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## SCRUTINY BOARD (HOUSING AND REGENERATION)

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Meeting to be held in Civic Hall, Leeds, LS1 1UR on  
Tuesday, 9th December, 2014 at 1.30 pm

*(A pre-meeting will take place for ALL Members of the Board at 1.00 pm)*

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### MEMBERSHIP

#### Councillors

C Campbell	Otley and Yeadon;
D Collins	Horsforth;
P Grahame	Cross Gates and Whinmoor;
J Illingworth	Kirkstall;
M Iqbal	City and Hunslet;
D Nagle	Rothwell;
J Procter (Chair)	Wetherby;
J Pryor	Headingley;
A Smart	Armley;
C Towler	Hyde Park and Woodhouse;
G Wilkinson	Wetherby;

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

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**Agenda compiled by:**  
**Guy Close**  
**Scrutiny Unit**  
**Civic Hall**  
**LEEDS LS1 1UR**  
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# A G E N D A

Item No	Ward/Equal Opportunities	Item Not Open		Page No
1			<p><b>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</b></p> <p>To consider any appeals in accordance with Procedure Rule 25* of the Access to Information Procedure Rules (in the event of an Appeal the press and public will be excluded).</p> <p>(* In accordance with Procedure Rule 25, notice of an appeal must be received in writing by the Head of Governance Services Officer at least 24 hours before the meeting).</p>	
2			<p><b>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</b></p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p><b>RESOLVED</b> – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information 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 press and public were present there would be disclosure to them of exempt information, as follows:</p> <p><b>No exempt items have been identified.</b></p>	

Item No	Ward/Equal Opportunities	Item Not Open		Page No
3			<p><b>LATE ITEMS</b></p> <p>To identify items which have been admitted to the agenda by the Chair for consideration.</p> <p>(The special circumstances shall be specified in the minutes.)</p>	
4			<p><b>DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS</b></p> <p>To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members' Code of Conduct.</p>	
5			<p><b>APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES</b></p> <p>To receive any apologies for absence and notification of substitutes.</p>	
6			<p><b>MINUTES - 11 NOVEMBER 2014</b></p> <p>To confirm the minutes of the meeting held on 11 November 2014 as a correct record</p>	1 - 6
7			<p><b>EAST LEEDS ORBITAL ROAD</b></p> <p>To consider a progress report in relation to the East Leeds Orbital Road</p>	7 - 24
8			<p><b>2014/15 QUARTER 2 PERFORMANCE REPORT</b></p> <p>To consider performance management information relating to services within this Board's portfolio</p>	25 - 34
9			<p><b>FINANCIAL POSITION STATEMENT 2014/15 - CITY DEVELOPMENT AND ENVIRONMENT AND HOUSING DIRECTORATES</b></p> <p>To consider a financial update report in relation to services within this Board's portfolio</p>	35 - 42

Item No	Ward/Equal Opportunities	Item Not Open		Page No
10			<p><b>EMPTY PROPERTY BUY BACK SCHEME</b></p> <p>To consider information about the Council's approach to buying back former Council homes</p>	43 - 48
11			<p><b>DELIVERING HOUSING ON COUNCIL BROWNFIELD LAND - QUARTERLY UPDATE</b></p> <p>To consider a quarterly progress report in relation to the development of housing on council owned brownfield land</p>	49 - 60
12			<p><b>WORK SCHEDULE</b></p> <p>To agree the Board's work schedule for the remainder of the municipal year</p>	61 - 90
13			<p><b>DATE AND TIME OF NEXT MEETING</b></p> <p>Tuesday 20 January 2015 at 1.30pm (pre-meeting for all Board members at 1.00pm)</p>	

Item No	Ward/Equal Opportunities	Item Not Open		Page No
			<p><b>THIRD PARTY RECORDING</b></p> <p>Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.</p> <p>Use of Recordings by Third Parties– code of practice</p> <ul style="list-style-type: none"> <li>a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title.</li> <li>b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete.</li> </ul>	

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## SCRUTINY BOARD (HOUSING AND REGENERATION)

TUESDAY, 11TH NOVEMBER, 2014

**PRESENT:** Councillor J Procter in the Chair

Councillors D Collins, R Grahame,  
J Illingworth, M Iqbal, D Nagle, J Pryor,  
A Smart, C Towler and G Wilkinson

### 37 Chair's Opening Remarks

The Chair welcomed all in attendance to the November meeting of Scrutiny Board (Housing and Regeneration), particularly Councillor Campbell, whose appointment to the Scrutiny Board was subject to confirmation at full Council on 12 November 2014.

### 38 Late Items

There were no late items, although the minutes of the Board meeting held on 28 October 2014 were circulated separately to the main agenda pack.

### 39 Declaration of Disclosable Pecuniary Interests

There were no disclosable pecuniary interests declared to the meeting.

### 40 Apologies for Absence and Notification of Substitutes

An apology for absence was submitted by Councillor P Grahame. Notification had been received that Councillor R Grahame was to substitute for Councillor P Grahame.

### 41 Minutes - 28 October 2014

**RESOLVED** – That the minutes of the meeting held on 28 October 2014 be approved as a correct record.

### 42 Matters arising from the minutes

#### Minute No. 32 – Update report on maximising re-use

Environment and Housing confirmed the inclusion of information about cooking facilities in the current Annual Tenancy Visit (ATV) form. The department would include detailed performance information on how this information had been used when they reported generally on ATVs at the February Board meeting.

## **Minute No. 34 – Monitoring of the Responsive Repairs Service**

The Board received information about the tenants' insurance scheme. Further information was requested about how the scheme was publicised.

### **43 Request for Scrutiny**

The Head of Scrutiny and Member Development submitted a report which presented further information to enable the Scrutiny Board to decide how to respond to a request for scrutiny in relation to housing growth.

The following information was appended to the report:

- A copy of Mr Hall's request for scrutiny
- Recommendation tracking response – Affordable Housing by Private Developers.

The following were in attendance for this item:

- Peter Boden, Edge Analytics
- George Hall, Scholes resident
- Jennifer Kirby, Aireborough Neighbourhood Forum (ANF)
- Clive Woods, Wharfedale & Airedale Review Development (WARD)
- Councillor Peter Gruen, Executive Member (Neighbourhoods, Planning and Personnel)
- Steve Speak, Deputy Chief Planning Officer, City Development.

The Chair provided background information to the request for scrutiny and invited Peter Boden to present his views on the latest population figures for Leeds and their implications in terms of projections for housing growth.

The key points were:

- There were 3 key elements to the analysis: births and deaths; internal migration; and international migration.
- Demographic analysis of Leeds had been extremely challenging and statistics had been subject to significant revision. International migration was the most difficult element to assess accurately.
- There was no population register apart from the census every 10 years. Some measures to undertake estimates in the intervening years but challenges associated with this.
- 2008 based population estimated 1m people living in Leeds by 2033. Latest projection estimated 861,000.
- Development of Strategic Housing Market Assessment (SHMA) to inform trends and produce growth scenarios.
- Acknowledgement of other considerations aside from demographics which included, economic growth, previous under delivery and affordability.
- Further examination currently being undertaken of pupil numbers linked to population growth.



- Acknowledgement of new growth scenarios. Statistics constantly changing so important to keep monitoring.
- The impact of higher birth rates and increased life expectancy.

Questions and comments were invited and the main areas of discussion were:

- Job growth and the impact of people commuting from outside Leeds.
- Internal and international migration. Robust statistics for internal migration. International migration was more difficult to estimate.
- Consideration of the mix of housing needed in Leeds and how LCC developed policy to achieve this. Department of Communities and Local Government (DCLG) producing new set of housing assumptions in early 2015.
- The importance of retaining the student population in Leeds to maintain a skilled workforce and engagement with students about this.
- Suggestion that the Scrutiny Board considers the outcome of work being undertaken by Peter Boden on behalf of Children's Services, and also new information from DCLG which was currently expected in December/ January.
- Suggestion that the Sustainable Economy and Culture Scrutiny Board had a role to play in this work.
- Further consideration of George Hall's proposition that the recommendations of the Board's previous inquiry had not been adequately responded to or monitored.

## **RESOLVED –**

(a) That in response to the request for scrutiny, the Board agrees to carry out further work covering the following issues:

- Consideration of George Hall's proposition that the recommendations of the Board's previous inquiry were not adequately responded to or monitored.
- Consideration of new information on population figures and their implications for housing growth (specifically the work that Peter Boden was currently undertaking on behalf of Children's Services, and also new information from DCLG which was currently expected in December/January)
- Consideration of the mix of housing needed in Leeds
- The interplay of jobs and housing growth
- Retaining the student population (to include engagement with students).

(b) That the Sustainable Economy and Culture Scrutiny Board be included as appropriate in the proposed work.

(Councillor M Iqbal left the meeting at 3.00pm during the consideration of this item.)

#### **44 Housing Leeds Rent Collection - Technical and Small Arrears**

The Director of Environment and Housing submitted a report which provided further information on technical arrears and low level rent arrears.

The following were in attendance for this item:

- Liz Cook, Chief Housing Officer, Environment and Housing
- Mandy Sawyer, Head of Neighbourhood Services, Environment and Housing
- Simon Swift, Service Manager, (Income Services) Environment and Housing
- Anna Tansley, Service Manager (Intelligence and Improvement, Environment and Housing.

The key areas of discussion were:

- Concern that more incentives were needed to encourage tenants to move to direct debit, where this was an appropriate option for them. The Board acknowledged that direct debit did not always suit the flexibility required by tenants.
- Confirmation of changes planned to the reporting of technical arrears. The Board asked to receive information about how arrears would be reported in future in response to their desire to exclude technical arrears.

#### **RESOLVED –**

- (a) That the contents of the report be noted.
- (b) That the Board receives a revised format for arrears reporting.

(Councillor D Collins left the meeting at 4.25pm during the consideration of this item.)

#### **45 East Leeds Orbital Road**

The Director of City Development submitted a report which provided a progress update in relation to the East Leeds Orbital Road.

The following information was appended to the report:

- East Leeds Orbital Road timetable/programme
- Delegated Decision Notification (DDN) dated 14 March 2013 – Extension of Contract – Highways and Transportation Partnership.

The following were in attendance for this item:

- Oliver Priestley, Manager of Engineering Projects, City Development.

**RESOLVED –**

- (a) That the contents of the report be noted
- (b) That the Director of City Development be asked to attend the Board meeting in December for a further discussion.

**46 Work Schedule**

The Head of Scrutiny and Member Development submitted a report which detailed the Scrutiny Board's work schedule for the 2014/15 municipal year.

The following information was appended to the report:

- The Scrutiny Board's work schedule
- Minutes of the Tenant Scrutiny Board meeting held on 16 October 2014.

The Board briefly discussed undertaking some follow-up work in relation to contents insurance for housing tenants, particularly around marketing and brokerage aspects.

**RESOLVED –** That subject to comments raised at today's meeting, the work schedule be approved.

**47 Date and Time of Next Meeting**

Tuesday, 9 December 2014 at 1.30pm (pre meeting for all Board Members at 1.00pm)

(The meeting concluded at 4.50pm.)

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Report author: Oliver Priestley  
Tel: 24 75387

**Report of Director of City Development**

**Report to Housing & Regeneration Scrutiny Board**

**Date: 11<sup>th</sup> November 2014**

**Subject: East Leeds Orbital Road**

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

**Summary of main issues**

1. At its meeting of 25<sup>th</sup> February 2014, Scrutiny Board received a report on the East Leeds Orbital Road (ELOR) and following discussion requested a further update to include the following :
  - a. The current detailed ELOR timetable/programme being progressed;
  - b. Any potential time saving that can be foreseen in current programme;
  - c. Evidence of the formal decision taken and recorded in relation to the extension of the original contract with Highways & Transportations strategic partner consultant Mouchel.
2. This report presents the requested information.

**Recommendations**

3. Scrutiny Board is asked to note the report and consider the responses to its previous queries.

## **1 Purpose of this report**

- 1.1 This report provides an update in response to queries raised by Scrutiny Board on the East Leeds Orbital Road at its meeting on 25<sup>th</sup> February 2014.

## **2 Background information**

- 2.1 Previous reports to meetings of the 7<sup>th</sup> of January and 25<sup>th</sup> February 2014 of the Board set out the background and current position in respect of the East Leeds Extension and the work to bring forward the East Leeds Orbital Road (ELOR).
- 2.2 The East Leeds Extension is a major allocation of housing land where significant new road infrastructure in the form of ELOR is required to support development coming forward.
- 2.3 From the meeting of the 25<sup>th</sup> of February 2014 Members requested;
- a. The current detailed ELOR timetable/programme being progressed;
  - b. Any potential time saving that can be foreseen in current programme;
  - c. Evidence of the formal decision taken and recorded in relation to the extension of the original contract with Highways & Transportations strategic partner consultant Mouchel.
- 2.4 These queries are addressed through the report and Appendix A & B.

## **3 Main issues**

- 3.1 The East Leeds Orbital Road (ELOR) is a major piece of investment in infrastructure for the city region. It will be a critical enabling scheme supporting the release of housing land in the East Leeds Extension (ELE) and for the improvement of both local and strategic travel and transport in the wider East Leeds area.
- 3.2 Land in the ELE is currently in a range of ownerships and it is likely that proposals for housing development will come forward at different times across the area. In bringing forward a scheme for the delivery of ELOR there will be complex issues relating to these land ownerships, the phasing and viability of housing developments and the expectations of land owners.
- 3.3 ELOR is presently ranked as a regional priority for strategic transport investment by the newly formed West Yorkshire Combined Authority. Consequently the West Yorkshire Plus Transport Fund (WYTF) has made a share of monies available to the Council to progress the submission of a strategic business case for the continued development of the proposed ELOR project.

- 3.4 The West Yorkshire Combined Authority has established a formal process for managing the Transport Fund programme to progress stepped financing of individual projects. Submission of the business case is a programme requirement of what is termed “Gateway One Review”, the first step in committing to the scheme.
- 3.5 Subsequent release of future monies from the Transport Fund is determined by a Joint Member Portfolio Board of the six participating authorities. The process of recommendation to the Board to draw down resource is based on peer reviewed evidence that a project has successfully demonstrated the requirements of a given gateway stage.
- 3.6 The East Leeds Orbital Road requires considerable funding to meet its currently estimated cost. A portion of this may be latterly recoverable through contributions from developers of housing in the East Leeds Extension, or paid for and directly delivered in advance as is anticipated where it will pass through Thorpe Park, however timely delivery of the project as a whole requires significant and immediate up-front funding. In the absence of any private sector capital advance, the scheme is at present being actively progressed as a WYTF project by the Combined Authority and the Council.
- 3.7 The Council made an initial financial commitment of £150,000 in January 2013, to fund a pre-design preliminary feasibility study into the strategic scope of ELOR. The Council’s long term strategic partner for Highways & Transportation, Mouchel, was commissioned to undertake the study, which was completed in September and reported to Executive Board in October 2013.
- 3.8 The original £150,000 was subsequently back-funded into the Council through the successful application to the Combined Authority for a total of £1.3m to be drawn down in stages, initially for project development to progress ELOR to Gateway One submission.
- 3.9 Ongoing progress toward Gateway One is currently on programme for a January 2015 review submission.
- 3.10 The present programme for the ELOR is attached to this report. The ongoing programme assumes that the Council, together with the Combined Authority, will continue to lead development of the road scheme.
- 3.11 The stage currently being progressed, in line with the Combined Authority’s Gateway One development approval, forms the strategic business case and the expected justification for advancement of the East Leeds Orbital Road. The outcome of findings demonstrated in the business case will determine if further funding to the Council from the Transport Fund for continued development of the project will be approved and forthcoming.

- 3.12 Should the Gateway One Review be successful and the Council and Combined Authority continue to lead on progressing ELOR the current programme (see attached Appendix A) would result in the road opening in November 2020:
- Gateway One (Development Approval) submission – January 2015
  - Gateway Two (Procurement Approval) submission – June 2017
  - Gateway Three (Implementation Approval) submission – November 2017
- 3.13 The stages required in advance of a successful Gateway Two Review include securing detailed planning approval, any subsequent Public Inquiry and any required Compulsory Purchase Order procedures. These three significant statutory processes distinctly reduce the opportunity of any significant time savings during the period from January 2015 until June 2017.
- 3.14 The land required for the delivery of the road cannot be confirmed until its alignment is fixed. Discussions have been held with all landowners in the East Leeds Extension about the intention to progress the ELOR project; there is an appreciation from owners of the allocated housing land in the area and a broad understanding of the need for ELOR to support its release and development.
- 3.15 There is understandable concern amongst these owners that the implications of the road project and housing plans need to be fully understood before their position in committing or selling land for the road can be confirmed. Much of the land is either owned or under option to major development interests, where the concerns relate predominately to the appropriate apportionment and equalisation of costs and values in bringing the road forward and how the ELOR alignment – and its land-take – will impact on the scope and viability of development.
- 3.16 Some of the land owners are however owner-occupiers and whilst sharing an interest to ultimately secure the same fair land value in the development of both the road infrastructure and the housing, achieving certainty about the future of their homes will also be a central concern.
- 3.17 The potential requirement for compulsory purchase in facilitating the ELOR project has been noted by Executive Board, though there is no current resolution to use such powers. This will need to be revisited once the ELOR alignment is further designed in outline and consulted upon and will be subject to the ability of all parties to agree a mechanism through which infrastructure costs and uplifts in land value can be appropriately distributed amongst all land owners in the East Leeds Extension, to the extent that the necessary land can be acquired or dedicated by negotiation. This fair apportionment of value will also need to include those landowners that may own land on which only the road and no (or limited) housing can be delivered.
- 3.18 These land discussions will need to be resolved prior to Gateway 2 approval and it is therefore prudent to allow for potential compulsory procedures in the programme as the slowest route through which land could be secured.



- 3.19 Any possible opportunity to bring forward the current programmed opening date of 2020 could therefore be most readily achieved after Public Inquiry in 2017. There would be potential time efficiencies through the construction procurement strategy, which would be considered in detail as part of the Gateway Two process.
- 3.20 The current programme affords three years for construction of the road and junctions. In contrast to the statutory processes highlighted above, early informal discussions with Contractors indicate it is likely that some potential efficiency during this as yet indicative construction phase may be forthcoming.
- 3.21 Informal dialogue with contractors has suggested that albeit constructed as one expansive contract, component parts of the proposed road should be considered as discrete individual links and junctions. The links are comparatively self-contained and should ground and access conditions permit, prompt construction progress could potentially be maximised by the distinct nature of each individual section of ELOR. Though this approach would need to be balanced in detail with any possible methodology cost based increase, it would offer some potential time benefits.
- 3.22 In addition the possibility exists to construct junctions concurrent with progressing individual links. It is feasible that, given the overall length of ELOR, two junctions could be progressed simultaneously, potentially shortening the current programmed construction phase offering a significant time saving on the planned opening date of late 2020.
- 3.23 To optimise the effectiveness of the East Leeds Orbital Road and improve the wider free flowing capacity of the A6120 ring road also requires significant improvements to existing junctions at A61/A6120, King La/A6120 and King Lane/Stonegate Rd roundabout.
- 3.24 Likewise the junction of A6120 Ring Road and Roundhay Park Lane requires similar improvement.
- 3.25 Should phasing of funds be available from the Combined Authority works in relation to these junctions in advance and in accommodation of the wider East Leeds Orbital Route these junction improvements can be progressed prior to the construction of ELOR, potentially as early as 2015/16.
- 3.26 The Council entered into its second successive strategic partnership contract with Mouchel in September 2008. The contract has now been extended until September 2015. A copy of the Delegated Decision Notice and accompanying report are attached as Appendix B.
- 3.27 With regard to the East Leeds Orbital Road Mouchel are specifically and only commissioned to undertake work in forming the strategic business case and submission of Gateway One documents.

- 3.28 On a successful outcome of Gateway One review by the Combined Authority in early 2015, consideration will then be given to the continued employment of Mouchel in relation to ELOR and in view of the partnership contract expiration date of September 2015. The Combined Authority as director and administrator of the Transport Fund could potentially offer an alternative technical supplier to deliver on the next stage of ELOR. In essence a consultant could be appointed directly by the Combined Authority under their own framework and direction, in conjunction with the Council.

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

- 4.1.1 The East Leeds Regeneration Board continues to hold discussions relating to the matters addressed in this report. The Board has Member representatives from each of the East Leeds wards, each of the Council's political groups, the MPs for Leeds East and Elmet & Rothwell, as well as representatives from the HCA and the Combined Authority.

### **4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.1 There are no specific EDCI implications arising from this report, as it responds to queries raised by Board Members.

### **4.3 Council Policies and City Priorities**

- 4.3.1 The ELE and ELOR are included within the allocations and policies of the Unitary Development Plan. The ELE will be retained as a housing allocation in the Local Development Framework.
- 4.3.2 The delivery of this housing and the related infrastructure relate very strongly to the Vision for Leeds to 2030, which states that the city will be prosperous and sustainable, with a strong local economy driving sustainable economic growth and sufficient housing to meet the needs of the community.
- 4.3.3 The Leeds City Council Business Plan to 2015 includes the aspiration to provide clear, accountable civic leadership that unites public, private and third sector partners to deliver better outcomes for people in Leeds. This report sets out further details on how the Council can play this role in relation to delivery of the ELE.
- 4.3.4 The Business Plan also has specific priorities for City Development to create the environment for partnership working, to identify strategies to support the delivery of new housing and to create a safe and efficient transport network, all of which would be progressed through the ELE/ELOR. The approaches set out in this report will also assist in delivering the Council's Child Friendly City aspirations by enabling a co-ordinated approach to the provision of new homes, open spaces, schools, transport and traffic to ensure the needs of children and young people are considered in the very early stages of planning.

#### **4.4 Resources and Value for Money**

- 4.4.1 There are no specific resource implications related to this report, which presents information for discussion by the Scrutiny Board.

#### **4.5 Legal Implications, Access to Information and Call In**

- 4.5.1 There are no specific legal implications related to this report, which presents information for discussion by the Scrutiny Board.

#### **4.6 Risk Management**

- 4.6.1 There are no specific risks related to this report.

### **5 Conclusions**

- 5.1 The report presents a response to three specific queries raised by Scrutiny Board members at the meeting of 25<sup>th</sup> February 2014.
- 5.2 The potential to speed up the programme for delivery of ELOR has been considered in the context of the current finance available from the Combined Authority to undertake the work, and the requirement to obtain future resources in line with the formal Gateway Review process of the Transport Fund.
- 5.3 Successful progression through the Combined Authority Gateway One review will provide an opportunity to the Combined Authority and Council to appraise any potential advantages of an alternative method of procuring technical services to progress through subsequent Gateway stages.
- 5.4 Should the Combined Authority and Council continue to lead on development of ELOR the likelihood of securing time savings on the programme between Gateway One and June 2017 is highly unlikely. This programmed period containing the statutory processes and Gateway Two submission required offers little in the way of realistically accelerating progress during this phase.
- 5.5 Dependent upon in-depth investigation and emerging procurement strategy during the detailed process of Gateway Two submission it is conceivable that some savings could be made on the current indicative construction programme.
- 5.6 However currently the present programme remains on track for construction of ELOR to commence after completion of statutory process and by 2018.

#### **Recommendations**

- 5.1 Scrutiny Board is asked to note the report and consider the responses to its previous queries.

## **6 Background documents<sup>1</sup>**

6.1 None.

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.




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## DELEGATED DECISION NOTIFICATION

This form is used both to give notice of an officer's intention to make a Key decision and to record any delegated decision which has been taken. The decision set out on this form therefore reflects the decision that it is intended will be made, or that has been made. Although set out in the past tense a decision for which notice is being given may be subject to amendment or withdrawal.

LEAD DIRECTOR <sup>i</sup> :	Director of City Development.		
SUBJECT <sup>ii</sup> :	Extension of Contract – Highways and Transportation Partnership		
DECISION DETAILS <sup>iii</sup> :	The Chief Officer (Highways and Transportation) approved the extension of the Highways and Transportation Partnership contract to 30 September 2015.		
TYPE OF DECISION:	<input type="checkbox"/> Council function (not subject to call-in) <input type="checkbox"/> Executive decision (Key) Is the decision eligible for call-in? <sup>iv</sup> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is the decision exempt from call-in? <sup>v</sup> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Executive decision (Significant Operational <sup>vi</sup> – not subject to call-in)		
NOTICE <sup>vii</sup> / CALL-IN (KEY DECISIONS ONLY):	Date the decision was published in the List of Forthcoming Key Decisions: 28 February 2014 If not on the List of Forthcoming Key Decisions for at least 28 clear days, the reason why it would be impracticable to delay the decision:- If exempt from call-in, the reason why call-in would prejudice the interests of the Council or the public:-		
AFFECTED WARDS:			
DETAILS OF CONSULTATION UNDERTAKEN:	Executive Member	Date consulted: 27 February 2014	Interest disclosed? <sup>viii</sup> <input type="checkbox"/> Yes (Date of dispensation: ) <input type="checkbox"/> No
	Ward Councillor	Date consulted:	Interest disclosed? <input type="checkbox"/> Yes (Date of dispensation: ) <input checked="" type="checkbox"/> No

	Others <sup>ix</sup> (please specify: ) Emergency Services & Metro	Date consulted:	Interest disclosed? <input type="checkbox"/> Yes (Date of dispensation: ) <input checked="" type="checkbox"/> No
CAPITAL INJECTION APPROVAL REQUIRED:	Injection approval required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, you must complete the Approval box below)		
CAPITAL INJECTION APPROVAL	(Name: ) (Title: )	Capital Scheme Number: XXXXX / XXX / XXX	Date:
CONTACT PERSON:	Wynne Floyd	Telephone number <sup>x</sup> : 2475231	
DECISION MAKER / AUTHORISED SIGNATORY <sup>xi</sup> :	 (Name: Gary Bartlett)	Date: 14/03/2014	

<sup>i</sup> The Leader of the Council may also make executive decisions and should be specified as the Lead Director where appropriate.

<sup>ii</sup> A brief title should be inserted here. If the decision is Key and has appeared on the List of Forthcoming Key Decisions, the title of the decision should be the same as that used in the List.

<sup>iii</sup> Brief details of the decision should be inserted. This note must set out the substance of the decision, options considered and the reason for deciding on the chosen option, although care must be taken not to disclose any confidential or exempt information.

<sup>iv</sup> See the Executive and Decision Making Procedure Rules for eligibility. The decision will not be eligible for call-in if it has already been subject to call-in i.e. considered by the relevant Scrutiny Board. This includes a decision which has been modified by the decision maker following a recommendation by a Scrutiny Board after call-in of the earlier decision.

<sup>v</sup> If the decision is exempt from call-in a reason must be provided in the 'Notice / Call-In' box and in the report. The call-in period expires at 5pm on the 5<sup>th</sup> working day after publication. Scrutiny Support will notify decision makers of matters called-in no later than 12 noon on the 6<sup>th</sup> working day.

<sup>vi</sup> If the decision would have been a Key decision but for an exception set out in Article 13.2.1, please refer to the connected Key decision in the decision details (either by the title or the reference number).

<sup>vii</sup> All Key decisions should appear on the List of Forthcoming Key Decisions for 28 clear days before the decision can be taken. If 28 clear days' notice has not been provided, a reason must be provided here.

<sup>viii</sup> No Member having a disclosable pecuniary interest or officer having an interest in any matter (whether pecuniary or otherwise required to be declared) should take a decision in relation to that matter. Other interests of a non-disqualifying nature should be recorded here. Any dispensation in place in relation to the matter should also be recorded here.

<sup>ix</sup> This may include other elected Members, officers, stakeholders and the local community.



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<sup>x</sup> Please insert a complete telephone number whether land line or mobile, rather than an extension number so that you can be contacted from outside the Council.

<sup>xi</sup> The signatory must be duly authorised by the Lead Director to make a decision in accordance with the relevant sub-delegation scheme. It is not acceptable for the signature to be 'pp' for the authorised signatory. For Key decisions only, the date of the authorised signature signifies that, at the time, the officer was content that the decision should be taken. However, should representations be received following public availability of reports the signatory will consider the effect which such representations should have on the final decision.

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**Report to the Chief Officer (Highways and Transportation)**

**Date: 14 March 2014**

**Subject: Extension of Contract – Highways and Transportation Partnership**

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

**Summary of main issues**

- 1 This report seeks the Chief Officer's approval to extend the Highways and Transportation Partnership contract to 30<sup>th</sup> September 2015 in accordance with Contract Procedure Rule 21.1 and utilising Item 3 of the Conditions of Contract.

**Recommendations**

- 2 The Chief Officer (Highways and Transportation) is requested to approve the extension of the Highways and Transportation Partnership contract to 30 September 2015.

**Purpose of this report**

- 1.1 The purpose of this report is to inform the Chief Officer (Highways and Transportation) of the requirement to extend the Highways and Transportation Partnership and seek an Administrative Decision as defined by the Constitution of the Council to extend the Partnership with the existing service provider (Mouchel Ltd) who have confirmed their agreement to extend.

**2 Background information**

- 2.1 Mouchel were awarded a three year contract on 1<sup>st</sup> August 2008 to provide consultancy services to assist the Council to deliver their workload. There is provision within the contract, subject to Mouchel's agreement, to extend the contract up to a maximum contract period of 10 years.

### **3 Main issues**

- 3.1 The Partnership has successfully delivered several schemes since its award in 2008. Mouchel currently have approximately 70% of their staff working on the Partnership co-located in Leeds City Council offices. The remaining 30% generally provide specialist services from Mouchel regional offices.
- 3.2 The prevalence of Mouchel staff presently working on key projects is a principal reason why the partnership needs to be extended to ensure the Council delivers its current workload.
- 3.3 The extension period will allow the current arrangement to continue until a review by the West Yorkshire Councils with the West Yorkshire Combined Authority on how best to procure Professional Technical Services to serve all the West Yorkshire districts and deliver the West Yorkshire Transport Fund. All West Yorkshire Councils have been requested to review their current arrangements with an aspiration that all existing arrangements are aligned by 30<sup>th</sup> September 2015.

### **4 Corporate Considerations**

#### **4.1 Consultation and Engagement**

- 4.1.1 Mouchel are agreeable to the Partnership being extended in accordance with its terms and conditions.
- 4.1.2 Consultation has taken place with the Finance Team who confirmed that funding will be authorised from the capital or revenue budget of each respective scheme as and when required.
- 4.1.3 The Procurement Section has also looked into the appropriateness or otherwise of the proposed extension and concluded that it is justifiable.

#### **4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.1 Due consideration to equality has already taken place as part of the Corporate Procurement Process before the Partnership was originally awarded. It is currently not applicable to carry out an EDCl screening or impact assessment at this time.

#### **4.3 Council policies and City Priorities**

- 4.3.1 The Partnership is used to procure consultancy services to assist the Department in the delivery of projects. Each project instruction is issued subject to the necessary approvals in accordance with the Council's rules.
- 4.3.2 The proposed extension of the Partnership will maintain an efficient method of procuring consultancy services.

#### **4.4 Resources and value for money**

- 4.4.1 Mouchel's were 24% cheaper than the nearest lowest tender when the contract was awarded in September 2008. During the last 6 years they have reduced their rates by a further 7.4% which represents good value for money.

#### **4.5 Legal Implications, Access to Information and Call In**

- 4.5.1 There are no specific legal implications arising from this report. All activities relating to the proposed extension have been executed strictly in accordance with the Council's Contract Procedure Rules. In accordance with the CPR's for the extension of contracts that may be used for expenditure of more than £250,000 the decision is subject to Call In.

#### **4.6 Risk Management**

- 4.6.1 The expiry of the Partnership without an alternative source of consultancy provision being in place would cause significant delays in the Departments programme of delivering works.

### **5 Conclusions**

- 5.1 The extension of the Highways and Transportation Partnership contract will maintain continuity of projects and using Mouchel staff who are already familiar with Council processes and procedures ensures disruptions to services will be minimised. It is considered an efficient use of Council resources and is judged to be value for money with the Remuneration Multipliers being maintained at their current rate.

### **6 Recommendations**

- 6.1 The Chief Officer (Highways and Transportation) is requested to approve the extension of the Highways and Transportation Partnership to 30 September 2015

### **7 Background documents<sup>1</sup>**

- 7.1 None

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

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**Report of Directors of Environment and Housing, and City Development**

**Report to Housing and Regeneration Scrutiny Board**

**Date: 9 December 2014**

**Subject: 2014/15 Quarter 2 Performance Report**

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

**Summary of main issues**

1. This report provides a summary of performance against the strategic priorities for the council and city relevant to the Housing and Regeneration Scrutiny Board, in line with the process agreed at the Board's meeting on 4 February 2014.

**Recommendations**

2. Members are recommended to
  - Note the Quarter 2 performance information and to consider if they wish to undertake further scrutiny work to support improvement over the coming year in any of these areas. (Please be advised that the performance information provided reflects changes to the Best Council Plan for 2014/15).
  - Note that due to mid-year boundary changes across the E&NE, S&SE and W&NW, year on year and month on month comparison cannot be made at area level and rent indicators are unavailable at area level with the exception of BITMO.

## **1 Purpose of this report**

- 1.1 This report presents a summary of the quarter two performance data for 2014-15, and provides an update on progress in delivering the relevant priorities in the City Priority Plan 2011-15 and the Best Council Plan 2013 - 17.

## **2 Background information**

- 2.1 Members will note that the delivery of City Priority Plan (CPP) is shared with partners across the city while the Best Council Plan (BCP) sets out the Council's key objectives and priorities. This report provides an overview of the performance relating to both plans enabling the Scrutiny Board to consider and challenge the council's performance as well as seeking to influence partners' contributions through existing partnership arrangements.
- 2.2 This report includes an Appendix showing a summary of performance at Quarter 2 across both CPP and BCP priorities.

## **3 Main issues**

- 3.1 The Appendix shows progress at Quarter 2 against the priorities relevant to the Housing and Regeneration Scrutiny Board within the City Priority Plan and the Best Council Plan. Members will see that some of the indicators are designed to track trends rather than report against specific targets, and for these reasons the trend indicators have not been rated. The main performance issues arising from this progress report are given below:

### **3.2 *City Priority Plan***

- 3.2.1 CPP performance measures are broadly on track with no areas posing any significant concerns. Members may wish to note the following:
- Decency is no longer reported. This NI58 Indicator has been suspended as the government funding on which this calculation is based has ceased. The service is considering a revised indicator to measure performance against a new housing standard for Leeds and papers are going through the relevant boards at the current time.

### **3.3 *Best Council Plan***

- 3.3.1 In relation to BCP measures, the majority are showing improving performance within the context of significant service changes and external impacts. Members' attention is drawn to the following performance areas:
- The amber rating assigned to the indicator 'achieve the housing growth target' reflects that at quarter 2, 1,723 new homes had been provided, including both long term (6 months plus) empty homes returned to use and newly developed properties, i.e. 47% of the 3,660 target. Of these, 848 were empty properties returned to use and 875 were newly developed homes.

The 'long term (6 months plus) empty properties returned to use' aspect of this indicator relates to private sector properties excluding 2nd homes, Registered Social Landlord properties, student accommodation and partially occupied shared



accommodation. The target for this element is to achieve a net reduction of 400 from the position at the end of March 2014 (4,747 homes). The latest figure for the end of Q2 shows this figure to be currently standing at 3,899 i.e. a decrease of 848. However, this part of the indicator has a tendency to fluctuate throughout the year and the figure at the end of March 2015 is not guaranteed to reflect such a good result.

The delivery of new homes against its part of the annual target i.e. 3,260 homes, has fallen below that anticipated. 2014/15 Forecasts were based on increasing completions since April 2012, the high level of starts in quarter 4 2013/14, and the availability of land supply with planning permission.

The levelling out of housing delivery is likely to be as a result of a number of national factors including:

- slowing of the housing market and growing caution among potential homebuyers and builders through the summer;
- tightening of lending criteria via the Mortgage Market Review (MMR) causing a dip in mortgage lending;
- signs the economy is cooling and nervousness about weaker growth prospects across the Eurozone;
- prospects through the summer of an interest rate rise in early 2015.

Signs are that the national impediments to housing delivery have eased and completions should return to the trends experienced during 2013/14. There are a large number of starts in the pipeline on 112 sites which should come forward quickly as demand increases; this is the greatest number of active sites in Leeds in any one year since 2008/09. Much will depend on performance in quarter 3 and quarter 4. Whilst signs are that national factors are looking more positive, in the past local factors, such as site conditions during the winter months, have played a role.

From the local perspective, the establishment of the Housing Growth Team brings together an enhanced resource to accelerate housing growth, both through direct delivery and as part of the Council's enabling role. Housing Growth will be regularly reviewed by the Housing Growth Members' Steering Group, which is due to consider at its next meeting, on 12<sup>th</sup> December, how progress against targets will be reported.

- The energy efficiency performance measure is a city-wide cross sector measure designed to capture all energy efficiency measures delivered to Leeds' properties by any provider, including the Council. The Council's performance has been reported for previous quarters but the position across all providers has been traditionally difficult to obtain. However, we are now able to report quarter 4 2013/14 and quarter 1 2014/15 figures for citywide delivery from the Department of Energy and Climate Change for measures installed either using ECO or Green Deal Cashback. (The Quarter 4 figures were not available in our previous report.)
- Tenant satisfaction – the 2014 STAR survey is currently taking place and we anticipate having year end headline figures available in April / May 2015.
- Rent collection performance for Q2 2014-15 is 97.7%. Whilst this is short of the 98.06% target, it is a better position compared to last year when the figure was 97.26%. A positive figure has been achieved during Q1 and Q2 taking into account the rent increase in April of 5.9% and the continued impact of the Welfare Reforms.
- Arrears currently stand at £4.86M which is £0.26M higher than the same period last year. The levels of arrears peaked during August (£5.08M) and have reduced at the

end of September. The number of tenancies with arrears is currently being reviewed with work underway to separate out the numbers of technical arrears. Under occupancy continues to have an impact on arrears – in September, 50% of tenancies with an under occupation charge had arrears.

- Current performance on ATV's varies across the City and is slightly under the quarter end milestone target of 50%, with the exception of BITMO. The Housing Management Restructure is currently being implemented and all significant staff movements have now taken place, and recruitment is ongoing. Recovery action plans are in place for each of the local teams to ensure performance is on track to achieve the 100% target for the end of the financial year. All Housing Officers continue to have weekly target of ATVs to complete and are closely monitored by managers.
- Performance on % of Repairs completed within target is currently below target for all areas. Mears have introduced a significantly more robust sub-contractor management regime given that analysis of failures against this indicator are predominantly for sub-contracted jobs. This will allow Mears to impose penalties on non-performers as well as introduce improvement action plans each month. Analysis of failures for the E&NE area has identified non input of data as being the underlying reason for low performance. This has been addressed by targeting resources to ensure prompt data input and catch up of historic data which is anticipated will lead to improved performance in the next reporting period.
- The percentage of major adaptations completed within target timescales currently stands at a combined figure of 79% with split figures of 93% for Health and Housing and 74% for Social Care (end of quarter 2). Health and Housing performance has improved significantly, moving from the 50th percentile in 2010/11 to the 90th currently, despite more demanding targets that include shorter timescales to complete works. The % cases not completed are often extensions with in-built delays.

Previously a target of 83% has been reported for the joint Housing and Social Care figure but this figure is incorrect - it appears this has been mistakenly taken from the 2012 combined average figure. There is no existing agreed target for the Health & Housing figure. However, as of April 2015, the delivery of adaptations is set to alter. Currently public and private tenure properties are dealt with separately but this is set to change with one team becoming responsible for assessment and another for delivery of adaptations across all tenures. The service does not plan to review this indicator pending the proposed changes.

## **4.1 Consultation and Engagement**

- 4.1.1. This is an information report and as such does not need to be consulted on with the public. However all performance information is published on the council's website and is available to the public.

## **4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.1 This is an information report and not a decision so it is not necessary to conduct an equality impact assessment. However, some of the data provided will link to wider issues of equality and diversity and cohesion and integration, and there may be occasions when Scrutiny Board members will want to look more closely at these issues, and may request further information to inform their investigations.

### **4.3 Council policies and City Priorities**

4.3.1 This report provides an update on progress in delivering the council and city priorities in line with the council's performance management framework.

### **4.4 Resources and value for money**

4.4.1 There are no specific resource implications from this report, although some performance indicators relate to financial and other value for money aspects.

### **4.5 Legal Implications, Access to Information and Call In**

4.5.1 All performance information is publicly available and is published on the council website. This report is an information update providing Scrutiny with a summary of performance for the strategic priorities within its remit and as such is not subject to call in.

### **4.6 Risk Management**

4.6.1 There is a comprehensive risk management process in the Council to monitor and manage key risks. This links closely with performance management.

## **5 Conclusions**

5.1 This report provides a summary of performance against the strategic priorities for the council and city related to the Housing and Regeneration Scrutiny Board.

## **6 Recommendations**

6.1 Members are recommended to:

- Note the Quarter 2 performance information and the issues which have been highlighted and consider if they wish to undertake further scrutiny work to support improvement over the coming year in any of these areas. (Please be advised that the performance information provided reflects the changes to the Best Council Plan for 2014/15).
- Note that due to mid-year boundary changes across the E&NE, S&SE and W&NW, year on year and month on month comparison cannot be made at area level and rent indicators are unavailable at area level with the exception of BITMO.





















## **7 Background documents<sup>1</sup>**

7.1 None

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.







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	A	B	C	D	E	F	G	I
1	<b>Housing and Regeneration Performance Information Quarter 2 2014/15</b>							
2	Area	Objective	Priorities	Our Measures (PI = Performance Indicator)	Target/ Milestone	Quarter 4 2013/14 (Q4) Result (*cumulative)	Quarter 1 2014/15 (Q1) Result (*cumulative)	Quarter 2 2014/15 (Q2) Result (*cumulative)
3	<b>Partnership Performance (City Priority Plan 2011- 15)</b>	<b>Best City to Live</b>	<b>LIV 1 - Maximise regeneration investment to increase housing choice and affordability</b>	PI: Increase the number of new affordable homes built each year	>690 Homes	690* homes 	170* homes 	382* homes 
4				PI: Increase the number of long-term empty properties brought back into use	3200 total long term (6m+) private sector empty properties occupied	3124* 	694* 	1,862* 
5			<b>LIV 2 - Enable growth of the city whilst protecting the distinctive green character of the city.</b>	PI: Minimum ratio of 65:35 development of new homes on brownfield: greenfield land	>=65:35 ratio	74:26* ratio 	69:31* ratio 	73:27* ratio 
6	<b>Within Council Performance (Best Council Plan 2013- 17)</b>	<b>Promote sustainable and inclusive economic growth</b>	<b>Maximising housing growth to meet the needs of the city in line with the Core Strategy</b>	PI: Achieve the Housing Growth target (New homes, conversions, extra care housing and net reduction of long term (6 months) empty properties)	3,660 homes	2,491 Homes (City Dev only) 	398 New Homes (City Dev only) 	1723* 
7			<b>Developing a low carbon, resilient energy infrastructure for the city</b>	PI: Joint delivery of 5,000 energy efficiency measures in Leeds' properties per year	5,000 (cross sector delivery)	13,102* 	2,240 	Latest available figures are for Q1 2014/15
8	<b>Homelessness</b>			PI: Increase number of homeless preventions	>4,587 (2013-14 YE)	4587* 	1318* 	2425* 
9				PI: Reduce number of homeless acceptances	<340 (2013-14 YE)	340* 	83* 	214* 
10				Tracker: % of Capital Programme left to spend	To spend 100% of annual profile by end of year			Period 6 - 29%



APPENDIX

	A	B	C	D	E	F	G	I
	Area	Objective	Priorities	Our Measures (PI = Performance Indicator)	Target/ Milestone	Quarter 4 2013/14 (Q4) Result (*cumulative)	Quarter 1 2014/15 (Q1) Result (*cumulative)	Quarter 2 2014/15 (Q2) Result (*cumulative)
2								
11				PI: % of rent collected	City - 98.06% S&SE - 97.63% BITMO - 97.53% E&NE - 98.69% W&NW - 97.88%	City - 97.85% S&SE - 97.32% BITMO - 97.14% E&NE - 98.54% W&NW - 97.68%	City - 97.71% S&SE - 97.12% BITMO - 97.12% E&NE - 98.16% W&NW - 97.79%	City - 97.70% S&SE - No info BITMO - 97.02% E&NE - No info W&NW - No info
12				Tracker: Current tenants arrears (£'s)		4.51m	4.69m	4.86m
13				PI: % of annual tenancy visits completed - YTD	Milestone Targets - Q1 - 25% Q2 - 50% Q3 - 75% Q4 - 100%	City - 73.12% S&SE - 65.85% BITMO - 38.59% E&NE - 93.22% W&NW - 63.52%	City - 21.80% S&SE - 17.72% BITMO - 35.26% E&NE - 23.57% W&NW - 21.86%	City - 44.41% S&SE - 42.79% BITMO - 53.11% E&NE - 47.84% W&NW - 41.98%
14				PI: % of repairs completed within target	99%	City - 94.29% S&SE - 95.64% BITMO - 97.59% E&NE - 92.77% W&NW - 95.05%	City - 89.48% S&SE - 96.71% BITMO - 99.84% E&NE - 79.32% W&NW - 98.07%	City - 88.42% S&SE - 94.39% BITMO - 97.11% E&NE - 81.41% W&NW - 94.39%

APPENDIX

	A	B	C	D	E	F	G	I
2	Area	Objective	Priorities	Our Measures (PI = Performance Indicator)	Target/ Milestone	Quarter 4 2013/14 (Q4) Result (*cumulative)	Quarter 1 2014/15 (Q1) Result (*cumulative)	Quarter 2 2014/15 (Q2) Result (*cumulative)
Page 33	Other housing measures			PI: % overall satisfaction with services provided	74% (Tenant Satisfaction Survey 2012-13)			In progress
16				PI: gross average relet days	<30 days	City - 34.14 S&SE - 39.57 BITMO - 40.92 E&NE - 26.49 W&NW - 36.12 	City - 28.73 S&SE - 37.21 BITMO - 22.93 E&NE - 24.21 W&NW - 27.90 	City - 29.30 S&SE - 36.49 BITMO - 29.00 E&NE - 25.36 W&NW - 28.76 
17				PI: number of lettable voids	City - <559 S&SE - <165 BITMO - <27 E&NE - <135 W&NW - <249	City - 413 S&SE - 122 BITMO - 34 E&NE - 124 W&NW - 133 (Week 53) 	City - 351 S&SE - 90 BITMO - 20 E&NE - 108 W&NW - 133 (Week 12) 	City - 460 S&SE - 170 BITMO - 16 E&NE - 119 W&NW - 155 (Week 26) 
18				Tracker: number of households in PSL/ALMO temporary accommodation		2	2	8

APPENDIX

	A	B	C	D	E	F	G	I
	Area	Objective	Priorities	Our Measures (PI = Performance Indicator)	Target/ Milestone	Quarter 4 2013/14 (Q4) Result (*cumulative)	Quarter 1 2014/15 (Q1) Result (*cumulative)	Quarter 2 2014/15 (Q2) Result (*cumulative)
2								
19				<b>Tracker:</b> number of new unauthorised encampments (LCC land)		15	13	9
20				<b>Tracker:</b> number of new unauthorised encampments (private land)		4	5	0
21				<b>PI:</b> % major adaptations completed within target timescales (H&H and Social Care)		88%	92% 	79% 
22				<b>Tracker:</b> Count of all under-occupation cases		City - 5541 S&SE - 1325 BITMO - 178 E&NE - 2072 W&NW - 1966	City - 5555 S&SE - 1340 BITMO - 166 E&NE - 2061 W&NW - 1988	City - 5463 S&SE - 1307 BITMO - 164 E&NE - 2049 W&NW - 1943
				<b>Tracker:</b> Under-occupation total debt	March 2013: City – 634,209, AVHL – 183,026, BITMO – 14,932, ENEHL – 183,809, WNWHL – 252,442	City - 635,364 S&SE - 207,036 BITMO - 24,763 E&NE - 154,749 W&NW - 248,817	City - 682,689 S&SE - 226,288 BITMO - 16,131 E&NE - 175,700 W&NW - 264,570	City - 694,911 S&SE - 229,764 BITMO - 19,644 E&NE - 181,673 W&NW - 263,831
24								





Report author: Richard Ellis  
Tel: 2474291

**Report of: Directors of Environment and Housing and City Development**

**Report to: Scrutiny Board (Housing and Regeneration)**

**Date: 9th December 2014**

**Subject: Financial Position Statement 2014/15 – City Development and Environment and Housing Directorates**

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

## 1. Summary of main issues

- 1.1 At the request of the Scrutiny Board, the purpose of this report is to provide Members with a financial position statement of the City Development and Environment and Housing Directorate's in relation to this Board's responsibilities at period 6 of the financial year 2014/15.
- 1.2 The attached information has been provided by the relevant Head of Finance for the Board's consideration in relation to:-
  - Housing Revenue Account (section 2)
  - Housing Regeneration (section 3)
  - Housing General Fund (section 4)
  - Capital programme (section 5)

## 2. Housing Revenue Account

### 2.1 Summary

At the end of Period 6 the HRA is projecting a net surplus of £(1.1)m

### 2.2 Key Variances - Income

- Income from dwelling rents is projected to be £(1.0)m more than budget. This is primarily due to the actual level of voids (0.7%) being less than budgeted levels (1.25%).

- £(0.4)m of unbudgeted income has been received in connection with contract-related performance payments and profit sharing. This is offset by a projected reduction of £0.4m in salaries which can be capitalised in accordance with council's principles.

### **2.3 Key Variances – Expenditure**

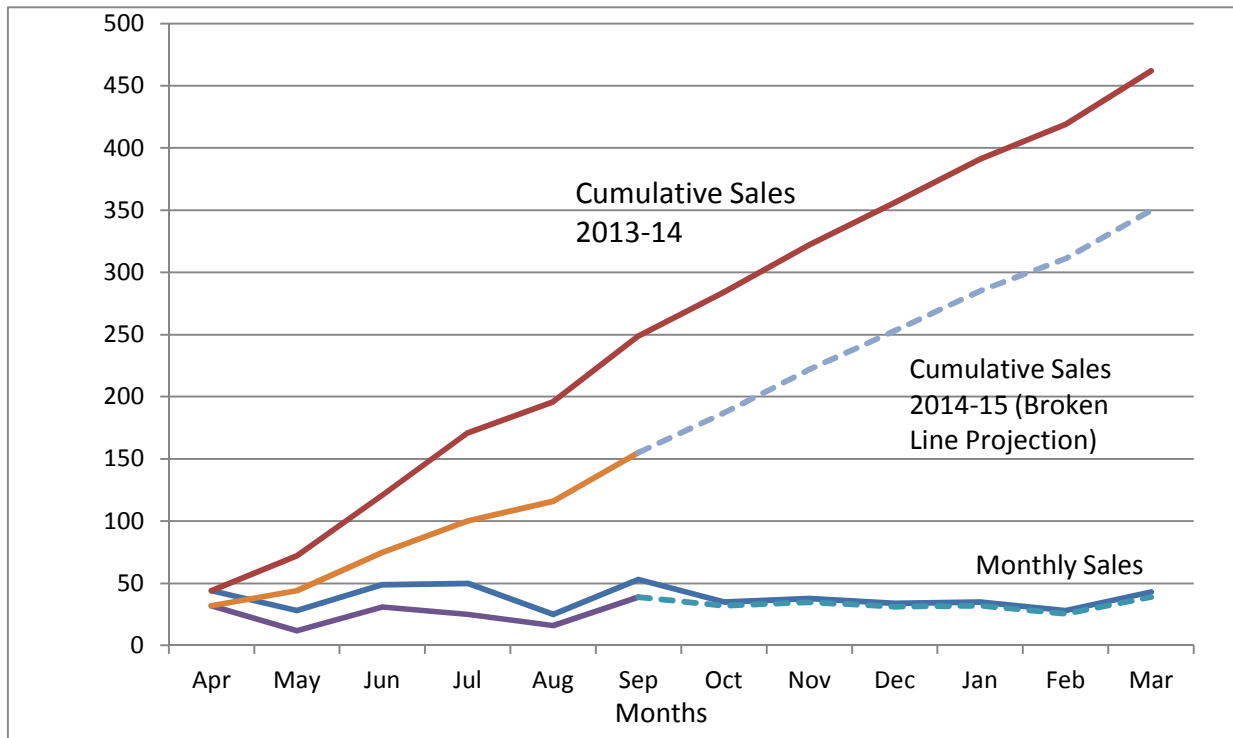
- Savings of £(0.9)m over the £1m assumed in the budget are projected in relation to employees and transport. This is due to vacancies being held whilst revised structures are agreed and implemented as a result of the housing management function coming back in house. It should be noted however that these additional savings may not be recurring.
- Savings of £(0.3)m are expected from Council Tax in relation to void properties. This is due to reducing void levels and is consistent with trends in 2013/14. Savings are also projected in relation to void repairs £(0.3)m, supplies and services £(0.2)m and utilities £(0.2)m following an in depth review of budgets rolled forward from the ALMOs.
- Savings of £(0.5)m are expected against the contribution to the Bad Debt Provision, again, this is in line with 2013/14.
- There is a projected saving of £(0.4)m against charges for capital which is due to interest rates on debt being lower than budgeted.
- These savings contribute towards offsetting the additional £1.1m of costs in relation to Disrepair claims against the council. Additional resources have been provided to address this issue. Two additional surveyors and two legal officers have been engaged and processes put in place to manage the service to improve efficiency and create clearer accountabilities and responsibilities within the teams. The Disrepair service is being proactively managed with regular meetings with internal and external teams including surveyors, legal, asbestos and contractors responsible for completing the works monitoring progress, identifying blockages in the system and amending processes. In addition to this the team is engaging with both the Repairs Teams and Housing Management to introduce measures to stem the growth in caseload.

### **2.4 Right to Buy (RTB) Sales**

To the end of September there were 155 completed sales with total sales of 350 being projected at year end. This is 112 less than 2013/14. It is anticipated that the total year sales of 350 units will generate sales receipts of £16.2m. In accordance with the Government's formula, LCC can retain the sum of £10.4m.

Of this, £3.4m is likely to be passported to Registered Social Landlords (RSLs) as a grant. This is to fund 30% of the cost of building new housing stock, and must be match-funded by a 70% contribution from the RSL. A further £4.3m can be retained for 'allowable debt' which can be used either to repay debt or to fund other capital expenditure; proposals are currently being developed. The sum of £0.5m will be retained to fund administration costs and the remaining sum of £2.2m will be retained corporately to fund the General Fund's Capital Programme.

## Council House Sales to end of September 2014 and Projected Sales to Year End

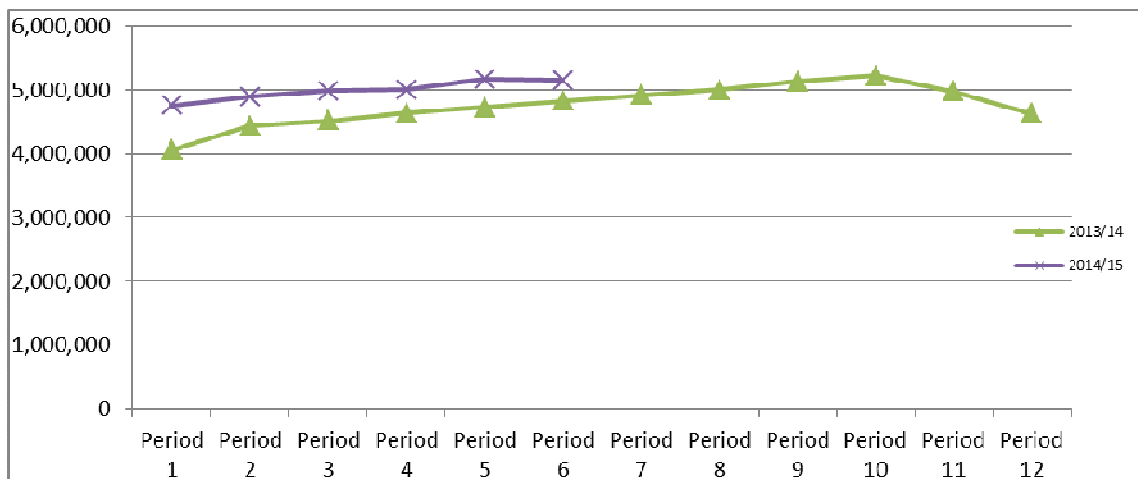


### 2.5 Arrears

Excluding technical arrears, arrears for current tenants are £5.1m compared to £4.6m at the end of 2013/14, an increase of £0.5m. Collection rates to the end of August were 97.48% for dwelling rents, compared to the target of 98.06%.

There are currently circa 5,400 tenants classified as under-occupied. At the end of 2013/14 approximately 41% of under-occupiers were in arrears, this rose to 51% as at the end of August. However, the value of dwelling rent arrears for under-occupiers has remained static at £0.7m.

### Comparison of Current Tenant Arrears 2013/14 and 2014/15



### **3 Housing Regeneration**

**3.1** Regeneration Services is now included as part of the Asset Management and Regeneration Services budget in City Development. The Service is currently in the process of implementing a restructure which brings staff across both the former services into a single structure.

**3.2** At Period 6 it is projected that Regeneration Services will have an underspend of £10k against the net managed budget of £603k. Staffing is expected to overspend by £16k although this is offset by savings in staffing in Asset Management and the staffing budgets may need realigning once the restructure has been completed.

**3.3** Income is forecast to be £26k above budget. This is mainly as a result of additional external income that was not budgeted for.

### **4. Housing General Fund**

**4.1** The latest projection for Statutory Housing is that it will achieve an underspend of £144k during 2014/15.

**4.2** The 2014/15 budget for Supporting People contained an efficiency target of £742k as well as a £542k reduction for the TEAs and Resettlement Service. At period 6 it is projected that the overall efficiency target will be achieved and with a further efficiency of £154k delivered. This is primarily due to the confirmation of full year funding from the Office of the Police and Crime Commissioner that can be applied to a number of alcohol related contracts.

**4.3** There are a number of other challenging targets within the budget, including a £220k staffing efficiency target, a likely £30k pressure on bond retrieval income and an income pressure on the Cross Green Facelift scheme. Staffing underspends have been projected for Leeds Housing Options, Leeds Neighbourhood Approach and Independent Living which will contribute towards the staffing efficiency target. At period 6, further actions have been identified that will offset the majority of the pressures but that a net pressure of £10k will exist for the other areas of Strategic Housing.

### **5. Capital Programme**

#### **Housing Leeds & BITMO**

Housing Leeds refurbishment programme actual spend and commitments to period 6 is £19.1m equating to 29% of revised available resources at period 6 an increase of 6% from period 5. The projection to outturn at period 6 is £66.2m which now includes the £1.15m construction services vehicle replacement programme 14/15.

Planned works in 2014/15 are estimated at £51.2m with total spend and commitments to period 6 of £11.4m equating to 22% of the programme an increase of 5% since period 5.

At period 6 further over and underspends have been identified on individual schemes within the planned programme which we have contained within the

programme. Individual overhead schemes have been transferred to the main overhead scheme with no overall impact on the programme. Given the low spend on the planned programme to date Housing Leeds have identified areas where we can accelerate programmes which will reduce the amount of slippage from 14/15 to future years.

Responsive works in 2014/15 are estimated at £14.9m with spend and commitments to date of £7.7m equating to 52% of the programme an increase of 5% since period 5. Whilst capital voids are low with turnaround times reducing Housing Leeds are investigating whether the voids programme can be contained within the £6m budget. As at period 6 the responsive programme is reporting delivery within available resources.

Adaptations as part of the responsive programme have spend and commitments of £1.92m against an annual budget of £5.0m. Adaptations will receive a further £500k in period 7 which will be realigned from within the existing programme.

Actual BITMO programme spend and commitments at period 6 is £1.4m which equates to 48% of revised available resources of £2.9m a 10% increase on period 5. At period 6 BITMO are projecting to spend on budget.

### **Housing Leeds Council House Growth Programme**

At period 6 the spend on the Council Housing Growth and new build programme is £1.3m in 2014/15. The current cash flow projection at period 6 is now £6m which has been revised downwards to reflect a realistic spend profile of what's deliverable in 2014/15.

On the 22<sup>nd</sup> July, LCC were successful in securing £8.6m of grant funding to support a programme of 408 affordable homes. This will deliver 308 new build properties and an empty homes programme which will return 100 properties back into use.

Since the setting of the Feb 2014 capital programme the Housing Growth programme has had additional resources injected bringing the total available to £72.6m this will now increase to £81m.

The Newbuild workstream of the programme is now committed to delivering 408 units utilising £54.2m of available funding, with the Recycling Empties programme bringing 122 properties back into use utilising £11.3m. There are no commitments as yet on the one for one right to buy stream of the programme where we currently have £7m available funding but we will utilise some of this on East End Park Road new build if needed.

### **Housing General Fund**

At period 6 Housing Services General Fund spend is £5.1m against a revised annual programme of £12.2m.

At period 6 the DFG Adaptations scheme has spend to date of £3.3m equating to 48% of available resources £6.86m. Within the Adaptations budget there is a

provision to fund Leeds Care and Repair's Home Improvement Agency and Handypersons. At period 6 the projected outturn is expected to be on budget.

The equity loan scheme to vulnerable households has paid out 3 loans totalling £27k in 2014/15 to period 6. Revised current budget to reflect an adjusted projection so slipped £200k to future years.

New phases 2 and 3 of group repair in Cross Green were approved at September EB and will spend £5m across the next two years, £1m transferred into the scheme from current available resource and Green Deal Community Fund. Currently signing up home owners, this is part of the Sustainable Communities Investment Programme.

The scheme for the expansion of the new site at Cottingley Springs was presented to March Executive Board. It was resolved that subject to the outcome of the local inquiry to be held by the secretary of state a further report will be submitted to EB. The inquiry was completed on 7<sup>th</sup> August and we should know the outcome later in the year.

Home Energy & Green Deal ECO schemes – The Leeds City Region Green Deal and ECO Scheme is currently in the final stage of procurement, although the project has been delayed due to changes in the funding regime for energy efficiency projects, this project has come in on budget and within the revised timetable.

The Green Deal Communities Fund attracted £2.53 million of DECC funding to Leeds, which will be added to with £1.03 million of ECO funding (from energy companies) to deliver area based solid wall insulation to 406 households in Leeds. This project is now delivering schemes in 6 areas of Leeds, parts of Hyde Park, The Drive and surrounding estate in Kippax, parts of Cookridge and Adel and Wharfedale, the Nowells Neighbourhood Challenge area and the in phase 2 of the Cross Green regeneration area. Approximately £101K of the fuel poverty fund has currently been allocated which has resulted in energy efficiency improvements to 135 properties for vulnerable residents.

The Groundwork Project Support fund has a budget of £70k in 2014/15 no spend to period 6.

### **Regeneration Services**

At period 6 Regeneration Services actual spend is £132k equating to 5% of revised available resources of £2.4m.

The Town & District Regeneration 2 programme has funding in place of £700k and the 3 schemes are progressing in Kirkstall, Dewsbury and Harehills.

Investment in Armley and Chapeltown Townscape Heritage Initiative programme continues to underpin private investment in sensitive building repair and restoration and at period 6 spend to date on the two schemes is £1.8m in total £128k in 2014/15.

The Townscape Heritage Initiative (THI) scheme in Lower Kirkgate was approved at July EB with authority to spend of £2.4m. It will support bringing vacant properties

into use and increasing the viability of existing businesses within the historic Lower Kirkgate area. A Council contribution of £668k is also included in the programme alongside the £1.5m of lottery grant and £250k of English Heritage grant.

The Head of Finance from each of the Directorates have been invited to today's meeting to present the attached information and address any further questions from the Board.

## **6. Recommendation**

Members are asked to note the projected financial position of the Directorates City Development and Environment and Housing in relation to the areas listed in paragraph 2 above at period 6 of the financial year 2014/15.

### **Background documents<sup>1</sup>**

No documents referred to.

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

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Report author: John Statham  
Tel: x43233

**Report of Head of Housing Partnerships**

**Report to Housing and Regeneration Scrutiny Board**

**Date: 9<sup>th</sup> December 2014**

**Subject: Empty Property Buy Back Scheme**

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

**Summary of main issues**

1. The Council made a successful bid to secure £440k of Homes and Communities Agency (HCA) funding to supplement £1,183K of Housing Revenue Account (HRA) funding to buy back 20 long term empty properties that had been bought under the Right to buy scheme and return them to council, housing. The funding was also to support the conversion of two empty community centres back into council housing.
2. As at 8<sup>th</sup> November 2014 14 empty homes have been bought and 6 properties are undergoing conveyancing having agreed a purchase price. 9 properties have been re let.
3. The project has come in under budget and with the agreement of the HCA a further two properties will be bought with the HCA supplying additional funding to supplement the HRA element.
4. The success of the scheme prompted the Council to make a further bid for HCA funds under the 2015/18 Affordable Housing Programme. The bid was successful and the Council will receive £1.8m funding from the HCA to supplement £7.2m funding from the HRA to buy back 100 long term empty properties.

**Recommendations**

5. The Housing and Regeneration Scrutiny Board is asked to note the success of the empty property buy back scheme.

## **1 Purpose of this report**

1.1 This report provides the Housing and Regeneration Scrutiny Board with details surrounding the Empty Property Buy Back Scheme

1.2

## **2 Background information**

2.1 The Right to Buy scheme was introduced in the 1980 Housing Act. The rules governing Right to Buy were changed in 2005. Key facets of the scheme are:

- Five years tenancy is now required before new tenants can qualify
- Properties bought after January 2005 can no longer be placed on the open market without offering the Council first right of refusal
- If a property is sold within five years of purchase the owner must pay back a proportion of the discount received based on the current value of the property. This is reduced by 20% for each complete year which has elapsed since the original purchase
- Once purchased the new owner can sub-let the property
- It is the responsibility of the owners' lawyers to ensure that the Council is notified of a prospective sale that may generate the Right of First Refusal. The charge on the property in this regard is also entered on the Land Registry.
- If a tenant wishes to buy a newly built, acquired or a bought back council house, then the purchase price is limited to the costs the Council incurred in obtaining the property and this limitation lasts for 15 years from the acquisition date by the Council. Discount received by the tenant could therefore be nil or limited.

2.2 Since the Right to Buy Scheme came into being 30,788 council houses have been sold up to the end of 2013/14.

2.3 The Council has for some years recognised the importance of reducing the number of empty homes in the city. Whilst empty homes are part of natural turn over in a city many would remain empty without intervention. Action to return such properties into occupation not only benefits a city by increasing the supply of houses for occupation but also adds to the Council's New Homes Bonus, improves streets and communities, removes blight and reduces opportunities for vandalism and anti-social behaviour.

2.4 At 31st March 2010 there were 6,721 long term empty properties in the city, over six months empty. Due to the Council's efforts with its partners that figure had reduced to 4,747 by 31<sup>st</sup> March 2014.

- 2.5 In April 2012 Local Authorities were given full control of the HRA, this included a re-allocation of original debt across all Local Authorities. Leeds benefited significantly from this process. In addition the Council was now allowed to retain its rental income and re-use any surpluses created within year.
- 2.6 All of the above factors played a part in the Council deciding to make a significant investment in building new council housing and part of this was a bid for HCA funding under their “Bringing Empty Homes back into use as Affordable Housing” bidding round run by the HCA. The Council made a successful bid to buy back 20 empty former council houses and to convert 2 empty community centres into council housing. The Council received £440k HCA funding to supplement £1,183k funding from the HRA. Under the bidding rules the money has to be spent by 31<sup>st</sup> March 2014. The Council is on target to deliver the programme with 14 properties bought and a further 6 properties under going conveyancing. Plans for the conversion of both community centres have received planning permission and work has commenced on site.

### **3 Main issues**

- 3.1 The Department receives monthly downloads from Council tax of all empty properties on the Council Tax records. The Department uses this information as the basis for all its work on empty properties. In the specific case of the “buy back” work the data was further analysed to determine which properties were former council houses and would not require any discount to be repaid.
- 3.2 Property owners were written to and asked if they wished to sell their empty home to the Council. From the responses a master list was created and a guide to the likely market price was established. As this was a new concept it was agreed to initially target properties with a likely sale price of under £100k to ensure that the project remained within budget.
- 3.3 Once it had been established that an owner wanted to sell, the property had a natural fit with properties managed by Housing Leeds and it was lettable and sustainable, a joint visit to the property is carried out by officers from Asset Management to establish a valuation for the property and officers from Housing Leeds Property and Contracts Division to establish any refurbishment costs. An offer is then made to the owner and sale negotiations commence.
- 3.4 The average purchase price to date has been £71,653 with an average refurbishment cost of £7,485 on properties refurbished. Other costs such as Legal average £648 per property purchased. This gives a total cost of £79,786 per property purchased and the average time to make a return on the investment is 17 years.
- 3.5 These costs compare favourably with the cost of new build. For example the full cost of developing the 24 units on the Garnets site is £121,570 per unit. This includes build costs, ground preparation costs and all fees..

### **4 Corporate Considerations**

#### **4.1 Consultation and Engagement**

4.1.1 Prior to bidding the Department undertook a number of meetings with the HCA about the bid requirements and agreed the bid with the Executive Member prior to submission.

## **4.2 Equality and Diversity / Cohesion and Integration**

4.2.1 There are no specific issues relating to Equality and Diversity / Cohesion and Integration.

## **4.3 Council policies and City Priorities**

4.3.1 Reducing empty properties in the city is a Council priority. The Council has agreed a figure of 400 long term empty properties to be returned for the next five years as part of its core strategy targets.

## **4.4 Resources and value for money**

4.4.1 The resources for the current and future scheme are being met through the HRA supports by funding from the HCA.

4.4.2 The average cost of buying back a long term empty, including refurbishment costs and other associated costs such as Legal fees is £79,786. This compares to a new build cost at the Garnets site of £121,570.

## **4.5 Legal Implications, Access to Information and Call In**

4.5.1 The Council is in contract with the HCA to deliver according to the bid. The contract has been approved by the Council's Legal Services Department. Regular monitoring meetings are held between the Council and the HCA to ensure that the programme is on target.

## **4.6 Risk Management**

4.6.1 The project is managed by a project group that reports to the Council Housing Growth Programme Board which is chaired by the Director of Environments and Housing.

4.6.2 The Board manages risks through the normal risk management procedures for Programme Boards with risks updated at every monthly meeting of the Board.

## **5 Conclusions**

5.1 The Council is committed to reducing the number of long term empty properties in the city and has had considerable success in the last four years.

5.2 The Council is also committed to a significant council house growth programme. To maximise growth numbers the Council is utilising new build, acquisition and buying back long term empty properties.

5.3 The current buy back scheme has proved extremely successful and is held in high regard by the HCA.

5.4 The success of the scheme has led to a further scheme to buy back 100 long term empty properties between 2015 and 2018 funded by the HRA with support funding from the HCA.

## **6 Recommendations**

6.1 The Housing and Regeneration Scrutiny Board is asked to note this report.

## **7 Background documents<sup>1</sup>**

7.1 None

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

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Report author: Mark Mills

Tel: 0113 24 76241

**Report of Director City Development**

**Report to Scrutiny Board (Housing and Regeneration)**

**Date: 9<sup>th</sup> December 2014**

**Subject: Delivering Housing on Council Brownfield Land – Quarterly Update**

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

This report provides an update on activity to bring forward new housing development on previously developed land within Council ownership. This work is being managed through the Housing Investment Land Strategy which co-ordinates activities through the Brownfield Land Programme, Affordable Homes Programme, Council House Growth Programme and Capital Receipts Programme, whilst also supporting work to deliver older peoples housing and self-build sites across the city.

The last report was presented to Scrutiny Board in September 2014. The latest position as of mid-November is below:

- 3 properties have been sold;
- 29 sites are currently under offer with solicitors appointed;
- offers have been received by the Council for 11 sites which are currently being considered;
- 4 sites with potential for residential development are currently on the market, in addition to 275 Broad Lane where the Council is working with its leaseholder to market the site;
- a further 17 sites are being prepared for marketing; and
- 6 sites form part of the Council Housing Growth Programme.

Of the 29 sites currently under offer, 11 are with Housing Associations who have secured funding through the Homes and Communities Agency's 2015-18 Affordable Homes Programme. These organisations are currently in the process of preparing detailed proposals for these sites. The Council has also been successful in securing £8.6m of funding through the Homes and Communities Agencies Affordable Homes Programme 2015-18. This will support the delivery of 408 Council Houses, 308 being new build with the remainder achieved through bringing empty properties back into use.

Through the Brownfield Land Programme two sites in Seacroft capable of delivering up to 140 new homes are now under offer to Strata Homes who are in the process of preparing a planning application. Offers have also been received on four sites in Middleton which have a capacity of c96 units. These offers are currently being assessed and proposals will be discussed with Ward Members before a purchaser is selected.

On 19<sup>th</sup> November, Executive Board considered a report about the Council's Brownfield Land Programme and the potential to procure a development partner for delivery across multiple sites. Executive Board granted approval for the programme to utilise the Homes and Communities Agency's (HCA) Development Partner Panel (DPP) as a means of securing one or more development partners to bring forward housing on at least 14 sites included within the programme. The DPP is a framework arrangement which the HCA established through a European Procurement exercise in 2012 and is available for use by a range of public sector organisations.

The primary benefit of utilising the DPP is its streamlined procurement process, which is substantially shorter than if the Council was to undertake its own procurement. As such, it is anticipated that a developer partner or partners will be selected by the end of 2015 with construction underway on a number of sites in early 2016. To support the Brownfield Land Programme, work continues with ward members to ensure that development proposals are consistent with local aspirations and come forward in a way which fits with local regeneration plans. In Seacroft, work is currently underway on the preparation of a Neighbourhood Framework, following on from the preparation of similar documents for Belle Isle and Middleton, and the Beckhills.

A Planning Statement has been prepared for Holt Park to guide the future development of the area. This is due to be the subject of a report to Executive Board and it is anticipated that some of the sites identified will be brought forward for marketing in early 2015.

## **Recommendation**

Members are asked to note the contents of this report, comment on the approach outlined and progress made and make suggestions about other ways in which housing growth can be achieved on the Councils brownfield land.



**HOUSING INVESTMENT LAND SUPPLY**

Date: 18/11/2014

Site name	Ward	SHLAA Reference (0.4ha and above)	Target date to commence disposal (or commence design activity if Council use)	Method of Disposal	Size (Ha)	Approximate No of Units (based on capacity study or 30 dwellings to ha)	Use	Planning Guidance	Delivery Programme	Stage 1 - Geotech desktop study and preliminary site appraisal	Plan preparation	Disposal Status	Progress Update August 2014	Progress Update November 2014
Seven Hills Primary Caretaker's House, Morley	Morley South	Existing Building	Marketed	Auction	Existing Building	1	Residential	No formal planning guidance required	Capital Receipt	N/A	N/A	<b>Sold</b>	Site to be auctioned in September 2014.	Sold at auction in September 2014.
Home Lea former Garage Site, Rothwell	Ardsley & Robin Hood	N/A	Marketed	Informal Tender	0.09	2	Residential	Informal Planning guidance	Self- Build	N/A	N/A	<b>Sold</b>	Purchaser selected, sale currently with Legal for finalisation (conditional contract, conditional on the basis that planning is approved).	Sold
Park House, Stanningley	Bramley & Stanningley	Existing Building	Marketed	Informal tender	Existing Building	1	Residential	N/A	Capital Receipt	N/A	N/A	<b>Sold</b>	Progress being made with new purchaser. Legal instructed.	Sold
Former Seacroft Depot, York Road	Killingbeck & Seacroft	816	Marketed	Existing Development Agreement	1	39	Residential	Planning application by developer	Brownfield Land Programme	N/A	N/A	<b>Option Agreed</b>	Site included in the EASEL development agreement. Discussions ongoing with Bellway.	Site included in the EASEL development agreement. Discussions ongoing with Bellway. If the site is not developed via the Development agreement it will be added to the Brownfield Land programme for development.
Amberton Close (Site 3), Gipton	Gipton and Harehills	817	Marketed	Existing Development Agreement	1.84	63	Residential	Planning application by developer	Brownfield Land Programme	N/A	N/A	<b>Option Agreed</b>	Site included in the EASEL development agreement. Discussions ongoing with Bellway.	Site included in the EASEL development agreement. Discussions ongoing with Bellway. If the site is not developed via the Development agreement it will be added to the Brownfield Land programme for development.
Oak Tree Mount (Site 6), Gipton	Gipton and Harehills	814	Marketed	Existing Development Agreement	2.5	111	Residential	Planning application by developer	Brownfield Land Programme	N/A	N/A	<b>Option Agreed</b>	Site included in the EASEL development agreement. Bellway progressing a scheme for the site.	Site included in the EASEL development agreement. Bellway to undertake public consultation in November on draft scheme. Bellway to submit a planning application for the site in January 2015. Anticipated start on site summer 2015.
53 Ramshead Hill	Killingbeck & Seacroft	Existing Building	Marketed	1 to 1	Existing Building	1	Residential	N/A	Capital Receipt	N/A	N/A	<b>Under Offer</b>	Under offer to adjacent owner.	Under offer to adjacent owner, completion delayed owing to neighbour dispute issues.
23 Robb Street, Beeston	Beeston & Holbeck	Existing Building	Negotiation	1 to 1	Existing Building	1	Community	No formal planning guidance required	Capital Receipt	N/A	N/A	<b>Under Offer</b>	Sale (to Hunslet Boys Club) agreed and approved.	Currently with Legal, terms to be agreed and finalised.
Moorland Crescent	Morley North	N/A	01/01/2014	Informal Tender	0.04	2	Residential	Informal Guidance	Self- Build	N/A	N/A	<b>Under Offer</b>	Purchaser selected, sale currently with Legal for finalisation.	Purchaser selected, sale currently with Legal for finalisation.
Wood Lane Children's Home, Headingley	Headingley	N/A	01/05/2014	Informal Tender	0.19	7	Residential	Informal Planning Guidance	Capital Receipt			<b>Under Offer</b>	Offer approved, Legal have been instructed.	Offer approved, Legal have been instructed.
Park Road Farm, Colton	Temple Newsam	N/A	Marketed	1 to 1	0.06	2	Residential	Planning Statement	Capital Receipt	COMPLETED	COMPLETED	<b>Under Offer</b>	Purchaser selected, sale currently with Legal for finalisation.	Purchaser selected, sale currently with Legal for finalisation.
Farnley Hall Clock Barn	Farnley & Wortley	Existing Building	Marketed	Informal tender	Existing Building	1	Residential	Informal Planning Guidance	Capital Receipt	N/A	N/A	<b>Under Offer</b>	Purchaser has withdrawn offer. Property Panel report to be submitted requesting reselection of new purchaser.	New Purchaser selected and legal instructed.
Farnley Hall Cottage	Farnley & Wortley	Existing Building	Marketed	Informal tender	Existing Building	1	Residential	Informal Planning Guidance	Capital Receipt	N/A	N/A	<b>Under Offer</b>	Purchase delayed owing to the ongoing negotiation with FH Clock Barn (same purchaser).	New Purchaser selected and legal instructed.
Land Adjoining 185 Cross Green	Burmantofts and Richmond Hill	N/A	Marketed	Informal tender	0.02	2	Residential	N/A	Capital Receipt	N/A	N/A	<b>Under Offer</b>	Purchaser selected but progress stalled due to financial issues.	Purchaser has had pre-application advice and is to submit a planning application.
Half Mile Green, Stanningley	Bramley & Stanningley	N/A	Marketed	Informal Tender	0.05	2	Residential	Informal Planning Guidance	Self- Build	N/A	N/A	<b>Under Offer</b>	Offers received and are being assessed.	Condiional offer approved (dependent on planning) - Legal instructed.
St Catherine's Crescent, Bramley	Bramley & Stanningley	N/A	Marketed	Informal Tender	0.1	3	Residential	Informal Planning Guidance	Self- Build	N/A	N/A	<b>Under Offer</b>	Site marketed but no offers received. Alternative options being considered.	Offer now received and approved, Legal instructed.
Wellington Grove/Ganners Rise, Bramley	Bramley & Stanningley	N/A	Marketed	Informal Tender	0.16	5	Residential	Informal Planning Guidance	Self- Build	N/A	N/A	<b>Under Offer</b>	Offers received and are being assessed.	Offer approved, Legal instructed.

Asket Drive (North), Seacroft	Killingbeck & Seacroft	2147	Marketed	Informal Tender	0.8	24	Residential	Outline Planning Permission	Brownfield Land Programme	COMPLETED	COMPLETED	Under Offer	Strata selected as preferred bidder and are currently preparing planning application.	Strata selected as preferred bidder. Planning pre-application discussions ongoing. Contracts nearing exchange.
Asket Drive (South), Seacroft	Killingbeck & Seacroft	2147	Marketed	Informal Tender	2.62	96	Residential	Outline Planning Permission	Brownfield Land Programme	COMPLETED	COMPLETED	Under Offer	Strata selected as preferred bidder and are currently preparing planning application.	Strata selected as preferred bidder. Planning pre-application discussions ongoing. Contracts nearing exchange.
Ashfield Works, Otley	Otley & Yeadon	320	Marketed	Informal Tender	1.62	60	Residential	Planning Brief	Capital Receipt	COMPLETED	COMPLETED	Under Offer	Preferred bidder selected, currently with legal for finalisation.	Preferred bidder selected, currently with legal for finalisation.
Westgate Car Park, Westgate, Otley	Otley & Yeadon	N/A	Marketed	1 to 1	0.12	N/A	Residential	Informal Planning Guidance	Capital Receipt	N/A	N/A	Under Offer	Preferred bidder selected, currently with legal for finalisation.	Preferred bidder selected, currently with legal for finalisation.
Holborn Court, Woodhouse	Hyde Park & Woodhouse	Existing Building	Marketed	Promotion to Registered Providers (Subject to approval)	Existing Building	17	Residential	Utilities Plans and Extended Informal Planning Guidance	Capital Receipt	COMPLETED	N/A	Under Offer	Unity Housing have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Housing Programme	Unity Housing have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Housing Programme
Kendal Carr, Woodhouse	Hyde Park & Woodhouse	Existing Building	Marketed	Promotion to Registered Providers (Subject to approval)	Existing Building	23	Residential	Utilities Plans and Extended Informal Planning Guidance	Capital Receipt	COMPLETED	N/A	Under Offer	Leeds and Yorkshire Housing Association has secured funding from the HCA as a firm proposal in the 2015-18 Affordable Housing Programme	Leeds and Yorkshire Housing Association has secured funding from the HCA as a firm proposal in the 2015-18 Affordable Housing Programme
Bailey's House, Baileys Hill	Killingbeck & Seacroft	Existing Building	Marketed	Informal Tender	Existing building	12	Residential	Planning Statement	Capital Receipt	N/A	N/A	Under Offer	A new proposal for the site is being drawn up by previous bidder.	A new proposal for the site is being drawn up by previous bidder.
Richmond Court Hostel, Walter Crescent, Cross Green	Burmantofts and Richmond Hill	No SHLAA Reference but part of the Aire Valley AAP	Marketed	1 to 1	0.4	12	Residential	N/A	Capital Receipt	N/A	N/A	Under Offer	Purchaser selected, site with Legal for finalisation.	Purchaser selected, site with Legal for finalisation.
Inglewood Children's Home, Otley	Otley & Yeadon	unlisted	Marketed	Informal Tender	0.455	5	Residential	Planning Statement with constraints plan	Capital Receipt	COMPLETED	COMPLETED	Under Offer	Panel report prepared recommending that a purchaser is selected.	Purchaser has been selected and documentation is being agreed, sale subject to planning permission for 6 houses.
Newhall Croft (to the rear of)/Aberfield Drive, Belle Isle	Middleton Park	N/A	Marketed	Promotion to Registered Providers	0.15	7	Residential	Utilities Plans, Coal Authority Search, Yorkshire Water Search and Extended Informal Planning Guidance	Affordable Housing	COMPLETED	N/A	Under Offer	Leeds Federated Housing Association have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme	Leeds Federated Housing Association have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme.
Harley Green, Swinnow	Pudsey	N/A	Marketed	Promotion to Registered Providers	0.29	8	Residential	Utilities Plans, Coal Authority Search, Yorkshire Water Search and Extended Informal Planning Guidance	Affordable Housing	COMPLETED	N/A	Under Offer	Connect Housing have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme	Connect Housing have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme.
St Hilda's Cres, Cross Green Phase 3,	Burmantofts and Richmond Hill	N/A	Marketed	Promotion to Registered Providers	0.3	8	Residential	Utilities Plans, Coal Authority Search, Yorkshire Water Search and Extended Informal Planning Guidance	Affordable Housing	COMPLETED	N/A	Under Offer	Together Housing has secured funding from the HCA as an indicative proposal in the 2015-18 Affordable Homes Programme	Together Housing has secured funding from the HCA as an indicative proposal in the 2015-18 Affordable Homes Programme
Manor Farm Rise, Belle Isle	Middleton Park	N/A	Marketed	Promotion to Registered Providers	0.36	14	Residential	Utilities Plans, Coal Authority Search, Yorkshire Water Search and Extended Informal Planning Guidance	Affordable Housing	COMPLETED	N/A	Under Offer	Leeds Federated Housing Association have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme	Leeds Federated Housing Association have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme

Newhall Chase, Belle Isle	Middleton Park	N/A	Marketed	Promotion to Registered Providers	0.06	6	Residential	Utilities Plans, Coal Authority Search, Yorkshire Water Search and Extended Informal Planning Guidance	Affordable Housing	COMPLETED	N/A	<b>Under Offer</b>	Leeds Federated Housing Association have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme	Leeds Federated Housing Association have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme
Holdforth Place, New Wortley	Armley	3454	Marketed	Expressions of interest invited from RPs	0.48	24	Residential	Utilities Plans and Extended Informal Planning Guidance	Brownfield Land Programme	COMPLETED	N/A	<b>Under Offer</b>	Together Housing has secured funding from the HCA as an indicative proposal in the 2015-18 Affordable Homes Programme	Together Housing has secured funding from the HCA as an indicative proposal in the 2015-18 Affordable Homes Programme
Rochford Court, Hunslet	City and Hunslet	N/A	Marketed	Expressions of interest invited from RPs	0.31	12	Residential	Outline Planning Permission	Affordable Housing	COMPLETED	COMPLETED	<b>Under Offer</b>	Unity Housing has secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme	Unity Housing has secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme
Newhall Road/ Newhall Gate, Belle Isle	Middleton Park	Unlisted	Marketed		0.6	28	Residential	Utilities Plans and Extended Informal Planning Guidance	TBC	COMPLETED	N/A	<b>Under Offer</b>	Leeds Federated Housing Association have secured funding from the HCA as an indicative proposal in the 2015-18 Affordable Homes Programme	Leeds Federated Housing Association have secured funding from the HCA as an indicative proposal in the 2015-18 Affordable Homes Programme
Parkwood Road, Beeston	Beeston and Holbeck	unlisted	Marketed	TBC	0.43	17	Residential	Utilities Plans and Extended Informal Planning Guidance	Affordable Housing	COMPLETED	N/A	<b>Under Offer</b>	Unity Housing has secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme	Unity Housing has secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme
Grange Farm (Land), Colton	Temple Newsam	N/A	Marketed	Informal Tender	0.24	5	Residential	Planning Statement with UDF Level 2	Capital Receipt	COMPLETED	COMPLETED	<b>Offers Received</b>	Tenancy issues to resolve.	Tenancy issues to resolve.
Manor Crescent, Rothwell	Rothwell	N/A	Marketed	Informal Tender	0.09	2	Residential	Informal Planning Guidance	Self- Build	N/A	N/A	<b>Offers Received</b>	Offers received and are being assessed.	Offers received and are being assessed.
Thorpe Road East	Middleton Park	N/A	Marketed	Informal Tender	0.16	2	Residential	Planning Statement with constraints plan	Brownfield Land Programme	COMPLETED	COMPLETED	<b>Offers Received</b>	Site currently on the market, closing date for offers 26/09/14.	Offers are currently being considered.
Thorpe Square, Middleton	Middleton Park	4032	Marketed	Informal Tender	0.76	23	Residential	Planning Statement with constraints plan	Brownfield Land Programme	COMPLETED	COMPLETED	<b>Offers Received</b>	Site currently on the market, closing date for offers 26/09/14.	Offers are currently being considered
Throstle Terrace, Middleton	Middleton Park	4033	Marketed	Informal Tender	0.45	14	Residential	Planning Statement with constraints plan	Brownfield Land Programme	COMPLETED	COMPLETED	<b>Offers Received</b>	Site currently on the market, closing date for offers 26/09/14.	Offers are currently being considered
Towcester Avenue, Middleton	Middleton Park	268	Marketed	Informal Tender	1.9	57	Residential	Planning Statement with constraints plan	Brownfield Land Programme	COMPLETED	COMPLETED	<b>Offers Received</b>	Site currently on the market, closing date for offers 26/09/14.	Offers are currently being considered
Kirkland House, Queensway, Yeadon	Guiseley and Rawdon	4019	Marketed	Informal Tender	0.46	14	Residential	Planning Statement	Older People's Housing	COMPLETED	COMPLETED	<b>Offers Received</b>	Site currently on the market	Offers received and are being considered
Hillside Reception Centre, 602 Leeds & Bradford Road, Bramley	Bramley & Stanningley	unlisted	Marketed	Informal Tender	0.67	14	Residential	Planning Statement	Capital Receipt	COMPLETED	COMPLETED	<b>Offers Received</b>	Offers reviewed and approval for preferred bidder to be selected being sought from Property Panel.	Report to be submitted to Property Panel recommending an offer is accepted.
Ash Tree Primary School	Kippax & Methley	265	Marketed	Informal Tender	0.6	18	Residential	Planning Statement	Older People's Housing	COMPLETED	COMPLETED	<b>Offers Received</b>	Site currently on the market	Offers received and are being considered
180 Chapeltown Road	Chapel Allerton	N/A	Marketed	Expressions of Interest sought to gauge interest and determine disposal route	0.27	10	Mixed Use - Commercial/ Residential	No formal planning guidance required	Capital Receipt	N/A	N/A	<b>Offers Received</b>	Expressions of interest currently being assessed.	Expressions of interest currently being assessed.

Cockroft House, Headingley	Headingley	Existing Building	Marketed	Informal Tender	Existing Building	9	Residential	No formal planning guidance required	Capital Receipt	N/A	N/A	Offers Received	Offers have been received and are in the process of being assessed.	Offers have been received and are in the process of being assessed.
Elmete Centre, Elmete Lane, Roundhay	Roundhay	84	Marketed	Informal Tender	1.25	6	Residential	Informal Planning Guidance	Capital Receipt	COMPLETED	COMPLETED	Negotiation Ongoing	Negotiations ongoing with developer.	Negotiations ongoing with developer.
Former Whitebridge Primary School (part of), Halton Moor	Temple Newsam	259	Approached by Developer	1 to 1	1.13	34	Residential	TBC	TBC	TBC	TBC	Negotiation Ongoing	Developer Approached LCC to acquire site as they have agreed option on neighbouring land with Affinity Sutton. Further discussion with ward members required.	Developer Approached LCC to acquire site as they have agreed option on neighbouring land with Affinity Sutton. Further discussion with ward members required.
Carriage House/ Mansion Cottage/ Rose Cottage	Rounday	Existing Building	Marketed	Informal Tender	Existing Building	4	Residential	Informal Planning Guidance	Capital Receipt	N/A	N/A	On the Market	Issue regarding lack of dedicated car parking	Issue regarding lack of dedicated car parking
Otley One Stop Centre	Otley & Yeadon	N/A	01/03/2014	Informal Tender	0.18	TBC	TBC	Planning Statement	Capital Receipt	N/A	COMPLETED	On the Market	The building is on the market.	Best and final offer called to be submitted by end of November 2014.
Former Westholme HOP, Wortley	Farnley & Wortley	4036	01/07/2014	Informal Tender	0.5	15	Residential	Planning Statement	Capital Receipt	COMPLETED	COMPLETED	On the Market	The site is currently on the market.	The site is currently on the market.
Farfield Day Centre	Calverley & Farsley	N/A	01/01/2015	Auction	0.25	3	Residential	Informal Planning Guidance	Capital Receipt	N/A	N/A	On the Market	Property to be auctioned in September 2014.	Property failed to sell at auction and is now on the market for offers.
Brooklands Avenue, Seacroft	Killingbeck & Seacroft	2150A	01/03/2015	Informal Tender	3.25	98	Residential	Planning Statement	Brownfield Land Programme	COMPLETED	COMPLETED	Preparing to Market	Site marketed for older peoples housing in June 2013. Offers received, but disposal on hold pending completion of Neighbourhood Framework. LCC has successfully secured funding as part of the Affordable Homes Programme 2015-18 to deliver 20 units.	Site marketed for older peoples housing in June 2013. Offers received, but disposal on hold pending completion of Neighbourhood Framework. LCC has successfully secured funding as part of the Affordable Homes Programme 2015-18 to deliver 20 units and
Holt Park District Centre, sites A-D	Adel and Wharfedale	4007	01/06/2015	Informal Tender	1.67	*Over 100 units	Residential	Planning Framework	Capital Receipt	COMPLETED	COMPLETED	Preparing to Market	Planning Statement prepared and subject of public consultation in late 2013. ASDA are in the process of considering development options in the area.	To be presented at December Executive Board with a recommendation that the planning statement be approved.
West Park Centre	Weetwood	2049	01/04/2015	Informal Tender	2.3	60	Residential	Planning Statement	Capital Receipt	COMPLETED	COMPLETED	Preparing to Market	Tree survey to be carried out, following which the site will be marketed.	Asset Management and Regeneration are in the process of undertaking an option appraisal for future use.
Stonecliffe Drive, located next to No31, Farnley	Farnley & Wortley	N/A	01/01/2015	Informal Tender	0.03	1	Residential	Informal Planning Guidance	Self- Build	01/01/2015	TBC	Preparing to Market	Site currently being prepared to be marketed for self build.	Site currently being prepared to be marketed for self build. Report to be taken to property panel seeking approval to market.



Stonecliffe Drive, located next to No1, Farnley	Farnley & Wortley	N/A	01/01/2015	Informal Tender	0.04	1	Residential	Informal Planning Guidance	Self- Build	01/01/2015	TBC	Preparing to Market	Site currently being prepared to be marketed for self build.	Site currently being prepared to be marketed for self build. Report to be taken to property panel seeking approval to market.
Rombalds View, Otley	Adel and Wharfedale Otley and Yeadon	N/A	TBC	Informal Tender	0.046	2	Residential	Informal Planning Guidance	Self- Build	TBC	TBC	Preparing to Market	Site being prepared for marketing as a self build development.	Site being prepared for marketing as a self build development. Consultation with residents has highlighted some difficulties with the site. Development potential is being reconsidered.
Miles Hill Primary School / Beckhill Approach	Chapel Allerton	262	01/07/2015	Informal Tender	4	100	Residential	Planning Framework	Capital Receipt	COMPLETED	31/01/2014	Preparing to Market	Neighbourhood Framework is to be presented to Executive Board in Sept. '14 seeking approval to adopt the Framework. LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 30 houses.	Neighbourhood Framework approved by Executive Board in September 2014. LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 30 houses. Site to be marketed in 2015.
Beckhill Grove/ Former Hill Top Public House, Meanwood	Chapel Allerton	263	01/04/2015	Informal Tender	0.46	14	Residential	Utilities Plans and Extended Informal Planning Guidance	Brownfield Land Programme	30/08/2014	TBC	Preparing to Market	Neighbourhood Framework is to be presented to Executive Board in Sept. '14 seeking approval to adopt the Framework.	Neighbourhood Framework approved by Executive Board in September 2014. Site being prepared for market.
Bramham House, Freely Lane, Bramham	Wetherby	Unlisted	01/06/2017	Informal Tender	2.43	30	Residential	Planning Brief	Capital Receipt	30/04/2014		Preparing to Market	Being prepared for market. Planning brief prepared and approval sought from Planning Board.	Being prepared for market. Planning brief prepared and approval is to be sought from Planning Board.
Roundhay Road Area Office,	Chapel Allerton	264	01/04/2015	Informal Tender	1.81	50	Residential	Planning Statement with UDF Level 1	Capital Receipt	COMPLETED	01/01/2015	Preparing to Market	Planning Statement being worked up.	Planning Statement being worked up.
Windsford Green and ATC Centre	Rothwell	4082	01/05/2014	Informal Tender	0.71	21	Residential	Planning Statement	Older People's Housing	COMPLETED	COMPLETED	Preparing to Market	ASC are currently accessing whether the building could be used as community group facility, which has temporarily halted marketing of the building. ATC building to be demolished once building is vacated in late 2014	ASC are currently assessing whether the building could be used as community group facility, which has temporarily halted marketing of the building. ATC building to be demolished once building is vacated in late 2014
St Gregory's Primary School	Crossgates & Whinmoor	4005	01/04/2015	Informal Tender	0.6	24	Residential	Planning Statement	Capital Receipt	30/07/2014	COMPLETED	Preparing to Market	Planning Statement prepared which sets out options for the reconfiguration of N6 playing pitches.	Marketing strategy currently being considered. There is a potential to bring site forward alongside adjacent Whinmoor Public House site.
Lobb Cottage, Thorn Lane, Roundhay, LS8 1NF	Roundhay	Existing Building	01/04/2015	Auction	Existing Building	1	Residential	No formal planning guidance required	Capital Receipt	N/A	N/A	Preparing to Market	Subject to amendment to lease boundary of neighbouring PFI school. Negotiations ongoing.	Subject to amendment to lease boundary of neighbouring PFI school. Negotiations ongoing.
Neville Garth, Halton Moor	Temple Newsam	N/A	01/01/2015	Promotion to Registered Providers	0.3	9	Residential	Utilities Plans, Coal Authority Search, Yorkshire Water Search and Extended Informal Planning Guidance	Affordable Housing	15/01/2014	N/A	Preparing to Market	Guinness Northern Counties has secured funding from the HCA as an indicative proposal in the 2015-18 Affordable Homes Programme	Guinness Northern Counties have withdrawn their offer. Site will be marketed to a Registered Provider in early 2015.
Neville Close, Halton Moor	Temple Newsam	N/A	01/01/2015	Promotion to Registered Providers	Site 1 (0.16) Site 2 (0.20)	7	Residential	Utilities Plans, Coal Authority Search, Yorkshire Water Search and Extended Informal Planning Guidance	Affordable Housing	15/01/2014	N/A	Preparing to Market	Guinness Northern Counties has secured funding from the HCA as an indicative proposal in the 2015-18 Affordable Homes Programme	Guinness Northern Counties have withdrawn their offer. Site will be marketed to a Registered Provider in early 2015.
Manor Farm Road, Belle Isle	Middleton Park	N/A	01/01/2015	Promotion to Registered Providers	0.36	6	Residential	Utilities Plans, Coal Authority Search, Yorkshire Water Search and Extended Informal Planning Guidance	Affordable Housing	15/01/2014	N/A	Preparing to Market	Site promoted to housing associations but no interest received.	Site promoted to housing associations but no interest received. Site will be re-marketed to a Registered Provider in early 2015.

Moor End Training Centre, Hunslet	City and Hunslet	N/A	01/03/2015	Informal Tender	0.27	8	Mixed Use - Commercial/ Residential	Planning Statement	Capital Receipt	COMPLETED	COMPLETED	Preparing to Market	Approval to be sought from Planning Board for the Planning Statement, prior to inviting bids.	Approval to be sought from Planning Board for the Planning Statement, prior to inviting bids.
Former Liberal Club, Hedley Chase, New Wortley	Armley	1340	01/03/2015	Informal Tender	0.21	7	Residential	Outline Planning Permission	Brownfield Land Programme	COMPLETED	COMPLETED	Preparing to Market	Planning application for residential development being prepared.	Outline planning application has been submitted, prior to open market disposal.
Wyther Community Centre, Raynville Crescent	Bramley & Stanningley	N/A	01/01/2015	Informal Tender	0.32	6	Residential	Utilities Plans and Extended Informal Planning Guidance	Affordable Housing	13/04/2014	TBC	Preparing to Market	Planning statement being finalised.	To be marketed to Registered Providers in early 2015.
Burley Willows incl. 18 Willow Garth, Burley	Kirkstall	unlisted	01/01/2015	Informal Tender	0.515	15	Residential	Planning Statement	Capital Receipt	31/10/2014	31/10/2014	Preparing to Market	Consideration being given to the future use of the site (potential council housing). If not appropriate site to be marketed on open market.	Consideration being given to the future use of the site (potential Extra Care) and greenfield expansion to enable extra care scheme. If not appropriate for extra care the site will be marketed on open market.
Kendal Drive, Halton Moor	Temple Newsam	2142	01/03/2015	Informal Tender	0.43	13	Residential	Stage 1 Checks, Ground Investigation Surveys and Planning Guidance	Brownfield Land Programme	30/01/2015	TBC	Preparing to Market	Development may be limited to a specific section of the market. Scope for development subject discussions with ward members.	Development may be limited to a specific section of the market. Scope for development subject discussions with ward members. LCC has secured funding through the Local Growth Fund to undertake works to remediate the site prior to marketing. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.
Brooklands Drive, Seacroft	Killingbeck & Seacroft	2150	01/03/2015	Informal Tender	0.45	14	Residential	Utilities Plans and Extended Informal Planning Guidance	Brownfield Land Programme	30/08/2014	TBC	Preparing to Market	A Neighbourhood Plan is being prepared for Seacroft. There is one dwelling in private ownership which must be reacquired although house is not occupied.	A Neighbourhood Framework/Plan is being prepared for Seacroft. There is one dwelling in private ownership which must be reacquired although house is not occupied. LCC has secured funding through the Local Growth Fund to undertake works to remediate the site prior to marketing. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.
Barncroft Close, Seacroft	Killingbeck & Seacroft	2146	01/01/2015	Informal Tender	0.66	20	Residential	Utilities Plans and Extended Informal Planning Guidance	Brownfield Land Programme	COMPLETED	TBC	Preparing to Market	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft.	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site. Options for Affordable Housing delivery also being explored.
Kentmere Approach, Seacroft	Killingbeck & Seacroft	2147D	01/03/2015	Informal Tender	3.84	20	Residential	Stage 1 Checks, Ground Investigation Surveys and Planning Guidance	Brownfield Land Programme	30/01/2015	TBC	Preparing to Market	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft.	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. LCC has secured funding through the Local Growth Fund to undertake works to remediate the site prior to marketing. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.
South Parkway, Seacroft	Killingbeck & Seacroft	2150C	01/03/2015	Informal Tender	1	30	Residential	Stage 1 Checks, Ground Investigation Surveys and Planning Guidance	Brownfield Land Programme	30/01/2015	TBC	Preparing to Market	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft.	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. LCC has secured funding through the Local Growth Fund to undertake works to remediate the site prior to marketing. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.

Brooklands View, Seacroft	Killingbeck & Seacroft	4090	01/03/2015	School	3.16	95	Residential	Utilities Plans and Extended Informal Planning Guidance	Brownfield Land Programme	COMPLETED	TBC	Preparing to Market	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. Part of site identified for expansion of David Young Academy.	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. Part of site identified for expansion of David Young Academy and other education uses. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.
Former Asket Hill Primary School, Kentmere Approach, Seacroft	Killingbeck & Seacroft	2147	01/03/2015	Informal Tender	5.28	30	Residential	Utilities Plans and Extended Informal Planning Guidance	Brownfield Land Programme	COMPLETED	TBC	Preparing to Market	Cleared school site including open space and protected playing pitches. To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft.	Cleared school site including open space and protected playing pitches. To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.
Wykebeck Mount Site B, (Former School Site) Osmondthorpe	Temple Newsam	2141	01/03/2015	Informal Tender	2.93	88	Residential	Utilities Plans and Extended Informal Planning Guidance	Brownfield Land Programme	30/08/2014	TBC	Preparing to Market	Development may be limited to a specific section of the market. Scope for development subject discussions with ward members. Site has potential as location for Basic Needs primary school provision.	Development may be limited to a specific section of the market. Scope for development subject discussions with ward members. Site has potential as location for Basic Needs primary school provision. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.
Cloverfield House, Oulton	Rothwell	Existing Building	TBC	Auction	Existing Building	1	Residential	Informal Planning Guidance	Capital Receipt	N/A	N/A	Preparing to Market	Further issues have arisen around neighbour dispute. Likely to be resolved end 2014.	Further issues have arisen around neighbour dispute. Likely to be resolved end 2014.
The Squinting Cat Pub, Swarcliffe	Crossgates & Whinmoor	N/A	01/01/2014	LCC Development	0.28	8	Residential	Full designs	HRA Newbuild	COMPLETED	COMPLETED	Other Council Initiative	Planning application prepared - scheme due to commence on site in early 2015.	Planning application prepared and due for submission before end of 2014- scheme due to commence on site in early 2015.
Lawnswood School, Caretakers Cottage, 10 Spend Rd	Weetwood	Existing Building	01/01/2015	School	Existing Building	1	School	N/A	Capital Receipt	N/A	N/A	Other Council Initiative	Property Panel approval to be sought to dispose of the property.	Property Panel approval to be sought to dispose of the property at auction.
Primrose High School	Gipton & Harehills	N/A	TBC	School		N/A	School	N/A	Capital Receipt	TBC	TBC	Other Council Initiative	Freeschool interest - funding decision June 2014	Freeschool interest - awaiting final decision.
East Park Road	Burmantofts and Richmond Hill	Unlisted	LCC progressing development scheme	LCC Development	0.5	15	Residential	Full designs	HRA Newbuild	31/12/2013	N/A	Other Council Initiative	Scheme tendered and due to start on site in September 14	Scheme tendered and commenced on site in September 14
Broadlea Street (2 x sites)	Bramley & Stanningley	Unlisted	LCC progressing development scheme	LCC Development	0.71	21	Residential	Full designs	HRA Newbuild	COMPLETED	COMPLETED	Other Council Initiative	Planning application being prepared - scheme due to commence on site in early 2015.	The scheme will deliver 24 no. houses. Planning application to be submitted in November 2014. Start on site expected in early 2015.
Beech Mount, Gipton	Gipton and Harehills	N/A	LCC progressing development scheme	Promotion to Registered Providers	0.2	5	Residential	Utilities Plans, Coal Authority Search, Yorkshire Water Search and Extended Informal Planning Guidance	Affordable Housing	30/09/2014	N/A	Other Council Initiative	LCC have secured funding from the HCA in the 2015-18 Affordable Home Programme. The site will form part of the Council Housing Growth Programme. Scheme due to commence on site in spring 2015.	LCC have secured funding from the HCA in the 2015-18 Affordable Home Programme. The site will form part of the Council Housing Growth Programme. Scheme due to commence on site in spring 2015.
Beech Walk, Gipton	Gipton and Harehills	unlisted	LCC progressing development scheme	Promotion to Registered Providers	0.7	60	Residential	Utilities Plans, Coal Authority Search, Yorkshire Water Search and Extended Informal Planning Guidance	Affordable Housing	30/09/2014	N/A	Other Council Initiative	LCC have secured funding from the HCA in the 2015-18 Affordable Home Programme. The site will form part of the Council Housing Growth Programme. Scheme due to commence on site in spring 2015.	LCC have secured funding from the HCA in the 2015-18 Affordable Home Programme. The site will form part of the Council Housing Growth Programme. Scheme due to commence on site in spring 2015.
Westerton Walk, Tingley	Ardsley & Robin Hood	1258	TBC	Informal Tender	1.28	38	Residential	Planning Statement	Brownfield Land Programme/ Capital Receipt	COMPLETED	COMPLETED	Other Council Initiative	Consideration being given to the most appropriate delivery route. Work ongoing to support future proposals.	Property Panel report to be considered seeking approval to combine this site with the West Ardsley Adult Training Centre for use within the Council House Growth Programme.



Garnets, West Hunslet	City & Hunslet	Unlisted	LCC progressing development scheme	LCC Development	0.41	12	Residential	Full designs	HRA Newbuild	COMPLETED	COMPLETED	Other Council Initiative	Planning application prepared - scheme due to commence on site in early 2015.	Planning application prepared - scheme due to commence on site in early 2015.
East Leeds Leisure Centre	Temple Newsam	Existing Building	N/A	N/A	Existing Building	N/A	School	TBC	Capital Receipt	TBC	TBC	Other Council Initiative	Freeschool interest expressed in building.	Freeschool interest expressed in building.
Mistress Lane, Armley	Armley	1338	TBC	TBC	1.23	77	Residential	Approved Planning Brief & Outline Planning Permission	Brownfield Land Programme	TBC	TBC	Other Council Initiative	LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 77 units.	LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 77 units.
Horsforth ATC	Horsforth	N/A	TBC	N/A		N/A	School	N/A	Capital Receipt	TBC	TBC	Other Council Initiative	Potential for school expansion	Potential for school expansion
The Whinmoor Public House, Stanks Lane South	Crossgates & Whinmoor		LCC progressing development scheme	LCC Development	0.22	22	Residential	Full designs	Affordable Housing	30/09/2014	TBC	Other Council Initiative	LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 22 units. Demolition of the building scheduled to commence 01/12/2014, residential development start on site scheduled for September 2015.	LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 22 units. Demolition of the building scheduled to commence 01/12/2014, residential development start on site scheduled for September 2015.
The Ancestor Pub, Armley Ridge Road, Armley, Leeds LS12 2RD	Armley	N/A	01/09/2014	Promotion to Registered Providers	0.3	9	Residential	Planning Statement	Affordable Housing	31/10/2014	N/A	Freehold Reversion	Leasehold interest is currently being acquired by LCC, who will demolish the property. Redevelopment options for the site are being considered.	Acquisition of leasehold interest due to complete in November 2014.
275 Broad Lane, Bramley	Bramley & Stanningley	N/A	Marketed	Informal Tender	0.14 total (LCC 0.08)	4	Residential	Planning Statement with UDF Level 1	Capital Receipt	COMPLETED	COMPLETED	Freehold Reversion	Planning statement approved and uploaded on to LCC website 19/08/14.	Site on market. No interest received for residential development but a retail scheme has been proposed. Awaiting Planning Services advice on whether retail would be acceptable
Copperfields College	Burmantofts and Richmond Hill	2080	01/04/2016	Informal Tender	1.85	*Over 30 units	Mixed Use	Planning Brief	Capital Receipt	TBC	TBC	Requires Department for Education approval	Part of Aire Valley AAP.	Part of Aire Valley AAP.
Wortley High School	Farnley & Wortley	4007	TBC	Informal Tender	2.12	*Over 30 units	Residential	Planning Statement	Capital Receipt	COMPLETED	COMPLETED	Requires Department for Education approval	Awaiting SoS approval. Interest in site for Freeschool	Secretary of State approval granted, however the site is being considered for Adult Social Care, Extra Care scheme - future use will be considered at November Executive Board.
St Luke's Nursery Beeston Hill, Beeston	Beeston & Holbeck	N/A	01/04/2015	Informal Tender	0.15	3	Residential	Outline Planning Permission	Capital Receipt	COMPLETED	COMPLETED	Requires Department for Education approval	Awaiting Department for Education approval. Planning permission in place	Awaiting Department for Education approval. Planning permission in place
Eastmoor School site	Adel and Wharfedale	4007	01/03/2015	Informal tender	3.57	60	Residential	Planning Brief	Capital Receipt	31/10/2014	16/11/2014	Awaiting Vacant Possession	Vacant possession expected in spring 2015. Work underway to prepare for market.	Vacant possession expected in spring 2015. Work underway to prepare for market.
Micklefield Home & Lodge, Rawdon	Guisely and Rawdon	N/A	01/01/2015	Informal Tender	N/A	16	Residential	Planning Statement with UDF Level 1	Capital Receipt	COMPLETED	COMPLETED	Awaiting Vacant Possession	Property Panel approval sought for disposal.	Property has been approved to be marketed, in 2 stages if necessary as there are 2 buildings (1 Site compound for PFI scheme until January 2016, following which sale/redevelopment of the site will be sought. To monitor availability alongside PFI programme. Executive Board approval Jan 2013 - Brownfield Programme.
Meynell Approach, Holbeck	Beeston & Holbeck	3191	01/01/2016	Informal Tender	0.45	25	Residential	Outline Planning Permission	Brownfield Land Programme	COMPLETED	COMPLETED	Awaiting Vacant Possession	Site compound for PFI scheme until January 2016, following which sale/redevelopment of the site will be sought. To monitor availability alongside PFI programme. Executive Board approval Jan 2013 - Brownfield Programme.	Site compound for PFI scheme until January 2016, following which sale/redevelopment of the site will be sought. To monitor availability alongside PFI programme. Executive Board approval Jan 2013 - Brownfield Programme. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.
Lovell Park Road, Little London	Hyde Park & Woodhouse	3149	01/01/2016	Informal Tender	0.61	28	Residential	Outline Planning Permission	Brownfield Land Programme	COMPLETED	COMPLETED	Awaiting Vacant Possession	Site compound for PFI scheme until January 2016, following which sale/redevelopment of the site will be sought. To monitor availability alongside PFI programme. Executive Board approval Jan 2013 - Brownfield Programme.	Site compound for PFI scheme until January 2016, following which sale/redevelopment of the site will be sought. To monitor availability alongside PFI programme. Executive Board approval Jan 2013 - Brownfield Programme. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.
Cartmell Drive North, Halton Moor	Temple Newsam	2144	01/12/2014	Informal Tender	1.45	36	Residential	Planning Statement	Brownfield Land Programme	COMPLETED	COMPLETED	Future Disposal	Development may be limited to a specific section of the market. Scope for development subject to discussions with ward members. Sites intended to be marketed later in 2014.	Development may be limited to a specific section of the market. Scope for development subject to discussions with ward members.
Rathmell Road, Halton Moor	Temple Newsam	2143	01/03/2015	Informal Tender	2.28	68	Residential	Planning Statement	Brownfield Land Programme	COMPLETED	01/01/2015	Future Disposal	Development may be limited to a specific section of the market. Scope for development subject to discussions with ward members. Site intended to be marketed later in 2014.	Development may be limited to a specific section of the market. Scope for development subject to discussions with ward members.



Ullswater Crescent/ Coronation Parade, Halton Moor	Temple Newsam	Unlisted	TBC	TBC	TBC	TBC	Residential/ Open Space	TBC	TBC	TBC	TBC	Future Disposal	Cleared housing site to be discussed with ward members.	Cleared housing site to be discussed with ward members.
Musgrave Court, Pudsey	Pudsey	N/A	TBC	TBC	0.38	35	Residential	TBC	TBC	30/11/2014	30/11/2014	Future Disposal	Regeneration to consult with ward members regarding future use	Options appraisal to be undertaken to determine future use of the site.
Dalesman Public House, Kirkstall	Kirkstall	N/A	01/01/2015	Informal Tender	0.22	18	Residential	Planning Statement	Capital Receipt	TBC	TBC	Future Disposal	The leaseholder has decided to continue trading as a public house.	To be removed from HILS as public house has continued to trade - property is included within the Council's investment portfolio.
All Saints View, Woodlesford	Rothwell	N/A	TBC	Informal Tender	0.1	3	Residential	Informal Planning Guidance	Self- Build	TBC	TBC	Future Disposal	Site currently being prepared for marketing for self build.	Site not to be marketed as there is ongoing provision for garages in this location. Site to be removed from HILS.
Peel Street Centre, Jubilee Terrace, Morley	Morley South	Existing Building	TBC	Informal Tender	Existing Building	1	Residential	Planning Statement	Capital Receipt	TBC	TBC	Future Disposal	Subject to third party agreement. Access to site challenging.	Subject to third party agreement. Access to site challenging.
Bath Road (Site D)	City and Hunslet	2015	TBC	Informal Tender	0.44	13	Mixed Use	Planning Statement	Capital Receipt	TBC	TBC	Future Disposal	Local Growth Fund bid submitted to support remediation of site. Site could help/ enable future refurbishment/ development of Temple Works.	Local Growth Fund bid submitted to support remediation of site. Site could help/ enable future refurbishment/ development of Temple Works.
Bath Road/Derwant Place ( Site B)	City and Hunslet	2016	TBC	Informal Tender	0.52	40	Residential	Planning Statement	Capital Receipt	TBC	TBC	Future Disposal	Local Growth Fund bid submitted to support remediation of site. Site could help/ enable future refurbishment/ development of Temple Works.	Local Growth Fund bid submitted to support remediation of site. Site could help/ enable future refurbishment/ development of Temple Works.
Seacroft Crescent (North) incl Fairview, Seacroft	Killingbeck & Seacroft	3153	01/03/2015	Informal Tender	0.17	5	Residential	Stage 1 Checks, Ground Investigation Surveys and Planning Guidance	Brownfield Land Programme	30/01/2015	TBC	Future Disposal	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft.	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. LCC has secured funding through the Local Growth Fund to undertake works to remediate the site prior to marketing. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.
Seacroft Crescent (South), Seacroft	Killingbeck & Seacroft	3153	01/03/2015	Informal Tender	0.32	10	Residential	Stage 1 Checks, Ground Investigation Surveys and Planning Guidance	Brownfield Land Programme	30/01/2015	TBC	Future Disposal	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft.	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. LCC has secured funding through the Local Growth Fund to undertake works to remediate the site prior to marketing. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.
Middleton Park Avenue, Middleton	Middleton Park	2100	01/03/2015	Informal Tender	5.85	100	Residential	Utilities Plans and Extended Informal Planning Guidance	Brownfield Land Programme	COMPLETED	TBC	Future Disposal	Development may be limited to a specific section of the market. Scope for development subject to discussions with ward members. LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 34 houses.	Development may be limited to a specific section of the market. Scope for development subject to discussions with ward members. LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 34 houses. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.
Acre Mount, Middleton	Middleton Park	3161	01/03/2015	Informal Tender	2.02	61	Residential	Planning guidance	Brownfield Land Programme	COMPLETED	COMPLETED	Future Disposal	Partially cleared site. 2 plots of land and 1 house remain in private ownership. Neighbourhood framework prepared for Middleton and Belle Isle which sets out development opportunities for the site. Site being explored for school use. LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 24 houses.	Partially cleared site. 2 plots of land and 1 house remain in private ownership. Neighbourhood framework prepared for Middleton and Belle Isle which sets out development opportunities for the site. Site being considered for school use. LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 24 houses. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.
Luttrell Crescent with Lutteral Place	Weetwood	N/A	01/10/2014	Informal Tender	0.04	2	Residential	Planning Statement	Capital Receipt	TBC	TBC	Future Disposal	Development assessment required	Development assessment required

Silver Royd Avenue, Wortley	Farnley & Wortley	N/A	TBC	Expressions of Interest to be sought to gauge interest and determine disposal route	0.3	10	Residential	Informal Planning Guidance	Capital Receipt	13/04/2014	TBC	Future Disposal	Position under review following ward member discussions.	Site to be removed from HILS as no longer considered to be suitable for development.
Commercial Street, Rothwell	Rothwell	N/A	TBC	N/A	0.02	1	Residential	N/A	Capital Receipt	TBC	TBC	Future Disposal	Likely to be undevelopable. Considering garden land disposal.	Likely to be undevelopable. Considering garden land disposal.
Rathmell Road South, Halton Moor	Temple Newsam	N/A	TBC	TBC	0.03	1	Residential	TBC	TBC	TBC	TBC	Future Disposal	Cleared housing site to be discussed with ward members.	Cleared housing site to be discussed with ward members.
Ullswater Crescent, Halton Moor	Temple Newsam	N/A	TBC	TBC	0.04	1	Residential	TBC	TBC	TBC	TBC	Future Disposal	Cleared housing site to be discussed with ward members.	Cleared housing site to be discussed with ward members.
Wykbeck Avenue, Osmondthorpe	Temple Newsam	N/A	TBC	TBC	0.07	2	Residential	TBC	TBC	TBC	TBC	Future Disposal	Cleared housing site to be discussed with ward members.	Cleared housing site to be discussed with ward members.
Wade Street/ Land Street, Farsley	Calverley & Farsley	N/A	TBC	Expressions of Interest sought.	0.09	3	Residential		Capital Receipt	TBC	TBC	Future Disposal	Challenging topography. Expressions of interest sought to gauge interest and determine disposal route.	Challenging topography. Expressions of interest sought to gauge interest and determine disposal route.
Land next to Back Lane at junction with Stanningley Road	Bramley & Stanningley	N/A	TBC	Informal Tender	0.1	3	Residential	Planning Statement	Capital Receipt	TBC	TBC	Future Disposal	Site identified for future market disposal.	Site identified for future market disposal.
Cartmell Drive/ Halton Moor Road	Temple Newsam	N/A	TBC	TBC	0.12	3	Residential	TBC	TBC	TBC	TBC	Future Disposal	Cleared housing site to be discussed with ward members.	Cleared housing site to be discussed with ward members.
Halton Moor Road North, Halton Moor	Temple Newsam	N/A	TBC	TBC	0.13	3	Residential	TBC	TBC	TBC	TBC	Future Disposal	Cleared housing site to be discussed with ward members.	Cleared housing site to be discussed with ward members.
Ullswater Crescent/ Kendal Drive	Temple Newsam	N/A	TBC	TBC	0.14	4	Residential	TBC	TBC	TBC	TBC	Future Disposal	Cleared housing site to be discussed with ward members.	Cleared housing site to be discussed with ward members.
Wykbeck Mount/ Wykebeck Avenue, Osmondthorpe	Temple Newsam	N/A	TBC	TBC	0.2	6	Residential	TBC	TBC	TBC	TBC	Future Disposal	Cleared housing site to be discussed with ward members.	Cleared housing site to be discussed with ward members.
Dufton Approach, Seacroft	Killingbeck & Seacroft	N/A	TBC	TBC	0.22	6	Residential	Utilities Plans, Coal Authority Search, Yorkshire Water Search and Extended Informal Planning Guidance	Affordable Housing	TBC	TBC	Future Disposal	To be considered as part of Neighbourhood plan and/or Neighbourhood Framework for Seacroft.	To be considered as part of Neighbourhood plan and/or Neighbourhood Framework for Seacroft.
Westminster Crescent, Halton Moor	Temple Newsam	Unlisted	TBC	TBC	0.5	15	Residential	TBC	TBC	TBC	TBC	Future Disposal	Cleared housing site to be discussed with ward members.	Cleared housing site to be discussed with ward members.
Old Farm Cross, West Park	Kirkstall	unlisted	TBC	Informal Tender	0.81	2	Residential	Informal Planning Guidance	Self- Build	TBC	TBC	Future Disposal	Site to be removed as no longer considered to be a suitable residential site.	Site to be removed as no longer considered to be a suitable residential site.
Halton Moor Road South, Halton Moor	Temple Newsam	Unlisted	TBC	TBC	1.16	34	Residential	TBC	TBC	TBC	TBC	Future Disposal	Cleared housing site to be discussed with ward members.	Cleared housing site to be discussed with ward members.
Wykebeck Mount Site A, Osmondthorpe	Temple Newsam	2141	01/03/2015	Informal Tender	1.57	47	Residential	Planning Statement	Brownfield Land Programme	TBC	TBC	Future Disposal	Development may be limited to a specific section of the market. Scope for development subject discussions with ward members.	Development may be limited to a specific section of the market. Scope for development subject discussions with ward members. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.
Cartmell Drive South, Halton Moor	Temple Newsam	2144	TBC	Informal Tender	5.56	50	Residential	Planning Statement	Brownfield Land Programme	TBC	TBC	Future Disposal	Development may be limited to a specific section of the market. Scope for development subject discussions with ward members. Site has assumed valuable greenspace use as part of the Wyke Beck Valley	Development may be limited to a specific section of the market. Scope for development subject discussions with ward members. Site has assumed valuable greenspace use as part of the Wyke Beck Valley
Matthew Murray High School	Beeston and Holbeck	2079	TBC	Informal Tender		TBC	Strategic development	Planning Brief	Capital Receipt	TBC	TBC	Future Disposal	Strategic development site.	Strategic development site.
Merlyn Rees Site, Middleton Road, Belle Isle	Middleton Park	252	01/01/2015	Informal Tender	1.08ha (excludes N6 playing)	35	Residential	Planning Statement	Capital Receipt	TBC	TBC	Subject to 3rd Party progress	Subject to outcome of discussions around the Youth Hub sale of remaining land to be progressed.	Subject to outcome of discussions around the Youth Hub sale of remaining land to be progressed.
Park Lees site, St Anthony's Road, Beeston	Beeston and Holbeck	4002	01/03/2015	Informal Tender	0.55	14	Residential	Outline Planning Permission	Capital Receipt	COMPLETED	COMPLETED	Subject to 3rd Party progress	Awaiting outcome of discussions with major nearby employer.	Site to be marketed once adjoining 3rd party land requirements determined to create access to Beeston Community Centre.
Cliff Cottage, Western Flatts Park, Wortley	Farnley & Wortley	Existing Building	TBC	Informal tender	Existing Building	1	Residential	Informal Planning Guidance	Brownfield Land Programme	N/A	N/A	Subject to 3rd Party progress	Ongoing discussions underway with adjoining owners regarding a sale.	Ongoing discussions underway with adjoining owners regarding a sale.

**Report of Head of Scrutiny and Member Development**

**Report to Scrutiny Board (Housing and Regeneration)**

**Date: 9 December 2014**

**Subject: Work Schedule**

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

**Summary of main issues**

1. The Board's work schedule is attached as appendix 1. The work schedule reflects discussions at the Board's November meeting. It will be subject to change throughout the municipal year.
2. The minutes of the Tenant Scrutiny Board meeting held on 13 November 2014 are attached at appendix 2 for the Board's information.
3. The minutes of the Executive Board meeting held on 19 November 2014 are attached at appendix 3 for the Board's information.
4. The Board held a working group meeting on 25 November to consider the draft Housing Strategy. A summary of the working group's comments will be circulated in advance of the Board meeting for confirmation by the Board.
5. At the last meeting of the Board, Members agreed to undertake further work in response to a request for scrutiny from George Hall, supported by a number of neighbourhood development groups. A proposal for taking this work forward will be circulated in advance of the Board meeting for approval by the Board.

**Recommendation**

6. Members are asked to:
  - (a) consider the work schedule and make amendments as appropriate;
  - (b) Confirm the Board's comments on the draft Housing Strategy; and

(c) Approve the proposals for further scrutiny arising from Mr Hall's request for scrutiny.

**Background documents<sup>1</sup>**

None used

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

**Scrutiny Board (Housing and Regeneration) Work Schedule for 2014/2015 Municipal Year**

Area of review	Schedule of meetings/visits during 2013/14		
	June	July	August
Provision of cookers for tenants in need		Visit to furniture re-use organisations 29/7/14	
Requests for scrutiny			
Pre-decision Scrutiny			Leeds Housing Standard WG 28/8/14
Budget & Policy Framework Plans			
Recommendation Tracking			
Performance Monitoring	Quarter 4 performance report SB 24/6/14		

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## Scrutiny Board (Housing and Regeneration) Work Schedule for 2014/2015 Municipal Year

Area of review	Schedule of meetings/visits during 2013/14		
	September	October	November
<b>Provision of cookers for tenants in need</b>		To consider a report back on proposals discussed with furniture re-use organisations in March and July SB 28/10/14	
<b>Rent Arrears</b>	To consider a detailed report on the management of rent arrears (Requested March 2014) SB 23/9/14		Further report on technical arrears and low-level arrears SB 11/11/14
<b>Housing delivery by the Private Sector</b>			
<b>East Leeds Extension</b>			East Leeds Extension/East Leeds Orbital Road Progress Update SB 11/11/14
<b>Requests for scrutiny</b>	Housing Growth Private Rented Sector Housing SB 23/9/14		Housing Growth – further evidence to support consideration of request SB 11/11/14
<b>Pre-decision Scrutiny</b>		Housing Lettings Policy SB 28/10/14	Housing Strategy WG 25/11/14
<b>Budget &amp; Policy Framework Plans</b>			
<b>Recommendation Tracking</b>	Affordable housing by private developers Housing Growth Private Rented Sector SB 23/9/14		Affordable housing by private developers – recommendation 9(i) SB 11/11/14 (Linked to request for scrutiny)
<b>Performance Monitoring</b>	Housing Management Review Financial Health Monitoring Housing on Brownfield Land Progress Tracking SB 23/9/14	Housing repairs performance monitoring process SB 28/10/14	

## Scrutiny Board (Housing and Regeneration) Work Schedule for 2014/2015 Municipal Year

Area of review	Schedule of meetings/visits during 2013/14		
	December	January	February
<b>Council house building programme</b>	Buyback of Right to Buy properties SB 9/12/14		
<b>East Leeds Extension</b>	East Leeds Orbital Road Progress Update SB 9/12/14		
<b>Insurance</b>		Contents Insurance for Council tenants SB 20/1/15	
<b>Requests for scrutiny</b>	Housing growth – proposed scope and timetable SB 9/12/14		
<b>Pre-decision Scrutiny</b>	Lettings policy consultation proposals WG 17/12/14	Leeds Housing Standard explanatory memorandum SB 20/1/15	Lettings Policy – Feedback from consultation SB 24/2/15
<b>Budget &amp; Policy Framework Plans</b>		Executive Board's initial budget proposals SB 20/1/15	
<b>Recommendation Tracking</b>		Affordable Housing by Private Developers – rec 3(ii) SB 20/1/15	
<b>Performance Monitoring</b>	<ul style="list-style-type: none"> <li>• Quarter 2 performance report</li> <li>• Delivery of Housing on Brownfield Land quarterly progress report</li> <li>• Quarterly Financial Position Statement SB 9/12/14</li> </ul>		Annual Tenancy Visits Outcomes and Tenant Scrutiny Board inquiry report SB 24/2/15

Key: SB – Scrutiny Board (Housing and Regeneration) Meeting

WG – Working Group Meeting

## Scrutiny Board (Housing and Regeneration) Work Schedule for 2014/2015 Municipal Year

Area of review	Schedule of meetings/visits during 2013/14	
	March	April
Private Rented Sector	Scope to be determined SB 24/3/15	
Requests for scrutiny		
Pre-decision Scrutiny		
Budget & Policy Framework Plans		
Recommendation Tracking	Private Rented Sector – recommendation 2(ii) SB 24/3/15	
Performance Monitoring	<ul style="list-style-type: none"> <li>• Quarter 3 performance report</li> <li>• Delivery of Housing on Brownfield Land quarterly progress report</li> <li>• Quarterly Financial Position Statement</li> </ul> SB 24/3/15	

### Unscheduled

- Repairs contract renewal – timing to be confirmed
- Community Infrastructure Levy – apportionment of spending and spending priorities (representative from Housing & Regeneration SB to join Sustainable Economy and Culture Scrutiny Board)
- Institutional Investment – scope and timing to be determined
- Pre-tenancy training – to be scheduled once programme developed



## TENANT SCRUTINY BOARD

THURSDAY, 13TH NOVEMBER, 2014

**PRESENT:** John Gittos in the Chair

Jim Fergusson, Michael Healey,  
Roderic Morgan, Keith Newsome,  
Barry Stanley, Damien Walsh and  
Jackie Worthington

### 31 Appointment of Chair

**RESOLVED** – That John Gittos be appointed Chair of Tenant Scrutiny Board for the remainder of the 2014/15 municipal year.

### 32 Exempt Information - Possible Exclusion of the Press and Public

There were no exempt items.

### 33 Late Items

The Chair agreed to accept the following late information:

- Agenda item 7, Performance information – responses to questions raised by Board Members at the October meeting.

The above information was subsequently made available on the Council's website.

### 34 Apologies for Absence

Apologies for absence were submitted by Sandra Bland and Philip Rone.

### 35 Minutes - 16 October 2014

One Board Member suggested that an additional bullet point be added in relation to minute no. 27, entitled 'Scrutiny Inquiry – Annual Tenancy Visits' to read as follows:

- The question as to whether all housing staff had been formally told to positively respond to Tenant Scrutiny Board questions was raised by a Board Member. Officers responded that whilst a formal instruction had not gone out to all housing staff, it was explicit in the Board's Procedure Rules.

**RESOLVED** – That subject to the inclusion of the bullet point above, the minutes of the meeting held on 16 October 2014, be approved as a correct record.

Draft minutes to be approved at the meeting  
to be held on Thursday, 18th December, 2014

### **36 Management of Inquiries and Collection of Information**

The Head of Scrutiny and Member Development submitted a report which presented information in relation to the management of tenant scrutiny inquiries and the attendance of officers at meetings.

The following information was appended to the report:

- Tenant Scrutiny Board Procedure Rules

Members discussed the importance of ensuring that requests for information were submitted directly to the Chair of the Board or through the Scrutiny Support Team. It was suggested that the Head of Scrutiny and Member Development be authorised to forward information submitted by Board Members to the rest of the Board.

Members also discussed the importance of ensuring that appropriate support arrangements were in place for tenants to undertake tenant scrutiny work, e.g. availability of suitable training events and help with typing up notes.

#### **RESOLVED –**

- (a) That requests for information in relation to tenant scrutiny be submitted directly to the Chair of Tenant Scrutiny Board or through the Scrutiny Support Team.
- (b) That the Head of Scrutiny and Member Development be authorised to forward information submitted by Board Members to the rest of the Board.

### **37 Performance information**

The Head of Scrutiny and Member Development submitted a report which presented responses to a series of questions and requests for information requested at the October Board meeting.

The following information was appended to the report:

- Annual Tenancy Visit Performance – Ward Summary.

The following were in attendance for this item:

- Anna Tansley, Service Manager (Intelligence and Improvement), Environment and Housing
- Sharon Guy, Housing Manager (Scrutiny and Customer Relations), Environment and Housing.

The main areas of discussion were:

- Changes to patch sizes and the impact of this on the provision of performance information to the Board.
- Confirmation that key performance indicators were currently under review and a finalised version will be presented to the Board when available.
- Clarification sought about the decency standard and how this was being developed. The Head of Scrutiny and Member undertook to provide an update to Board Members.
- Confirmation that the Board had influenced the development of a target for independent living.
- Drawing a distinction between complaints and service requests and the need for further analysis of this. The Board was advised that a new framework was being developed to provide a breakdown of the type of complaint.

**RESOLVED** – That the Board notes the content of the report and the responses provided.

### **38 Date and Time of Next Meeting**

Thursday, 18 December 2014 at 1.30pm in the Civic Hall, Leeds.

(The meeting concluded at 2.30pm)

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## EXECUTIVE BOARD

WEDNESDAY, 19TH NOVEMBER, 2014

**PRESENT:** Councillor K Wakefield in the Chair

Councillors J Blake, A Carter, M Dobson,  
S Golton, P Gruen, R Lewis, L Mulherin,  
A Ogilvie and L Yeadon

### 99 Exempt Information - Possible Exclusion of the Press and Public

**RESOLVED** – That, in accordance with Regulation 4 of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, 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 exempt information so designated as follows:-

- (a) Appendix 1 to the report entitled, 'Design and Cost Report for Playing Pitches and Land at Woodhall Lane, Pudsey, LS28', referred to in Minute No. 114 is designated as exempt in accordance with paragraph 10.4(3) of Schedule 12A(3) of the Local Government Act 1972 on the grounds that the information contained within the appendix relates to the financial or business affairs of a particular person, and of the Council. This information is not publicly available from the statutory registers of information kept in relation to certain companies and charities. It is considered that since this information was obtained through one to one negotiations for the purchase of the land/property referred to then it is not in the public interest to disclose this information at this point in time. Also, the release of such information would or would be likely to prejudice the Council's commercial interests in relation to and undermine its attempts to acquire by agreement similar properties in the locality in that owners of other similar properties would be aware about the nature and level of consideration which may prove acceptable to the Council. It is considered that whilst there may be a public interest in disclosure, much of this information will be available from the Land Registry following completion of the purchase and consequently the public interest in maintaining the exemption outweighs the public interest in disclosing this information at this point in time.
- (b) Appendix 1 to the report entitled, 'Design and Cost Report for NCP Car Park, Harper Street, Leeds', referred to in Minute No. 117 is designated as exempt in accordance with paragraph 10.4(3) of Schedule 12A(3) of the Local Government Act 1972 on the grounds that the information contained in the appendix relates to the financial or business affairs of a particular person, and of the Council. This information is not publicly

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available from the statutory registers of information kept in relation to certain companies and charities. It is considered that since this information was obtained through one to one negotiations for the purchase of the land/property referred to then it is not in the public interest to disclose this information at this point in time. Also, the release of such information would or would be likely to prejudice the Council's commercial interests in relation to and undermine its attempts to acquire by agreement similar properties in the locality in that owners of other similar properties would be aware about the nature and level of consideration which may prove acceptable to the Council. It is considered that whilst there may be a public interest in disclosure, much of this information will be available from the Land Registry following completion of the purchase and consequently the public interest in maintaining the exemption outweighs the public interest in disclosing this information at this point in time.

- (c) Appendix 2 to the report entitled, 'Connectivity Improvements to South Bank', referred to in Minute No. 118 is designated as exempt in accordance with paragraph 10.4(3) of Schedule 12A(3) of the Local Government Act 1972 on the grounds that the information contained in the appendix contains details relating to the financial or business affairs of any particular person (including the authority holding that information). It is therefore considered that the public interest in maintaining the content of Appendix 2 as exempt outweighs the public interest in disclosing the information.

**100 Late Items**

There were no late items as such, however, prior to the meeting an updated version of the covering report to agenda item 9 entitled, 'Delivering the Better Lives Strategy in Leeds: Proposed Next Steps' had been circulated to Board members for their consideration (Minute No. 104 refers).

**101 Declaration of Disclosable Pecuniary Interests**

There were no declarations of Disclosable Pecuniary Interests made during the meeting.

**102 Minutes**

**RESOLVED** – That the minutes of the meeting held on 15<sup>th</sup> October 2014 be approved as a correct record.

**NEIGHBOURHOODS, PLANNING AND PERSONNEL**

**103 Supply of Specialist Housing for Older People**

Further to Minute No. 181, 15<sup>th</sup> February 2013, the Director of Environment and Housing, the Director of City Development and the Interim Director of Adult Social Services submitted a joint report outlining the progress made to date and identifying how the delivery of specialist housing units could be increased, particularly in those areas of the city where there was a current or predicted shortfall. In addition, the submitted report also set out the scope of the review of Council-owned sheltered housing in the city which would look to

expand the housing and support options and choices for older people, and provide flexibility to meet changing needs.

In presenting the report, an update was provided on the proactive approach being taken to secure further provision of specialist housing for older people, whilst details were also provided on the level of demand which remained. It was emphasised that the focus of the work being undertaken in this area was to help people with care and support needs to live independent lives.

Responding to an enquiry, Members noted the actions which were being taken, in line with the 'One Public Estate' programme, to work with partners in order to utilise sites, where appropriate, for the purposes of specialist housing provision.

In addition, as the work continued to secure the delivery of older people's housing provision across Leeds, Members emphasised the need to ensure that local Ward Councillors were fully engaged throughout this process.

#### **RESOLVED –**

- (a) That the progress made in increasing the delivery of specialist housing for older people be noted;
- (b) That support be given to the further consideration of those Council owned sites, as detailed at paragraphs 3.25 – 3.26 of the submitted report, for investment in Extra Care housing either by direct delivery or through disposal as part of mixed tenure development schemes, and that they are progressed for the purposes of further Ward Member consultation;
- (c) That the role that the Council's sheltered housing stock can play in expanding the housing and support options available for older people be noted, together with the fact that a review is being carried out by the Director of Environment and Housing in order to develop the investment approach.

#### **ADULT SOCIAL CARE**

##### **104 Delivering the Better Lives Strategy in Leeds: Proposed Next Steps**

The Interim Director of Adult Social Services submitted a report providing information on the progress which had been made in relation to the 'Better Lives' programme to date. Taking this into account, together with current opportunities and challenges in this area, the report also presented a series of recommendations for next steps, including the future direction of travel for those services currently provided by the Council.

An updated version of the covering report for this matter had been circulated to Board Members prior to the meeting for their consideration.

Responding to an enquiry, assurances were provided that approval of the recommendations detailed within the submitted report would signify the

commencement of a robust and meaningful consultation exercise. It was noted that this exercise would take into consideration all relevant information already available, and would ensure engagement with staff, service users, trade unions and others, in order to consider alternative financial models which would seek significant savings in order to align with budget requirements.

In addition, Members received clarification from officers in respect of specific recommendations detailed within the submitted report and it was reiterated that following the conclusion of the consultation exercise, any related final decisions regarding future service provision would be submitted to the Executive Board for determination. Furthermore, it was emphasised that as a result of any such final decisions taken by the Board, no service users would be relocated until appropriate alternative provision had been identified.

Furthermore, emphasis was placed upon the need to ensure that dialogue continued with all affected staff, the need for a mixed economy of service provision throughout the city was highlighted, and the innovative approach which continued to be undertaken in order to develop appropriate provision across the city was noted.

#### **RESOLVED –**

- (a) That it be noted that during the consultation on the future of residential, day and community support services, confirmation will be sought (by means of a further review chaired by the Executive Board member for Adult Social Care or his deputy) that reviews already conducted are robust; and that work with staff and trades unions will be put under way to determine whether alternative service delivery models can be constructed which will deliver the required efficiencies. It also be noted that staff and trade unions in these areas of service are invited to bring forward workable proposals for alternative service delivery models, for consideration by Executive Board at a future meeting;
- (b) That the proposals contained within the submitted report for the Better Lives programme relating to the specific services, as detailed in section 5 of the submitted report, be approved;
- (c) That the four-year timetable, as set out in the submitted report and as summarised in Appendix 1, be approved;
- (d) That consultation be commenced immediately (January 2015) on the proposed decommissioning of the three remaining specialist residential care homes and associated day centres (Siegen Manor, Middlecross and The Green), with the consultation seeking views on the proposed decommissioning of these establishments when suitable alternative facilities become available in their vicinity, as detailed in sections 5.2-5.4 and 5.19-5.21 of the submitted report;



- (e) That when it is considered that suitable alternative provision is available for Knowle Manor and Spring Gardens, the Director of Adult Social Services, in consultation with the Executive Member for Adult Social Care, consider a decision to cease permanent admissions from an agreed date, as detailed in section 5.5 of the submitted report;
- (f) That agreement be given to continue to seek the creation of local alternative care provision for those residential care services which have been previously approved by Executive Board for closure. In the case of both Home Lea House and Dolphin Manor, a progress report setting out a clear and conclusive business case for a local social enterprise be submitted and considered by Executive Board in summer 2015, and if that is not possible, an alternative proposal be brought back to the Executive Board within that same timescale, with staff being fully engaged throughout this period, as detailed in section 5.7 of the submitted report;
- (g) That agreement be given to continue to pursue the development of a transitional and respite care facility at Suffolk Court, as previously approved by Executive Board, in partnership with health partners and others, subject to the outcome of options appraisals being undertaken by the Clinical Commissioning Groups (CCGs) and the Public Private Partnership Unit (PPPU), as detailed in sections 5.8-5.10 and 5.18 of the submitted report;
- (h) That in order to support the introduction of new city-wide contracts for the provision of homecare, which are planned to be introduced during 2016, approval be given to commence in January 2015, consultation on the proposal to cease the provision of the in house community support service (long term generic and mental health) with the intention of the service being fully withdrawn by the end of March 2016, and that during the consultation period, positive redeployment options be actively pursued, as detailed in sections 5.12-5.14 of the submitted report;
- (i) That approval be given to begin work to align the provision of care support in the three extra care schemes where Adult Social Care is the care provider to that contained in the new city-wide extra care model by the end of March 2016. After that date, a further review be undertaken in order to ascertain whether further efficiencies could be delivered through market testing these three schemes, as detailed in section 5.15 of the submitted report;
- (j) That support be given to work currently under way to identify a site for a new leisure / sport / wellbeing facility in East Leeds, as outlined in section 5.16 of the submitted report;

- (k) That approval be given to commence consultation immediately (January 2015) on the decommissioning of Springfield day centre (Beeston and Holbeck). The consultation will seek views on the proposed decommissioning of this establishment when suitable alternative facilities become available in the vicinity, as detailed in section 5.22 of the submitted report;
- (l) That sufficient alternative work placements and job opportunities within Council directorates be identified for all disabled staff currently working in the Roseville laundry. When this has been achieved and all staff accommodated, then a decision be made to cease trading as soon as practical. Furthermore, other staff attached to Roseville to be supported to find alternative options, as detailed in section 5.27 of the submitted report;
- (m) That in relation to all other direct care services provided in house and not specifically mentioned above, approval be given to identify appropriate and sustainable opportunities for those services to be either transferred to, or delivered in partnership with either the Council or with health or voluntary sector organisations, as detailed in section 5.28 of the submitted report;
- (n) That approval be given to undertake joint work with colleagues in the Leeds and York Partnership NHS Foundation Trust (LYPFT) in order to develop a business case for the further integration of services comprising all of the current council delivered mental health day, recovery and supported housing services, the physical impairment service and older people's dementia day support at Calverlands and Laurel Bank, through an updated and revised section 75 agreement (Health Act 2011), as detailed in sections 5.28 and 5.30 of the submitted report;
- (o) That approval be given to identify alternative and appropriate job opportunities for staff impacted by these proposals, within the Council and across the wider health and social care sector in the city and also to support staff to take up such opportunities through targeted training and development support, as detailed in sections 6.9-6.14 of the submitted report;
- (p) That approval be given the next key steps as follows:-
  - (i) January 2015: commence consultation immediately on the proposed decommissioning of the three remaining specialist residential care homes and associated day centres (Siegen Manor, Middlecross and The Green) and Springfield day centre. The consultation will seek views on the proposed decommissioning of these establishments when suitable alternative facilities become available in their vicinity using the proposed approach detailed in sections 6.1-6.5 of the submitted report;

- (ii) January 2015: commence consultation on the proposal to cease the provision of the in house community support service (long term generic and mental health) with the intention of the service being fully withdrawn by the end of March 2016;
  - (iii) Summer 2015: to provide an update report on progress made in relation to all of the above proposals with annual reports on progress thereafter.
- (q) To note that the Interim Director of Adult Social Services is lead officer for this work.

**105 External Provision of Home Care Services**

The Interim Director of Adult Social Services submitted a report providing details of the progress which had been made to date with regard to the re-commissioning and re-design of the external home care services and which outlined the next steps to be taken.

Members welcomed the submitted report, with emphasis being placed upon the benefits of locality based service provision, the work being undertaken in respect of the associated Ethical Care Charter, together with the vital role which continued to be played by homecare service staff across the city.

**RESOLVED –**

- (a) That the contents of the submitted report be noted and that the continuation of the work on the re-commissioning and re-design of external homecare provision be endorsed;
- (b) That the Executive Board receive a further report in April 2015 which sets out recommendations in relation to fully costed service delivery models (the various options for which are set out in the submitted report), including the financial implications in relation to the adoption of these models and containing recommendations in relation to the implementation post procurement;
- (c) That it be noted that the Head of Commissioning, Adult Social Care is responsible for the continuation of this work.

**NEIGHBOURHOODS, PLANNING AND PERSONNEL**

**106 Community Centres Review - Proposals to Consult**

Further to Minute No. 38, 16<sup>th</sup> July 2014, the Assistant Chief Executive (Citizens and Communities) submitted a report presenting a number of proposals with regard to a range of community centres across the city. The submitted report recommended that a formal 12 week consultation period was commenced on a number of possible changes to ten community centres identified as requiring action in the short term.

In response to an enquiry, assurances were provided that the proposals detailed within the submitted report were to enable a consultation exercise,

followed by a full options appraisal to be undertaken in respect of the future of each of the ten named centres. Actions other than closure would be undertaken, with any closure proposals being subsequently reported back to the Board for consideration.

Members made reference to a number of centres detailed within the submitted report. However specifically, the Executive Member for Digital and Creative Technologies, Culture and Skills commented upon Meanwood Community Centre and the fact that a number of arts groups, relocated from the West Park Centre, were now based there and she indicated that she would be happy to be involved in discussions regarding this centre.

**RESOLVED** – That by 27th February 2015, the Assistant Chief Executive (Citizens and Communities) be requested to:-

i) consult on the future of the following community centres:

- St Gabriel's Community Centre, Fall Lane, East Ardsley
- Bramley Community Centre, Waterloo Lane, Bramley
- Old Cockburn Sports Hall, Primrose Lane, Hunslet
- Kippax Youth Centre, known as the Kippax Kabin, Cross Hills, Kippax
- Gildersome Youth Club Street Lane, Gildersome
- Lewisham Park Centre, Clough Street, Morley
- Weston Lane Community Centre, Weston Ridge, Otley
- Windmill Youth Centre, Marsh Street, Rothwell
- Fieldhead Youth and Adult Centre, Naburn Approach, Whinmoor
- Meanwood Community Centre, Stainbeck Avenue, Meanwood

ii) work with the Director of City Development in order to enter into discussions with the owners of the buildings not owned by the Council to consider the future use of the buildings;

iii) take forward actions arising from the consultation, except closure, in consultation with the Executive Member for Neighbourhoods, Planning and Personnel. In circumstances where the outcome recommends closure, this to be reported to Executive Board for decision;

iv) undertake a strategic review of caretaking arrangements across the community centre portfolio, with a view to bringing forward savings proposals wherever possible.

(Under the provisions of Council Procedure Rule 16.5, Councillor Golton required it to be recorded that he abstained from voting on the matters included within this minute)

#### **107 Leeds Homes Refurbishment Standard**

The Director of Environment and Housing submitted a report which sought agreement to a new standard for the refurbishment of Council Housing following the completion of the Decent Homes Standard programme of improvement work.

Members welcomed the greater degree of flexibility that the Leeds Homes Refurbishment Standard would provide, when compared to the national Decent Homes Standard. The Board also welcomed the positive impact that the standard would have from a health and wellbeing perspective and also how the submitted report demonstrated closer working across Council directorates.

**RESOLVED** – That the new Leeds Homes Refurbishment Standard, as outlined within the submitted report, be endorsed.

#### **ADULT SOCIAL CARE**

#### **108 Leeds City Council Social Care and Health Capital Fund**

Further to Minute No.74, 17<sup>th</sup> September 2014, the Interim Director of Adult Social Services submitted a report advising of the intention to commit Health and Social Care capital funding to two information and technology led schemes in order to support the City's ambitious plans to be the Best City in the country for Health and Wellbeing.

Responding to an enquiry, officers provided the Board with information on the potential options available to recoup any savings realised from the Department of Health (DoH) as a result of an investment into the Health and Social Care Aggregated Secure Network Interconnection. In addition, it was noted that with regard to this project, an investment would not be made until there had been a satisfactory conclusion to the discussions held with the DoH regarding the release of such savings.

It was highlighted that further cross-directorate and multi-agency working was required in order to maximise the available resource for the benefit of health and social care service provision.

Finally, the Members paid tribute to the work of the Council's ICT team who continued to lead the way nationally in terms of the technological advances being made in the field of health and wellbeing.

**RESOLVED** – That approval be given to the first drawdown of £1,350,000 from the Health and Social Care Capital Fund to progress work on the first two information and technology schemes, which are:-

- (i) Approval to spend £1,300,000 on the Tracking Outcomes for Children and Young People scheme;

- (ii) Approval to spend £50,000 on the Health and Social Care Network Interconnection (N3 to YHPSN), subject to the satisfactory conclusion of discussions with the Department of Health.

## **FINANCE AND INEQUALITY**

### **109 Financial Health Monitoring 2014/15 - Half Year**

The Deputy Chief Executive submitted a report setting out the Council's projected financial position for 2014/2015 at the half way stage of the financial year, together with the measures being put in place to reduce the current projected level of overspend.

The Deputy Chief Executive provided an update to the Board and indicated that the draft month 7 figures currently showed an improved position of between approximately £2–3 million.

Officers undertook to provide Board members with a written response to a specific enquiry raised in relation to matters regarding the New Homes Bonus.

Members noted the current projected level of overspend and the associated level of risk to the Council, and it was highlighted that the budget setting process for 2015/16 would present even greater challenges to those of recent years.

**RESOLVED** – That the projected financial position of the authority after six months of 2014/15 be noted, together with the measures which are being put in place, as detailed within paragraph 3.3.4 of the submitted report.

### **110 Capital Programme Quarter 2 Update 2014-2017**

The Deputy Chief Executive submitted a report providing an update on the Capital Programme position as at period 6, the end of September 2014. The report included an analysis of major changes and progress on schemes within the Capital Programme since July 2014, together with an analysis of the impact that any changes in capital resources may have on the cost of borrowing within the revenue budget as the key control of capital investment. In addition, the submitted report also provided a brief update on the progress achieved on major schemes within the programme's objectives and finally the report sought some specific approvals in relation to funding injections for specific schemes.

#### **RESOLVED –**

- (a) That the latest position at period 6 on the General Fund and Housing Revenue Account (HRA) Capital programmes be noted;
- (b) That the net increase in the General Fund and HRA Capital Programme 2014- 2018 of £156.2m since Quarter 1 be noted, which is largely due to additional funding allocations such as: 2 years of estimated Basic Need grant £38m, LCC funded Annual Programmes £38.4m up to 2017/18 supported by £2.6m adaptations grant, Council Housing Investment Programme £28m; Social Care and Health Fund £25m;

Highways schemes £9m, Green Deal Community fund £5m; Customer access phase 2 £5m; Other various schemes £5m, including the capital receipts incentive scheme £375.1k and the Aireborough One Stop Centre relocation £175k;

- (c) That it be noted that the Corporate borrowing required to fund the Capital Programme in 2014/15 has reduced by a further £15.5m from Q1 to Q2, therefore the Capital Programme is affordable within the approved debt budget for 2014/15, and that further work is underway through the quarterly reviews in order to ensure that future debt costs are maintained within the overall Medium Term Financial Plan;
- (d) That the funding package for the South Bank Connectivity proposals, detailed at paragraph 3.2.5 of the submitted report, which also appear as a separate agenda item to this Board meeting, be noted;
- (e) That the following injections into the capital programme be approved:-
- £38,400.0k funded LCC annual programmes up to 2017/18 supported by £2,570.0k CLG grant for adaptations as detailed at appendix B to the submitted report;
  - £37,800.0k funded by estimated Basic Need grant to contribute to the delivery of additional school places across the city, as detailed in paragraph 3.2.3 of the submitted report;
  - £8,612.0k funded by Homes and Communities Agency (HCA) to deliver a programme of newbuild and acquisitions to our Council Housing Growth Programme, as detailed in paragraph 3.2.1 of the submitted report;
  - £375.1k in relation to Capital Receipts to be utilised by Ward Councillors under the Capital Receipts Incentive Scheme (CRIS), as detailed in paragraph 3.2.6 appendix C of the submitted report;
  - £175.0k ringfenced receipt for Aireborough One Stop Centre relocation to Yeadon Library.
- (f) That it be noted that the above decisions to inject funding will be implemented by the Chief Officer (Financial Services).

**111 Treasury Management Strategy Update 2014/15**

The Deputy Chief Executive submitted a report presenting a review and update of the Council's Treasury Management Strategy for the period 2014/15.

**RESOLVED** – That the update on Treasury Management borrowing and investment strategy for 2014/15, be noted.

**HEALTH AND WELLBEING**

**112 The Health and Social Care Financial Challenge in Leeds**

The Director of Public Health and the Interim Director of Adult Social Services submitted a joint report providing an overview of the current state of the Leeds

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health and social care '£', the financial challenge facing the Leeds health and social care economy and the measures that were currently being put in place to transform the system for the benefit of citizens in a way that was financially sustainable.

**RESOLVED** – That the contents of the submitted report be noted, with specific reference being made to:-

- (i) The scale of the financial challenge facing the Leeds' health and social care economy;
- (ii) The approach taken by partners across the health and social care system to address this financial challenge;
- (iii) That a whole systems approach is being taken recognising that no one partner can either address the challenge or be left to face their challenge alone;
- (iv) That further measures (still to be determined and currently being discussed by partners) will need to be taken to fully address the financial challenge over the next 5 years;
- (v) That the Chief Officer Resources and Strategy for Adult Social Care is the Council's responsible officer to implement resolution (iv) above as appropriate, in collaboration with the Directors of Finance of all Health Partner Organisations.

## **TRANSPORT AND THE ECONOMY**

### **113 Temple Mill**

The Director of City Development submitted a report setting out the current status of the Grade 1 listed and at risk Temple Mill and detailed the proposals of a private sector led development proposition. Additionally, the submitted report sought agreement to the principles of how the Council could support the redevelopment of Temple Mill and the regeneration efforts in the area.

The Board acknowledged the significant opportunity that the potential redevelopment of Temple Mill presented, specifically as a visitor attraction in its own right and also considering the positive impact that it could have on the regeneration of the surrounding area.

**RESOLVED** –

- (a) That approval be given to the redevelopment of Temple Mill being a city priority for securing Heritage Lottery Fund grant support, given its Grade I listed status and at risk condition;
- (b) That on the basis of resolution (a) above, and also on the basis that the Council secures further clarity to its satisfaction about the proposals for the building's future use:-



- (i) In principle agreement be given to work with Citu in order to facilitate the restoration of Temple Mill. This will include agreeing the proposals for the use of the enabling value of Council assets at Bath Road, Leodis Court and Sweet Street as a contribution towards the restoration of Temple Mill;
  - (ii) In principle support be given to Citu's Stage One Heritage Lottery Fund Major Grant funding bid, to be made by a trust established by Citu, for their proposals for Temple Mill as set out in the submitted report;
  - (iii) Officers be instructed to undertake more detailed diligence and joint working with Citu on the matters highlighted in paragraph 3.12 of the submitted report and in accordance with the principles, as set out in the report;
  - (iv) Officers be instructed to report back to Executive Board with further recommendations regarding the proposals to bring about the restoration of Temple Mill;
- (c) That it be noted that the Chief Officer Culture and Sport will be responsible for the implementation of actions (b) (ii) and (b) (iii) c and Head of Regeneration will be responsible for the implementation of actions (b) i and (b) iv.

(The Council's Executive and Decision Making Procedure Rules state that a decision may be declared as being exempt from Call In if it is considered that any delay would seriously prejudice the Council's or the public's interests. As such, it was determined that the resolutions relating to this report were exempt from the Call In process as any delay in the Council agreeing the recommendations would prejudice Citu's ability to submit a Heritage Lottery Fund (HLF) bid by the 30<sup>th</sup> November 2014)

**114 Design and Cost Report for Playing Pitches and Land at Woodhall Lane, Pudsey, LS28**

The Director of City Development submitted a report seeking the necessary approvals which would enable the acquisition of three parcels of land primarily laid out as playing pitches and grazing land from Bradford University and Bradford City Council on the heads of terms as detailed within the exempt appendix to the submitted report. In addition, the report sought approval of the sale of the long leasehold interest of the area outlined within the appended plan to Albion Sports Juniors Football Association, on the terms identified in the exempt appendix, subject to Albion Sports covenanting to share the use of the pitches with other clubs and schools in the area.

Members were advised that agreement on this matter had not yet been reached and as such negotiations needed to continue with relevant parties. It was highlighted that should there be any requirement for the terms detailed within the submitted report and exempt appendix to change as a result of

such negotiations, then the matter would be resubmitted to the Board for further consideration.

Following consideration of Appendix 1 to the submitted report, designated as exempt from publication under the provisions of Access to Information Procedure Rule 10.4(3), which was considered in private at the conclusion of the meeting it was

**RESOLVED** – That the following be approved:-

- (a) The principle of the acquisition of the three parcels of land primarily laid out as playing pitches and grazing land from Bradford University and Bradford City Council as identified on the plan appended to the submitted report, be agreed;
- (b) The Board approve the heads of terms, as detailed within the exempt appendix and the sale of the long leasehold interest of the area, as outlined in black on the appended plan, to Albion Sports Juniors Football Association, on the terms identified within the exempt appendix to the submitted report, subject to Albion Sports covenanting to share the use of the pitches with other clubs and schools in the area;
- (c) The delegation of the necessary authority to the Director of City Development in order to negotiate the detailed heads of terms for the acquisition of the Woodhall sites and also to negotiate the detailed heads of terms for the disposal of the pitches, as outlined in black on the appended plan, to Albion Sports Junior Football Association. Should this not be achievable, it is requested that a further report be submitted to the Board outlining an alternative proposal for the acquisition of the land;
- (d) The injection into the 2014/15 capital programme and authority to spend of the sums outlined within the exempt appendix to the submitted report which are funded by a capital receipt following the onward sale of the long leasehold interest;
- (e) That it be noted that the Head of Asset Management will be responsible for implementation of such matters, with transactions to complete within six months.

**115 Leeds City Centre Business Improvement District**

Further to Minute No. 226, 2<sup>nd</sup> April 2014, the Director of City Development submitted a report providing an update on the progress which had been made in the development of the Leeds City Centre Business Improvement District (BID) proposals.

Members welcomed the proposals detailed within the submitted report and emphasised that the establishment of such a BID was crucial to the continued success of the Leeds city centre. The Board also discussed the role of smaller businesses in respect of the BID, and highlighted the contribution made by

such businesses in ensuring that the city centre successfully provided an attractive and wide ranging retail offer.

The Board also considered the potential role that the BID could play in contributing towards future city centre events, and highlighted the importance of the Baseline Services Agreement in providing clarity around the role of the Council and other relevant parties.

**RESOLVED –**

- (a) That the BID4Leeds proposals to achieve a step change in the ability of Leeds to improve and promote its city centre as successful business location, as a place to study, a source of jobs growth, and as a leading retail, leisure, cultural, and visitor destination, be supported;
- (b) That confirmation of the Council's position be agreed in that, as a potential levy payer in respect to properties it occupies within the BID area, it will vote in favour of the BID, and that the vote on this matter be delegated to the Director of City Development;
- (c) That confirmation be given that the Council is satisfied that the BID4Leeds proposals do not conflict with any existing Council Policy and the proposed BID boundary has not been manipulated inappropriately;
- (d) That confirmation be given that the Council is satisfied that the submission of the draft BID proposal (set out mainly in the BID4Leeds Business Plan) includes: the proposed aims and projects; details of the consultation undertaken; a notice in writing confirming the intention to go to ballot; demonstrates finances available to cover the cost of the ballot in the event that it fails or fails to reach 20% turnout; and delegates approval of the final business plan and boundary to the Director of City Development in consultation with the Executive Member for Transport and the Economy;
- (e) That confirmation be given that the Council is satisfied that the final proposals include all of the details stated within Schedule 1 of the BID Regulations;
- (f) That a commitment be given to maintain the provision of quality services in the BID area, and that approval be given to the Baseline Services Agreement, setting out the services that the Council is legally bound to continue to fund or provide for the duration of the BID;
- (g) That approval be given to the arrangements set out in the Operating Agreement for the Council to manage the collection and enforcement of BID levy charges and to charge a reasonable fee for this service;
- (h) That the arrangements for the Council to operate the ballot be approved;

- (i) That approval be given to provide the relevant rating list data pursuant with the boundary proposed from the BID Proposer at the outset of the process, and that in due course an updated version be provided for the purposes of the electoral register;
- (j) That the stages and timescales required to implement the decisions as outlined within the above resolutions be noted together with the fact that the Chief Economic Development Officer will be responsible for such implementation.

#### **116 Next Steps in the Brownfield Land Programme**

Further to Minute No. 179, 14<sup>th</sup> February 2014, the Director of City Development submitted a report providing an update on the progress made to deliver new housing on brownfield sites through the Council's Brownfield Land Programme. In addition, the submitted report sought approval of an approach to secure further sustained development over the next 5 years.

Members highlighted the importance of utilising the Housing and Communities Agency's Development Partner Panel when selecting appropriate development partners, and emphasised the need to ensure that a mixed economy of such development partners was secured.

In considering the submitted report, Members made reference to the actions being taken to achieve the target within the Council's Core Strategy in respect of brownfield land development. In addition, emphasis was placed upon the potential benefit which could be gained from the development of brownfield land sites which were situated in key areas and which were currently owned by other organisations.

Responding to an enquiry into the extent to which the Council had submitted bids to national initiatives which had been established to promote the development of brownfield land sites, it was noted that a briefing on this would be circulated to Board members for information, with a report being submitted to the Board on this matter at the earliest opportunity.

In conclusion, emphasis was placed upon the potential benefits which could be realised by the regional delivery of regeneration skills programmes which were currently provided by central Government, and it was noted that discussions continued with Government on the potential devolution of such programmes.

#### **RESOLVED –**

- (a) That the contents of the submitted report be noted;
- (b) That the use of the Homes and Communities Agency's Development Partner Panel to select a development partner or partners to deliver new homes on sites included within the Council's Brownfield Land Programme, as set out in paragraph 3.22 of the submitted report be agreed;

- (c) That the necessary authority be delegated to the Director of City Development in order to determine how the sites outlined in paragraph 3.22 of the submitted report, in addition to any additional sites made available through the potential termination of the EASEL Strategic Development Agreement (paragraph 3.23 of the same report), are to be included within each development package;
- (d) That the necessary authority be delegated to the Director of City Development, in consultation with the Executive Member for Transport and the Economy, in order to enter into a development agreement with a preferred developer or developers selected through the procurement exercise as set out in resolution (b) above, with the final terms of any such agreement to be reported back to Executive Board.
- (e) That the necessary authority be delegated to the Director of City Development in order to incorporate other cleared development sites into the procured partnership as may be appropriate, as a means of increasing the capacity and pace of housing delivery in the city.
- (f) That it be noted that the Head of Regeneration will be responsible for the implementation of such matters, as outlined within the submitted report.

**117 Design and Cost Report for NCP Car Park, Harper Street, Leeds**

The Director of City Development submitted a report which sought approval to the proposed acquisition of the Council's head tenant's leasehold interest in respect of the Harper Street Car Park, which would allow the Council to receive direct a substantial rental income from their sub tenant NCP.

Following consideration of Appendix 1 to the submitted report, designated as exempt from publication under the provisions of Access to Information Procedure Rule 10.4(3), which was considered in private at the conclusion of the meeting it was

**RESOLVED –**

- (a) That the acquisition of the head lease as an investment, on the terms as outlined within the exempt appendix 1 to the submitted report, be approved;
- (b) That the injection of, and the authority to spend the sums detailed within the exempt appendix 1 to the submitted report, into the capital programme, be approved;
- (c) That it be noted that the Director of City Development, under his delegated powers, will negotiate the detailed Heads of Terms for the acquisition.

## **118 Connectivity Improvements to South Bank**

The Director of City Development submitted a report which outlined issues impacting upon the potential success of Leeds Dock and the rest of South Bank and proposed the contribution of funding and in-kind support to a number of public realm, cycling and public transport improvements in order to improve connectivity to South Bank.

Members welcomed the proposals detailed within the submitted report and highlighted the role that the improved connectivity of the area could potentially play in the revitalisation of Leeds Dock and the regeneration of South Bank.

Given the significant level of footfall within the city centre on a Sunday, an enquiry was raised about the potential to extend the current proposal to operate a City Bus to Leeds Dock 7 days a week. In response, it was proposed that as part of the tender process for the bus service, a variant opportunity be provided to enable submissions for a Sunday service also, which could be taken into consideration as part of the overall process.

Following consideration of Appendix II to the submitted report, designated as exempt from publication under the provisions of Access to Information Procedure Rule 10.4(3), which was considered in private at the conclusion of the meeting it was

**RESOLVED** – That the following be noted:-

- (a) a contribution of £50,000 LCC funding will be sought from the capital programme alongside private sector contributions of £94,000, which will help fund public realm improvements from Leeds Rail Station through South Bank. Once the details have been finalised, a report will be taken to Director of City Development for approval;
- (b) a contribution of £25,000 is made from the Local Transport Plan (LTP) towards the cycling and bus stop provision in order to complement the £150,000 City Connect scheme which will provide cycling infrastructure from the Leeds Railway Station to Leeds Bridge by extending facilities into the South Bank;
- (c) that funding will be allocated from the S106 Public Transport contributions in order to support public transport provision from the railway station to Leeds Dock, and that it is recommended that the bus is branded as 'City Bus (South Bank)', with fares kept in line with the existing City Bus (currently 50p).

## **CHILDREN AND FAMILIES**

### **119 Outcomes of Statutory Notices to increase primary school provision in Armley and Bramley & Stanningley**

Further to Minute No. 34, 16<sup>th</sup> July 2014, the Director of Children's Services submitted a report detailing proposals aimed to ensure that the local authority met its duty regarding the sufficiency of school places. The report was divided into two parts - Part A described the outcome of a statutory notice in relation

to the expansion of primary provision in Armley for September 2016, and which sought a final decision on the proposal. Whereas Part B described the outcome of a statutory notice in relation to the expansion of primary provision in Bramley and Stanningley for September 2016, and which sought a final decision on the proposal.

**RESOLVED –**

- (a) That changes to Castleton Primary School by increasing its capacity from 210 pupils to 420 pupils, increasing in the admission limit in reception from 30 to 60 from September 2016, be approved;
- (b) That changes to Hollybush Primary School by changing the lower age limit from 3 to 2 from January 2015 and increasing its capacity from 420 pupils to 630 pupils, increasing the admission limit in reception from 60 to 90 from September 2016, be approved;
- (c) That it be noted that the responsible officer for the implementation of such matters is the Capacity Planning and Sufficiency Lead.

**120 Children and Young People's Plan 2015-19**

The Director of Children's Services submitted a report setting out the intention to consult with stakeholders on the development of the 2015-19 Children and Young People's Plan before the final draft is submitted to full Council for approval in April 2015.

Responding to an enquiry, the Board was provided with an update following the publication of a report by Ofsted earlier in day regarding Local Authorities' role in the safeguarding of children from exploitation.

**RESOLVED –**

- (a) That the proposals for initiating the conversation about the shape of the Children and Young People's Plan 2015-19, be noted.
- (b) That it be noted that the officer responsible for the such matters is the Chief Officer, Partnership, Development and Business Support, and that in terms of timescales, it is proposed that the Plan be formally considered by Council in April 2015.

(The Council's Executive and Decision Making Procedure Rules state that the power to Call In decisions does not extend to those made in accordance with Budget and Policy Framework Procedure Rules (B&PFPRs). As the resolutions relating to this minute (above) were being made in accordance with the Council's B&PFPRs, such matters were not eligible for Call In)

**DATE OF PUBLICATION:** FRIDAY, 21<sup>ST</sup> NOVEMBER 2014

**LAST DATE FOR CALL IN**

**OF ELIGIBLE DECISIONS:** FRIDAY, 28<sup>TH</sup> NOVEMBER 2014 AT 5.00 P.M.

(Scrutiny Support will notify Directors of any items called in by 12.00noon on Monday, 1<sup>st</sup> December 2014)