the future targets as set out in the SPD should be updated regularly to take account of regular technological advances.
- That other local authorities were setting their own targets for renewables, for example green roof and grey water requirements.
- That at this stage the SPD was just guidance and needed to be dovetailed in with other policies.
- The use of specific technology was not being prescribed to developers, as technology was changing so quickly.
- With regard to the ever increasing use of water, climate change and the overloading of the drainage system, it was confirmed that the SPD referred to wider efficiency and grey water use to reduce demand and the adoption of sustainable urban drainage techniques to reduce run-off.
- That the responsibilities of both the local authorities and developers were being mapped out.
- That spatial issues of flooding were not covered in the SPD but were covered in the Area Action Plans.

RESOLVED –

- (a) That the contents of the report be noted.
- (b) To note the contents of the three guidance documents being prepared by the consultants and the revised project timetable.
- (c) That the presentation from consultants EDAW be received and noted.
- (d) That a further update on the project be received at a future meeting of the Board.

(Note: At this point, the Chair adjourned the meeting for 10 minutes and the meeting reconvened at 11.00am.)

31 Request for Scrutiny Regarding the Former Blackgates School at Tingley

The Head of Scrutiny and Member Development submitted a report which introduced a request for Scrutiny made by Mr Paul Cockcroft, a Leeds resident, relating to the disposal of the former Blackgates School at Tingley. The request had been submitted following a deputation to Council on 19th July 2006 and the decision of the Executive Board, at its meeting on 16th August 2006, to agree to the original plans by the Development Department for the disposal of the former school.

Copies of the request for Scrutiny, the deputation and the report from the Director of Development to the Executive Board on 16th August 2006, were attached to the report.

Councillor Lewis made a declaration of personal interest at this point in the meeting as he had been involved in the original decision of the Executive Board, as a substitute at the Board meeting, to dispose of the school.

The Chair welcomed Mr Cockcroft to the meeting, and ascertained that he was community safety representative for Shancara Court, which is next to the former school site. Mr Cockcroft outlined the request for scrutiny in further detail.

The Chair then requested Chris Gomersall, Head of Property Services, and Edward Rowland, Principal Surveyor, both from the Development Department, to respond to questions from the Board. Supporting evidence was circulated by officers to the Board.

In summary the main issues raised by Members were:

- Access to the site from the A650 Bradford Road and the cul-de-sac at Shancara Court
- The ransom strip
- The one independent valuation of the asset
- The timetable of events
- The review of primary schools and when the decision was taken to close Blackgates School
- Access to the caretakers house
- Consultation with Ward Members
- Predicted vehicular movements
- Whether best consideration had been achieved

The Board took into account the responses of officers and the information supplied by Mr Cockcroft, and in particular his interpretation of an email between highways and a property services officer that an alternative proposal could be the conversion of the existing school building to 12 to 15 flats on the

site, with the entrance through the former school gates. It was subsequently agreed that further Scrutiny was required in this matter.

RESOLVED (UNANIMOUSLY) –

- (a) That the resident's application for further Scrutiny of this matter be approved.
- (b) That the attached report from the Director of Development be noted.
- (c) That this matter be referred for further Scrutiny and that a report be submitted by the Development Department at the November meeting of the Board responding to Members' concerns.

(Note: Councillor Lowe left the meeting at 11.25am during the discussion of the above item but before the vote.)

32 Request for Scrutiny Regarding the Former Drighlington Junior School

The Head of Scrutiny and Member Development submitted a report which introduced a request for Scrutiny made by Drighlington Parish Council/Drighlington Conservation Group, relating to the disposal of the former Drighlington Primary School. The request had been submitted following a deputation to Council on 19th July 2006 regarding the question of ownership and the lack of consultation on the disposal of the school and land and the decisions made at the Executive Board on 16th August 2006 which were listed in the report.

Copies of the request for Scrutiny, the deputation and the report from the Director of Development to the Executive Board on 16th August 2006, were attached to the report.

The Chair welcomed Councillor James Durning, Parish Councillor for Drighlington, who outlined in further detail the request for scrutiny. Councillor Durning was accompanied to the meeting by the Chair of Drighlington Parish Council Janet Scholes, and by fellow Parish Councillors Vicky Felton and Christine Day.

The Chair then requested Chris Gomersall, Head of Property Services, Sean Smith, Project Manager both from the Development Department and Pat Kelly, Section Head Property and Finance from Legal and Democratic Services, to respond to questions from the Board on the two main grievances of the Drighlington Parish Councillors, namely the legal ownership of the asset and the lack of consultation over its disposal.

Regarding ownership, it was ascertained that, although the property was not registered at the HM Land Registry, the school was owned by Leeds City Council. The representatives from Drighlington Parish Council were prepared to accept LCC ownership, although it was pointed out that in the report to the Executive Board on 16th August 2006, it stated in paragraph 7.1 that the Council had registered its legal interest in the ownership of the land with the Land Registry, although this was found now not to be the case.

Regarding the second issue and after hearing evidence from officers, the Board felt that there had been a breakdown in communication between the Development Department, Ward and Parish Councillors which resulted in insufficient consultation taking place. Councillor McArdle, LCC Ward Member for Morley North, joined the meeting and expressed his dissatisfaction at the lack of consultation and how difficult it was to obtain information from officers generally across the Council.

A vote was taken by Members and it was agreed unanimously to reject further scrutiny of this issue. However, it was felt that the Board's concern about the Department's reliance on Ward Councillors forwarding information to Parish Councillors, rather than doing this direct, should be conveyed to the relevant senior officers.

RESOLVED (UNANIMOUSLY) –

- (a) That the request for Scrutiny from Drighlington Parish Council/ Drighlington Conservation Group be noted.
- (b) That the attached report from the Director of Development be noted.
- (c) That no further Scrutiny be required on this particular matter.
- (d) With regard to the consultation process concerning the disposal of property assets in general, that the Board's concern regarding the Department's reliance on Ward Councillors forwarding information to Parish Councillors be conveyed to the relevant senior officers and that it be recommended in future that the Development Department consult directly with Parish Councils.

(Note: Councillor Lewis left the meeting at 12.00 noon during the discussion of the above item but before the vote.)

(Note: Councillor Lobley left the meeting at 12.05pm at the end of this item and after the vote.)

33 London 2012 Olympic Games

A joint report from the Leeds Initiative and Director of Learning and Leisure was submitted to the Board which briefed Members on Yorkshire preparations for the London 2012 Olympics, reported on the work to date of the Leeds Olympic/Paralympic Task Group and outlined Leeds' proposals to ensure that its residents and businesses benefited fully from this event.

The Chair welcomed Councillor John Procter, Executive Member for Leisure, to the meeting to speak on this item, along with officers Dinah Clark, Programme Manager within Leeds Initiative and Peter Smith, Principal Officer Sport Development, from Learning and Leisure.

Part of a promotional DVD of the London 2012 Olympic Games was played at the meeting, then the Chair invited questions and comments from the Board.

In summary the issues discussed were:

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- The activities of the Leeds Olympic/Paralympic Task Group.
- The benefits for the region and in particular for Leeds.
- That the venues for each sporting event had already been determined.
- Attracting training camps to the regions rather than abroad.
- That it was unlikely that there would be funding available to hold events in the regions.
- The excellent sporting facilities available in Leeds.
- Whether tourists would be attracted to Leeds as a result of the Olympics.
- Using 2012 as a major vehicle to increase physical activity in Leeds.
- Using 2012 to increase the concept of volunteering within Leeds.

The Chair applauded the work of the task group and thanked Councillor Procter and officers for attending the meeting.

At the Chair's request, officers then briefly updated the Board on the events arranged over the next 18 months as part of Celebrate Leeds 2007. The Board was also notified that there was further information available on the internet on the Leeds Initiative website.

RESOLVED –

- (a) That the contents of the report be noted.
- (b) That the work to date of the Leeds Olympic/Paralympic Task Group be endorsed.
- (c) That the proposed appointment by Leeds City Council and Leeds Initiative of a dedicated resource to progress this project be noted.
- (d) That an update report be brought to a future meeting of the Board.

(Note: Councillor Davey left the meeting at 12.35pm during the course of the above discussions but before the recommendations were agreed.)

34 Climate Change

The Director of Development submitted a report summarising the latest evidence for climate change, the role that Local Government could play in dealing with the threat and Leeds' contribution to combating climate change. Leeds City Council's proposals to develop a climate change strategy and action plan were included in the Appendices to the report.

Dr Tom Knowland, Head of Sustainable Development, from the Development Department, was in attendance to present the report and respond to Members' queries and comments. He reported that it was hoped that the DVD of Al Gore's recent documentary 'An Inconvenient Truth' would be screened at lunch time on Council Day in January. A set of stills in book form, taken from the documentary, were circulated to Members of the Board for information.

The report was enthusiastically supported by the Board.

RESOLVED –

- (a) That the contents of the report be noted.

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- (b) That the timetable to produce a climate change strategy and action plan be noted.
- (c) That a further report be presented to a future meeting of the Scrutiny Board (Development).

35 Progress of Water Asset Management Working Group

The Director of Development submitted a report at the request of the Board, updating Members on the progress of the Water Asset Management Working Group (WAMWG) which was set up following a report to Executive Board in March 2005 on a series of flooding incidents affecting houses in Leeds in August 2004.

Richard Davies, Head of Risk and Emergency Planning, Corporate Services Department and David Sellers, Principal Engineer, Development Department, were in attendance to present the report and respond to Members' queries and comments.

RESOLVED –

- (a) That the work and progress of the WAMWG to date be noted.
- (b) That the on-going work of the WAMWG be supported.

36 Work Programme

The Head of Scrutiny and member Development submitted a report on the Board's Work Programme, together with the Forward Plan of Key Decisions pertaining to this Board's Terms of Reference covering the period 1st October 2006 to 31st January 2007 for Members' consideration.

RESOLVED –

- (a) That the report and Forward Plan of Key Decisions be noted.
- (b) That scrutiny of the disposal of the former Blackgates School at Tingley be added to the Board's Work Programme for November 2006.
- (c) That the new Chief Planning and Development Officer be invited to a future meeting of the Board.

37 Date and Time of Next Meeting

Tuesday 21st November 2006 at 10.00am with a pre-meeting for Board Members at 9.30am.

The meeting concluded at 12.55pm.

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EXECUTIVE BOARD

WEDNESDAY, 18TH OCTOBER, 2006

PRESENT: Councillor M Harris in the Chair

Councillors R Brett, A Carter, J L Carter,
R Harker, P Harrand, J Procter, S Smith,
K Wakefield

Councillor Blake – Non Voting Advisory Member

73 Gary Broughton

In opening the meeting the Chair referred to the recent and sudden death of Gary Broughton, a Civic Buildings attendant known to all users of the Civic hall.

RESOLVED – That the condolences of this Board be conveyed to Gary's wife, daughters and wider family.

74 Exclusion of Public

RESOLVED – That the public be excluded from the meeting during consideration of the following parts of the agenda designated as exempt on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present there would be disclosure to them of the exempt information so designated as follows:

- (a) Appendix 2 to the report referred to in minute 81 under the terms of Access to Information Procedure Rule 10.4(3) and on the grounds that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, by reason that the report contains commercially sensitive information about post-close negotiations with the Contractor.
- (b) The appendix to the report referred to in minute 84 under the terms of Access to Information Procedure Rule 10.4(3) and on the grounds that the public interest in maintaining the exemption in relation to the appendix on this subject outweighs the public interest in disclosing the information by reason of the fact the appendix is part of contract negotiations and the release of the information contained therein may compromise the Council's commercial position and could cause the Council to breach its, and European rules on procurement.
- (c) The detailed report referred to in minute 87 under the terms of Access to Information Procedure Rule 10.4(1) and (2) and on the grounds that the public interest in maintaining the exemption in relation to the main report outweighs the public interest in disclosing the information by reason of the fact that the duty of Education Leeds in securing

improvement and increased confidence in the schools concerned would be adversely affected by disclosure of the information.

- (d) Appendices 1,2 and 4 to the report referred to in minute 95 under the terms of Access to Information Procedure Rule 10.4(3) and on the grounds that the public interest in maintaining the exemption outweighs the public interest in disclosing the information by reason of the fact that the disclosure of appendices 1 and 2 could potentially prejudice the success of the scheme by speculative investors acquiring properties in advance of the Council's action and of appendix 4 because the costs attributed to the purchase of private properties are purely estimates at this stage and their disclosure could prejudice the Council's ability to reach an agreement on the purchase price with owners.

75 Declaration of Interests

Councillor Brett declared a personal interest in the item relating to the future of ALMOs in Leeds (minute 78) as a board member of South East Leeds ALMO.

76 Minutes

RESOLVED – That the minutes of the meeting held on 20th September 2006 be approved.

NEIGHBOURHOODS AND HOUSING

77 Deputation to Council - Leeds Gypsy and Traveller Exchange regarding Provision of Accommodation in the City

The Director of Neighbourhoods and Housing submitted a report in response to the above deputation to Council advising that the accommodation needs assessment is to be undertaken in accordance with the decision of this Board as referred to in minute 70 of the meeting held on 20th September.

RESOLVED – That the report be noted.

78 The Future of Arms Length Management Organisations for Housing in Leeds

Further to minute 71 of the meeting held on 20th September 2006 the Director of Neighbourhoods and Housing submitted a report on proposed governance arrangements for the three new ALMO Boards, their registration as companies and proposals for Area Panels.

RESOLVED –

- (a) That the proposed governance arrangements for the new Boards be approved.
- (b) That the proposals for Area Panels be approved and that the Director of Neighbourhoods and Housing be authorised to consult with the ALMOs to finalise the details.
- (c) That authority be given for the formal registration of the new companies and that the Director of Neighbourhoods and Housing be authorised to

progress the Section 27 arrangements with the Department of Communities and Local Government.

(Under the provisions of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he abstained from voting on this decision insofar as it related to the arrangements for the appointment of elected members to the new ALMO boards)

CENTRAL AND CORPORATE

79 Corporate Debt Policy

The Director of Corporate Services submitted a report presenting a revised Corporate Debt Policy agreed by the Financial Inclusion Steering Group and intended as part of the Council's Beacon application 'Promoting Financial Inclusion and Tackling Over Indebtedness'.

RESOLVED – That the changes to the policy and the part which it plays in the Council's Financial Inclusion policies be noted.

80 Treasury Management Borrowing Limits

The Director of Corporate Services submitted a report on a proposed increase to the Authorised and Operational borrowing limits to be recommended to Council as a variation to those set in February 2006 (minute 202(e))

RESOLVED – That Council be recommended to approve the revised borrowing limits for 2006/07 and the revised investment limit for 2006/07 both as set out in Section 3 of the submitted report.

81 Progress Report on the PPP/PFI Programme

The Deputy Chief Executive submitted a report on progress of Leeds City Council PPP/PFI projects and Programmes, their governance and on the outturn of the Leeds Street Lighting PFI Project.

Appendix 2 to the report relating to the Street Lighting Project was designated as exempt under Access to Information Procedure Rule 10.4(3).

Following consideration of the exempt appendix in private at the conclusion of the meeting it was

RESOLVED – That the report be noted.

82 Parish and Town Council Charter

The Chief Democratic Services Officer submitted a report on a charter to underpin the relationship between the City Council and the local councils within its administrative area as agreed in consultation with the Parish and Town Council Forum.

RESOLVED –

(a) That the charter, as appended to the submitted report, be approved.

- (b) That the charter be reported to Area Committees for information.
- (c) That this Board, noting the current delays in processing applications for the establishment of new parish councils, requests the Department for Communities and Local Government to more efficiently process such applications.

CHILDREN'S SERVICES

83 Admissions Round for Community and Controlled Schools for 2006

The Chief Executive of Education Leeds submitted a report providing statistical information on the September 2006 admission round for community and voluntary controlled schools.

RESOLVED – That the report be noted.

84 ICT Strategic Partner for Building Schools for the Future - Selection of Preferred Bidder

Further to minute 59 of the meeting held on 20th September 2006 the Chief Executive of Education Leeds submitted a report on the proposed appointment of a preferred bidder for the ICT Strategic Partner and arrangements for final negotiations and award of the contract.

Appendix 1 to the report was designated as exempt under Access to Information Procedure Rule 10.4(3).

Following consideration of the exempt appendix in private at the conclusion of the meeting it was

RESOLVED – That Research Machines be selected as the preferred bidder for the ICT Strategic Partner contract and that the Deputy Chief Executive be authorised, in consultation with the BSF/PFI Project Board, to conduct final negotiations and to award the contract.

85 Thorpe Primary School

The Chief Executive of Education Leeds submitted a report on a proposed scheme to provide a new hall, additional classrooms and remodelling works at Thorpe Primary School.

RESOLVED -

- (a) That approval be given to the design proposals for Phase One works in respect of the scheme to provide a new hall and additional teaching accommodation, together with internal remodelling at Thorpe Primary School.
- (b) That expenditure of £940,000 from capital scheme 12050/PH1/000 be authorised.

86 Recent Ofsted Inspections

The Chief Executive of Education Leeds submitted a report summarising the outcomes of recent OfSTED inspections.

RESOLVED – That the report and the impact of the change in the inspection framework be noted.

87 Schools Causing Concern

The Chief Executive of Education Leeds submitted a report on the actions being followed to ensure that the schools causing the most serious concerns are being monitored, supported and challenged through planned interventions.

The second detailed report on this matter was designated exempt under Access to Information Procedure Rules 10.4(1) and (2).

Following consideration of the exempt report in private at the conclusion of the meeting it was

RESOLVED – That the report, actions being taken in schools causing concern and the impact of the change in the inspection framework be noted.

LEISURE

88 Leeds Sports Trust

The Director of Learning and Leisure submitted a report on progress made since the initial Executive Board decision in March 2006 (minute 246), to the in principle transfer of the Sport and Active Recreation Service to a Non Profit Distributing Body (Trust). The report proposed that progress be made to the next implementation stage of the Trust transfer, with a target date of 1st April 2008 for the Sports Trust to become fully operational.

In presenting the report the Executive Member (Leisure) made reference to the fact that all members of this Board had received the GMB trade union response to the Lawrence Graham Report appraising the Sports Trust option together with the letter of the Director of Learning and Leisure in response to the GMB paper.

RESOLVED –

- (a) That a charitable company limited by guarantee be approved as the intended legal form of the Trust, with 19.9% Leeds City Council representation, as outlined under the legal and resource implications section of the report.
- (b) That this Board recognises the reconsidered level of net annual savings from NNDR (rates)/VAT as being a maximum of £1,164,921 and an estimated minimum of £725,921 per year, based on 2006/07.
- (c) That the increased, estimated set up costs of £467,417 involved in creating the Trust, due to be committed over the 2006/07 and 2007/08 financial years be approved.
- (d) That the next implementation stage of the Trust transfer through to March 2007, with a target date of 1st April 2008 for the Sports Trust to become fully operational be approved.
- (e) That the key tasks to be addressed during the next implementation stage be noted.

- (f) That the proposals for decision making be approved and that further progress reports be brought to this Board at key moments throughout the process, in particular to formalise the legal establishment of the Trust and the formal approval to transfer staff and facilities to the Trust.
- (g) That all other aspects of the report and the attached appendices together with progress being made be noted.

(Under the provisions of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he abstained from voting on this decision)

ADULT HEALTH AND SOCIAL CARE

89 Commissioning Plan for Day Services for Disabled People

The Director of Adult Social Services submitted a report setting out proposals for the modernisation of day services for disabled people with particular reference to the three existing Social Services Department Resource Centres, describing a more person centred service model based on meeting an individual's assessed needs flexibly, in their local communities and, wherever possible, within mainstream services rather than in settings catering only for disabled people.

RESOLVED –

- (a) That the proposals for day services for disabled people as outlined in the report be approved.
- (b) That the proposed new service model be implemented.
- (c) That the Board notes the proposal that in the context of the new service model a separate, building-based reprovion of Clifford Brooke Resource Centre would not be appropriate when the centre leaves the Roundhay Road site given the available spare capacity at other centres.
- (d) To agree (with reference to paragraph 7.7 of the report) that there should, wherever practicable, be consultation with service users on the full range of possible reprovion options prior to a report on a proposal such as that referred to in (c) above being brought to this Board.
- (e)
 - (i) To note that consultations with such users at Clifford Brooke, on the proposal that there should be no separate building based provision of the centre, have now commenced;
 - (ii) to agree that such consultations should continue, and
 - (iii) to note that a report on the outcome of the consultations will be brought back to this Board.

90 Outline Plan for The Breece, Scarborough

The Director of Adult Social Services submitted a report on the proposed outline plan for The Breece to comply with the Short Breaks Policy.

In presenting the report the Executive Member (Adult Health and Social Care) referred to a petition which he had received on the day of this meeting with regard to the proposals.

RESOLVED –

- (a) That the outline plan for the disposal of The Breece and the development of alternative arrangements as detailed in the report be approved.
- (b) That the statutory consultation process be commenced immediately with a view to fully implementing the plan by January 2007.

(Under the provisions of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he voted against this decision)

DEVELOPMENT

91 Deputation to Council - Queenshill and Lingfield Estate Residents concerned about Ringroad safety.

The Director of Development submitted a report providing information relating to the Deputation received by Council at the 13th September 2006 meeting in relation to concerns about road safety on the A6120 Outer Ring Road at Moortown.

RESOLVED – That the report and the actions being taken in relation to the concerns raised by the deputation be noted.

92 Deputation to Council - Local Residents Concerned About the Britannia Quarry, Morley

The Director of Development submitted a report in response to the deputation to Council on 13th September 2006 regarding dust in Rein Road, Morley associated with Britannia Quarry, operated by Woodkirk Stone.

RESOLVED – That the report and the actions taken in respect of the operation of the quarry be noted.

93 Former Horsforth Library

The Director of Development submitted a report on the proposed marketing of the Stanhope Youth Centre and, subject to the capital receipt that would be generated being sufficient, to use that receipt and other resources already identified in the Capital Programme to fund the refurbishment of the former Horsforth Library to provide accommodation for the relocated Youth Centre and for the North West Area Management Team.

RESOLVED –

- (a) That the proposal to market the site of the Stanhope Driver Youth Centre be approved and recognised as being in line with the Ring Fence Policy approved by this Board on 23rd March 2005.
- (b) That subject to the potential receipt that may be generated being sufficient, a Design and Cost report be brought back to this Board seeking authority to incur expenditure for the refurbishment works at the former library.

94 Local Enterprise Growth Initiative

The Director of Development submitted a report on the production of a round two Local Enterprise Growth Initiative bid for Leeds and outlining the key features of the proposed programme.

RESOLVED – That the bid ‘Sharing the Success’ be endorsed.

95 Regeneration of Holbeck

The Director of Neighbourhoods and Housing submitted a report on the options for the regeneration of the Holbeck area and on a proposed scheme for the acquisition and clearance of 53 properties within Holbeck by utilising £2.95m of Regional Housing Board funding from the capital grant of £8m allocated for a long term housing market renewal programme to tackle poor quality pre1919 housing stock in Beeston Hill and Holbeck.

The report outlined the options of (a) doing the minimum to meet legal conformity, (b) group repair and internal remodelling and (c) the preferred option of acquisition, clearance and redevelopment of the site for housing.

Appendices 1, 2 and 4 to this report were designated as exempt under Access to Information Procedure Rule 10.4(3).

After consideration of the exempt appendices in private at the conclusion of the meeting it was

RESOLVED –

- (a) That the injection into the Capital Programme of £2.95m of Regional Housing Board money be approved and that scheme expenditure in the same amount be authorised.
- (b) That officers be authorised to commence acquisition of the properties detailed at Appendix 2 by voluntary agreement with the owners and that in the event that agreement cannot be reached with the owner of any property within the target area for its acquisition, the Director of Neighbourhoods and Housing be authorised to make and promote any necessary Compulsory Purchase Orders.

CITY SERVICES

96 Integrated Waste Strategy for Leeds 2005 -2035

The Director of City Services submitted a report presenting the proposed revised Integrated Waste Strategy for Leeds, the associated three year action plan and the proposed final draft of Expression of Interest for Private Finance Initiative funding to support the development of the waste solution infrastructure.

In presenting the report the Chair referred to a note commenting on the proposals handed to members of the Board on the day of the meeting.

RESOLVED –

- (a) That the Integrated Waste Strategy for Leeds 2005-35, as attached to the report, be adopted.
- (b) That the action plan for implementation for which financial provision will need to be secured following appropriate budget submissions be approved.
- (c) That the governance arrangements for the programme outlined in the terms of reference attached to the report be approved.
- (d) That the content of the Expression of Interest for PFI credits be noted, that the proposed strategy for securing external funding be approved and that the Asset Management Group be authorised to approve the final Expression of Interest document.
- (e) That the Board notes that an outline business case for PFI funding will be brought to this Board for approval following approval of the Expression of Interest by DEFRA.
- (f) That the indicative financial implications of delivering the overall waste solution for Leeds be noted.
- (g) That the site selection work in progress, relating to the location of facilities, including the approach to regional working outlined in the report be noted.
- (h) That a progress report be brought back to this Board in three months time,

(Under the provisions of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he abstained from voting on this decision)

DATE OF PUBLICATION: 20TH OCTOBER 2006
LAST DATE FOR CALL IN: 27TH OCTOBER 2006

(Scrutiny Support will notify relevant Directors of any items Called In by 12.000 noon on 30th October 2006)

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Public Document Pack Agenda Item 8

OVERVIEW AND SCRUTINY COMMITTEE

MONDAY, 9TH OCTOBER, 2006

PRESENT: Councillor G Driver in the Chair

Councillors B Anderson, J Bale, B Cleasby,
P Grahame, B Lancaster, T Leadley and
R Pryke

34 Declaration of Interests

Councillor Anderson declared personal interests in respect of the following items:-

Agenda Item 7 (Minute No.36 refers) – Scrutiny Inquiry ‘Narrowing the Gap’ (Lead Member on ‘Narrowing the Gap’)

Agenda Item 8 (Minute No.37 refers) – Leeds Statement of Gambling Policy (Chair of Leeds Casino Advisory Group)

35 Minutes - 4th September 2006

RESOLVED – That the minutes of the meeting held on 4th September 2006 be confirmed as a correct record.

36 Scrutiny Inquiry - 'Narrowing the Gap'

Further to Minute No 16, 3rd July 2006, the Committee considered reports submitted by the Head of Scrutiny and Member Development and the Director of Neighbourhoods and Housing relating to the Council's 'Narrowing the Gap' objective, and received evidence from the Leader of the Council and Council Officers in this regard.

In attendance at the meeting were Councillor Mark Harris, Leader of the Council, Sue Wynne and Stephen Boyle (Neighbourhoods and Housing) and Martin Gray (Chief Executive's Department). A written summary of evidence received is attached to the minutes.

RESOLVED –

- (a) That the proposed Terms of Reference for the Committee's Inquiry be approved.
- (b) That the Chair be nominated as this Committee's representative to be co-opted onto the 'Narrowing the Gap' Project Group for the duration of the Inquiry.

(NB: Councillor Grahame joined the meeting at 10.00 am during the consideration of this item)

Draft minutes to be approved at the meeting
to be held on Monday, 6th November, 2006

37 Council's Statement of Gambling Policy

Further to Minute No 28, 4th September 2006, the Director of Legal and Democratic Services submitted a report outlining the results of the public consultation regarding the Council's draft Statement of Gambling Policy and enclosing a revised draft version of the Policy Statement, which would now be submitted to the Executive Board on 15th November and Full Council on 13th December 2006 for approval. The Council's Policy had to be published by 3rd January 2007.

In attendance at the meeting were Nicola Raper and Anne Marie Pollard (Legal Services) and Steve Speak and Colin Mawhinney (Development Department). In brief summary, the main areas of discussion were:-

- On 4 September, Overview and Scrutiny Committee had received and considered a preliminary report on the Statement of Gambling Policy.

At this stage the Committee made some initial observations which were forwarded to officers and the Leader of Council.

The Committee's greatest concern had been the seemingly limited range of those who had been consulted on the draft policy. Whilst acknowledging that some of its concerns might be alleviated when the full list of those who had been consulted was available, the Committee felt that, as the document stood at that stage, it appeared that some key partners had not been consulted, particularly, District Partnerships, Area Committees, PCTs and faith organisations.

The Committee had stressed that its wish to see these bodies consulted was not in any way a statement of whether the Committee did or did not support the provision of Casinos, but a feeling that the absence of views from these organisations weakened the legitimacy of the policy.

It was also the Committee's view that consultation should not end with the publication of the policy, but should continue throughout the life of the document including during any review of its effectiveness.

- The Committee considered an updated report on the Draft Statement of Gambling Policy against the above background. This report included the results of the consultation on the draft policy.

A number of issues emerged from these discussions. Whilst satisfied that further consultation work had been undertaken, a key concern of the Committee remained the need for the Council to establish robust mechanisms to ensure a continuing dialogue with those who may wish to comment on gambling. The Committee was not convinced that these mechanisms were in place.

- Members also had concerns that the provisions of the Act itself limited the Council's ability to exercise its legitimate role of promoting community wellbeing.

The key concepts of the Act, i.e. the licensing objectives of the Act are:

- preventing gambling from being a source of crime or disorder, being associated with crime or disorder or being used to support crime,
- ensuring that gambling is conducted in a fair and open way, and
- protecting children and other vulnerable persons from being harmed or exploited by gambling.

The most common local issues such as nuisance, general disorder and public safety are not within the scope of the objectives, and therefore the Licensing Authority would not be able to accept any objection on these grounds as being relevant. This was of concern to the Committee.

The Committee was aware that enforcement and licence condition regulations have not yet been issued. The Committee felt that the Council should therefore lobby the Minister of State for the Department of Culture, Media and Sport and the Gambling Commission for the right for Councils to ensure community wellbeing.

- Notwithstanding the above, members of the Committee were also of the view that there are practical actions the Council could now do:-

Acknowledging the broader responsibilities of the Council, the Committee was of the view that the Council should use other arenas to discuss gambling, for example schools.

A key recommendation coming from the Scrutiny Inquiry into Alcohol Misuse was;

“That the Director of Legal and Democratic Services and the Director of Development arrange for the Development Plan Panel and the Licensing Committee to meet to consider the consequences of licensing and planning policies on each other”.

The Committee recommends that this same approach is taken for gambling.

The Alcohol Misuse Commission also recommended;

“That the Head of Entertainment Licensing provides Ward Councillors with up to date information on all the on and off

licensed premises in their Ward, and the licensed hours and opening times for each of the premises”.

The Committee recommends that this principle is extended to premises offering gambling and that Ward Members are informed at the earliest possible opportunity by the Licensing Section and by the Development Department of any proposals relating to proposed gambling premises in their areas.

RESOLVED – That the above comments be forwarded from this Committee for consideration by the Executive Board on 15th November 2006.

38 Work Programme

The Head of Scrutiny and Member Development submitted the Committee’s work programme, updated to reflect decisions taken at previous meetings, together with a relevant extract of the Council’s Forward Plan of Key Decisions and a copy of the minutes of the Executive Board meeting held on 20th September 2006.

With reference to the ‘Narrowing the Gap’ Inquiry, Members felt that as part of the ‘Obtaining the Community Perspective’ element, it would be helpful to go out into different locations and obtain residents views, perhaps by establishing small working groups for each identified area, which could then feed their views into the main Inquiry. It was agreed that the Head of Scrutiny and Member Development should liaise with OSC Members to develop this idea.

RESOLVED – That the Committee’s work programme be approved and accepted.

39 Dates and Times of Future Meetings

Monday 6th November 2006

Monday 4th December 2006

Monday 8th January 2007

Monday 5th February 2007

Monday 5th March 2007

Monday 2nd April 2007

All at 10.00 am (pre-meetings at 9.30 am)

OVERVIEW AND SCRUTINY COMMITTEE

9TH OCTOBER 2006

NARROWING THE GAP – SUMMARY OF EVIDENCE

1.0 Introduction

- 1.1 At its meeting on 9th October 2006, the Overview and Scrutiny Committee agreed its terms of reference for an inquiry into Narrowing the Gap. Members also invited Cllr Mark Harris, Executive Member for Narrowing the Gap, to the meeting, to discuss the inquiry terms of reference with him.
- 1.2 Members received initial evidence on narrowing the gap issues from Cllr Harris and Sue Wynne, Regeneration Service. The evidence focused on two areas: the central government PSA floor targets, and small area data drawn from the Index of Multiple Deprivation 2004.

2.0 Evidence and discussions

Discussion with Executive Member

- 2.1 Councillor Harris supported the Committee's work in scrutinising narrowing the gap issues and the aim of the inquiry. Cllr Harris explained that there is a Narrowing the Gap group which he runs weekly, aimed at dealing with narrowing the gap issues and using the information available to plan and deliver services effectively to narrow the gap between the most deprived areas of the city and more well off areas of the city.
- 2.2 Members next discussed the terms of reference for the Committee's inquiry into Narrowing the Gap. Members felt that it was important to integrate narrowing the gap issues into other plans for the city, e.g. Making Leeds Better.
- 2.3 The Committee agreed that it was important to consider how all citizens in Leeds could draw on the resources of the whole city. The council should consider a range of means to enable and encourage people to draw on these resources and encourage physical and social mobility. Members next discussed methods of getting through to communities which needed help, and agreed with Cllr Harris that face to face contact was a very good way of reaching out to communities. Members agreed that this could best be done through working with local people who had already used the resources of the city to their advantage, and were therefore able to highlight them to others in their communities via face to face contact.
- 2.4 The Committee discussed the partnership working arrangements in place and the joint aims of the council and its partners. Some work of partners seemed not to reflect the priorities agreed between the partners and the council.

Members wished to ensure that budgets were directed to the agreed priorities as far as possible. Cllr Harris explained to members that partnership and co-ordination is an area of work for the Narrowing the Gap group – the group wanted to find out what projects each organisation was doing and how the work was co-ordinated. An example of this was work on fuel poverty: the council runs a continuous fuel poverty campaign to make residents aware of the issues, but departments made few referrals to the Fuel Poverty group which can provide financial and physical assistance to those households suffering from fuel poverty.

2.5 Members discussed the collection and use of data and made the following points:

- Data must be complete and up to date
- Data should measure significant outcomes
- Tensions exist in the way data is collected by different partners, e.g. many partners collect data on individuals, but the council mostly collects data on areas. How can the two be reconciled?
- The need to be more effective in the use of information.

2.6 Cllr Harris suggested that micro level data could be a useful way to measure the success of measures taken to narrow the gap. The work to achieve macro level government floor targets would be taken care of by departments, and show high level trends, but micro level data would show more clearly the difference that projects actually make to individuals and families.

2.7 Members considered how to ensure that micro targets are in line with what communities actually want and agreed that private sector organisations could do micro level projects, with outputs set by the council. Cllr Harris explained that the Narrowing the Gap group has four themes it is working on:

- Engaging the private sector
- Worklessness and increasing income
- Leading by example
- Community self help and reliance.

New microschemes to narrow the gap must involve all four of these themes. Members also acknowledged that while we cannot impose projects on local communities, it is important for the council to provide the services it feels are necessary. Members suggested that information, choice, empowerment and responsibility were important concepts to consider in introducing new projects.

2.8 Cllr Harris informed the Committee that he had written to members to find out about very small pockets of deprivation in their wards which were not picked up by other measures. This would allow the council to narrow the gap in all areas of the city.

2.9 Members were pleased to receive an invitation from Cllr Harris for a member of the Overview and Scrutiny Committee to sit on the weekly Narrowing the Gap group, during the length of the Committee's inquiry and will give the invitation due consideration.

Evidence from officers

2.10 Members learned that the National Strategy for Neighbourhood Renewal was published by the Department for Communities and Local Government (then ODPM) in January 2001. The aim of the Strategy is that no one would be seriously disadvantaged by where they live within 10 – 20 years. The Strategy focuses on six key areas:

- Health
- Education
- Crime
- Worklessness
- Liveability
- Housing.

Central government floor targets are the basis for measuring how this strategy has been implemented and its aims met. They are 'macro level' targets. These targets are used to assess the performance of the city's strategic partnership -the Leeds Initiative, and are directly linked to funding received from the government.

2.11 Members learned that the Index of Multiple Deprivation 2004 (IMD 2004) is a measure of multiple deprivation at the small area level. It is based on seven dimensions or domains of deprivation which can be recognised and measured separately:

- Income deprivation
- Employment deprivation
- Health deprivation and disability
- Education, skills and training deprivation
- Barriers to housing and services
- Living environment deprivation
- Crime.

2.12 Each dimension of deprivation includes a variety of indicators. Members noted that each dimension was constructed from a number of data sets e.g. education includes measurements of education, training and skills attainment. However, members commented on the need to measure access to further and higher education and adult education and commented on the limited value of the measures if these were not included. It was also noted that there was limited value in viewing individual SOAs in isolation as they need to be viewed and understood in the context of the surrounding neighbourhoods.

2.13 Members noted that the advantage of this model is that small areas of deprivation can be picked up. Data can be combined to produce the Index of Multiple Deprivation, as described above, but can also be measured for individual domains to highlight which issues are particularly important for each neighbourhood. A particularly high score indicating a high level of deprivation

on a particular domain, e.g. very high crime levels, contributes to the overall ranking of an area in the IMD.

- 2.14 Members enquired about how up to date the data was, noting that the Index of Multiple Deprivation was published in 2004. The committee learned that the IMD is published every four years, but that local information is used to update data in between, and most information is available annually, if not more often.
- 2.15 The IMD 2004 uses Super Output Areas (SOAs) to analyse statistics at the small area level. Members noted that the SOA boundaries are set down centrally based on aggregated census output. Members questioned whether the characteristics of neighbourhoods follow a particular pattern as you move further from the city centre and noted that although it is hard to generalise, inner city issues tend to be around cleanliness and safety.
- 2.16 Members learned that data from a variety of sources is used to plan services aimed at narrowing the gap. The data sources include the individual dimension of deprivation information, the IMD 2004, plus local data from partners (such as crime information from the police), and up to date data from within the council, (e.g. benefits take-up). Objective measures along with statistical profiles of localities can be used to highlight the need for interventions to address particular issues (across the city or within specific areas or groups). Service managers use this information to identify the need for action and develop baselines that underpin plans such as the District Partnership Action Plans and Neighbourhood Improvement Plans.
- 2.17 Members noted that performance against the public service agreement floor targets and area profiles are used to support funding applications to Government departments and agencies, for example, the former Single Regeneration Budget programme and the current Objective 2 programme. Performance against floor targets is also used to determine local funding allocations within programmes such as the NRF and to ensure that funding is used effectively in the areas of greatest need.
- 2.18 Members learned that floor targets are helpful, but local measures can also be very useful in highlighting the issues which are important to Leeds as a whole, and particular areas within the city. This is a key issue within the inquiry. An example of this is the government's floor target on housing decency measures the number of council homes which meet the decency standard, but a more relevant local target is that of affordability: there are only two postcode areas in Leeds where an average joint income means that a home is affordable. Members agreed that local targets and information are helpful for assessing where the gap is being closed and where further work needs to be directed.
- 2.19 Members acknowledged that the results of some interventions and projects would not be visible immediately and agreed that it was important to take a longitudinal view to assess whether projects are successful in the long term. This also ensures that the council and its partners address the issue of some areas falling into deprivation, while others receive attention and funding and flourish.

- 2.20 The committee acknowledged the need to focus on families and individuals and that the Leeds local Area Agreement does this. One particular piece of work involved taking a holistic approach to increasing educational attainment by low achieving year 9 pupils. Members agreed that it could be helpful to conduct visits to see the work going on to narrow the gap in a few locations.

3.0 Summary and conclusions

- 3.1 Members received information on government floor targets aimed at tackling social disadvantage, and small area data based on the Index of Multiple Deprivation 2004 domains.
- 3.2 The floor target information, IMD domain information and other local data is used by the council to identify areas where the gap need to be narrowed and plan and deliver projects to tackle particular issues and narrow the gap.
- 3.3 Members acknowledged that the results of some interventions and projects would not be visible immediately and agreed that it was important to take a longitudinal view to assess whether projects are successful in the long term. This also ensures that the council and its partners address the issue of some areas falling into deprivation, while others receive attention and funding and flourish. It is important to ensure the quality of the data used in planning services and interventions and take the perceptions of the community into account. The collection and analysis of longitudinal data will allow a long term view of the changes to areas and show whether the gap between the most deprived and least deprived has narrowed. This data will also help us to assess which interventions have been successful and identify where new issues have arisen which could extenuate poverty and impede progress in narrowing the gap.

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Originator: Richard Mills

Tel: 247 4557

Report of the Head of Scrutiny and Member Development

Scrutiny Board (Development)

Date: 21st November 2006

Subject: Former Blackgates School at Tingley – Further Scrutiny

Electoral Wards Affected: Morley North & Morley South

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

1.0 Introduction

- 1.1 The Scrutiny Board on 10th October 2006 considered a request for Scrutiny from the Community Safety representative of Shancara Court which is next to the former Blackgates school site off Bradford Road.
- 1.2 The Scrutiny Board at this meeting unanimously resolved that the application for further Scrutiny of this matter be approved.
- 1.3 The Director of Development was asked to submit a further report to this Scrutiny Board meeting in response to Members concerns outlined in paragraph 2.3 of this report.

2.0 Background

- 2.1 The request for scrutiny had been submitted following a deputation to Council on 19th July 2006 and the subsequent decision of the Executive Board, at its meeting on 16th August 2006, to agree to the original plans by the Development Department for the disposal of the former school.
- 2.2 Copies of the request for Scrutiny, the deputation and the report from the Director of Development to the Executive Board on 16th August 2006, which were considered at the last Scrutiny Board meeting are attached for Members reference.
- 2.3 In summary the main issues raised by Members at the last Scrutiny Board meeting were:
 - Access to the site from the A650 Bradford Road and the cul-de-sac at Shancara Court

- The ransom strip
- The one independent valuation of the asset
- The timetable of events
- The review of primary schools and when the decision was taken to close Blackgates School
- Access to the caretakers house
- Consultation with Ward Members
- Predicted vehicular movements
- Whether best consideration had been achieved
- Interpretation of an email by the applicant requesting further scrutiny, between highways and property services officers that an alternative proposal could be the conversion of the existing school building to 12 to 15 flats on the site, with the entrance through the former school gates.

3.0 Development Department

3.1 In accordance with the request for further information by the Scrutiny Board at the last meeting a report of the Director of Development is attached for the consideration of Members.

4.0 Recommendations

4.1 The Scrutiny Board is requested to:-

- (i) consider the attached report of the Director of Development and ask questions of the officers attending the meeting.
- (ii) determine on the evidence presented, whether further scrutiny is required and, if so, what form this should take.



Report of the Director of Development

Scrutiny Board (Development)

Date: 21st November 2006

Subject: Blackgates Infant School

Electoral Wards Affected: Morley North and South

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Information for Scrutiny Board

The sale of Blackgates Infant School was considered at the Scrutiny Board on 10 October 2006 and is being reconsidered at the Scrutiny Board to be held on 21 November 2006. Outlined below is the background to this proposed sale and also a reply to various queries that were raised at the Scrutiny Board on 10 October.

Background

On 21 July 2004 Executive Board approved the disposal of the surplus school properties which are being replaced and the ring fencing of capital receipts to the Leeds Primary Schools PFI and Primary School Review. One of these schools was Blackgates Infant School.

The sale of surplus property by the Council is governed by legislation and one of the key aspects is that the Council is obliged under Section 123 of the Local Government Act 1972 (or under the Housing Act 1985) to obtain the best consideration that can reasonably be obtained. In terms of achieving best consideration here access to Blackgates Infant School site, with the associated highways issues, is critical. Such access is best enabled from the adjoining Shancara Court development.

Ward Members are consulted as a matter of routine with regard to the disposal of a property. However the method of disposal is determined by the Director of Development, (or in a few cases the Executive Board). She will select the method of disposal that will, in her opinion, achieve best consideration as outlined above. The disposal methods used can be described as follows:-

1. by seeking offers on the open market,
2. by auction or

3. in some instances by one to one negotiations.

The procedure for considering the most appropriate method for sale of Blackgates Infant School has been the same as for the sale of all other Council sites.

Consideration to the various queries raised are outlined below:-

1.0 Apparent Lack of Consultation and Details of when Ward Members were first consulted.

- 1.1 In November 2002 Blackgates Infant School Governors were consulted by Education Leeds regarding Mintons request that a small section of the wall to Blackgates Infant School caretaker's house on the Bradford Road frontage be set back for a sight line for the proposed new access road (now Shancara Court). The Governors confirmed they had no objection to the proposal but would like a new access to be provided to the caretaker's house from the development (as there was a possibility that, on retirement of the school caretaker, the next caretaker would be non resident and with a separate access away from the school the house could be considered for sale in isolation).
- 1.2 On 22 January 2003 the Governors and Head Teacher further discussed the matter at a Governing Body meeting, following Mintons provisional agreement to provide an access to the caretaker's house from their development. It was agreed that the small area of land, approx. 3.1 sq m could be released for the purposes of a sight line. At that time the development proposed was as shown on Plan A attached.
- 1.3 Ward Members were advised by the Development Department by letter dated 17 February 2003 of this proposal and did not have any comments.
- 1.4 Meanwhile Education Leeds were progressing their own consultations regarding the future of the school in which the Development Department was not involved. Subsequently the decision was taken to close the school and the site was passed to the Development Department for disposal as directed by Executive Board.
- 1.5 On 28 January 2005 Ward Members were consulted by the Development Department regarding the disposal of the school which was to be closed in August 2005. Two of the Ward Members advised that they wish to retain the school building and both favoured its retention for local community uses. One Ward Member expressed she would wish to see the building retained because of its visual merit and historic significance in the area. The proposal to dispose of the surplus school, and the Planning Statements for each surplus school were referred to the relevant Area Committees for consideration. In the case of Blackgates Infant School a report was submitted to the South (Outer Area) Committee on 14 February 2005. The Committee supported the Ward Members comments but recognised that Executive Board had already made the decision to sell the property.
- 1.6 The method of consultation was consistent with that which pertains for all disposals.

2.0 Summary Reasons for the decision not to invite Tenders

- 2.1 As outlined in the Background the Council is under an obligation to achieve best consideration on disposal of property. The Director of Development (or Executive Board) make a judgement on the recommendation of officers as to which is the best method of disposal to achieve this. In the case of the Blackgates site best consideration is achieved through delivering the maximum number of residential units which is acceptable within the planning constraints which apply. One important planning consideration is the access to the site.
- 2.2.1 When in March 2003 the Development Department was made aware of Education Leeds' consideration to the future of this school which could include closure, Highways Officer advice was that on redevelopment of the school site the preferred option would be to access the site from the proposed residential development site adjoining (being proposed by Mintons and now called Shancara Court). Highways Officers also commented that there could be difficulty with access to development on the school site direct from Bradford Road chiefly due to the presence of the pedestrian crossing and also the proximity of nearby junctions. Thus access via Shancara Court offered the means of optimising the number of residential units which could be built on the school site, and hence the value of the site.
- 2.2.2 Following this advice Mintons were approached by the Council to obtain a right of access through their development site. Such an access would be taken between the house plots nos. 5 and 6 shown on Plan A. Mintons were approached at this time, whilst discussion was still in progress regarding the issue of the sight line and they could incorporate such an access into their proposed development layout. Failure to agree to this right of way could have put in jeopardy the Council's ability to obtain best consideration arising from the sale of its own land. There was also an issue of Mintons, or any future owner of the site, asking the Council for a substantial payment of 'a ransom sum' to pay for such access, but this was less likely whilst Mintons were requesting use of Council land for the sight line. Mintons agreed to this right of access without payment from the Council provided that they were given first option to purchase the adjoining school site owned by the Council.
- 2.2.3 The Director of Development on 16 June 2003 approved terms for the grant of an Option for Mintons to purchase the site of Blackgates Infant School. It was not appropriate for Ward Members to be consulted at this time because:-
- i. The offer of the Option was essential if the Council was to protect the future value of its assets
 - ii. The Option was not binding and the terms ensured that it only became operable on condition that the school site was released for sale by the Council and access thereto was taken through Mintons development at which time there would be the usual consultation.

The two access ways then to be provided by Mintons are shown by cross hatch on the attached Plan B.

- 2.3 On 21 July 2004 Executive Board approved the recommendation of Education Leeds on the disposal of the surplus school properties to be replaced and the ring fencing of capital receipts to the Leeds Primary Schools PFI and Primary School Review.
- 2.4 Valuations were undertaken to determine achievement of best consideration for

the site which supported that the school site should be redeveloped with access via the Mintons development of Shancara Court. Hence this necessitated disposing of the school site under the terms of the Option agreed with Mintons rather than offering the school site on the open market.

- 2.5 On 15 March 2005 the Director of Development gave approval to enter into one to one negotiations with Mintons for the disposal of Blackgates Infant School and in the event of these negotiations not being concluded to dispose of the property on the open market by informal tender. This was on the basis that the proposed method of disposal was most likely to result in the Council achieving the best consideration that can reasonably be obtained under Section 123 of the Local Government Act 1972 (or under the Housing Act 1985). Ward Members were consulted by the Development Department in January 2005 as already mentioned in 1.5.
- 2.6 Mintons were invited to progress a purchase under the terms agreed for the Option, involving initially agreeing a development scheme with Planning Officers and Property Services and submission of a planning application, which Mintons agreed.
- 2.7 A report was considered by Executive Board on 16 August 2006 which provided information relating to the closure of the school and the chosen method of disposal. This was in response to a deputation to Full Council on 19 July 2006 by local residents opposed to the sale, demolition and redevelopment of the redundant Blackgates Infant School. Executive Board supported the recommendation in the report that the Council was acting appropriately by seeking to pursue negotiations with Mintons and thus secure best consideration for the site.

3.0 Valuation Reports

- 3.1 Valuations were prepared by the Council both for redevelopment of the school site and for conversion of the existing school to residential use. Then as negotiations were being undertaken on a one to one basis, in accordance with the Council's procedure, an external valuation report was obtained from independent chartered surveyors approved by the Council which verified the valuation conclusion by the Council. These valuations were reported in the confidential appendix to the Scrutiny Board held on 10 October 2006.
- 3.2 Valuations have been updated for this site and verified by independent chartered surveyors. These reinforce the order of values that were reported to the Scrutiny Board held on 10 October 2006 and confirm that best consideration is still achieved under the method of disposal proposed by the Council.

4.0 How long has the pedestrian crossing on Bradford Road, sited closer to Beech Street than Shancara Court been there.

- 4.1 A pedestrian crossing was commissioned on the A650 outside Blackgates Primary School in March 1992.
- 4.2 At the time the crossing was installed the need would be assessed on the basis of numbers of adult pedestrians crossing the road at this location.
- 4.3 Guidance given in Local Transport Note 2/95 Design of Pedestrian Crossings published by the Department for Transport on the location of crossings provides

that it should be located 20m away from a priority junction. Beech Street is the nearest such junction and this requirement is met. Additionally the location of private driveways needs to be considered and sufficient distance provided for drivers emerging to see both the signals and turn out of the driveway to the stop line for the signals. Further considerations include avoiding, where possible, placing crossings outside houses, due to the nuisance that can be caused to residents. On this section of Bradford Road placing the crossing beyond the merging of traffic from the west from 2 lanes to one also has bearing on the preferred location. The crossing is at the optimum location to meet these considerations.

5.0 Whether there are details from Education Leeds as to the number of pupils accessing the site and the number of vehicles using the former school gates to gain entry.

5.1 In January 2003 the infant school pupil numbers were 120 and for the nursery 36 so 156 children were attending the site.

5.2 Informally, Education Leeds advised that contact be made with the school staff regarding use of their car park. A conversation was held with Administrative Assistant on 10 November 2004 who advised that there are 15 spaces in the car park with access being taken from the school forecourt in and out to the caretaker's house. Generally some 10 cars are parked all day and are not moved during that period.

6.0 Was the planning Consent for Shancara Court conditional upon the road being made to adoptable standards

6.1 The direction on the planning consent for the development (23/27/03/FU) required the applicant to contact the highways department regarding adoption. Shancara Court was adopted on 21 July 2006.

6.2 As further background to the highways issues here the approved highway layout for the development was for a mews court arrangement in accordance with the West Yorkshire Highway Design Guide, the current standard for residential layouts.

6.3 A mews court arrangement is recommended for a medium to high density layout to serve a maximum of 25 dwellings. A mews court provides that vehicles and pedestrians share the same surface and there are no footways provided. The layout should achieve a design speed of 25kph, and have an angular layout with bends of 14m centre line radius. No forward visibility is required at bends. The combination of sharp bends and no forward visibility should act to reduce vehicle speed. The layout of Shancara Court meets mews court standards.

6.4 Where a mews court is taken directly from the main highway network as opposed to being from a traditional estate road, there is a requirement for a formal transition consisting of a minimum 15m section of traditional estate road style layout with footways. The first 20m of Shancara Court were built to this standard, with one permitted change from standard in a reduction in the kerb radius of the bellmouth with the A650; this was permissible as the A650 is wider than the carriageway width upon which the guidance is based.

6.5 The layout of the Minton's development is such that 11 houses are accessed from the mews court section of Shancara Court. Three houses and the former

caretaker's house are accessed via a private drive from the formal transition section along with the relocated access to the existing dwelling to the west. As a mews court can serve up to 25 houses this layout enables an additional 14 houses to be served from the mews court section of Shancara Court.

7.0 Confirmation that Highways stand by their views that from Bradford Road:-

- i. only the number of vehicles that used the school access point whilst the school was operational could continue to access the school site via this route and therefore any development would be restricted to a maximum of 5 houses or 10 flats.**
- ii. that highways preferred option at the time Mintons built the original development was access through Shancara Court.**

- 7.1 Highways Officers confirm that their preferred and optimal solution for achieving access to the school site should be via Shancara Court. As outlined in Clauses 6.3, 6.4 and 6.5 Shancara Court is a mews court designed in accordance with the West Yorkshire Highway Design Guide, has been adopted and can be used to access a maximum of 25 dwellings (houses).
- 7.2 When Mintons submitted a planning application for development of 11 dwellings on the school site accessed from Shancara Court, 30 letters of representation from 12 households were submitted most concerned about the use of Shancara Court for access. Whilst the design of Shancara Court will accommodate 14 additional dwellings, so encompassing the 11 dwellings proposed by Mintons, to alleviate residents concerns revised access arrangements were explored. Highways Officers agreed to an alternative access arrangement which provided only 6 houses would be accessed off Shancara Court and the other 5 houses to be accessed directly from Bradford Road.
- 7.3 Access to serve a development of the school site directly off Bradford Road had been examined by Highways Officers. It would be preferred that the number of access points on to Bradford Road in this location be reduced but Highways Officers confirmed that as the school access was established it could continue to be used provided that the number of traffic movements to the new development did not exceed the traffic movements due to school use when it was operational. Traffic generation of school use was determined and this provided that a development of 5 houses would be acceptable.
- 7.4 By way of explanation assessment of traffic generation through school use has been assessed on the basis that the school has 15 car parking spaces, which would be predominantly used by staff who would enter and leave the site once a day. This would generate a total of 30 vehicular movements. Housing in this location can be expected to generate 6 or 7 daily vehicle movements per dwelling, so a maximum development of 5 residential units using this access, which would be expected to generate 30 to 35 daily movements, would be acceptable. On the basis that traffic generation for a flat is half that for a house, access to a development of 10 flats could be agreed though development of 12 flats could be conceded.
- 7.5 Although two access points were and are now proposed, in highway safety terms access to the development site via Shancara Court, as a properly laid out mews court capable of accommodating an additional 14 dwellings is preferable in highway safety terms than using the existing school access.

7.6 Highways Officers did consider the provision of a new access to the school site direct from Bradford Road in an attempt to achieve an access arrangement which would not restrict development of the site. However this was and is not considered a possibility. This is due to the following considerations:-

- The existing school access is close to being a cross road junction with Beech Street and such cross road junctions have a documented poor safety record.
- Hence a new access to the school site would need to be staggered with Beech Street, such staggered junctions having a better safety record to cross road junctions.
- In staggering a new access with Beech Street, the new access would have to move to where the pedestrian crossing is currently located. The stagger that could be achieved would still be substandard and not in accordance with the requirements of the West Yorkshire Highways Design Guide.
- Providing such a staggered junction would in turn would require the relocation of the pelican crossing from its optimal position and there is not a satisfactory relocation site for this crossing nearby. Relocation to the east would have to be approximately 95m away, this would require relocation of a bus stop and shelter and pedestrians may also have to cross two additional side streets (Fenton and Beech Streets) on the northern side of the A650. Also if there was demand for a crossing here then 95m is sufficient distance to justify a second crossing being installed. To the west the alternative crossing location would be across the dual carriageway section of the A650. Both alternative crossing locations would move the crossing away from its established position and desire lines, could be detrimental to pedestrian safety and it is expected that pedestrians would continue to cross at the existing crossing point. Installation of a new pelican crossing would cost in the order of £70,000 to £100,000.

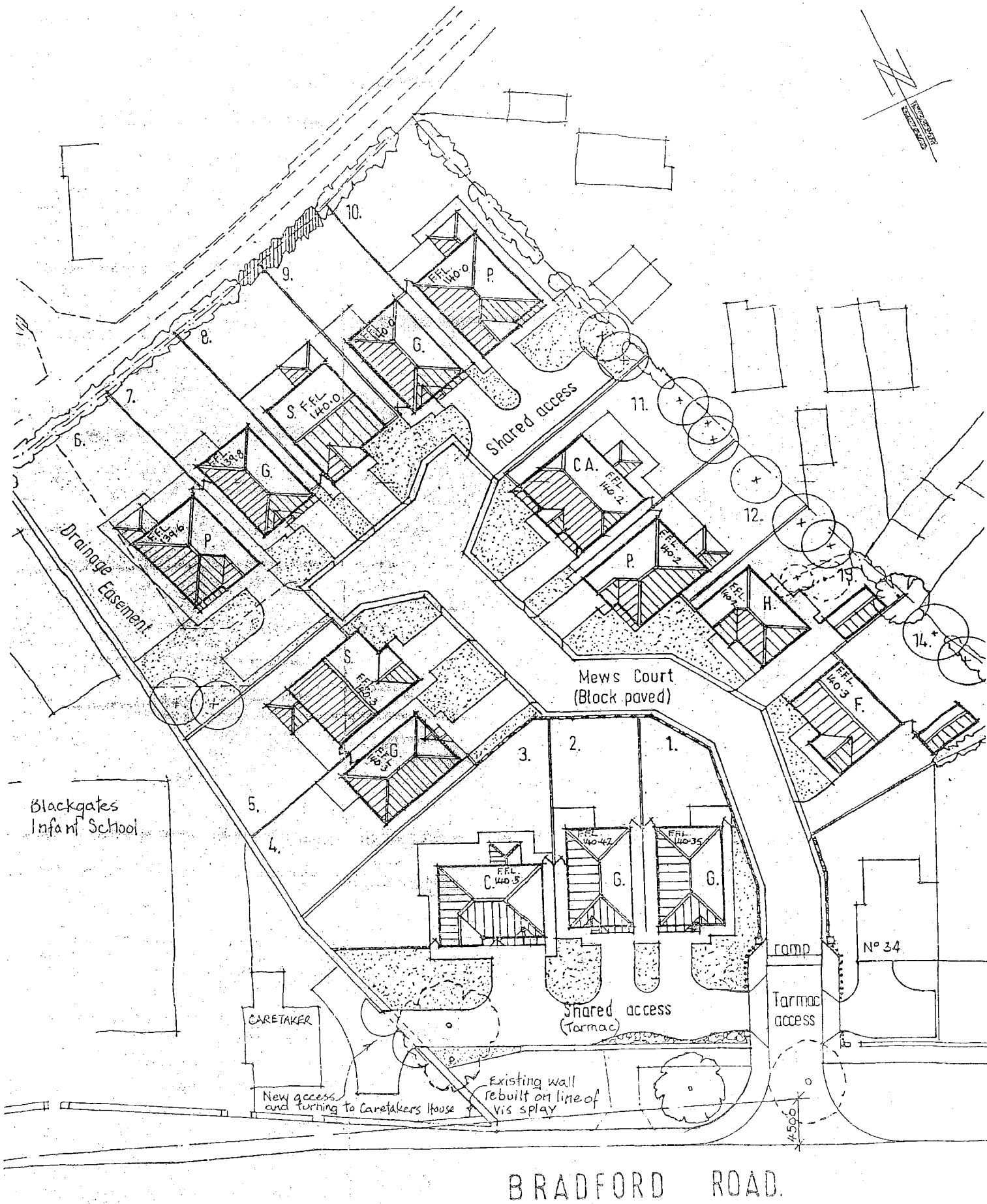
8.0 Do you believe highways advice that 6 extra dwellings accessed via Shancara Court would only result in 4 extra vehicle movements in peak periods.

8.1 Highways Officers confirm that a housing development of the type proposed can be expected to generate on average 0.7 of a vehicle movement per house in the peak hour, 6 residential houses would therefore generate in the order of 4 vehicle movements in each peak hour. The assumptions on traffic generation from residential units are based on the TRICS, a nationally used database of surveys of development sites.

9.0 When was the decision taken by Executive Board to dispose of the former school site

9.1 On 21 July 2004 the Executive Board approved the disposal of the surplus school properties which are being replaced and the ring fencing of capital receipts to the Leeds Primary Schools PFI and Primary School Review. One of these schools was Blackgates Infant School.

PROPOSED DEVELOPMENT ADJOINING
BLACKGATES INFANT SCHOOL



PLAN A

TINGLEY GYRATORY
M62 J28

DEWSBURY ROAD A653

Potential Relocation Site For
Pedestrian Crossing Point

Former Blackgate Infant School

Shancara
Court

Location of Existing
Pedestrian Crossing Point

M62

Location of Existing
School Access Point

BRADFORD ROAD A650

Potential Relocation Site For
Pedestrian Crossing Point

Signalised Junction
With Pedestrian
Crossing Facilities

Thorpe Lane

O.S. SHEET REF:
VARIOUS



PLAN B

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REQUEST FOR SCRUTINY

YOUR DETAILS

Name **Mr Paul Cockcroft**

Address

Tel.

E-mail

WHAT WOULD YOU LIKE SCRUTINY TO LOOK AT? Scrutiny Boards look at issues which affect Council services or communities in general. Specific issues which are of an individual nature may be taken up with your local Councillor or referred to the Council's complaints system. *Please describe the issue briefly and explain why you would like the Scrutiny Board to consider it.*

ON 19th July 2006 Tingley Residents presented a deputation to Leeds City Council complaining about the sell off, Demotions and redevelopment of the redundant Blackgates school which is sited within our community. The Executive Board of the city council considered our complaint on 16th Aug 06 and decided in it's wisdom NOT to refer our complaint to the relevant Scrutiny department for investigation as we had requested in our deputation. We Tingley residents are now directly contacting the relevant Scrutiny Board requesting that our complaint is now taken seriously and investigated.

PLEASE RETURN TO:

Leeds City Council Scrutiny Support Unit
1st Floor West
Civic Hall
Leeds
LS1 1UR
Tel. 0113 39 51151

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This Deputation is being presented by local residents who are against the sell off, Demolition and Redevelopment of the Redundant Blackgates School at Tingley.

Several years ago Leeds City Council undertook a review of Primary School Services and in 2003 a decision was made by the City Council to close and sell off Blackgates Infants School at Tingley. This School closure eventually took place in July 2005. Local residents waited for the Advertising Boards to be erected detailing the sale of the school yet nothing happened.

It came as quite a surprise for Tingley residents in September 2005 when planning notices were displayed locally detailing that a private housing developer wanted to demolish the school which had served our community since 1894 and wanted to infill the space with housing. Instead of submitting plans to bring all of the access traffic to the site via the school gates this developer has been allowed by the City Council to submit plans detailing that additional traffic will be brought onto the site through the tiny cul de sac where our small children play.

So why isn't the school being offered for sale freely on the open market to be tendered for and why has this developer been allowed by the City Council to apply for planning permission to demolish the school and infill the space with housing you may well be asking. Let me tell you why.

Back in 2003 this developer showed an expression of interest in purchasing Blackgates School and was given the first option to negotiate with over the purchase of the redundant school. Requests have been made to the City Council for information relating to the property disposal and some of the requests made under the Freedom of Information Act have been turned down, so much for transparency!

The planning application to demolish the school and infill the space with housing went before the plans panel **FAST** on Thursday 9th

February this year and local residents rightly raised their concerns. Tingley residents were pleased when the plans to redevelop this site were turned down. The development department has set about forming an options appraisals report regarding the disposal of the school. Seeking transparency a request was made to inspect the options appraisal report and the request made under the terms of the Freedom of Information Act was turned down. What disturbs us Tingley residents now is that the Council has given this developer the opportunity to consider appealing against the refusal of the planning application. We have now been informed by the development department that the Builder has now considered the Council's suggestion and has decided to lodge an appeal. Who exactly is running this Council we ask? This appeal is going forward against the wishes of the public and it flies in the face of the decision made in February this year to reject the planning application by the Plans Panel East.

Whilst we understand that the Council has an obligation to obtain 'best consideration' for the redundant school we feel that the Council have poorly consulted with the local community regarding how this could be achieved without upsetting and distressing our community. The school has now become a target for vandals substance misuse and yobbish antisocial behavior and Tingley residents deserve some answers.

We would like to see the development department agree a planning brief detailing that all traffic enters and exits the site via the school gates. We ask that this Council places the safety of our children before the profits of any future development taking place at this site. We request that this matter is referred to a scrutiny board for development and that an enquiry is set up which will allow local residents to make representations to. Provide local residents with proper, decent, meaningful and transparent consultation regarding the disposal of this redundant community property and allow them to jointly agree the remit into this scrutiny enquiry.



REPORT OF THE DIRECTOR OF DEVELOPMENT

REPORT TO: EXECUTIVE BOARD

DATE: 16 AUGUST 2005

**SUBJECT: REPORT - FORMER BLACKGATES PRIMARY SCHOOL, TINGLEY
DEPUTATION TO FULL COUNCIL 19 JULY 2006**

**APPENDIX - To be circulated at the meeting
Exempt under Exemption 1 (Commercial Interests)**

Electoral Wards Affected:

ARDSLEY AND ROBIN HOOD

Specific Implications for:

Ethnic Minorities
Women
Disabled People
Narrowing the Gap

Executive
Board
Decision



Eligible for call in



Not Eligible for call in
(details contained in the report)



Summary

This report has been prepared at the request of Council following a deputation to Full Council on 19 July 2006 by local residents opposed to the sale, demolition and redevelopment of the redundant Blackgates Infants School, Bradford Road, Tingley.

The report provides information relating to the closure of the school and the chosen method of disposal. Responses to questions raised by the deputation are contained in the report. The report concludes that the Council is acting correctly and recommends that Executive Board supports the proposed disposal as approved by the Director of Development.

1.0 INTRODUCTION

1.1 Local residents made a deputation to Full Council at its meeting on 19 July 2006 "against the sell off, demolition and redevelopment of the redundant Blackgates School, Tingley." This report details the concerns of the deputation and contains responses to those concerns. The main points that were brought to the Council's attention are contained in section 2.

2.0 THE DEPUTATION

2.1 The main points raised by the deputation are listed below:

- i) "Why isn't the school being offered for sale freely on the open market to be tendered for and why has this developer been allowed by the City Council to apply for planning permission to demolish the school and infill the space with housing you may well be asking."

- ii) "Requests have been made to the City Council for information relating to the property disposal and some of the requests made under the Freedom of Information Act have been turned down, so much for transparency!"
- iii) The developer's planning application was rejected. "What now disturbs us Tingley residents now is that the Council has given this developer the opportunity to consider appealing against the refusal of the planning application. We have now been informed by the Development Department that the builder has now considered the Council's suggestion and has decided to lodge an appeal."
- iv) "This appeal is going forward against the wishes of the public and it flies in the face of the decision made in February this year to reject the planning application by the Plans Panel East."
- v) "Whilst we understand that the Council has an obligation to obtain 'best consideration' for the redundant school we feel that the Council have poorly consulted with the local community regarding how this could be achieved without upsetting and distressing our community. The school has now become a target for vandals, substance misuse and yobbish antisocial behaviour and Tingley residents deserve some answers."
- vi) "We would like to see the Development Department agree a planning brief detailing that all traffic enters and exits the site via the school gates. We ask that this Council places the safety of our children before the profits of any future development taking place at the site."
- vii) "We request that this matter is referred to Scrutiny Board for development and that an inquiry is set up which will allow local residents to make representations to. Provide local residents the proper, decent, meaningful and transparent consultation regarding the disposal of this redundant community property and allow them to jointly agree the remit into this Scrutiny inquiry."

2.2 A copy of the deputation paper is attached as appendix 1 to this report. This report will address the items detailed above and provide Members with other information.

3.0 BACKGROUND

3.1 In delivery of its 'Making the Most of People' corporate objective, the Council has invested over £68 million upgrading and replacing primary school facilities across the district under the Primary School Review and Leeds Primary Schools PFI programmes. On 16 October 2002 and 21 July 2004 Executive Board approved the disposal of the surplus school properties which are being replaced and the ring fencing of capital receipts to the scheme as part of the funding package.

3.2 Blackgates Infants School was declared surplus to requirements by the Chief Education Officer in the Department of Learning and Leisure on 31 January 2005. The school closed at the end of the summer terms 2005. The school comprises a building of approximately 784sqm (8,436sqft) situated within a site extending to approximately 0.32 hectares (0.8 acres) as shown edged black on the attached plan.

4.0 NEGOTIATIONS FOR THE DISPOSAL OF BLACKGATES INFANTS SCHOOL

4.1 Prior to the school becoming surplus the adjoining site (shown on the plan) was being purchased by Minton Homes (a residential development company). The company proposed a residential development. In order to achieve satisfactory access arrangements Minton Homes had to achieve sight lines to provide unrestricted visibility along Bradford Road for drivers leaving the site. One of the sight lines fell across the front

garden of the Blackgates Infants School caretaker's house. Minton Homes approached the Council (acting in its capacity as landowner) requesting whether agreement could be reached for Minton Homes to acquire the sight line. Negotiations took place and it was agreed that the Council would make the sight line land available if Minton Homes undertook certain works. The works comprised: setting back the boundary wall, construction of a vehicular drive into the caretaker's house from the proposed Minton housing estate and construction of a drive and turning area within the curtilage of the house. The house did not have vehicular access and construction of such an access would increase the value of it at no cost to the Council. At that time the house was shortly to be vacated and could then have been disposed of independently of the school and be much more attractive to the market with a vehicular access.

- 4.2 During negotiations, Minton Homes enquired about the availability of Blackgates School. At that time there were no proposals to close it. Consideration was, however, given by the Development Department to the development potential of the property if it ever became available. This was undertaken as good estate management of the Council's property portfolio. As Minton Homes proposed a residential development on adjoining land with an access point onto Bradford Road positioned very close to the school site a situation could arise where a second vehicular access point into the school site would not have been permitted due to inadequate junction spacing. In these circumstances it would have been advisable to object to any planning application submitted by Minton Homes to protect the Council's interest.
- 4.3 Enquiries with Highways Officers revealed that a vehicular access was unlikely to be achieved to the school site due to the presence of a pedestrian crossing in front of the school. A limited number of cars (equivalent to the number currently parking at the school) may be permitted to use the current school access point on to Bradford Road if the use of the building changed in the future. This limited amount of traffic movement would restrict the level of development that could be accommodated on the site if the school building were to be demolished.
- 4.4 Minton Homes was aware of the Council's enquiries regarding access arrangements and suggested that if the company was granted an option to acquire the school then vehicular access could be provided through the housing estate on their adjoining land. This was an acceptable arrangement to Highways Officers and the road could be designed to a standard appropriate to serve additional houses on the school site.
- 4.5 In circumstances where vehicular access can only be achieved to a development site across third party land it is usual practice for the third party to be paid between one third and one half of the development value of the site which would benefit from the access being provided. This payment is known as a 'ransom'. Minton Homes would have been justified in requesting such a payment to provide such an access to the Council's school site. Minton Homes, however, advised that a ransom would not be charged. The Council could achieve the full value for its property. It was further agreed by Minton Homes that if after having had the opportunity to purchase the property the company decided not to proceed then unrestricted vehicular access rights would be granted across its new estate road into the school for use by any other party the Council chose to sell the property to.
- 4.6 On 15 March 2005 the Chief Asset Management Officer (by way of authority delegated by the Director of Development) approved that the school be disposed of:
- i) By way of one to one negotiations under the terms of an option agreement agreed between the Council and Minton Homes for the acquisition of the property,
 - ii) In the event of negotiations not being concluded under the terms of the Option Agreement then the property should be advertised for sale on the open market by

informal tender.

- 4.7 The school subsequently became surplus to requirements and negotiations took place between the Council and Minton Homes for the sale. A redevelopment scheme was proposed by the company which was considered by Planning and Highway Officers. Agreement was reached in principle as to the content of the scheme and negotiations took place for the purchase price that would be paid by Minton Homes.
- 4.8 A purchase price was provisionally agreed with Minton Homes. An independent valuation was commissioned by the Council due to the high value of the site and the nature of the disposal being on a one to one basis. The independent valuation was undertaken on 2 bases, for redevelopment of the property and for refurbishment for residential use. These valuations are detailed in section 1 of the confidential appendix to be circulated at the meeting. The appendix is designated Exempt under Exemption 1 (Commercial Interests) as disclosure of the information is commercially sensitive and may jeopardise the current transaction. The purchase price agreed with Minton Homes is the same as the independent valuation for a redevelopment scheme.
- 4.9 It was proposed that the terms of the disposal be reported with a recommendation that the property be sold to Minton Homes. The sale being conditional on the company obtaining a satisfactory detailed planning permission for residential redevelopment in the form provisionally agreed with Council officers.
- 4.10 A detailed planning application was then submitted by Minton Homes for redevelopment of the school site for residential use (including demolition of the school) with vehicular access being taken across the Minton Homes' newly constructed adjoining housing estate (Shancara Court).

5.0 BEST CONSIDERATION

- 5.1 The Council is under a statutory duty to obtain 'best consideration' (the highest price) when it disposes of property assets under Section 123 of the Local Government Act 1972 (or under the Housing Act 1985). In relation to Blackgates Infants School the Council will realise best consideration in the event of the property being sold for residential redevelopment. The values for redevelopment and refurbishment are confirmed independently and reported in section 1 of the confidential appendix.
- 5.2 There are certain times when the Council can sell at less than best consideration, but only in exceptional circumstances. In the event of the building being sold for refurbishment a lower price would be realised than if it had been sold for refurbishment, and if the building is put to community use the Council would not realise any capital value.

6.0 CONSULTATIONS

- 6.1 Prior to closure of the school a statutory consultation process must be undertaken by the Council. The process was undertaken which resulted in approval being obtained by the Council to the closure.
- 6.2 Ward Members were consulted on the proposal to dispose of the school. Two of the Ward Members advised that they wished to retain the school building and both favoured its retention for local community use. One Ward Member wished to see the building retained because of its visual merit and historic significance in the area.
- 6.3 The proposal to dispose of the school and the Planning Statement for the school prepared by Planning Officers were referred to the South (Outer Area) Committee on 14 February 2005 for consideration. Support was given to the Ward Members' comments that the building should be retained for community use, but recognition was given that Executive

Board had already taken the decision that the property should be disposed of.

7.0 PLANNING APPLICATION

7.1 The detailed planning application submitted by Minton Homes initially showed vehicular access for all 11 proposed houses via the newly constructed Shancara Court. Shancara Court had been designed and constructed to adoptable standards and to a specification in accordance with the Council's West Yorkshire Highways Design Guide to be capable of serving this additional development.

7.2 The planning application was advertised and notices posted adjacent to the site. Objections were received and Planning Officers requested Minton Homes to reduce the number of houses that would be served from Shancara Court. The application was amended to show 5 houses being access directly from Bradford Road and 6 houses via Shancara Court. The application was presented to a meeting of the Plans Panel East on 9 February 2006 with a recommendation that it be approved. Members of the Panel did not accept the recommendation because of concerns of the impact on the street scene, over development of the site and detriment to highway safety. Members instructed that the application be brought back to Panel with details of reasons for refusal based on the Panel's considerations.

7.3 The planning application was then presented to a meeting of the Plans Panel East on 9 March 2006. The report, from the Chief Planning and Development Services Officer, detailed the reasons given by Members as to why the application should be refused. It also contained further advice that Members of the Plans Panel should consider prior to determining the application. The main points raised were:

- i) Mews Court cul-de-sac arrangements (such as Shancara Court) are designed in accordance with the Council's own West Yorkshire Design Guide and are suitable for use by up to 25 units. These mews court arrangements are common throughout Leeds and have been used since 1985.
- ii) The additional 6 extra dwellings accessed via Shancara Court would be likely to result in only an extra 4 vehicle movements in peak periods.
- iii) Design Bulletin 32 states that a study of local accident records for such mew court arrangements found that no accidents had been reported.
- iv) Shancara Court has only recently been built and was specifically laid out to enable access for future development of the school site.

7.4 The report concluded:

- i) Highways Officers are of the opinion that a highways safety reason for refusal could not be substantiated on appeal.
- ii) Members should have regard to advice of Circular 8/93 'Award of Costs in Planning Proceedings' where the circular states that an award of costs is likely when the Local Planning Authority has acted unreasonably; which could include an unreasonable refusal of planning permission.
- iii) Circular 8/93 also states that Members are not bound to adopt professional or technical advice by their Officers, but they will be expected to show that they had reasonable grounds for taking a decision contrary to advice, and be able to produce relevant evidence to support their decision in all respects. If they fail to do so, costs may be awarded.

- 7.5 Minton Homes planning application was refused by Members of the Plans Panel. The reasons for refusal being
- i) Loss of the Victorian School building and its replacement by modern detached two storey houses fails to reinforce local distinctiveness, and that the design, by reason of its modern, two storey, predominantly brick materials, is inappropriate in its context, and fails to take the opportunities available for improving the character and quality of the area. As such the proposal is considered to be contrary to policy.
 - ii) The proposal constitutes overdevelopment of the site, causing harm to the character and amenity of the area, contrary to policy.

7.6 The refusal was considered by the Development Department Departmental Management Team. A report containing options was considered. The options were:

- i) As Minton Homes did not achieve a satisfactory planning permission the Council could withdraw from the sale and market the property. Marketing literature could contain an explanation of the planning history and specify that access has to be taken from Bradford Road and the building retained. This would result in the Council realising a lower capital receipt. Also, it is likely that offers would be received for demolition and redevelopment with access being taken in numerous different locations. These schemes would be accompanied by higher offers than those for refurbishment.
- ii) English Heritage could be requested to consider listing the building. If listed, the only possible scheme would be refurbishment. The sale price in these circumstances, although lower than a redevelopment scheme, would be considered to be best consideration. Any scheme proposing demolition could be rejected.
- iii) To continue to pursue the best consideration option through further negotiations with Minton Homes. Minton Homes had expressed an interest in appealing the refusal of the planning application. As the applicant this is a right available to the Company.

7.7 It was agreed that for reasons of best consideration the Council would continue to negotiate with Minton Homes to see if the Company could secure an appropriate planning consent. One course of action available to the Company is to appeal against the refusal of the planning application and the Company has subsequently confirmed that it does wish to appeal the decision. Minton Homes is now preparing to lodge the appeal, which the Council has requested should be conducted by written representations.

8.0 FURTHER CONSULTATION

8.1 Local residents are aware of the situation, which is clearly demonstrated through the deputation to Full Council on 19 July 2006. Ward Members are also aware.

8.2 Ward Members advise that local groups are interested in the building for community uses. A meeting was held with two of the Ward Members on 17 May 2006. On a confidential basis these Members were advised of the sale price that had been agreed with Minton Homes. The Members advised that they would have further discussions with some known community groups and return to officers. Following the meeting a member of one of the groups had a brief discussion with an officer who was involved in the meeting with the Ward Members. No further contact has since been made by Ward Members or the representative of the community group.

9.0 ADDRESSING THE POINTS RAISED BY THE DEPUTATION

9.1 Section 2 of the report detailed the concerns raised at Full Council by the Deputation. This section will summarise how the Council can respond to those concerns:

- i) Concern - "Why isn't the school being offered for sale freely on the open market to be tendered for and why has this developer been allowed by the City Council to apply for planning permission to demolish the school and infill the space with housing you may well be asking."

Response – A sale directly to Minton Homes for redevelopment of the site with vehicular access being taken via Shancara Court will result in the Council meeting its statutory obligation to achieve best consideration from the disposal of its property asset.

- ii) Concern - "Requests have been made to the City Council for information relating to the property disposal and some of the requests made under the Freedom of Information Act have been turned down, so much for transparency!"

Response – Access has been given to the files in accordance with the terms of the Freedom of Information Act. The only information that was withheld was that relating to the valuation and to the terms agreed with Minton Homes. This information is exempt from disclosure under section 43 of the Act as information likely to prejudice commercial interest. The refusal by the Council to disclose this information was appealed. The decision was reviewed at a senior level in accordance with the Council's procedure and the original decision was upheld. The applicant was also notified at that time that an application may then be made to the Information Commissioner for a decision as to whether the request had been dealt with in accordance with the requirements of part 1 of the Act, and contact details for the Commissioner were given.

- iii) Concern - The developer's planning application was rejected. "What now disturbs us Tingley residents now is that the Council has given this developer the opportunity to consider appealing against the refusal of the planning application. We have now been informed by the Development Department that the builder has now considered the Council's suggestion and has decided to lodge and appeal."

- iv) Concern - "This appeal is going forward against the wishes of the public and it flies in the face of the decision made in February this year to reject the planning application by the Plans Panel East."

Response to iii and iv – The initial recommendation of the Chief Planning and Development Services Officer was that the application should be approved. It was at the direction of Plans Panel Members that the application was re-presented with reasons for refusal. The scheme proposals were unchanged. An appeal against the refusal can be made by the applicant with or without the landowner's consent. In this case the developer is prepared to take the matter further at its own risk.

- v) Concern - "Whilst we understand that the Council has an obligation to obtain 'best consideration' for the redundant school we feel that the Council have poorly consulted with the local community regarding how this could be achieved without upsetting and distressing our community. The school has now become a target for vandals, substance misuse and yobbish antisocial behaviour and Tingley residents deserve some answers."

Response – The Council is attempting to achieve best consideration from the

disposal of this property. In terms of consultation:

- a) Ward Members were consulted on the Council's intention to dispose of the property, and
 - b) The proposed disposal and the Planning Statement relating to the property were referred to the South (Outer Area) Committee on 14 February 2005 for consideration. This committee is open to members of the public to attend.
- vi) Concern - "We would like to see the Development Department agree a planning brief detailing that all traffic enters and exits the site via the school gates. We ask that this Council places the safety of our children before the profits of any future development taking place at the site."

Response – Highways Officers have considered whether traffic could access the site directly from Bradford Road. It has been concluded that only the number of vehicles that used that access point whilst the school was operational could continue to access via that route. This will limit the development potential of the property to either refurbishment of the building to provide 10 apartments, or 5 new build properties. Both these options would result in the Council receiving less than best consideration, something which by law, it is required to achieve. In addition the restricted number of residential units would not assist in meeting the target for delivery of housing numbers set by central government.

- vii) Concern - "We request that this matter is referred to Scrutiny Board for development and that an inquiry is set up which will allow local residents to make representations to. Provide local residents the proper, decent, meaningful and transparent consultation regarding the disposal of this redundant community property and allow them to jointly agree the remit into this Scrutiny inquiry."

Response – The Full Council meeting on 19 July 2006 considered that it was appropriate that the matter be referred to a meeting of Executive Board.

10.0 PROPOSAL

- 10.1 It is proposed and recommended that Members of Executive Board note the contents of this report and agree that the proposed disposal of the former Blackgates Infants School, Tingley should continue with Minton Homes in the way detailed.
- 10.2 The Director of Development confirms that the proposed method of disposal set out above is the method most likely to result in the Council achieving the best consideration that can reasonably be obtained under Section 123 of the Local Government Act 1972 (or under the Housing Act 1985).

11.0 OPTIONS

- 11.1 There are other options available to the Council in dealing with the former Blackgates Infants School. These are detailed below:
- i) The Council could withdraw from the sale to Minton Homes and advertise the property for sale on the open market. The planning history could be provided in the marketing literature and a requirement that access only be taken directly from Bradford Road. This will severely reduce the value of the property due to the limited nature of the development that can be accommodated on the site. Should offers be invited on this basis then it is quite likely that schemes will be received indicating vehicular access via Shancara Court which will be accompanied by higher offers.

This option is not considered appropriate and should not be pursued.

- ii) The Council could market the building as a refurbishment opportunity only with vehicular access only being taken from Bradford Road. This would result in the Council receiving less than best consideration. Should the property be sold on this basis there is the possibility that the new owner could submit a planning application for demolition and redevelopment. The Council could be put in a position where it had sold the property for a price which then did not reflect the value of a site if a planning permission was granted for redevelopment, but the more intensive scheme opposed by the objectors still resulted.

This option is not considered appropriate and should not be pursued.

- iii) The property could be made available for community purposes. Neither the Department of Neighbourhoods and Housing nor the Department of Learning and Leisure have indicated a requirement for community facilities to be provided on the old school site. Should demand become apparent then these Council departments would have to sponsor any group's occupation of the property and identify a budget to provide financial support. There is no such budget available to enable support to be given. If the building was made available for community use the Council would not receive a capital receipt. The building has already been vacated by the Council as it is considered inappropriate as modern teaching accommodation and it will be more costly to occupy and maintain than any modern building.

This option is not considered appropriate and should not be pursued.

- iv) Continue with the sale to Minton Homes. This is the option that is most likely to achieve best consideration.

It is recommended that this option be pursued.

11.2 It is recommended that the sale to Minton Homes is continued.

12.0 RISK ASSESSMENT

12.1 In continuing with the sale to Minton Homes the following risks have been considered:

- i) Costs may be awarded against the Council if Minton Homes' planning appeal is successful. The costs will have to be borne by the Council, however, in the event of a detailed planning permission for residential redevelopment being granted then the Council will achieve a higher capital receipt for the site which will more than off set the costs incurred.
- ii) The property will remain vacant and vulnerable to vandalism whilst it remains in the Council's ownership. The costs associated with continued maintenance will have to be borne by the Council. There is a risk that people may enter the property without authority and injure themselves. This risk is mitigated by regular inspections being undertaken and if any repairs or additional security is required then these are attended to.

13.0 RECOMMENDATION

13.1 It is recommended that Members of Executive Board note the concerns of the deputation made to Full Council on 19 July 2006, but agree that the disposal of the former Blackgates Infants School, Bradford Road, Tingley should progress as detailed in the report.

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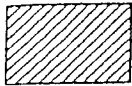
SUBJECT SITE



LAND OWNED BY
LEEDS CITY COUNCIL



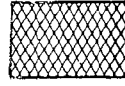
LAND LEASED BY
LEEDS CITY COUNCIL



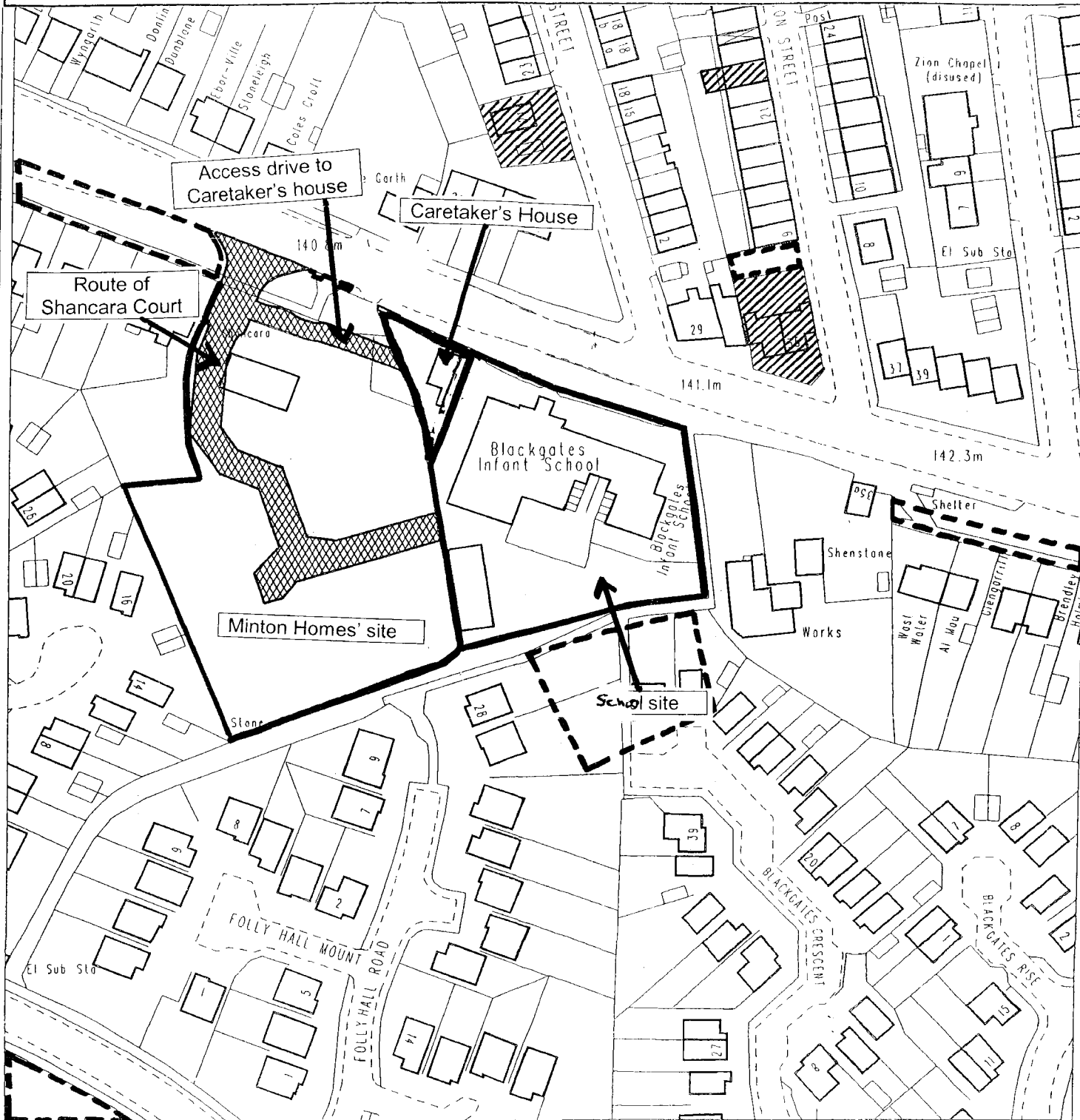
LAND SOLD BY
LEEDS CITY COUNCIL



LAND OWNED BY
APPLICANT

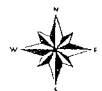


PROPOSED
ACCESS ROUTES



LAND AT
BLACKGATES INFANT SCHOOL
BRADFORD ROAD
TINGLEY WF3

PREP BY Ida039
 DATE 16/04/2003



OS No SE2826SW
 Scale 1: 1250

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Originator: Martin Green

Tel: 2478108

Report of the Director of Neighbourhoods and Housing

Scrutiny Board (Development) 21 November 2006

Date: 21 November 2006

Subject: Tackling Worklessness

Electoral Wards Affected: All

Specific Implications For:

Equality and Diversity	<input type="checkbox"/>
Community Cohesion	<input type="checkbox"/>
Narrowing the Gap	<input checked="" type="checkbox"/>

EXECUTIVE SUMMARY

This report provides the Scrutiny Board (Development) with an update on the strategies and actions designed to tackle worklessness across the City. The report briefly outlines:-

- the changes in priorities arising from the new national policy drivers enshrined in the Welfare Reform Bill
- changes to the local delivery mechanisms and structures resulting from proposals in the Local Area Agreement and the Leeds Business Case prepared for the Minister of Communities and Local Government
- changes to the bodies charged with delivering mainstream worklessness programmes

The report also provides a summary of progress towards PSA floor targets, Department for Work and Pensions national targets and local targets set within the context of the Leeds Regeneration Plan and Local Area Agreement. In doing this the report clearly sets out the issues that need to be addressed and the extent to which worklessness impacts upon communities across the City.

Throughout the report some words and phrases appear in italics, these are defined or explained in a Glossary of Terms provided at Appendix 3.

1.0 PURPOSE OF THIS REPORT

- 1.1 The purpose of this report is to highlight the strategic and operational issues which the Council can influence and which will enable a more coordinated and effective City-wide response to be developed to address *worklessness*.

2.0 BACKGROUND

- 2.1 The City Development and Thriving Communities Corporate Priority Boards have highlighted

worklessness (people in receipt of *Jobseekers Allowance*[the “official” unemployed], *Income Support*, *Incapacity Benefit* or not claiming benefits but not registered as being in work) and low skills as key issues where the Boards can influence and improve the strategies and the delivery of services to address the problems. The Corporate Priority Boards have considered a number of reports in the last twelve months that have looked at different issues relating to worklessness, welfare reform and the delivery of related Council services. The first report set out the then current priorities for the City in addressing worklessness and recommended the establishment of an Employment Task Group to provide a partnership focus for the production of a Leeds Employment Plan. The second report identified the changes to the delivery measures likely to result from the Green Paper on Welfare Reform and identified how some of these priorities were being implemented primarily through the Council’s Jobs and Skills service. The third paper, prepared by the Head of Leeds Benefits Service, provided a response to the proposals published in the Welfare Reform Green Paper.

2.2 The aforementioned Employment Task Group (ETG) has drawn membership from the Economy and Learning Partnerships of the Leeds Initiative as well as Officers from Development, Learning and Leisure and Neighbourhoods and Housing Departments. The membership reflected the clear need to address the fact that worklessness is an issue that cuts across Council Departments and the current structure of the Local Strategic Partnership. The Group is working to develop the Employment Plan and has sought to ensure that the Plan reflects the shifting policy context and the particular issues facing the City. The Plan will be considered by the Narrowing the Gap and Going up a League Executive Boards of the Leeds Initiative and submitted for approval by Executive Board. The group has informally adopted three guiding principles in developing the Plan. These are:-

- That worklessness, low skills, low aspirations and ill-health are often interrelated and interdependent problems
- That worklessness and low skills present economic, regeneration, learning, health, cohesion and equality challenges in equal measures
- That current efforts to tackle worklessness are incoherent, disjointed and characterised by short-term initiatives.

The ETG has been able to provide a focus for partners to agree actions in the *Local Area Agreement* and the *Milliband / Kelly Business Case*.

2.3 The previous reports considered by the Corporate Priority Boards have accurately reflected the changing policy context and gave an indication of how some of the local actions and programmes have been designed to address the new policy focus. This report enables members to fully consider the changing policy and delivery environment, the scale and scope of the problem, its impact in terms of social, health and economic costs and the barriers mitigating against improved strategy and service delivery.

3.0 MAIN ISSUES

Changes To National Policy And Local Delivery

Welfare Reform

3.1 The Welfare Reform Bill introduced a range of measures designed to reduce the number of people claiming Incapacity and Lone Parent Benefits and set out an aspiration to reduce the number of people over fifty years of age who are not in work.

3.2 In the case of Incapacity Benefit Claimants, Government will introduce new approaches to meet the target of moving 1 million people into work by 2020. These are:-

- Replacing Incapacity Benefit with Employment and Support Allowance – a benefit only paid when the claimant participates in a programme which encourages work-related activity.
- Rolling out the successful Pathways to Work programme of support nationally from 2007 / 08
- Improving Health care practice, in particular concentrating Personal Capability

Assessment's on a persons ability to work rather than their entitlement to benefits

- 3.3 A similar approach will underpin efforts to move 300,000 lone parents and 1 million over 50's off benefits whereby additional assistance is given in return for attendance at work-focused interviews.
- 3.4 The reform of Welfare is complemented by a concerted effort to engage social partners and employers in moves to address issues of inequality, work-life balance, diversity and workforce planning and development.

Local Delivery Mechanisms

- 3.5 The Enterprise and Economy (4th) Block of the Local Area Agreement proposed the creation of a Leeds Employment Trust – a consortia of local partners involved in tackling the issues of worklessness and low skills. The proposed Trust would act as the vehicle for the delivery of the City's Employment Plan and the body which would bring coherence and alignment to the numerous and complex array of funding streams. The Trust would have the potential to deliver efficiencies and increased effectiveness to the commissioning of programmes addressing worklessness and increase the number of people from target groups returning to work.
- 3.6 The Leeds Business Case to the Department of Communities and Local Government reiterated this call to establish greater control over the strategy and funding mechanisms deployed at the City level. The Council and its partners subsequently submitted an Expression of Interest to the Department for Work and Pensions to establish a City Strategy (an Employment Trust as outlined by another name) and to draw down funding to support its operations. Though the City Strategy Expression of Interest was unsuccessful the need for local partners to continue to work towards the development of a local strategic coordinating vehicle which would better target resources remains.
- 3.7 The developments described are being progressed in parallel to the Leeds Employment Plan and will be finalised under the direction of the LAA 4th Block lead officers. (Chief Economic Services Officer and Senior Programme Manager – Leeds Initiative). A Worklessness Group has been established to progress and refresh that element of the 4th block and to undertake a systematic gap analysis of need and provision in the neighbourhoods of the City where worklessness and its effects are most prevalent.

Mainstream Programme Delivery

- 3.8 Jobcentre Plus is the agency charged with delivering mainstream Government interventions to address worklessness. Following wholesale restructure of its operations the agency has changed from district operations (previously co-terminus with the City) to a sub-regional delivery structure. Its contracting arrangements are also now predominantly based upon sub-regional geographies.
- 3.9 As a result of these structural changes, Jobcentre Plus, from July 2006, significantly altered its delivery arrangements for its largest mainstream welfare to work programme – *The New Deal* (and associated subsidiary programmes). The tendering exercise required delivery intermediaries (training providers) to have arrangements in place to provide the full range services across a sub-region. In Leeds, the Jobs and Skills (Learning and Leisure Department) service, previously the largest New Deal provider in the City was not successful this time. The New Deal contract covering Leeds is now held by BEST Ltd.
- 3.10 **The Problem Of Worklessness**
- 3.11 Worklessness presents a major challenge to the City's Going up a League and Narrowing the Gap Agenda's. Its causes and effects are inter-related and manifest themselves in poverty, high crime levels, poor educational attainment, anti-social behaviour, high levels of drug and alcohol dependency, poor health, skills and labour shortages, economic stagnation, reduced levels of inward investment and low rates of business start ups.

- 3.12 The headline figures for worklessness in Leeds are not considered to be high in comparison

with other Core Cities and the employment rate for the City (75.2%) is slightly above the national average. However, anecdotal evidence, data extrapolation and the experience of training providers would suggest that the 58,000 (approx) people registered as workless (i.e. claiming Income Support, Incapacity Benefit or Jobseekers Allowance) could be joined by similar numbers who are economically inactive but not claiming benefits / nor paying tax or National Insurance. An employment agency / training provider operating in Chapeltown reported that 60% of its clients seeking work would not be registered as workless – this figure was in common with their experience across the Country.

- 3.13 Figures available through the Indices of Multiple Deprivation show the number of people living in areas in the 112 *Super Output Areas* (SOA's) most deprived (top 20%) for Employment is 170,000 (approx).
- 3.14 Unemployment is disproportionately high amongst BME communities (excluding the Indian Community) and especially Pakistani and Bangladeshi communities. Unemployment rates for Bangladeshi men are four times above the City average (approx 20%). The measure of participation in the labour market - the Employment Rate - reveals that Pakistani and Bangladeshi communities at 46.6% lag significantly behind the City average of 75.2%.
- 3.15 Unemployment disproportionately affects young people with 16.5% of the 16-19 age group and 10.4% of 20-24 year olds being unemployed. It also has a disproportionate impact upon lone parents, older people and those with low level or no qualifications. 33% of people unemployed have no or very low level qualifications. In areas where worklessness is concentrated the number of people with no qualifications rises to over 50%.
- 3.16 The wider incidence of worklessness, i.e. including those claiming Incapacity Benefit, Income Support and Jobseekers Allowance and those not claiming any benefit, is concentrated in certain areas of the City (See attached Maps at Appendix 1). There are 33,000 (approx) people claiming Incapacity Benefit in Leeds compared to 12500 (approx) people officially recognised as being unemployed. There is a persistent and moderately high level of Incapacity Benefit claimants across many parts of the City and specifically in those outer areas with a higher proportion of ex-miners and older people. However, in the main worklessness is concentrated in the wards of Chapel Allerton, Gipton and Harehills, Killingbeck and Seacroft, Burmantofts and Richmond Hill, Beeston and Holbeck and City and Hunslet. Rates in these areas are well above 25% of all residents (aged 16-59) registered out of work. Analysis at the lower level Super Output Area geography provides some disturbing and highly challenging concentrations, for example:-
- In the Chapel Allerton ward, the SOA including the streets known as the Granges, Hamiltons and Frances Street contains 829 people aged between 16-59. Of these 235 receive Income Support, 185 Incapacity Benefit and 170 Jobseekers Allowance – in total 590 (71.2%) people are workless.
 - In the Burmantofts and Richmond Hill ward, the SOA covering the Lincoln Green area contains 900 people aged between 16-59. Of these 165 receive Income Support, 200 Incapacity Benefit and 180 Jobseekers Allowance – in total 545 (60.6%) people are workless.
 - In the Beeston and Holbeck ward, the SOA including the streets known as Ninevehs, Crosbys, Springwell Road and Domestic Street contains 831 people aged between 16-59. Of these 140 receive Income Support, 210 Incapacity Benefit and 125 Jobseekers Allowance – in total 475 (57.2%) people are workless.
 - In the Killingbeck and Seacroft ward, the SOA covering Foundry Mill Terrace and Brooklands contains 838 people aged between 16-59. Of these 210 receive Income Support, 165 Incapacity Benefit and 85 Jobseekers Allowance – in total 460 (54.9%) people are workless.
- 3.17 Despite the fact that Leeds has one of the fastest growing economies in the UK, economic growth in the City has come mainly from the expansion of medium to large businesses, particularly in the professional and financial sector. The level of self-employment is only 7.9%

(compared to 12% nationally) and changes in the business stock are more than twice as low as the national average at 2.8% (compared to 6.8% nationally). The low level of enterprise in deprived areas is even more acute and is a major barrier to their economic regeneration. The *Local Enterprise Growth Initiative (LEGI)* bid sets out a comprehensive strategy to address these issues. A decision on whether the City has been successful in securing £15.6 million of support for the first three years of the ten year strategy is expected in mid-December.

3.18 Those people living in the deprived areas of Leeds have a vital role to play if the economic growth of the City, and the region, is to continue. The number of jobs predicted to be created in Leeds over the next decade will be 31,600 while the Leeds labour force will grow by an estimated 14,600. *The Leeds City Growth Strategy* and LEGI submission have highlighted growing concern that local skills and labour shortages, as well as a lack of local enterprises, will stifle the predicted growth of Leeds. There is also the prospect of this affecting the growth of the region as a whole, with predicted job growth in Leeds equating to about one-third of the all job growth in Yorkshire & Humberside. No-where is this situation better exemplified than in the Construction Sector, where the major Construction firms are using contractors from outside the City, who in turn are bringing in their own labour force from other parts of the country and abroad, with local firms or local people not benefiting and the wealth generated leaving the City. The City needs a healthy small business sector and growth in the creation of new enterprises as it is these businesses that are most likely to employ local people.

3.19 **Targets And Progress**

3.20 A table including national targets and local targets derived from the Leeds Regeneration Plan is provided at Appendix 2.

3.21 It is clear that some progress is being made to tackle worklessness with examples of good work being taken forward by partners across the health and social care sectors to address musculo-skeletal challenges and issues of mental health and motivation. Specifically, good progress has also been made in helping Lone Parents return to work with the city-wide rate and rates in priority neighbourhoods falling faster than the national average. Sustained partnership efforts to address childcare availability and affordability and build confidence and skills have paid dividends for this group. Lone Parents have been able to take advantage of flexible working patterns and the provision of in-work benefits.

It is also clear that huge efforts are required to tackle the on-going issue of medium to long-term unemployment generally and specifically amongst BME groups, young people and older workers. Efforts to tackle Incapacity Benefit claimant counts are beginning to show some positive effects at the national scale and this is hopefully being mirrored within the City. However, whilst the direction of travel may be right there is an urgent need to increase the speed at which outcomes are delivered if key targets are to be met. For example, to bring the SOA's listed in section 3.16 within the "Narrowing the Gap" differentials outlined in Appendix 2 would require the following numbers of benefit claimants to gain employment (assuming no new claimants join the registers):-

Chapel Allerton

55 Income Support
55 Incapacity Benefit
115 Jobseekers Allowance

Burmantofts and Richmond Hill

25 Incapacity Benefit
115 Jobseekers Allowance

Beeston and Holbeck

80 Incapacity Benefit
70 Jobseekers Allowance

Killingbeck and Seacroft

30 Income Support
15 Incapacity Benefit
30 Jobseekers Allowance

3.22 **Improving Strategic And Operational Responses**

Partnerships

- 3.23 The Government has clearly indicated its desire to see larger Cities take more ownership of the Employment and Skills agenda with its re-structuring of Jobcentre Plus as a sub-regional agency and the publication of the Welfare Reform Bill calling for Local Authorities to take a leading role in coordinating both private and voluntary sector efforts to tackle worklessness.
- 3.24 The relationship between Jobcentre Plus and Leeds City Council has traditionally been strong but until recently has ultimately been based on the fact that the Jobs and Skills Service within the Council has been a major provider of Jobcentre Plus programmes and hence a sub-contractor subject to performance management reviews and monitoring arrangements. This focus upon delivering government contracts, in competition with other providers has undermined the need for Council to take a longer – term strategic role in determining the arrangements required for tackling concentrations of worklessness. Unlike most other major Cities, Leeds has operated without a clear Employment Plan and without a robust partnership for tackling worklessness. Whilst these structures are now beginning to take shape it is clear that the Council will provide a clear direction and maintain a strategic overview to address the challenges outlined.
- 3.25 The Leeds Regeneration Plan identified worklessness as an issue which affects the whole of the City and which requires a response at the City level. Some District Partnerships have also prioritised worklessness and established sub-groups accordingly. Whilst these sub-groups may have the capacity to add value to efforts to address worklessness it is necessary for there to be greater accountability from these groups to the District Partnerships and far greater transparency in terms of their contribution to the targets outlined above.
- 3.26 In line with the aspirations within the LAA and Kelly / Milliband Business Case – the Council should take the lead in establishing an appropriate overview and coordination mechanism. More importantly, it is essential that the process of pooling / aligning resources is encouraged by Council making a clear statement of commitment to building a partnership which has the capacity and the resources to act.
- 3.27 The analysis of worklessness outlined above highlights obvious issues of labour market inequality and disturbing patterns of educational and employment related under-achievement amongst certain BME groups and people suffering from disability and/or mental health issues. It is important that partnership arrangements and operational programmes are inclusive, culturally sensitive and informed by clear stakeholder involvement in their design and delivery. It is also clear that greater emphasis, in strategy and planning terms, needs to be placed upon the health and motivational factors inhibiting the ability of people to gain and retain meaningful employment.
- 3.28 The changes outlined in the delivery of the mainstream Jobcentre Plus contracts require clearer links between mainstream and discretionary programmes and providers. It is important that the Council maintains a position whereby it can assess, review and influence the capacity and capability of Jobcentre Plus sub-contractors to deliver on City targets.

3.29 **Programme Delivery**

- 3.30 The rationale for the City Strategy / Employment Trust proposals stemmed from the fact that coherence and convergence was required to better deliver worklessness and skills programmes. Including mainstream funding, the Department for Work and Pensions had identified up to 70 different funding streams dedicated to addressing different aspects of the agenda each with their own procurement and performance management arrangements. This complexity has the effect of creating duplication, associated bureaucracy and a lack of consistency in the application and assessment of quality assurance measures. The challenge here lies in establishing a set of commissioning arrangements to alleviate the problems identified.

- 3.31 The impact of worklessness and economic inactivity upon neighbourhoods is debilitating and is usually accompanied by longer-term decline in other indicators of deprivation. Accompanying this is the equally serious cultural impact of worklessness upon aspirations, mental health and perceptions of injustice. It is common for people affected and surrounded by long-term worklessness to ascribe blame for their circumstances on to others and to see all efforts they could potentially make to address this as futile. In short, people become depressed by worklessness and lose the ability to address their circumstances rationally and become hostile to assistance. Equally, communities affected by worklessness display hostility to others perceived to be better off or receiving more help. Worklessness in this sense is a dangerous social problem which breeds individual mental health issues and which creates the conditions in neighbourhoods that are easily exploited by extremists. It is important to address worklessness in all communities and to recognise that communities living in isolated pockets of worklessness, surrounded by areas of relative affluence, can feel that their problems are worse and ignored in terms of targeted support. There is an on-going need to ensure that sufficient and diverse efforts are available to tackle the different issues that cause and are caused by worklessness.
- 3.32 Consideration needs to be given to the Council's role as the largest employer in the City and its potential to be an exemplar employer in terms of its recruitment and selection practices, the development of its staff and its ability to influence the employment practices of others in the public and private sector. Currently the Council does not maximise recruitment and retention of young people using *work-based learning* routes that are better suited to those who are not motivated by academic study. Improving the profile of its efforts to employ a diverse workforce and in particular its role as an employer of people with learning disabilities would also have a significant impact upon the issues affecting priority groups.
- 3.33 The Council's change programme provides an opportunity for its role to be assessed both as a deliverer of services and as the lead strategic enabler in the City.

4.0 CONCLUSIONS

- 4.1 The issues raised in this paper set out the extent to which worklessness has a negative impact upon the whole City. Whilst its incidence is predominantly concentrated in the inner-city neighbourhoods, worklessness affects all communities through its effects upon the ability of companies to recruit and compete, the low levels of entrepreneurship, associated costs of ill-health, crime and drug and alcohol misuse and the negative impact that it has on motivation, education and skills levels and community cohesion. In leading the development of effective strategies and programmes to tackle worklessness the Council will be contributing to the achievement of other key priorities facing the City.

5.0 RECOMMENDATION

- 5.1 The Scrutiny Board (Development) is asked to note and comment on the issues raised by the paper and receive a further report in due course.

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City of Leeds

Income Support Claimants by Ward

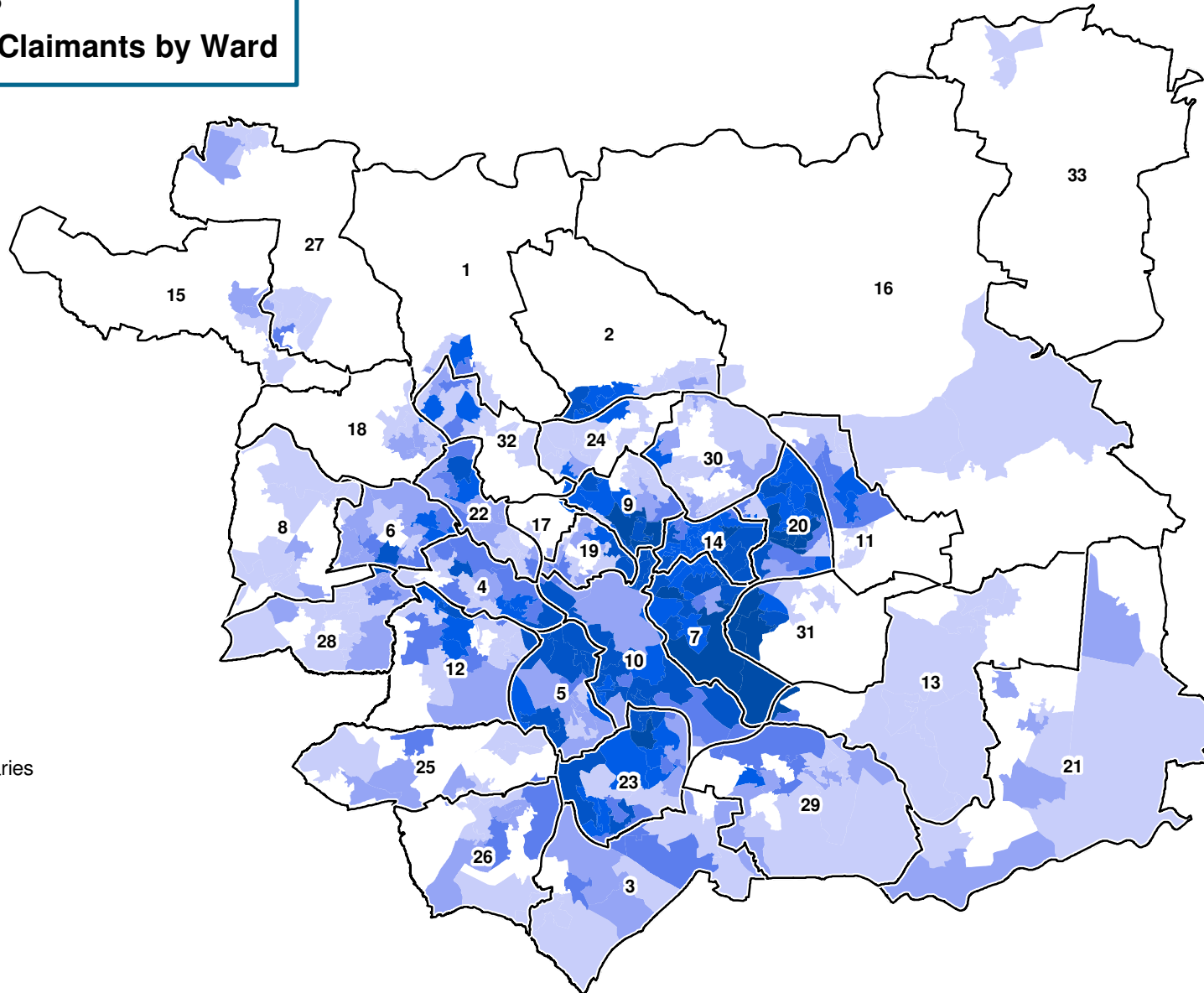
- Wards
- 1 Adel & Wharfedale
 - 2 Alwoodley
 - 3 Ardsley & Robin Hood
 - 4 Armley
 - 5 Beeston & Holbeck
 - 6 Bramley & Stanningley
 - 7 Burmantofts & Richmond Hill
 - 8 Calverley & Farsley
 - 9 Chapel Allerton
 - 10 City & Hunslet
 - 11 Cross Gates & Whinmoor
 - 12 Farnley & Wortley
 - 13 Garforth & Swillington
 - 14 Gipton & Harehills
 - 15 Guiseley & Robin Hood
 - 16 Harewood
 - 17 Headingley
 - 18 Horsforth
 - 19 Hyde Park & Woodhouse
 - 20 Killingbeck & Seacroft
 - 21 Kippax & Methley
 - 22 Kirkstall
 - 23 Middleton Park
 - 24 Moortown
 - 25 Morley North
 - 26 Morley South
 - 27 Otley & Yeadon
 - 28 Pudsey
 - 29 Rothwell
 - 30 Roundhay
 - 31 Temple Newsam
 - 32 Weetwood
 - 33 Wetherby

Legend

□ Political Ward Boundaries

Income Support

- 0.0 - 2.0%
- 2.1 - 4.3%
- 4.4 - 7.3%
- 7.4 - 10.9%
- 11.0 - 15.2%
- 15.3 - 20.9%
- 21.0 - 28.3%



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City of Leeds

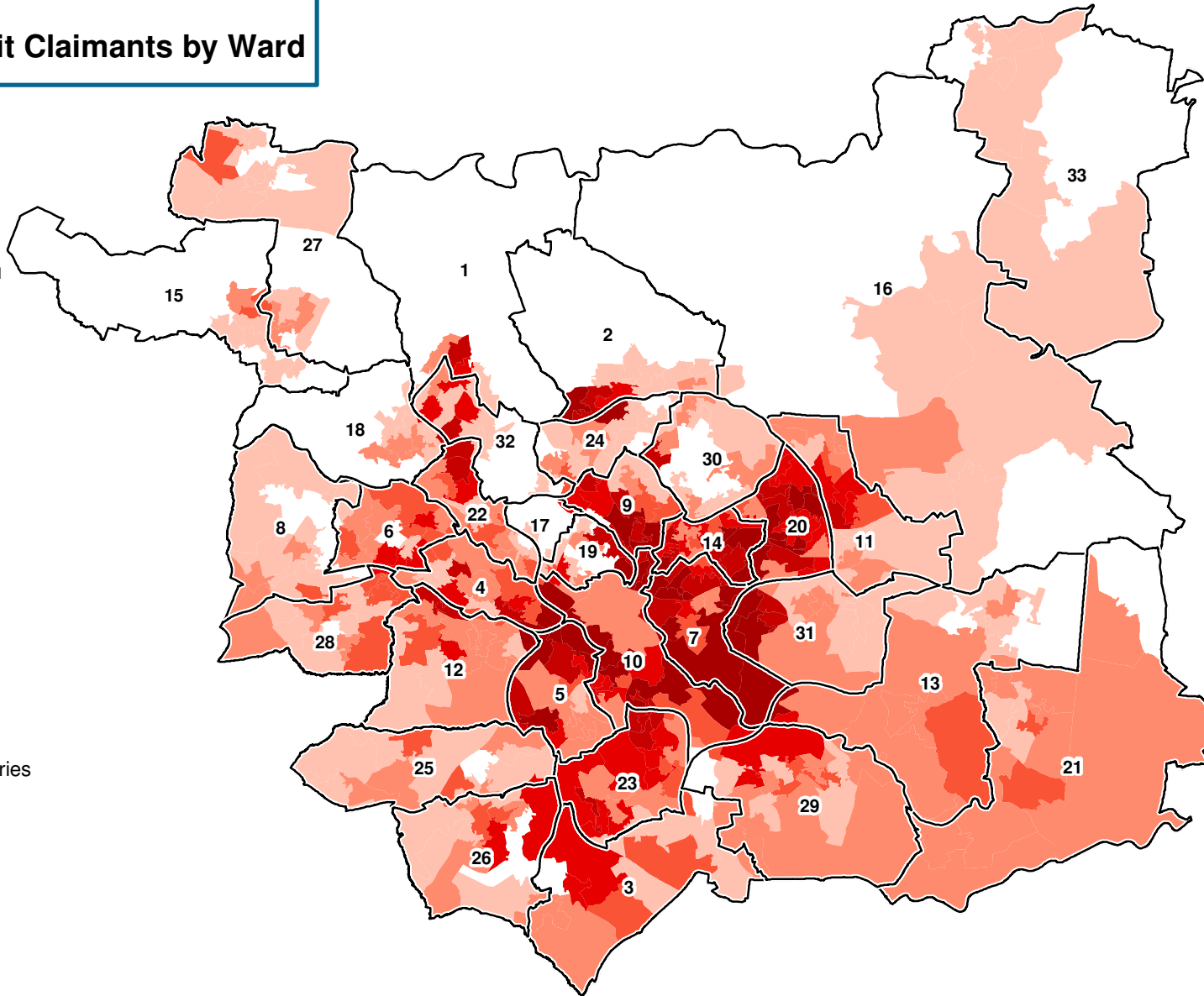
Incapacity Benefit Claimants by Ward

- Wards
- 1 Adel & Wharfedale
 - 2 Alwoodley
 - 3 Ardsley & Robin Hood
 - 4 Armley
 - 5 Beeston & Holbeck
 - 6 Bramley & Stanningley
 - 7 Burmantofts & Richmond Hill
 - 8 Calverley & Farsley
 - 9 Chapel Allerton
 - 10 City & Hunslet
 - 11 Cross Gates & Whinmoor
 - 12 Farnley & Wortley
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 - 24 Moortown
 - 25 Morley North
 - 26 Morley South
 - 27 Otley & Yeadon
 - 28 Pudsey
 - 29 Rothwell
 - 30 Roundhay
 - 31 Temple Newsam
 - 32 Weetwood
 - 33 Wetherby

□ Political Ward Boundaries

Incapacity Benefit

- 0.4 - 3.4%
- 3.5 - 5.6%
- 5.7 - 8.1%
- 8.2 - 10.9%
- 11.0 - 13.9%
- 14.0 - 17.6%
- 17.7 - 25.3%



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City of Leeds

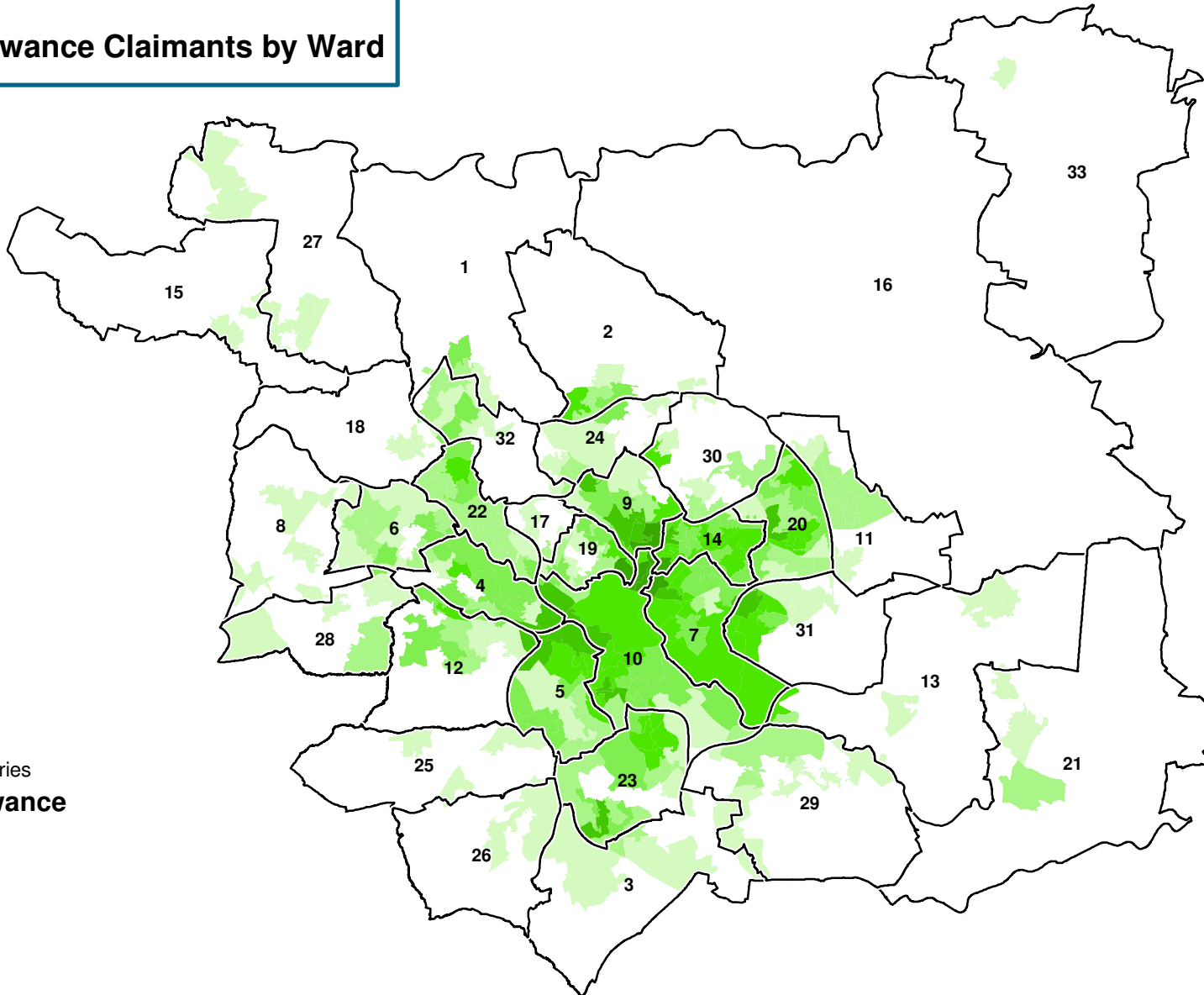
Job Seekers Allowance Claimants by Ward

- Wards
- 1 Adel & Wharfedale
 - 2 Alwoodley
 - 3 Ardsley & Robin Hood
 - 4 Armley
 - 5 Beeston & Holbeck
 - 6 Bramley & Stanningley
 - 7 Burmantofts & Richmond Hill
 - 8 Calverley & Farsley
 - 9 Chapel Allerton
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 - 24 Moortown
 - 25 Morley North
 - 26 Morley South
 - 27 Otley & Yeadon
 - 28 Pudsey
 - 29 Rothwell
 - 30 Roundhay
 - 31 Temple Newsam
 - 32 Weetwood
 - 33 Wetherby

□ Political Ward Boundaries

Job Seekers Allowance

- 0.0 - 1.4%
- 1.5 - 2.6%
- 2.7 - 4.2%
- 4.3 - 6.4%
- 6.5 - 9.3%
- 9.4 - 15.0%
- 15.1 - 20.5%



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Worklessness Targets

Target Type	Indicator	Baseline	Current Performance
National	The Department for Work and Pensions have called for the Employment Rate to be boosted to 80%.	2004 – 74.7%.	2005 – 75.2%.
Local – Leeds Regeneration Plan	To reduce by 5 the number of SOAs in the 20% most deprived in the country for Employment Deprivation.	112 SOAs were in the worst 20% in 2004.	Data available in 2008.
Local – Leeds Regeneration Plan	To improve the rankings of those SOAs currently in the most deprived 5% in the country in terms of Employment Deprivation.		Data available in 2008.
Local – Leeds Regeneration Plan	By 2010 no ward to have more than a 20% percentage point difference between the SOAs (in the ward) with the lowest and highest rates of Income Support claimants.	2004 – 6 wards where the differential was 20% or above.	2005 – 4 wards. Out of 33 wards, 27 saw the percentage point gap decrease, 2 remained static and 4 increased.
Local – Leeds Regeneration Plan	By 2010 no ward to have more than a 12% percentage point difference between the SOAs (in the ward) with the lowest and highest rates of Incapacity Benefit claimants.	2004 – 16 wards where the differential was 20% or above.	2005 – 16 wards. Out of 33 wards, 21 saw the percentage point gap decrease, 4 remained static and 8 increased.
Local – Leeds Regeneration Plan	By 2010 no ward to have more than a 5% percentage point difference between the SOAs (in the ward) with the lowest and highest rates of Job Seekers.	2004 – 13 wards where the differential was 5% or above.	2005 – 17 wards. Out of 33 wards, 18 saw the percentage point gap decrease, none remained static and 15 increased.

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GLOSSARY OF TERMS

TERM	DEFINITION / EXPLANATION
<i>Worklessness</i>	A term used to describe a wider cohort of people who could be available for work including lone parents, people claiming Incapacity Benefit, those in receipt of Job Seekers Allowance and people who are not in work but not claiming benefits.
<i>Jobseekers Allowance</i>	Jobseekers Allowance is a benefit paid to people who are deemed to be actively seeking work. The “official” unemployment figures are derived from the number of people registered for Jobseekers Allowance.
<i>Income Support</i>	A means tested benefit payable to those who do not need to actively seek employment e.g. Lone Parents.
<i>Incapacity Benefit</i>	A benefit paid to those who have had or still have an illness, injury or disability which affects their ability to work.
<i>Local Area Agreement</i>	The Leeds Local Area Agreement (LAA) sets out the contractual basis with central government for efforts to accelerate service improvement in deprived neighbourhoods. The LAA simplifies the way government funding is allocated to organisations and projects bringing key accountability under one governance structure.
<i>Milliband / Kelly Business Case</i>	A challenge led by the Department for Communities and Local Government to the Core Cities encouraging them to identify freedoms and flexibilities which would help them respond to the State of the Cities report and inform the recent Local Government White Paper.
<i>New Deal</i>	The Government’s Flagship programme to assist unemployed people into work.
<i>Super Output Areas (SOA’s)</i>	Used to compile the 2004 Indices of Deprivation. A SOA comprises groups of adjacent Census output areas and comprises on average a minimum of 400 households and an average population of 1500. There are 476 SOA’s in Leeds.
<i>Local Enterprise Growth Initiative (LEGI)</i>	LEGI is a funding pot available to 88 Local Authorities who are eligible to receive Neighbourhood Renewal Funding. LEGI funds activities to boost levels of

	enterprise and to tackle high levels of worklessness.
<i>The Leeds City Growth Strategy</i>	The City Growth Strategy sets out actions to develop 5 key economic sectors crucial to further growth in the City's economy.
<i>Work-based Learning</i>	Modern Apprenticeships enable young people to gain vocational skills, qualifications and key skills in the workplace either as an employee or a trainee. Modern Apprenticeship Frameworks cover the majority of occupations available and are developed by Sector Skills Councils.

Report of the Head of Scrutiny and Member Development

Scrutiny Board (Development)

Date: 21st November 2006

Subject: Work Programme

Electoral Wards Affected: All

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

1.0 Introduction

- 1.1 The Board's current Work Programme for 2006/2007 is attached as appendix 1 and incorporates the decisions made at the last Board meeting.
- 1.2 A copy of the Forward Plan of Key Decisions is also attached as appendix 2. This is for Members reference and covers the period 1st November 2006 to 29th February 2007. It details those 'key decisions' pertaining to this Board's terms of reference.

2.0 Recommendations

- 2.1 The Board is requested to:
- (i) Consider and make any changes to the attached Work Programme following decisions made at today's meeting.
 - (ii) Receive and note the Forward Plan of Key Decisions

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SCRUTINY BOARD (DEVELOPMENT) - WORK PROGRAMME

Appendix 1

ITEM	DESCRIPTION	NOTES	DATE ENTERED INTO WORK PROGRAMME
Meeting date: 19th December 2006 -The deadline for reports for this meeting is 10am 30th November 2006			
Leeds Development Scheme Annual Monitoring Report	To receive the Leeds Development Scheme Annual Monitoring report	To consider how the department is progressing against policy objectives	June 2006
Performance Management Report Development Department	To consider a performance management report by the Director of Development in relation to her department	The Board requested this report following the meeting of the Overview on Scrutiny Committee on 4 th September 2006 which considered a full year report on performance for the Council for 2005/2006.	October 2006
Meeting date: 23rd January 2007 - The deadline for reports for this meeting is 10am 4th January 2007			
Chief Planning Officer	To hear from the new Chief Planning Officer	Members requested to meet and hear from the newly appointed Chief Officer	October 2006
Meeting date: 20th February 2007 - The deadline for reports for this meeting is 10am 1st February 2007			
Performance Management and Financial Health Monitoring	To monitor the performance and financial health of the Council	This has been introduced following a report to the Overview and Scrutiny Committee on 6 th November 2006	November 2006

SCRUTINY BOARD (DEVELOPMENT) - WORK PROGRAMME

ITEM	DESCRIPTION	NOTES	DATE ENTERED INTO WORK PROGRAMME
Planning a Better Future – Planning and Development Services	To scrutinise progress on implementing the solutions agreed by the Executive Board	The Scrutiny Board (City Development) considered a report on this matter on 25 th April 2006 and agreed that progress on the solutions to the issues as outlined in the Director’s report to the Board be scrutinised at a future meeting of the Board	June 2006
Softer Transport Measures	To consider a progress report on the Leeds TravelWise Scheme which aims to promote sustainable travel through public transport and alternatives to travel by car	Raised as part of the transport discussions following the decision on supertram	June 2006
Meeting date: 20th March 2007 - The deadline for reports for this meeting is 10am 1st March 2007			
Sustainable Construction Design Guide	To receive a progress report on the development of a Sustainable Construction Design Guide for the Department	The Board is supportive of developing this strategy through the planning process to ensure that future construction techniques have less environmental impact	June 2006
Night Time and Evening Economy	To consider a report reviewing the <ul style="list-style-type: none"> • impact of new licensing laws and whether partners are working effectively together • the lack of facilities for the new burgeoning residential community in the city centre 	To be discussed further with Paul Stephens in the Autumn 2006	June 2006

SCRUTINY BOARD (DEVELOPMENT) - WORK PROGRAMME

ITEM	DESCRIPTION	NOTES	DATE ENTERED INTO WORK PROGRAMME
Meeting date: 24th April 2007 - The deadline for reports for this meeting is 10am 29th March 2007			
Parking in Town and District Centres	To consider the framework and prioritisation for introducing parking policies in our 28 town and district centres		June 2006
Climate Change Strategy	To consider a progress report on the Department's submission to the Council's Working Group established to develop a climate change strategy for the Council	The initial scope and timetable for this work was considered by the Board in October 2006. All Council departments are contributing to the development of this strategy	June 2006
Annual Report	To consider the Board's submission to the Scrutiny Boards Annual Report	In accordance with Council Procedure Rules the Overview and Scrutiny Committee co-ordinates submission of the Annual Report to Council	June 2006

SCRUTINY BOARD (DEVELOPMENT) - WORK PROGRAMME

Other Issues identified but not Included in Work Programme
Environmental Management and Audit System (EMAS)
Consideration of the detailed budget of Development (Consideration of the overall budget is within the remit of the Overview & Scrutiny Committee but individual Boards can look at the details if they wish)
Monitor delivery of major highways schemes-Inner Ring Road stage 7 and the East Leeds Link Road
City Centre Public Realm
Regeneration initiatives within Neighbourhoods and Housing which have an economic development aspect to them: the Lower Aire Valley and the West Leeds Gateway.
Super Casino
Marketing Leeds – Carry forward from previous Scrutiny Board
New Technologies - To receive details of new technologies aiding the planning and use of transport facilities including Smart and Oyster cards be provided to Members, and information as to when and where these new technologies will become available. Requested by Scrutiny Board on 12 th September 2006
City Region - That further information be provided to Members on other city regions particularly regarding their governance arrangements and an update in 12 months time or sooner if there is something to report. That the response sent to the letter received from the Rt Hon Ruth Kelly MP be shared with the Board. Agreed by Scrutiny Board on 12 th September 2006.
That Members be kept informed regarding developments with the Otley telecommunication phone mast cases. Agreed by Scrutiny Board on 12 th September 2006
London 2012 Olympic Games – The Board agreed on 10 th October 2006 to receive a further progress report on the London Olympic Games at a future Board meeting.

LEEDS CITY COUNCIL

FORWARD PLAN OF KEY DECISIONS

For the period 1 November 2006 to 28 February 2007

Appendix 2

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Key Decisions	Decision Maker	Expected Date of Decision	Proposed Consultation	Documents to be Considered by Decision Maker	Lead Officer (To whom representations should be made)
Site 1, Quarry Hill Proposed Capital Grant to Northern Ballet Theatre Company and Phoenix Dance Theatre Company for construction of Dance Headquarters.	Executive Board (Portfolio: Development)	15 Nov 2006	The Arts Council for England and Ward Members	The report to be issued to the decision maker with the agenda for the meeting	Director of Development
Holbeck Urban Village - Delivery and Implementation To note progress on Holbeck Urban Village in particular the regeneration links with the adjacent areas of Beeston Hill and Holbeck	Executive Board (Portfolio: Development)	13 Dec 2006	Holbeck Urban Village Partnership Board, Asset Management Group	The report to be issued to the decision maker with the agenda for the meeting	Director of Development
Capital Strategy and Asset Management Plan 2006 To approve the Council's Capital Strategy and Asset Management Plan 2006.	Executive Board (Portfolio: Development)	13 Dec 2006	Asset Management Group	The report to be issued to the decision maker with the agenda for the meeting	Director of Development

Otley Heavy Goods Vehicle Traffic To seek approval for proposals for HGV management in the Otley area	Executive Board (Portfolio: Development)	17 Jan 2007	Neighbouring Local Authorities	The report to be issued to the decision maker with the agenda for the meeting	Director of Development
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NOTES

Key decisions are those executive decisions:

- which result in the authority incurring expenditure or making savings over £500,000 per annum, or
- are likely to have a significant effect on communities living or working in an area comprising two or more wards

Executive Board Portfolios

Executive Member

Central and Corporate

Councillor Mark Harris

Development

Councillor Andrew Carter

City Services

Councillor Steve Smith

Neighbourhoods and Housing

Councillor John Leslie Carter

Leisure

Councillor John Procter

Children's Services (Lead)

Councillor Richard Brett

Children's Services (Support)

Councillor Richard Harker

Adult Health and Social Care

Councillor Peter Harrand

Customer Services

Councillor David Blackburn

Leader of the Labour Group

Councillor Keith Wakefield

Advisory Member

Councillor Judith Blake

In cases where Key Decisions to be taken by the Executive Board are not included in the Plan, 5 days notice of the intention to take such decisions will be given by way of the agenda for the Executive Board meeting.