

SOUTH (INNER) AREA COMMITTEE

TUESDAY, 20TH FEBRUARY, 2007

PRESENT: Councillor A Gabriel in the Chair

Councillors J Blake, D Congreve,
D Coupar, P Davey and G Driver

60 Chair's Opening Remarks

The Chair welcomed all in attendance to the February meeting of the South (Inner) Area Committee.

61 Declarations of Interest

Councillor Driver declared a personal interest in relation to agenda items 8 and 9 due to being a Board Member of Leeds South and South East Homes ALMO (Minutes Nos 65 and 66 refer).

Councillor Coupar declared a personal interest in relation to agenda item 10, due to being a Member of Leeds Learning Disabilities Partnership Board (Minute No 67 refers).

(Further declarations of interest were made later in the meeting (Minute Nos 69(ii) and 69(iv) refer).

62 Apologies for Absence

Apologies for absence from the meeting were received on behalf of Councillors E Nash, A Ogilvie and the Lord Mayor, Councillor M Iqbal.

63 Minutes of Previous Meeting

RESOLVED – That the minutes of the previous meeting held on 14th December 2006 be approved as a correct record.

64 Open Forum

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

Cottingley Heights

A representative of the local Tenants and Residents Association raised concerns both in relation to the levels of vandalism which had occurred, and the general condition of accommodation at Cottingley Heights. In response, the Committee undertook to investigate the possibility of additional security measures being introduced on site.

'Right To Buy Scheme'

In response to concerns raised in relation to tenants who had sold houses which were purchased through the 'Right To Buy Scheme', only to reside in

Council owned property once again, the local resident was assured that further information on this matter would be sought.

65 Progress on Regeneration and Development Issues within South Leeds

The Committee received a report from the Director of Neighbourhoods and Housing which sought Members' support for the principles intended to underpin the development of a regeneration strategy for South Leeds.

Having received an overview of the main issues detailed within the report from the South Leeds Area Manager and the Project Manager, a question and answer session ensued. The main areas of debate were as follows:-

- Members discussed the geographical area which had been earmarked for the scheme and made several suggestions in relation to the proposals. In response, the Committee was advised that there was a degree of flexibility when establishing the scheme's boundaries;
- Enquiries were made into the criteria which would be used to prioritise the allocation of capital receipts gained from the sale of land, and whether such capital receipts would be reinvested back into those communities from which it originally came;
- Members emphasised that the scheme should acknowledge the unique characteristics of each individual community within Inner South Leeds and underlined the need to ensure that the benefits from the scheme were maximised for all such communities;
- The Committee enquired about the consultation process intended to be undertaken and highlighted the importance for all communities within Inner South Leeds to be fully informed about the nature of the scheme and how each individual area may benefit from it;
- Members discussed the location of the Council owned assets which could potentially be used to help deliver the objectives of the scheme;
- The need to ensure that the scheme prioritised the promotion of issues such as educational attainment and transportation links in the area;
- Members then discussed the need for the regeneration scheme to be given an appropriate title.

RESOLVED –

- (a). That the report and information appended to the report be noted;
- (b). That Members' comments relating to the scheme be noted;
- (c). That the Department of Communities and Local Government's (DCLG) decision on the Beeston Hill and Holbeck Round 5 Housing PFI Scheme be noted;
- (d). That support be given to the preparation of an Outline Business Case for the PFI scheme, on the understanding that the work undertaken will support the development of an alternative PPP delivery mechanism, should this be necessary if PFI credits are not allocated to the scheme;
- (e). That support be given to the objectives for the South Leeds Regeneration Area and the progression of work on developing regeneration proposals, with a view to presenting detailed proposals to a future meeting of the Area Committee.

(Prior to the commencement of this item, Councillor Congreve indicated that he was a Member of Plans Panel (East) and could possibly be considering issues relating to this matter at a later date in that capacity.

He stated that in view of this, and in order to avoid any perception of pre-determination when the matter came before Plans Panel, he would not discuss any specific planning matters relating to this issue. Councillor Congreve also stated that he would not be bound by any discussions or decisions taken at today's meeting when this matter came before Plans Panel, but would consider all representations and viewpoints presented at the planning meeting before reaching a conclusion based on the merits of the case).

66 A Plan for Delivering Affordable Housing in Leeds

A report was submitted on behalf of the Chief Housing Services Officer which detailed the background to the establishment of the Affordable Housing Task Force and the subsequent production of the Affordable Housing Delivery Plan entitled, 'Making the Housing Ladder Work'.

Following a presentation from the Housing Strategy Manager, which related to issues surrounding the provision of affordable housing in Leeds, a question and answer session ensued. The main areas of debate were as follows:-

- The actions being taken to maximise the use of Section 106 monies for the provision of affordable housing in Leeds;
- The need to ensure the availability of an affordable housing stock in Leeds so that a more gradual provision of accommodation could be established, which would enable local communities in the area to remain viable and sustainable;
- The problems which had been experienced due to a more transient population currently residing in the area, and the need to ensure that those individuals who wished to remain in Inner South Leeds could afford to do so.

In conclusion, Members proposed that the issues raised in relation to the provision of affordable housing in Inner South Leeds were relayed to the relevant Regeneration Boards for consideration.

RESOLVED –

- (a). That the information contained within the report and presentation, submitted on behalf of the Chief Housing Officer, be noted;
- (b). That Members' comments relating to the delivery of affordable housing in Leeds be noted.

67 Learning Disability Day Centres Modernisation

The Director of Adult Social Services submitted a report which provided the Committee with background information relating to the plan to modernise learning disability day care in Leeds and which detailed information on the local consultation exercise that was currently being undertaken throughout the city.

Following a brief introduction to the issues highlighted within the report by the Project Manager, Adult Services – Resources, a question and answer session followed. The main areas of debate were:-

- The levels of service which would be delivered to users during the transitional period, when provision was transferred from Moor End Day Services to alternative sites;
- The extent to which there would be additional funding available to deliver the revised service provision and the number of individuals currently attending Moor End who would be entitled to access services under the proposed new arrangements;
- Members emphasised the need to ensure that the levels of engagement and social interaction experienced by service users when attending such day centres were maintained;
- The potential for a more co-ordinated and multi-agency approach to be adopted when delivering such services in the future;
- The significant impact that any changes to the proposed arrangements would have on service users, the need to ensure that any information relating to the proposals was effectively communicated to all concerned and the impact that would be felt by those users attending Moor End Day Services who did not reside within Inner South Leeds;
- The need to ensure that the issues raised by all stakeholders during the consultation process were taken into consideration when implementing any revised arrangements;
- The timescales relating to the publication of the proposed changes to the delivery of adult day services in Leeds and how such changes would be implemented throughout the city.

In conclusion, Members acknowledged the complexity of, and the emotive issues raised by the proposed changes to the provision of day services for adults with learning difficulties and requested that the Area Committee was given further opportunities to be consulted on the proposals in the future. In addition, Members also expressed an interest in becoming involved in the local Consultation Boards which were being established.

RESOLVED –

- (a). That the report and information appended to the report be noted;
- (b). That Members' comments relating to the aims of the plan and the local consultation process be noted;
- (c). That the Area Committee be kept informed of the outcomes from the local consultation process which relates to the modernisation of Learning Disability Day Services in Leeds.

68 Draft Area Delivery Plan 2007/08

Members received a report from the Director of Neighbourhoods and Housing which provided the Committee with a review of the 2006/07 Area Delivery Plan (ADP) and detailed a draft ADP for 2007/08 for Members' consideration. The report also sought the Committee's views on the possibility of stronger links being established between the Committee's ADP and the Local Area Agreement (LAA) outcomes.

Having received a brief overview of the key features detailed within the draft ADP for 2007/08, Members emphasised the need for the Plan to be delivered in a creative and co-ordinated way, in order to ensure the successful delivery of multi-agency initiatives in Inner South Leeds, such as the Extended Schools programme.

RESOLVED –

- (a). That the report and information appended to the report, including the review of the 2006/07 ADP and the draft version of the 2007/08 ADP, be noted;
- (b). That linkages to the LAA for Leeds be incorporated into the Area Committee's ADP for 2007/08 where appropriate;
- (c). That Members' comments relating to the draft version of the 2007/08 ADP be noted;
- (d). That further work on the deliverability of the Plan be undertaken, with a final ADP and Action Plan, incorporating Members' views, being submitted for approval to the March 2007 meeting of the Area Committee.

69 Area Committee Wellbeing Budget

The Director of Neighbourhoods and Housing submitted a report which updated Members on the current position of both the capital and revenue elements of the Area Committee's Wellbeing budget, summarised the Small Grant applications received since the last meeting and requested Members to determine the proposals for Wellbeing funding which had been submitted.

Due to the fact that there had been more requests for community skips than the current budget allowed, it was proposed that £2,500.00 from the 2006/07 Communication and Consultation budget was transferred to the 2006/07 Community Skips budget.

Following a discussion which related to the proposals for Wellbeing funding which had been submitted to the meeting for consideration, it was

RESOLVED –

- (a). That the report and information appended to the report, including the current position of the Area Committee's revenue and capital Wellbeing budgets in addition to the Small Grants budget be noted;
- (b). That £2,500.00 from the Area Committee's 2006/07 Communications and Consultation budget be transferred to the Committee's 2006/07 budget ringfenced for the use of Community Skips;
- (c). That the following decisions be made in relation to the Wellbeing funding proposals which have been submitted for determination to this meeting:-
 - (i). DAZL Youth Dance Wellbeing Project – Dance Action Zone Leeds (DAZL) - £10,548.00 - 2007/08 Revenue budget – **Approved;**
 - (ii). Community Safety Roadshow – Hamara Healthy Living Centre – £2,250.00 - 2007/08 Revenue budget – **Proposal to be determined via the Area Committee's Small Grants budget;**
 - (iii). South Leeds Sports Centre Community Worker – Sports and Active Recreation Service (Learning and Leisure Department) - £14,952.00 - 2007/08 Revenue budget – **Declined;**

(iv). Future Roots at Hamara – Youth Sevice/Leeds Racial Harassment Project - £3,200.00 – 2007/08 Revenue budget – **Proposal to be determined via the Area Committee’s Small Grants budget;**

(v). Throstle Recreation Ground Improvement – Parks and Countryside (Learning and Leisure Department) - £14,000.00 – 2006/07 Capital budget – **Approved.**

(**NB** Having declared a personal and prejudicial interest in relation to the two Wellbeing proposals received from the Hamara Healthy Living Centre, due to being a Board Member of the Centre, Councillor Davey left the room during the consideration of those two agenda items and took no part in the discussion thereof (Minute Nos 69(ii) and 69(iv) refer)).

70 Area Manager's Report

The Committee received a report from the Director of Neighbourhoods and Housing which provided Members with details of the range of activities currently taking place within the Inner South area of Leeds.

Having discussed the relationship which existed between the District Partnership and the Area Committee, Members sought clarification on a specific initiative which involved the planting of trees in Belle Isle. In response, the South Leeds Area Manager undertook to pursue the matter and provide Members with further details.

The Committee noted the areas which had been earmarked for the next round of Neighbourhood Improvement Plans (NIPs) and was advised that a report outlining the proposed arrangements for progressing such plans was intended to be submitted to a future meeting of the Area Committee.

With regard to the transfer of community centres to the Neighbourhoods and Housing Department, it was proposed that a sub group of the Area Committee was established to advise the Committee on the management of such centres. Members were also invited to nominate a representative from each Ward to sit on the sub group. A discussion relating to the timescales involved in establishing such a sub group then followed.

Members were advised that it was intended for a report to be submitted to the next Area Committee meeting with regard to the initiatives which had previously been commissioned by the Area Committee, in order to assist Members when determining the next steps for any continuation, change or discontinuance of the Committee’s contract with the relevant organisations.

Having sought further information on the Mobile Youth Provision’s achievements to date, which the Area Management Team undertook to provide, the Committee agreed to defer any decisions concerning the name of the initiative to the Chair.

Further to an update on the proposals for a possible South Leeds Regeneration Area which had been received earlier in the meeting, Members learned of an application for funding being made to the Regional Housing

Board for housing based improvements. The Committee then made reference to the current Local Enterprise Growth Initiative (LEGI) bids in the area, suggested some potential locations for future bids and requested an overall update on the initiative. In response, it was proposed that representatives of LEGI could be invited to a future meeting of the Committee in order to update Members on any relevant issues.

It was then requested that an update report relating to the activities of Neighbourhood Wardens in the area was submitted to the next meeting of the Committee for Members' consideration.

RESOLVED –

- (a). That the report and information appended to the report, including the final report on the Cottingley NIP, be noted;
- (b). That the invitation to the Chair of the Area Committee to continue being a representative on the South Leeds District Partnership be noted;
- (c). That Members provide the Area Co-ordinator with suggested locations for clean ups to take place between April to June, by 2nd March 2007;
- (d). That a report be submitted to the next meeting of the Committee regarding the initiatives which have been commissioned by the Area Committee (Neighbourhood Priority Development Worker and Mobile Youth Provision) in order to assist Members determine the next steps for any continuation, change or discontinuance of the Committee's contract with the relevant organisations;
- (e). That a sub group of the Area Committee be established in order to advise on the issues relating to those community centres transferred to the Neighbourhoods and Housing Department, and that Members nominate and submit to the Area Manager a representative from each Ward to sit on the sub group;
- (f). That an update report relating to the provision of Neighbourhood Wardens in the area be submitted to a future meeting of the Area Committee.

71 Date, Time and Venue of Next Meeting

Monday, 26th March 2007 at 6.30 p.m. at Cottingley Community Centre, 115 Cottingley Approach, Leeds, LS11 0HJ.

(The meeting concluded at 9.05 p.m.)