

Report of: Jane Maxwell, East North East Area Leader

Report to: Inner North East Community Committee – Chapel Allerton, Moortown, Roundhay

Report author: Clare Wiggins; Area Improvement Manager; Tel: 0113 336 7646 / Lee Paton; Regeneration Support Officer; 0113 247 6225

Date: 15th June 2015

Derelict and Nuisance Sites Programme Update

Purpose of report

1. The report provides some background to the derelict and nuisance property programme established in 2011.
2. The report provides the Community Committee with details of actions undertaken and pending in the area to address derelict and nuisance sites and bring about environmental improvements.

Recommendations

3. The Community Committee is requested to note progress and raise any questions.
4. The Community Committee is asked to agree to the Environmental Sub Group performing a monitoring role

Purpose of this report

5. To provide the Community Committee with background to the Derelict and Nuisance Sites programme, including an overview of the process for nominating sites for inclusion within the programme.
6. To provide information on actions undertaken and pending along with successes of the project within the Community Committee area.

Background

7. This programme was established in 2011 to improve coordination across the Council in dealing with the worst derelict and eyesore properties across the city which are causing a nuisance and blight on communities.
8. An Enforcement Working Group has been established to coordinate action, including representatives from Regeneration, Building Control, Planning Compliance, Conservation and the Area Support Teams who liaise with Enforcement Officers within the three Locality Teams.
9. In February 2011, Executive Board agreed to support the programme with a rolling budget of £500,000 over a three year period from the capital programme, delegated to the Director of City Development.

Main issues

10. In 2011 a programme steering group and working group were established to address derelict and nuisance properties across the city with Leeds City Council supporting the work with a £500,000 budget.
11. Area Support Teams were invited to submit their 'top 10' problem sites. The sites were identified from a number of sources, including ward Member complaints, sites raised at 'tasking' meetings or community forums and sites identified by enforcement officers. Committee Chairs and Community Committee Environmental Sub Groups also identified properties and in a Yorkshire Evening Post article, members of the public were invited to suggest properties. Appendix A shows the criteria for the nomination of sites.
12. A total of 74 properties were initially identified across the city, with a first tranche of 34 properties prioritised in year 1 of the project. Continuous review of the sites included in the programme has resulted in the current position (May 2015), across the city, there are a total of 107 sites included within the programme - 78 properties with ongoing actions, 14 sites with long term proposals being implemented and 15 sites completed with some form of development.
13. There are currently 32 sites within East North East Leeds included within the programme. The only site currently included within the programme, situated within Outer North East, is 62 High Street, Clifford.
14. The primary role of the derelict and nuisance property programme is to tackle the nuisance and eyesore issues which affect properties and impact upon local residents and businesses. Once the main issues have been tackled, the property will be

monitored and contact will be maintained with owners to find a long term redevelopment / re-use solution. Only once a sustainable solution is identified and implementation started will a property be considered to be completed.

Inner North East key cases

15. Currently, there are four live cases with actions ongoing in Inner North East, which include the former Mobil Garage at 133-135 Chapeltown Road, the former Jyoti Video Shop at 195 Chapeltown Road, the former Gurdwara Temple at 281a Chapeltown Road.
16. Owners of all four sites have recently been contacted and updates have been received from the owners of the former Jyoti Video Shop, who have advised that all outstanding external works will be completed by the end of August 2015, although it should be noted that the planning condition stipulates that the external works should be completed no later than 31/12/15; the owners of the former Gurdwara who have confirmed that the front wall is complete and work has commenced on the steps to the front of the building. With regards to 133-135 Chapeltown Road, a request has been submitted from Planning Compliance to the local Environmental Action Team to request that the owner cuts back the vegetation on the site and gives a clear up, the deadline for completion of the works is late June 2015. In addition Regeneration has written to the owner to explore the possibility of the owner contributing to an arts project that will improve the appearance of the site, given its prominent location. No response has been received at the time of this report and further correspondence will be made imminently.

Corporate Considerations

Consultation and Engagement

17. The properties identified were agreed by Members prior to the submission being made. The sites were also discussed and supported by the respective Environmental Sub Groups for the East North East area. There have subsequently been press releases and items on local news programmes that have brought this project to the attention of the public.

Equality and Diversity / Cohesion and Integration

18. Internal and statutory partners are committed to equality and cohesion and all projects they are involved with will have considered these issues.

Council policies and City Priorities

19. The Derelict and Nuisance Sites programme supports the City Priorities Plan, specifically by improving local communities.

Resources and value for money

20. An initial budget of £500,000 has been allocated to support this project. However, in many instances any resources used from that budget will be recouped by the Council

from the owner. Value for money considerations form part of the Design and Cost Report and programme monitoring when requesting funds from this budget.

Legal Implications, Access to Information and Call In

- 21. There are no key or major decisions being made that would be eligible for call in.
- 22. All notices served are subject to legal advice prior to the action being taken.

Risk Management

- 23. A full risk assessment has been carried out for this project.

Conclusion

- 24. The report provides Community Committees with an update on the progress of the Derelict and Nuisance Sites project.
- 25. The report focuses on the one site located within the Inner North East area.

Recommendations

- 26. The Community Committee is requested to note progress and raise any questions.
- 27. The Community Committee is asked to agree to the Environmental Sub Group performing a monitoring role.

Background information

Report to Executive Board; 18th July 2012 'Derelict and Nuisance Programme'