

EXECUTIVE BOARD

WEDNESDAY, 18TH OCTOBER, 2023

PRESENT: Councillor J Lewis in the Chair

Councillors S Arif, D Coupar, M Harland,
H Hayden, A Lamb, J Lennox, J Pryor,
M Rafique and F Venner

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Future of six high rise and resident rehousing - Bailey and Brooklands Towers, Ramshead Heights, Leafield Towers, Raynville Court and Grange

The Director of Communities, Housing and Environment submitted a report regarding the future of six high rise blocks within the Council's housing estate. The report noted that as significant investment work would be needed to ensure the long term future of the blocks, including intrusive and costly strengthening works, an options appraisal had been undertaken. The report presented the recommendations arising from that appraisal, which were for all residents to be rehoused, with appropriate support for those who needed it, and for subsequent demolition to clear the sites. The report noted that this would enable the development of new modern housing in the future on the sites, whether by the Council or other parties.

By way of introduction to the report, the Executive Member provided an overview of the key points within the report including the options appraisal work that had taken place and the recommended next steps.

In considering enquiries regarding the potential impact that the proposals may have upon the current demand for social housing and also regarding the potential future use of the sites, it was acknowledged that whilst there may be a short term pressure on demand as a result of the proposal, it was felt that this would be manageable as part of the Council's wider social housing estate. It was also noted that the ultimate aim of the proposals was to increase the number of social housing units available in Leeds for the longer term and also to deliver a beneficial outcome for the current residents of those blocks. Furthermore, it was noted that the considerable timeframes involved in the delivery of the proposals were with the aim of ensuring that a managed approach was taken, and that liaison with partners on the opportunities regarding the future use of the sites would be ongoing. In response to a Member's enquiry, the Board received further detail on the consultation and engagement processes which have taken place with residents of the blocks to date.

As part of the discussion, a Member acknowledged that whilst action was needed and that refurbishment of the blocks was not a viable option, they confirmed that they could not support the recommendations without further assurance around the future plans for the sites, or that all residents were supportive of the proposals, and as such, recommended a deferral so that further detail could be obtained. In response, further information was provided on the timeframes involved and the reasons for the proposed actions, with it being reiterated that the intention was to deliver a greater number of social housing units on these sites in the longer term. It was undertaken that further information on such matters could be provided to the Member in question, if required.

Following consideration of appendix C to the submitted report designated as being 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 public part of the meeting, it was

RESOLVED –

- (a) That the rehousing of residents of secure tenanted flats in the blocks (Bailey Towers, Brooklands Towers, Ramshead Heights, Leaffield Towers, Raynville Court and Raynville Grange), be approved, and that approval be given for Home Loss and Disturbance payments to be made to qualifying residents; with this resolution being supported by ongoing engagement with residents during implementation;
- (b) That approval be given for the awarding of 'Band A' housing priority and direct let status to tenants of the blocks;
- (c) That the suspension of lettings to the flats and garages be approved, with any void properties being taken out of charge;
- (d) That approval be given for the negotiation and undertaking of the re-purchasing of any leasehold flats, with approval also being given for compulsory purchase to be pursued if a voluntary approach is unsuccessful;
- (e) That it be agreed that the buildings should be safely demolished, creating clear sites;
- (f) That it be noted that activity will be progressed to explore options for the sites - for example, for development by the Council, or with other parties, or for sale;
- (g) That spend of £5,267,600 from the Housing Revenue Account Capital Programme, be authorised, to deliver rehousing and building emptying activity; and
- (h) That agreement be given for the Initial Demolition Notices and Final Demolition Notices to be served by the Council at the appropriate times.

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