



SCRUTINY BOARD (NEIGHBOURHOODS AND HOUSING)

Meeting to be held in Civic Hall, Leeds on
Thursday, 20th July, 2006 at 10.00 am

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

MEMBERSHIP

Councillors

J Akhtar	-	Gipton and Harehills
S Armitage	-	Crossgates and Whinmoor
D Atkinson	-	Bramley and Stanningley
P Ewens	-	Hyde Park and Woodhouse
R Finnigan	-	Morley North
A Gabriel	-	Beeston and Holbeck
G Hyde	-	Killingbeck and Seacroft
M Phillips	-	Garforth and Swillington
R Pryke (Chair)	-	Burmantofts and Richmond Hill
M Rafique	-	Chapel Allerton
D Schofield	-	Temple Newsam

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

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A G E N D A

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

Item No	Ward/Equal Opportunities	Item Not Open		Page No
7			<p>MINUTES OF THE OVERVIEW AND SCRUTINY COMMITTEE</p> <p>To receive and note the minutes of the Overview and Scrutiny Committee meeting held on 5th June 2006.</p> <p>(Copy attached.)</p>	5 - 8
8			<p>MINUTES OF THE EXECUTIVE BOARD</p> <p>To receive and note the minutes of the Executive Board meeting held on 14th June 2006.</p> <p>(Copy attached.)</p>	9 - 14
9			<p>ALMO REVIEW UPDATE</p> <p>To receive the report of the Head of Scrutiny and Member Development updating Members on the review process currently being undertaken for ALMOs.</p> <p>(Report attached.)</p>	15 - 30
10	Beeston and Holbeck		<p>INQUIRY INTO REGENERATION IN BEESTON AND HOLBECK - DRAFT TERMS OF REFERENCE</p> <p>To consider the report of the Head of Scrutiny and Member Development outlining the draft Terms of Reference for the Inquiry into Regeneration in Beeston and Holbeck.</p> <p>(Report attached.)</p>	31 - 34

Item No	Ward/Equal Opportunities	Item Not Open		Page No
11			<p>RESPONSES TO RECOMMENDATIONS (AFFORDABLE HOUSING AND ANTI-SOCIAL BEHAVIOUR)</p> <p>To receive the report of the Head of Scrutiny and Member Development outlining the departmental responses for the Inquiry into Affordable Housing and the Inquiry into Anti-Social Behaviour Interventions which were undertaken by previous Scrutiny Boards during the 2005/06 Municipal Year, the monitoring of which will fall within the remit of this Board during 2006/07.</p> <p>(Report attached.)</p>	35 - 58
12			<p>WORK PROGRAMME</p> <p>To consider a copy of the Scrutiny Board's revised Work Programme.</p> <p>(Report attached.)</p>	59 - 70
13			<p>DATE AND TIME OF NEXT MEETING</p> <p>Wednesday 6th September 2006 at 10:00 am (Pre-meeting for Board Members at 9:30 am.)</p>	

Agenda Item 6

Scrutiny Board (Neighbourhoods and Housing)

Wednesday, 7th June, 2006

PRESENT: Councillor R Pryke in the Chair

Councillors D Atkinson, P Ewens,
R Finnigan, M Phillips, M Rafique and
D Schofield

1 CHAIR'S OPENING REMARKS

The Chair welcomed Members and Officers to the first meeting of the Scrutiny Board (Neighbourhoods and Housing) of the Municipal Year.

2 DECLARATION OF INTERESTS

The following Members declared personal / prejudicial interests for the purpose of Section 81 (3) of the Local Government Act 2000 and paragraphs 8 to 13 of the Members Code of Conduct:-

Councillor P Ewens – declared a personal interest as a Member of Leeds North West Homes ALMO.

Councillor D Schofield – declared a personal interest as Director of South East Leeds Homes Board.

3 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Hyde and Armitage.

4 PRESENTATION FROM THE DIRECTOR OF NEIGHBOURHOODS AND HOUSING

The Chair informed Members that as this was the first meeting of the Municipal Year, the Director of Neighbourhoods and Housing, Neil Evans, had been invited in order to discuss current and future issues facing the department. The Board were also given the opportunity to raise any questions with the Director in preparation for setting the initial work programme for the forthcoming year. The Executive Member for Neighbourhoods and Housing, Councillor J L Carter, also attended the meeting.

The following Officers were in attendance:

- Trevor Kerry, Chief Community Safety Officer
- Helen Freeman, Chief Environmental Health Officer
- Christine Addison, North West Leeds Area Manager

The Scrutiny Board received a presentation from Officers outlining the structure of the department, along with the details of key officers. Members were informed that the department was divided into five divisions – Support Services, Housing Services, Regeneration, Community Safety and Environmental Health. Each relevant Officer then gave an overview of the

challenges and key issues facing their individual departments, all of which would have a possible bearing on the work of the Board in the coming year.

Following the formal presentation, Members were given the opportunity to ask questions of the Officers in relation to the work of the department. The key topics discussed were as follows:

- The need to reinforce the work of the Community Safety team in relation to anti-social behaviour with support from the Authority's Legal department;
- How the problem of homelessness in young men is being tackled;
- The number of empty homes currently in the city;
- The proliferation of student housing within Leeds, particularly large developments of purpose-built accommodation;
- The implications of the Children's Act upon housing;
- The actual figures in relation to the number of refugees and asylum seekers in receipt of housing assistance in the city;
- The fact that some wards have not yet benefited from the overall city-wide reduction in crime levels;
- The merits of publicising the outcome of successful legal action in relation to noise nuisance;
- The future of ALMO's in Leeds and the steps being taken to consult with local residents on the issue;

The Chair thanked the Executive Board Member and Officers for their attendance and contribution to the meeting.

RESOLVED – That the contents of the presentation and ensuing discussion be noted.

5 WORK PROGRAMME

The Head of Scrutiny Support and Member Development submitted a report proposing guidelines for the development of a Work Programme for the Scrutiny Board for the 2006/07 Municipal year.

Members were reminded that as Scrutiny Boards were now aligned to Executive Member portfolios, the remit of the Board related to those priorities within the Corporate Plan associated with Neighbourhoods and Housing.

The following issues were raised as possible topics for further scrutiny:

- The proposed reorganisation of Leeds ALMOs;
- Partnership working across the Council, particularly District Partnerships;
- Area Management arrangements
- Housing and regeneration in Beeston and Holbeck
- Safer Leeds Partnership
- Supporting People
- The Government's 'Respect' agenda.

Following discussions it was agreed that the initial work programme be devised by the Chair in consultation with the Principal Scrutiny Officer. A copy of the programme would be circulated to all Board Members for their information and approval.

RESOLVED – That a copy of the initial Work Programme be circulated to all Board Members for approval.

6 DATE AND TIME OF THE NEXT MEETING

Thursday 20th July 2006 at 10:00 am (pre-meeting at 9:30 am.)

(The meeting concluded at 11:35.)

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Agenda Item 7

Overview and Scrutiny Committee

Monday, 5th June, 2006

PRESENT: Councillor G Driver in the Chair

Councillors J Bale, B Cleasby, T Leadley
and R Pryke

1 Chair's Opening Remarks

The Chair welcomed Members and officers to the first meeting of the Overview and Scrutiny Committee (OSC) in the 2006/07 municipal year, and also paid tribute to the hard work of the outgoing Chair, Councillor Liz Minkin.

2 Declaration of Interests

No declarations of interest were made.

3 Apologies for Absence

Apologies for absence from the meeting were submitted on behalf of Councillors Anderson, Grahame and Lancaster.

4 Minutes - 26th April 2006

RESOLVED – That the minutes of the meeting held on 26th April 2006 be confirmed as a correct record.

5 Matters Arising from the Minutes

- (a) Scrutiny Commission (Avoiding Alcohol Abuse) (Minute No 152 refers)
Further to Minute No 152, 26th April 2006, the Chair reported that the final responses to the Commission's Inquiry Report would now be submitted to the July OSC meeting.
- (b) Scrutiny Commission (Flooding within Leeds) (Minute No 153 refers)
Further to Minute No 153, 26th April 2006, the Commission Chair, Councillor Leadley, reported on a recent Yorkshire and Humberside Regional Spatial Strategy Review meeting he had attended at which it was clear that flooding problems was now regarded as an issue which needed to be tackled at regional level. However, referring to recent problems which had re-occurred locally on 16th May 2006, almost exactly a year after similar problems in May 2005, it was clear that much remained to be done locally to address the issues highlighted in his Commission's final report.

6 Outstanding Minutes of Former Scrutiny Boards

RESOLVED – That the final minutes of the following former Scrutiny Boards be received and noted:-

- Thriving Communities, 19th April 2006
- Environment and Community Safety, 24th April 2006
- Transforming Services, 27th April 2006.

7 The Scrutiny Process and Constitutional Changes

The Head of Scrutiny and Member Development submitted a report outlining for the Committee the changes to Scrutiny Board arrangements recently approved by Council and the revised Terms of Reference of OSC.

In brief summary, the following main issues were discussed:-

- The possibility, where absolutely necessary, of certain Inquiries being carried over from one municipal year to the next where this might be warranted, rather than attempt to impose false deadlines. It was accepted that this was feasible, but possible continuity difficulties were also highlighted;
- It was agreed that the Head of Scrutiny Support and Member Development should obtain and circulate to OSC Members a copy of the report of the London Assembly into the 7th July bombings, published today;
- Other items suggested for further consideration as part of the Committee's work programme were progress on the Council's 'Narrowing the Gap' corporate objective, and the relationship between the Call Centre and service departments in terms of following through on complaints received or matters highlighted.

RESOLVED – That subject to the above comments, the report be received and noted.

8 The Advisory Role of the Overview and Scrutiny Committee

The Committee considered a report submitted by the Head of Scrutiny and Member Development regarding the advisory aspects of OSC's role.

In addition to the proposals contained in the report relating to the co-ordination of Board work programmes and the development of best practice, which Members accepted and welcomed, the Board also felt that it was important for it to develop its relationship with the Executive Board and Executive Members. This should be a two-way exchange of ideas and views, perhaps via quarterly reports from OSC to the Executive Board, and this would also allow OSC to highlight to the Executive strategic areas, such as transport, where it was felt that issues needed to be addressed and discuss how best to tackle them.

RESOLVED – That subject to the above comments, the report be received and noted.

9 Annual Scrutiny Report to Council - Action Plan

The Head of Scrutiny and Member Development submitted a report regarding the annual process whereby OSC, on behalf of all Scrutiny Boards, submitted an Annual Scrutiny Report and associated Action Plan to the Executive Board.

Developing Members' theme from the last item, the Head of Scrutiny and Member Development suggested that perhaps the development of a Forum, involving Scrutiny Board Chairs and Executive Board Members, was one way in which links and communication could be improved. It would also help to establish a direct link in terms of progressing corporate priorities.

The Chair indicated that he supported this concept, perhaps with Forum meetings being themed to one particular subject, such as obesity, transport, the environment, quality and care, employment and training etc.

RESOLVED – That the report be noted, and the Head of Scrutiny and Member Development further develop the ideas discussed and report back to the Committee.

10 OSC Work Programme - Sources of Work and Establishing Priorities

The Committee considered a report submitted by the Head of Scrutiny and Member Development regarding developing the Committee's work programme for 2006/07.

The Chair stated that the report was an excellent starting point for planning OSC's work programme, and that he was in favour, where appropriate, of single item agendas.

In brief summary, the following matters were discussed as part of the Committee's consideration of this item:-

- Progress chasing on the Council's 'Narrowing the Gap' corporate objective;
- Obesity – to build upon the excellent work previously carried out by the Scrutiny Board (Health and Well Being);
- Electoral arrangements – carry over from work of Scrutiny Board (Thriving Communities);
- Co-ordination of cross-cutting issues across Boards.

RESOLVED – That subject to the above comments, the Board's work programme as submitted be approved and accepted, and the Head of Scrutiny and Member Development be requested, in consultation with the Chair, to develop further the proposed work programme and report back.

11 Date and Time of Next Meeting

Councillor Pryke submitted his apologies for the next scheduled meeting, on Monday 3rd July at 10.00 am (Pre-Meeting 9.30 am), and requested that consideration be given to the possibility of moving OSC meetings from a Monday, which were personally inconvenient for him.

The Chair stated his intention to hold Pre-Meetings at 9.30 am prior to each OSC meeting, which would itself commence at 10.00 am.

RESOLVED – That the Head of Scrutiny and Member Development, in consultation with the Chair, be requested to review the current proposed dates for OSC meetings.

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Executive Board

Wednesday, 14th June, 2006

PRESENT: Councillor M Harris in the Chair

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

Councillor J Blake Non voting Advisory Member

1 Chair's Remarks

The Chair welcomed Councillor Harker back to his first meeting since his recent illness and welcomed Councillor Brett to his first meeting as a member of the Board.

2 Exclusion of Public

RESOLVED – That the public be excluded from the meeting during consideration of appendices 1, 2 and 4 to the report referred to in minute 12 and during consideration of the appendix to the report referred to in minute 17.

3 Declaration of Interests

Councillor Wakefield declared a personal interest in the item relating to the regeneration of the Florence Street area of Harehills (minute 12) as a non-executive director of the East Leeds Primary Care Trust.

4 Minutes

RESOLVED – That the minutes of the meeting held on 17th May 2006 be approved.

CENTRAL AND CORPORATE

5 Council Plan

The Acting Chief Officer Executive Support submitted a report on the production of the Council Plan containing the Best Value Performance Plan to be presented to Council for approval on 21st June in advance of publication in its final form on 30th June 2006.

RESOLVED –

- (a) That the report be noted and that Council be recommended:
 - (i) to approve the Council Plan to allow publication by 30th June 2006
 - (ii) to authorise the Chief Executive to update and complete the Council Plan with any outstanding information prior to its publication on 30th June 2006
 - (iii) to authorise the Executive Board to make any necessary in-year amendments to the Council Plan subject to the amendments being reported to the next available Council meeting

- (b) That a report be brought to the next meeting of the Board on the content of the Plan.

6 Equality and Diversity Strategy 2006 -2008

The Acting Chief Officer, Executive Support submitted a report providing background information, outlining the processes undertaken in the development of the Equality and Diversity Strategy, outlining how it will be developed and monitored and seeking approval of the strategy prior to a launch event on 29th June 2006

RESOLVED –

- (a) That the report be noted and that approval be given to the Equality and Diversity Strategy 2006-2008
- (b) That equality and diversity updates be brought to this Board on a six monthly basis

7 Financial Outturn 2005/06

The Director of Corporate Services submitted a report on the Council's financial performance for the year ending 31st March 2006, prior to the submission of the annual accounts to the Corporate Governance and Audit Committee for approval, subject to audit

RESOLVED –

- (a) That the report be noted and that approval be given to the proposals contained in paragraph 5.0 of the report with regard to the treatment of reserves and carry forward
- (b) That approval be given to the creation of an earmarked reserve in respect of the Housing Revenue Account as detailed in paragraph 7.3 of the report

DEVELOPMENT

8 UDP Review Response to Modifications

The Director of Development submitted a report providing an overview of the response to the proposed Modifications and further action required to progress the UDP Review to adoption by full Council.

RESOLVED –

- (a) That the report be approved and that it would not be appropriate to make any further modifications to the Plan
- (b) That having carefully considered all the representations received, they do not give rise to a need for a further public inquiry
- (c) That the schedule attached as appendix 3 to the report be published as the Council's statement and reasons in response to the representations received
- (d) That the Notice of Intention to Adopt the UDP Review be published and that, following the expiry of the notice period, the Plan be submitted to full Council in July 2006 with a recommendation that it be formally adopted

9 A Strategic Change Programme For Planning and Development Services

The Director of Development submitted a report on the proposed outcomes of a Strategic Review of Planning and Development Services

RESOLVED – That the conclusions and the summary of the Change Delivery Plan as contained in the document ‘Planning a Better Future’ and as attached to the submitted report, be approved

NEIGHBOURHOODS AND HOUSING

10 Area Function Schedules 2006/07

The Director of Neighbourhoods and Housing submitted a report outlining the Area Function Schedules for 2006/07, detailing the budgets available for delegated services for the year and including an initial Area Function Schedule for Community Centres

RESOLVED –

- (a) That the updated Area Function Schedules for delegated budgets for 2006/07 be endorsed
- (b) That the initial Area Function Schedule for Community Centres currently vested with Neighbourhoods and Housing be endorsed and that the centres formally become the responsibility of the Area Committees from 1st July 2006
- (c) That a further report be brought to the Board commenting upon area decision making processes and recommending clarification of responsibilities as necessary.

11 Leeds Hate Crime Strategy

The Director of Neighbourhoods and Housing submitted a report presenting the Leeds Hate Crime Strategy designed to provide a framework to deal with all aspects of hate crime with a vision to create an environment where no form of hate motivated crime is tolerated.

RESOLVED – That this Board supports the implementation of the Leeds Hate Crime Strategy

12 Regeneration of the Florence Street Area of Harehills

The Director of Neighbourhoods and Housing submitted a report on options for the regeneration of the Harehills area and on a proposal for the acquisition and clearance of 36 properties.

Appendices 1, 2 and 4 to the report were designated as exempt under access to Information Procedure Rule 10.4(3) and were circulated at the meeting.

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

RESOLVED –

- (a) That approval be given to the injection into the Capital Programme of £1.5m of Regional Housing Board money
- (b) That scheme expenditure to the amount of £1.5m be authorised
- (c) That officers be authorised to commence acquisition of the identified properties by voluntary agreement with the owners and that in the

event that such agreement cannot be reached with the owner of any property within the target area for its acquisition, a further report be brought to this Board setting out the reasons why use of compulsory purchase powers may be considered appropriate and justified in the circumstances.

CHILDREN'S SERVICES

13 Framework for Managing Primary School Places

The Chief Executive of Education Leeds submitted a report presenting a policy document for the planning of primary school places to replace the existing Strategy for School Reorganisations approved by the Executive Board on 9th March 2005 (minute 224)

RESOLVED – That approval be given to the policy document on the planning of primary school places as attached to the report and to the framework to taking appropriate targeted action across the City.

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

14 Review of Primary Provision in Meanwood Primary Planning Area

Further to minute 55 of the meeting held on 21st September 2005 the Chief Executive of Education Leeds submitted a report on the outcome of further discussions since the formal consultation that took place in Summer 2005.

The Chair referred to two letters of representation which had been addressed to Members of the Board.

RESOLVED – That a statutory notice be published for the closure of Miles Hill and Potternewton Primary Schools on 31st August 2007 and for the establishment of a 1.5 form entry primary school on the Potternewton site on 1st September 2007.

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

15 Review of Primary provision in Horsforth Primary Planning Area

The Chief Executive of Education Leeds submitted a report on the outcome of a review of primary provision in the Horsforth Primary Planning Area.

The report presented the options of maintaining all existing provision, the amalgamation of Featherbank Infant and Newlaithes Junior schools to form a two form entry primary school and closure of Broadgate Primary School or amalgamation with another school in the area

RESOLVED –

- (a) That it be noted that Education Leeds considers an amalgamation of Featherbank Infant School and Newlaithes Junior, into a remodelled building on the junior school site to be the best option at the current time for the Horsforth area

- (b) That Education Leeds be requested to bring forward a proposal to this effect in due course and in particular to secure the necessary capital to deliver a single site primary school
- (c) That given the Children's Centre planned for Broadgate, the Board notes that no further action is presently required with regard to the number of primary school places available in Horsforth.

16 Local Government Ombudsman Report on a School Closure Notice

The Director of Legal and Democratic Services submitted a report on a recent finding of maladministration and injustice in a report issued by the Local Government Ombudsman in relation to a school admissions matter.

RESOLVED – That the Ombudsman's report and findings be received and noted and that the recommendation that £250 be paid to the complainant, for the injustice noted in the report, be accepted.

17 Recent Ofsted Inspections

The Chief Executive of Education Leeds submitted a report summarising the outcomes of recent OFSTED inspections during the spring term 2006.

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

18 Schools Causing Concern

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

Following consideration of appendix 1 to the report designated as exempt under Access to Information Procedure Rule 10.4(1) and (2) which was considered in private at the conclusion of the meeting it was

RESOLVED – That the contents of the report and the action in schools causing concern be noted.

(During the discussion of this matter Councillor Blake declared a personal interest as a governor at Intake High School).

ADULT HEALTH AND SOCIAL CARE

19 Scrutiny Board Report - Childhood Obesity Prevention and Management

Reports were submitted by the Chief Executive and the Chief Democratic Services presenting a recommendation made by the Scrutiny Board (Health and Wellbeing) following their recent inquiry into childhood obesity prevention and management.

The Chair of the Scrutiny Board attended the meeting and presented the Scrutiny report.

RESOLVED – That the final report of the Scrutiny Board (Health and Wellbeing) into childhood obesity prevention and management be noted and

that a further report be brought to this Board in response to recommendation 6 of the Scrutiny Board's report.

DATE OF PUBLICATION: 16TH JUNE 2006
LAST DATE FOR CALL IN: 23RD JUNE 2006

(Scrutiny Support will notify relevant Directors of any items called in by 12.00 noon on 26th June 2006)



Originator: S Winfield

Tel: 24 74707

Report of the Head of Scrutiny and Member Development

Scrutiny Board (Neighbourhoods and Housing)

Date: 20th July 2006

Subject: ALMO Review Update

Electoral Wards Affected:

Specific Implications For:

Ethnic minorities

Women

Disabled people

Narrowing the Gap

1.0 Introduction

- 1.1 At its June meeting, the Board agreed to receive an update on the review process currently being undertaken for the ALMOs.
- 1.2 The background to the review has been circulated to Members previously. In May 2005 it was reported that there was a need to review the long term future of ALMOs in Leeds, taking into account the financial viability of six ALMOs, the removal of Government restrictions on the size of ALMOs and the continuing reduction of the stock size. It was also recognised that the Government was due to provide its long term view of ALMOs and there was a need to ensure that the Council's arrangements would be able to take advantage of any freedoms and flexibilities offered.

2.0 Report Submitted to the Board

- 2.1 Attached is a report that provides the Board with the latest information on the ALMO review and the conclusions reached. Outlined in the report are the benefits and achievements of the ALMOs which can be built on, the proposals for the number of ALMOs to manage the Council's stock and consultation proposals. This report was considered by the Executive Board on 5th July 2006.

3.0 Recommendation

- 3.1 The Board is requested to note the information within the attached report and decide whether further scrutiny is required.

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Report of the Director of Neighbourhoods and Housing Department

Executive Board

Date: 5th July 2006

Subject: The Future of Arms Length Management Organisations for Housing in Leeds

Electoral Wards Affected:

Specific Implications For:

Ethnic minorities

Women

Disabled people

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In
(Details contained in the report)

EXECUTIVE SUMMARY

The report sets out the conclusions of the review of ALMO's.

The ALMO's have brought great benefits to Leeds, particularly through increased investment and tenant involvement. The review has sought to build on their achievements.

The review has concluded that the Council should not continue with the status quo of six ALMO's. There are problems of financial viability but also, given that the Government has removed any prescription of size, there is a positive opportunity to improve connections to the Council and take advantage of new freedoms by a reduction in number.

A financial review of the ALMO's concluded that one or two ALMO's presented the greatest advantages. A proposal to ballot on these options was presented to the ALMO Boards. All ALMO's, despite differences of views on other matters, believed that three ALMO's should be an option on the ballot.

In the light of this, and an improved HRA position which has mitigated some future risk, it is considered viable to offer a three ALMO option. In order to provide a clear choice to tenants it is proposed to ballot on the alternatives of one ALMO, favoured by the DCLG, and three ALMOs.

The three ALMO option is E and NE (including all of EASEL), S and SE (excluding EASEL) and W and NW. In light of the views expressed, it is proposed that this represents the Executive Board favoured option.

It is proposed to ballot tenants on the above option over a three week period from the middle of August. A report setting out the result of the ballot, with governance arrangements for supporting structures and the main Board(s) will be presented to Executive Board in September.

SECTION 1

PURPOSE OF THE REPORT

- 1.0 This report advises members of the Executive Board of the conclusions of the review of ALMOs in Leeds. The report sets out the background to the review and assesses the options available. It is recommended that tenants are balloted on the alternatives of a single ALMO or three ALMO's.

Background

- 1.1 In February 2003 six Arms Length Management Organisations (ALMOs) came into being to manage the housing management functions delegated to them under s.27 of the Housing Act. This was the result of two and half years work under the "Going Local" project. The choice confronting the Council in order to access funding to meet decency was between stock transfer and the ALMO route. Following an options appraisal and extensive consultation, culminating in a ballot, the ALMO route was chosen.
- 1.2 One of the key decisions taken in the "Going Local" project was to have six independent ALMOs. It is important that the context within which this decision was undertaken is understood. Leeds had around 67,000 properties at the time that decisions were taken. The guidance issued by the ODPM at that stage looked for ALMOs of no more than 15,000. Taking this into account, it was proposed to create ALMO's which aligned with wedges of the city. However, this would have left an East ALMO with towards 20,000 properties and under the then Office of the Deputy Prime Minister (ODPM) guidance this would not have been accepted. As a result the East wedge was sub divided between an East and South East ALMO, to make six ALMOs in total.

- 1.3 The creation of the ALMO's has brought tremendous benefits. The award of 2 star status to the ALMO's in 2003 and 2004 has delivered enormous investment to Leeds - £420m, which otherwise would not be available. The establishment of the ALMOs has also led to significant increases in both democratic accountability and tenant involvement in the decision making processes. It is the intention of this review to build on these achievements.

SECTION 2

2.0.0 REASONS FOR CHANGE

- 2.1.1 The context in which the ALMO's are now operating has significantly changed since the decisions in 2002. The reasons for reviewing the current arrangements are set out below.

2.2.0 ODPM Guidance

- 2.2.1 Current DCLG guidance is now silent on the issue of size of an ALMO. Indeed Nottingham, Newcastle and Sheffield, with stock numbers ranging from 33,000 to 53,000, have recently been accepted onto the ALMO programme with one main Board and sub structures underneath this Board. This change of thinking enables the Authority to consider now the most appropriate size to meet its objectives.

2.3.0 Stock Numbers

- 2.3.1 Since the six ALMOs were set up, the number of properties has declined to around 62,000. 2,000 properties were sold in 2005/6. Whilst the rate of loss through right to buy is dependent on a number of factors, the success of the decency programme has increased its attraction. As stock numbers continue to fall, it is not sustainable or desirable to continue to operate with six ALMOs.

2.4.0 Governance Relationship

- 2.4.1 The Management Agreement requires the Leeds ALMOs to fully contribute to the Council's corporate aims. In reality it has proven difficult to pull six organisations together in this way. The pressure for them to develop their own identities often is in direct contrast to the need to come together to deliver corporate priorities.

2.5.0 Financial Viability

- 2.5.1 There is significant concern about the financial viability of six ALMOs in Leeds over the medium to long term. There are inherent financial structural problems created by duplications in costs. In a report commissioned from PWC to look at the costs of the ALMOs in Leeds against the national picture, the following conclusions were reached. Whilst, overall, Leeds ALMOs were at or below the average running costs of an average ALMO, and repair costs were broadly in line with comparator ALMOs, senior management costs, on average across the six ALMOs, are higher than those in comparator ALMOs. As a result, the average senior management cost is £8 per property higher in Leeds. If Leeds achieved the average cost of the comparator

ALMOs, then costs would fall by approximately £500k per annum (based on stock numbers in the 2004/5 audited accounts)

- 2.5.2 Price Waterhouse Coopers (PwC) were also engaged to carry out a piece of work to give an assessment on the financial position and prospects of the six ALMOs. Their conclusion was that if there were no actions taken to address the underlying financial problems then Leeds ALMOs would collectively be in deficit by £11.8m by 2009/10, based on the ALMO's own projections at that time. ALMO draft accounts for the year ended 31 March 2006 became available on 12th May and the position has now been updated to reflect the improved position that these now show, which is a deficit of £10.3m. Detailed work has been undertaken with the ALMOs to assess and quantify their savings plans to see how far these would bridge the gap. If all non-repair savings are achieved in full this will still leave a £4.8m deficit at 2009/10. (Those savings related to repairs (£3.1m) are to be re-invested back into property.)
- 2.5.3 In considering the financial viability of organisations, account should also be given to the susceptibility to risk. Housing subsidy is vulnerable to significant swings due to changes in central government formula in any year. A more concrete concern, however, is that if Right to Buy sales and demolition figures fall below 3000 over two years, the Council is liable to lose £3.5m in subsidy. Whilst the HRA has now made partial provision for this eventuality, the capacity to adjust to such changes must be borne in mind in the selection of any model.
- 2.6.0 Future Vision for ALMOs
- 2.6.1 Some ALMOs in the country will complete their decency programme by the end of this year. As a result of this there has been considerable debate both within the National Federation of ALMOs (NFA) and the DCLG about the future of the ALMOs after decency has been achieved.
- 2.6.2 A recent speech by Ruth Kelly MP, minister at the DCLG, gave a commitment to see ALMOs continue beyond delivering decency. The speech set out the intention to enable Excellent Local Authorities and ALMOs to borrow money to invest. This approach by the DCLG increases the need to create sustainable ALMOs in Leeds that would be in position to take advantage of these changes. It is estimated that £1m in revenue can generate £10m of investment at present rates.

2.7 Conclusion

- 2.7.1 In view of all of these factors, it has been concluded that the Council should not continue to operate with the six ALMO's.

SECTION 3

THE OPTIONS CONSIDERED

- 3.1 In an earlier report to the Executive Board the option of returning the stock to Council management or seeking stock transfer were ruled out. The assessment of options, therefore, concentrated on the number of ALMO's which should operate. The review considered in detail the following options:

1. one ALMO
2. two ALMO's, covering W, NW, NE and E, SE and S respectively;
3. and two combinations of three
 - 3a. E and SE, S and W, NW and NE;
 - 3b. W and NW, NE and E, SE and S.

The following factors were taken into account in assessing the options:

- Financial Viability
- Retention of local decision making
- Ability to deliver improved performance
- Compatibility of merged geographical areas
- Fit with existing regeneration plans

3.2 Financial Assessment

- 3.2.1 PwC were employed to look at the potential financial impact of reducing the number of ALMOs. The report by PwC made some high level assumptions around management costs. All of the assumptions were agreed by an officer working group which included ALMO representation and was tested against PwC's knowledge of the sector. The chief savings are with regard to the number of senior managers and support functions that would exist within the options.
- Reducing the number of ALMOs to one or two ALMOs has the most potential to deliver a sustainable position through to 2009/10, although this is subject to the achievement of the identified savings plans.

3.2.2 The summarised results from the PwC exercise, as amended to reflect draft ALMO final accounts for 2005/2006 are:

Option		Savings in 2008/09	Savings in 2009/10	Cumulative Savings by 2009/10	Cumulative ALMO Reserves by 2009/10	100% ALMO savings identified achieved by 2009/10	Net position if ALL savings achieved	ALMO savings - repairs	ALMO savings - non-repairs	Net position if ALL ALMO non repair savings achieved
		£m	£m	£m	£m	£m	£m	£m	£m	£m
1	One ALMO with Local Boards	2.3	2.4	4.6	(5.7)	8.6	3.0	3.1	5.5	(0.1)
2	Merge into two ALMOs : W, NW & NE, SE , E & S	2.3	2.4	4.7	(5.6)	8.6	3.0	3.1	5.5	(0.1)
3a	Merge into three ALMOs : NE & NW, SE & E, W & S	1.7	1.8	3.5	(6.8)	8.6	1.8	3.1	5.5	(1.3)
3b	Merge into three ALMOs : E& NE, SE & S, W& NW	1.7	1.8	3.5	(6.8)	8.6	1.8	3.1	5.5	(1.3)

3.3 Assessment of the Options

OPTION 1 - One ALMO

There are significant advantages of moving to a single ALMO, a position adopted by all other local authorities. Government thinking has switched significantly away from small sized ALMO's, to the extent that DCLG have expressed the view that this would be their preferred option in Leeds as any additional borrowing by the ALMO would be more easily serviced through a single HRA. A single ALMO delivers the maximum savings and gives the greatest flexibility in terms of adjusting its cost base as stock numbers decline. Local panels could be set up to sustain tenant involvement in decision making. Such an arrangement would enable the ALMO to participate in city wide partnership and local partnership initiatives. A single ALMO would concentrate expertise, enable further delegations from the Strategic Landlord and simplify contact with the Council.

Despite these advantages, however, there is concern that what would be the largest ALMO in the country, would be remote from local problems and unresponsive. The advantages that the ALMO's have gained of managers and boards who are rooted in their areas would be

lost. The establishment of a single ALMO would also be seen by many as a return to a centralised housing department in another form.

Option 2 - Two ALMO's

The two ALMO option represents a compromise position. It delivers the financial savings associated with a single option but provides for organisations at, arguably, a more manageable scale.

The disadvantages of the model are also bound up with its compromise position. It does not have the same simplicity of arrangements as the single option but neither does it provide for the degree of local management as three ALMO's.

3.4 Three ALMO Options

3.4.1 In terms of the broad advantages of three ALMO's, it seeks to preserve a more local model of management and Board involvement which in turn is held to be more responsive to local need.

The disadvantage of three ALMO's is that does not deliver as much savings as the other options, nor does it deliver the simplicity of arrangements with the Council offered by the single ALMO.

Two options for three ALMOs were considered in the initial appraisal work.

Option 3a

- **NE & NW**

Assessment

There is a natural Housing Management link from being the North Leeds ALMOs with very similar types of profile. The combination, however, cuts across police boundaries. Stock size is 17,028

- **SE & E**

Assessment

South East and East would establish EASEL in one ALMO. Stock size is 18,742

- **W & S**

Assessment

This would create a large ALMO with the areas split by the motorway. They have similar stock profiles. Stock size is 23,419

- 3.4.2 Overall option 1 provides for a reasonable fit when merging areas and establishes EASEL in one ALMO. However, it does leave imbalances in stock sizes with the new West / South ALMO having 23,419 properties compared to 17,028 and 18,742 in the others.

Option 3b

- **E & NE**

Assessment

This makes a good fit with police boundaries and existing community safety areas. Stock size is 17,426.

- **SE & S**

Assessment

There are strong commonalities between the issues confronting the outer SE and S. Stock size is 19,407.

- **W & NW**

Assessment

There are good links from a policing perspective. Housing links will develop as the West Leeds Gateway develops.

- 3.4.3 Option 2 leaves EASEL split between ALMOs. The EASEL programme is of enormous significance to the Council and requires the intimate involvement of the ALMO with regard to key issues of clearance, resettlement and the provision of social housing within the area. Bringing together the EASEL project within a single ALMO area will assist the Authority in the further development of the initiative. In the light of this issue, it is recommended by officers that this option is rejected.

SECTION 4

4.0 REPORT TO ALMO BOARDS

- 4.1 On the basis of the above assessments, which illustrate the financial advantages of proceeding with one or two ALMOs, officers consulted the ALMOs on the options on

which to ballot tenants in August 2006, recommending the choice of these alternatives. At this point the financial disadvantages of three ALMO's were felt to outweigh its merits.

4.2 With the exception of Leeds West Homes all the Boards accepted the need to take action. The Boards were all disappointed that it was not proposed to ballot on three ALMO's

4.3 Below is a summary of the written responses from the ALMO Boards:

4.4 **Leeds East Homes**

4.4.1 The Board felt that this option would best safeguard tenant involvement. The Board felt that the timetable was rushed and that the ballot should be delayed to September to ensure maximum participation. The Board recommended that EASEL should be retained within one ALMO and were keen to ensure that staff were provided with reassurances as early as possible.

4.5 **Leeds South East Homes**

4.5.1 The majority of the Board were against the one ALMO option, feeling that this option would lose tenant involvement and feel like the Neighbourhoods and Housing Department had taken over. There was wide spread disappointment that the three ALMO option was not included. It was recommended that the two ALMO option and the three ALMO option should go forward for consultation.

4.6 **Leeds South Homes**

4.6.1 The Board were strongly in favour of balloting on a one ALMO option and a three ALMO option, with a preference for option 3a. The Board rejected the two ALMO option and felt that in combining Leeds East, Leeds South East and Leeds South, significant levels of deprivation would be grouped in one ALMO. The Board felt that one ALMO might look too much like the Council had taken control this was of particular concern to tenant Board members.

4.7 **Leeds North East Homes**

4.7.1 The Board felt that the minimum numbers of ALMO should be two and that preserving local accountability was crucial. The Board also wished to see all viable options on the ballot paper. The Board was concerned as to whether or not the costs associated with the wind down of the existing ALMOs had been fully assessed. The Board also wished staff to be appraised of the impact of the proposed changes at the earliest opportunity.

4.8 **Leeds West Homes**

4.8.1 The Board felt that there was no compelling case for the review and that the status quo, or Leeds West Homes as an entity, should be allowed to continue. The Board is concerned that the proposed changes will undermine the delivery of decent homes and the achievement of the three star, excellent, status. The Board believes that local

accountability will be lost whether or not there are local panels. The Board would also like to see the tenant consultation period extended and the ballot delayed. The Board believes it has a financially viable position to 2009/10 and that the overall financial position has changed since the inception of the review. In its view the poor financial position that underpinned thinking at the start of the review was based on false understanding. The Board recognises that falling stock numbers will force a need to change but that this should be after 2009/10 when decent homes has been delivered. However, if the review continues then the Board would wish to see a three ALMO option, where Leeds West comes together with either Leeds North West or Leeds South.

4.9 Leeds North West

4.9.1 Leeds North West Homes held a special Board Meeting to discuss the ALMO review on 5th June 2006. Overall the Board did not want to go back to something that looked and felt like the Department of Housing and favoured a three ALMO option. The Board were anxious that tenants were given full information on the options in order for them to make a decision at the ballot stage. The Board felt that the ballot paper should not reflect the view of the DCLG. There were concerns that the overall timetable was unrealistic and that there might be a danger that key elements of the implementation were rushed.

4.10 Belle Isle Tenant Management Organisation

4.10.1 The Board felt that a one or two ALMO option were detrimental steps for tenant involvement. The one ALMO option would be seen as the Council taking control and the two ALMO option would be seen as too big and remote, even with local panels. The Board felt that BITMO had benefited from working alongside a small and local organisation such as Leeds South Homes and that this would be lost with the preferred options. The Board asked for a three ALMO option to be considered.

SECTION 5

5.0 RESPONSE TO CONSULTATION

- 5.1 Clearly there have been mixed views expressed by the Boards and it is not possible to accommodate all their preferences. Despite some Boards strongly arguing against the single ALMO being a ballot option, it is recommended that this is retained. The arguments for a single ALMO are strong and it was recognised by many that it would offer a clear and distinctive choice to tenants.
- 5.2 In contrast, given the consensus against the option of two ALMOs, where the arguments in its favour are weaker, it is proposed that this is now removed from the ballot options.
- 5.3 All of the Boards would wish to see a three ALMO option as a preferred option. In view of the feedback from the ALMO Boards the option has been re-evaluated

- 5.4 The final position for 2005/6 shows the HRA is in a healthier position than had originally been assumed in the PwC modelling exercise. The result of this makes the three ALMO option more viable. There have been a number of reasons for this improvement. There has been a reduction in the level of empty properties from 2.3% to 1.9% and reduced provision for bad debt as overall arrears have fallen at year end. There have also been significant reductions in the costs of disrepair claims. Surpluses have been generated by Property Services due to a rise in fees associated with the delivery of the ALMO capital programmes. These developments have generated additional reserves of £4.4m. The department has set aside some of this for special reserves. £2m has been set aside for the potential impact of changes in housing subsidy arising from reductions in right to buys. £0.5m has been set aside for the pre-procurement costs of the Beeston / Holbeck PFI. £1.9m is proposed to return to the ALMOs.
- 5.5 By dealing with a number of future risks and increasing the allocation to the ALMOs, the financial sustainability of the three ALMO option has been improved. Whilst a three ALMO option remains more expensive, weight should be given to the importance placed upon the smaller sized organisations' ability to provide a more strategic focus at a local level and the strength of the consultation response.

5.6 **The Preferred 3 ALMO OPTION**

In the light of the feedback and following discussions with the Executive Member, a variation to the three ALMO option has been explored: The option is as follows

- **E, NE & part SE** (the EASEL area)

Assessment

This option establishes EASEL in a single ALMO by moving some 3,000 properties from the South East. The stock shifted from SE has a greater commonality of issues with East than the outer part of SE. Stock size is 20,458.

- **S and part SE** (the outer SE area)

Assessment

The outer SE area shares much in common with the outer areas of South. Stock size is 16,375.

- **W & NW**

Assessment

There are good links from a policing perspective. Stock size is 22,356.

- 5.7 The net result of these changes means that EASEL is contained within one ALMO. This option leaves stock sizes across the ALMOs unbalanced but reduces the largest ALMO size in option 3a by over a 1000.

5.8 FINANCIAL MODELLING

- 5.9 The financial model that was produced by Price Waterhouse Coopers (PwC) has been reworked to reflect the movement in properties that will result from the revised three ALMO option.
- 5.10 The overall level of savings generated by the different boundary options around 3 ALMOs are not significantly different. The main driver of costs is the number of organisations and the level of local devolution. The model assumes, in all options, that the structures have no impact on the level of resources spent on repairs and there is also no impact on front-line delivery staff. The projected position is a deficit of £1.2m by 2009/10.
- 5.11 Given the measures taken at the close of the financial year to improve the robustness of the HRA and reduce risk, this is considered to be a bridgeable gap. In light of the financial position, the views expressed by the ALMO and the administration, this option can be recommended as the alternative to the one on the ballot..
- 5.12 **Conclusions**
- 5.13 As a result of the above assessments it is proposed that the Council ballot tenants on the options of 1 or 3 ALMO. The 3 ALMO option will be constituted by W and NW, NE, E and the EASEL area of SE, and S with the remainder of SE. There is a broad consensus across the boards and amongst Members in favour of 3 ALMOs. It is proposed that the Council signals its preference to tenants for this option.

SECTION 6

6. LOCAL PANELS

- 6.1 One of the successes to date with the ALMOs in Leeds is the enlargement of tenant involvement. The number of registered groups has doubled to around 120. There are also investment conferences and a host of local arrangements for getting tenants views and involving them in decisions.
- 6.2 By reducing the number of ALMO Boards to one or three, tenants could feel remote from the decision making body. However, there is an opportunity to guarantee and indeed increase involvement in decision making by introducing local area panels, as operated by other ALMOs elsewhere. The ALMO Boards were unanimous in expressing their support for the establishment of such panels.
- 6.3 Panels would receive delegated authority from the main Board and contain representation from the main Board at Councillor and independent level, augmented by tenants from the areas. Delegation from the main Board of performance management of areas, such as rent collection, environmental management and tenancy issues, along with powers to influence capital and revenue programmes for the areas, would give local area panels real responsibilities.

- 6.4 These arrangements would give greater involvement in decision making than currently. A commitment to this principle would have the effect of clarifying that the ALMO review is not about re-centralisation of management.

It is recommended that a further report is brought to the Executive Board setting out the full governance arrangements, including the operation of local panels.

6.5 **Next Steps**

Following the decision of Executive Board it is proposed that a series of events are held across the city to explain the options presented on the ballot paper. In anticipation of the Board decision, 24 events have been arranged. This will be supplemented by an explanatory letter to each tenant explaining the advantages and disadvantages of each option. It is proposed that a postal ballot will be conducted over a period of three weeks from the middle of August. The Electoral Reform Society will administer and oversee the ballot. The result will be reported to the September Board, together with in implementation plan.

SECTION 7

7.0 RECOMMENDATIONS

- 7.1 The Executive Board is asked to agree that the preferred options for the future of ALMOs in Leeds are the one ALMO option and the three ALMO option which brings together, Leeds North East and East (to include all of EASEL), Leeds South East and South and Leeds West and North West. Both options would have local panels.
- 7.2 The Executive Board is asked to agree that these options should be put to tenants in a city wide ballot of all tenants.
- 7.3 That the Executive Board indicates its preference for the 3 ALMO option.
- 7.4 The Executive Board is asked to agree to the principle of local panels and request officers to bring a further report on the detailed workings of local panels and governance arrangements for the main Board(s).

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Originator: S Winfield

Tel: 24 74707

Report of the Head of Scrutiny and Member Development

Scrutiny Board (Neighbourhoods and Housing)

Date: 20th July 2006

Subject: Terms of Reference for Inquiry into Regeneration in Beeston and Holbeck

Electoral Wards Affected:

Specific Implications For:

Ethnic minorities

Women

Disabled people

Narrowing the Gap

1.0 Introduction

- 1.1 At its June meeting Members agreed to undertake an inquiry into regeneration activity in Beeston and Holbeck. Whilst regeneration in general falls within the Development portfolio, it was agreed that housing and community issues would be considered by Scrutiny Board (Neighbourhoods and Housing).
- 1.2 The Scrutiny Board procedure rules require comments from the relevant Executive Board Member and the Director which are attached. In this case, the Executive Board Member with responsibility for Development has also been informed of the inquiry.

2.0 Draft Terms of Reference

- 2.1 Attached are the draft terms of reference for the proposed inquiry. Members may wish to make amendments and discuss the practical aspects of the inquiry, such as a visit to the Beeston and Holbeck area.
- 2.2 The terms of reference also outline a proposed schedule for receiving evidence and Members are asked to consider this timetable.

3.0 Recommendation

- 3.1 The Board is requested to consider, amend and agree the attached terms of reference.

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Scrutiny Board (Neighbourhoods and Housing)

Inquiry into Regeneration in Holbeck and Beeston Terms of Reference

1.0 Introduction

- 1.1 At its June meeting Scrutiny Board (Neighbourhoods and Housing) agreed to undertake an inquiry into the regeneration activities in Holbeck and Beeston.
- 1.2 The aim of the inquiry will be to examine progress on the housing based regeneration of Beeston Hill and Holbeck since the Sheffield Hallam study of 2000 (which focused on Beeston Hill only) and to establish where progress has been made and where difficulties have been encountered, and to make recommendations on how to sustain progress over the longer term. It should be noted that the inquiry will look more widely at the regeneration activities in the area than was originally covered in the Sheffield Hallam study.

2.0 Scope of the Inquiry

- 2.1 The purpose of the Inquiry is to make an assessment of and, where appropriate, make recommendations on the following areas:
 - Strategic direction, past, present and future
 - Investment in Housing, ie facelift and group repair schemes, developments in Hird St and the Beverleys area, SRB Round 4 impact
 - The problem of the scale of back to back housing
 - Partnership infrastructure
 - Funding and resources
 - Complementary improvements to service and environmental factors
 - The role of the private rented and private development sectors

3.0 COMMENTS OF THE RELEVANT DIRECTOR AND EXECUTIVE MEMBER

- 3.1 In line with Scrutiny Board Procedure Rule 12.4 the views of the relevant Director and Executive Member have been sought and have been incorporated where appropriate into these Terms of Reference.

4.0 TIMETABLE FOR THE INQUIRY

- 4.1 The inquiry will take place over three sessions with a view to issuing a final report in December/January 2006.

4.2 The length of the inquiry is subject to change

5.0 SUBMISSION OF EVIDENCE

5.1 September

- Strategic direction, past, present and future
- Investment in Housing, ie facelift and group repair schemes, developments in Hird St and the Beverleys area, SRB Round 4 impact
- The problem of the scale of back to back housing

5.2 October

- Partnership infrastructure
- Funding and resources

5.3 November

- Complementary improvements to service and environmental factors
- The role of the private rented and private development sectors

5.4 December

- Discuss and agree the Board's recommendations

6.0 Witnesses

6.1 The suggested witnesses will be:

- Representatives from Environmental Health, Regeneration and Strategic Landlord
- Representatives of the community and voluntary sector, e.g. re'new leeds
- Private landlords and developers
- Registered Social landlords and Leeds Arms Length Management Companies
- Local residents
- Other Council departments and partner agencies as appropriate



Originator: S Winfield

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Report of the Head of Scrutiny and Member Development

Scrutiny Board (Neighbourhoods and Housing)

Date: 20th July 2006

Subject: Responses to Recommendations (Affordable Housing and Anti-social Behaviour)

Electoral Wards Affected:

Specific Implications For:

Ethnic minorities

Women

Disabled people

Narrowing the Gap

1.0 Introduction

- 1.1 Two inquiries undertaken by previous Boards during 2005/06 fall into this Board's remit; an inquiry into Affordable Housing, undertaken by Scrutiny Board (Thriving Communities) and an inquiry into Anti-social Behaviour Interventions, undertaken by Scrutiny Board (Environment and Community Safety).
- 1.2 Departmental responses to the recommendations made by the Boards are required shortly after the final report has been published. In the case of these two inquiries the final reports were agreed at the end of the municipal year. The responses therefore are allocated to this Board for consideration.
- 1.3 The previous Children and Young People Scrutiny Board undertook an inquiry into Housing Conditions and the impact on families. One of the recommendations was that Scrutiny Board (Neighbourhoods and Housing) include the responses and the monitoring alongside the Affordable Housing inquiry. The departmental responses to this Housing Conditions inquiry will be supplied to the Board.

2.0 Reports Submitted

- 2.1 Attached to this report are the departmental responses for the inquiry into Affordable Housing and the inquiry into Anti-social Behaviour Interventions. Members are reminded that the monitoring of these recommendations will also fall within the remit of this Board during 2006/07.

3.0 Recommendation

3.1 Members are requested to note the attached responses to the two previous inquiries.

SCRUTINY BOARD (NEIGHBOURHOODS AND HOUSING)

Anti-Social Behaviour Interventions – Responses from the departments

Recommendation	Department	Response
<p>RECOMMENDATION 1</p> <p>That the department report back to the Board progress on previous recommendations relating to anti-social behaviour.</p>	NHD	Agreed
<p>RECOMMENDATION 2</p> <p>That the Scrutiny Board receives a detailed appraisal of the Safer Leeds Strategy and an update on progress made on the action plan.</p>	NHD	Safer Leeds Strategy is included in the Board’s work programme for this year.
<p>RECOMMENDATION 3</p> <p>Whilst noting the work already taking place we recommend that the police and the Anti-Social Behaviour Panels work towards preventing multiple</p>	NHD	<p>We accept that working towards preventing multiple breaches should take place and the ASBU will encourage partners to utilise individual support orders and other diversionary measures which assist in preventing multiple breaches.</p> <p>The ASB panels will develop a more effective process for tracking orders and breaches to manage cases “post” ASBO.</p> <p>We support the recommendation that all breaches are dealt with robustly and prioritised</p>

<p>breaches of ASBOs, particularly where the behaviour represents a serious breach and that first time breaches are dealt with robustly.</p>		<p>for the arrest of the individual although the Police and ASBU have no control over sentencing tariffs sent by the court.</p>
<p>RECOMMENDATION 4</p> <p>That the Neighbourhoods and Housing department researches the reasons for breaches of orders to determine how they can be tailored more effectively to individuals with the aim of minimising breaches.</p>	<p>NHD</p>	<p>The conditions placed on individuals are recommended by Officers however the final decision on such conditions is made by the Courts. Every effort is made to ensure that the conditions recommended are based on evidence of the individuals behaviour and the impact of that behaviour on the local community.</p> <p>We are aware that the Home Office are undertaking research into the use of ASBOs and we will await the outcome of that research and review our policies in line with its recommendations.</p>
<p>RECOMMENDATION 5</p> <p>We recommend that the Neighbourhoods and Housing department consider how other measures are utilised before ASBOs are put in place in order to preserve the ASBO as a measure of last resort, in most cases. We also recommend that ASBOs are not used routinely in circumstances involving</p>	<p>NHD</p>	<p>We do not use ASBOs routinely for domestic violence or mental health issues however the panel process allows for professionals to agree on the most appropriate measure for dealing with a particular set of circumstances. We will use all the available tools to deal with ASB and when we believe that using an ASBO is appropriate then we will do so. We do not agree that they should be used only as a last resort.</p>

<p>domestic violence or where there are mental health issues.</p>		
<p>RECOMMENDATION 6</p> <p>We recommend that the Neighbourhoods and Housing Department submit a further report to the Board detailing whether joint working between different services to support ASBOs is successfully and effectively employed.</p>	<p>NHD</p>	<p>We will continue to evaluate and review our working practices in relation to dealing with ASB. The ASB strategy advisory group made up of representative from a wide range of statutory and non statutory agencies monitors the use of ASBOs and other powers on a quarterly bases as does the Safer Leeds Partnership.</p> <p>We will continue to take into account research being undertaken into this field of work and would question the value of another report to Scrutiny board considering the remit and scale of this enquiry. (see response to recommendation 4)</p>
<p>RECOMMENDATION 7</p> <p>That the Positive Actions for Young People scheme is evaluated and assessed according to its impact on anti-social behaviour.</p> <p>We also recommend that should the evaluation of the scheme confirm its success, it is appropriately funded to allow further development and greater capacity.</p>	<p>Learning and Leisure</p>	<p>PAYP is monitored by Connexions West Yorkshire through reviews every 6 months and by a self assessment process devised and assisted by Crime Concern. The Leeds PAYP scheme received a “good” rating from Connexions West Yorkshire for 2005/06.</p> <p>The key workers have provided individual support to 247 young people (against a target of 138). A total of 2,843 young people have accessed PAYP activities (target of 901).</p> <p>The Leeds PAYP scheme has the highest numbers in the region of young people back into full time school, part time school, and part time learning. Leeds also has the highest number of PAYP referrals who volunteer regularly.</p> <p>Funding for 2006/07 has been secured from Connexions West Yorkshire. An additional resource has been allocated for 2006/07 through Neighbourhood Renewal Fund to enable an extra dimension of PAYP groups accessing a sports academy model.</p> <p>Longer term PAYP funding will be incorporated into Local Area Agreements. PAYP</p>

		officers are actively involved in formulating initiatives with the Local Area Agreement framework.
<p>RECOMMENDATION 8</p> <p>That where further operations, such as Operation Chariot, are proposed, consideration is given to extending activities to the district centres within Leeds, taking into account the type of issues specific to the area.</p>	NHD	Decisions on where multi agency operations take place are determined by local partners at local problem solving meetings and are developed to take into account the issues relevant to that area.
<p>RECOMMENDATION 9</p> <p>That the Anti-Social Behaviour Panels periodically review their workloads and membership to ensure that capacity is maximised and that input from other organisations, particularly in the voluntary sector, is utilised effectively.</p> <p>We also recommend that where the use of supported measures is increased by the Anti-Social Behaviour Unit, this is matched by an</p>	NHD	<p>We recognise the value that the voluntary sector can make to reducing ASB. There are some issues relating to the personalised data that is shared at the ASB panels that would make it difficult for voluntary sector organisations to be involved at that level. However, there is a role for such organisations when it comes to local delivery of services such as diversionary schemes and further work will be done to engage with such organisations.</p> <p>We are unclear on the meaning of this recommendation but would welcome additional resources to support the panels,</p>

<p>increase in capacity in the Anti-Social Behaviour Panels.</p>		
<p>RECOMMENDATION 10</p> <p>That the Director of Children’s Services and the Anti-Social Behaviour Unit consider and review the implications of the Children Act with regard to anti-social behaviour measures, and update the appropriate Scrutiny Board of any issues arising.</p>	<p>NHD</p>	<p>We will link with the Director of Children’s Services to take this forward</p>
<p>RECOMMENDATION 11</p> <p>That consideration is given to the provision of additional PCSOs and Neighbourhood Wardens throughout the city to support the various strategies for tackling anti-social behaviour.</p>	<p>NHD</p>	<p>There will be an increase of 33 PCSOs this year. Area committees now have delegated budgets for neighbourhood wardens and additional resources can be considered in each budget round.</p>
<p>RECOMMENDATION 12</p> <p>That Ward Members are systematically kept informed of anti-social behaviour</p>	<p>NHD</p>	<p>We accept that there is a need to look at this issue in closer detail and how this information can be shared effectively with all members. We suggest that Scrutiny nominate a small number of members to work with us to determine how we can achieve agreement within current resources.</p>

<p>issues and activities within their Ward by Council departments and ALMOs, within the constraints of the law. We recommend that a mechanism be established that will allow the 'two way' sharing of information from Ward Members. We also recommend that Council departments and the ALMOs ensure that the same level of communication occurs between themselves.</p>		
<p>RECOMMENDATION 13</p> <p>That the Youth Service reports back to the Scrutiny Board on the progress of the Revizit scheme and how it might be implemented more widely</p>	<p>Learning and Leisure</p>	<p>The Revizit scheme is delivered jointly by the Youth Service and the Youth Offending Service. It has been piloted in West Area, Evaluation of the pilot scheme by both agencies has resulted in an agreement to roll out the delivery of Revizit initiatives across the other 4 wedges during 2006/07. Plans are well advanced to ensure that this happens.</p>
<p>RECOMMENDATION 14</p> <p>That appropriate Scrutiny Board receives information from Youth Services regarding the distribution of resources, the relationship with the 'narrowing the gap'</p>	<p>Learning and Leisure</p>	<p>The Youth Service maintains a balance between offering universal and targeted services. This is evidenced by two principal approaches to the allocation of resources.</p> <p>Firstly, a proportion of the Youth Service budget is the subject of a delegation scheme to Area Committees. This determines the staffing levels allocated to each ward. 50% of resources are allocated according to population statistics and 50% according to social deprivation data.</p>

<p>agenda and whether there is scope for further developing ways of ‘rewarding good behaviour’ in young people.</p>		<p>Secondly, the Service’s Best Value Performance Indicators act as a catalyst for this balance. One target is to “reach” 25% (16,864) of the 13 to 19 population and a second target is to provide accredited experiences for 3,036 young people.</p> <p>As an integral aspect of its work the Service offers trips, events and fun opportunities for young people. This aspect is very often linked to positive behaviour demonstrated during ongoing youth work programmes. As such it can be perceived as “rewarding good behaviour” and it is an approach which applies as part of the universal service for all the Service’s clients.</p> <p>The Youth Service operates a number of initiatives which specifically target young people who are disaffected and/or involved in crime. Often this work is supported via external funding. Connexions and Positive Activities for Young People are good examples. This means that these young people might well have increased access to trips, event and fun opportunities. The same principles apply as described in the previous paragraph.</p> <p>This strategy contributes significantly to the agenda of Narrowing The Gap.</p>
<p>RECOMMENDATION 15</p> <p>That consideration is given to Youth Services working more actively with 8 – 13 year olds, should funding allow.</p>	<p>Learning and Leisure</p>	<p>The Formula Funding Share allocation for Youth Service is based upon the 13 to 19 youth population. During its inspections of 1999 and 2004 Ofsted did not wish to visit provision outside of this age range.</p> <p>The principal Best Value Performance Indicator for Youth Service requires us to “reach” 25% of the 13 to 19 population. We are committed to achieve that target of 16,864 by 2007/08 but are already evidencing a reach figure in 2005/06 in excess of 20,000. Other indicators, relating to participation, accreditation and recorded outcomes, are also applicable to the 13 to 19 age range only.</p> <p>Leeds Youth Service, and its partner voluntary youth organisations, choose to adopt a more flexible approach. In consequence we have evidenced work in 2005/06 with more than 2,000 young people aged 11 and 12. This is not, strictly speaking the intended use</p>

		<p>of the Government's allocation to Leeds but we can justify it because of meeting very satisfactorily our 13 to 19 targets.</p> <p>In quite a few situations this ability to be flexible has been enhanced by the award of area committee Well Being grants.</p> <p>The Youth Service is positive about working with the 11 to 19 age range but is clearly constrained by external factors. Given the overall budget position matched with the potential size of operation, the Youth Service tends to prioritise particular groups or issues regarding 11 and 12 year olds. Initiatives such as Youth Inclusion Programmes and Positive Activities for Young People are good examples.</p> <p>Given the above position, it would be very difficult for the Youth Service to extend its remit further to the 8 to 11 age group unless appropriate policy decisions and funding allocations were made.</p>
<p>RECOMMENDATION 16</p> <p>That the Youth Offending Service analyse the reasons for non-attendance for parent programmes in order to devise alternative methods of making contact with parents of young offenders.</p>	<p>NHD</p>	<p>Firstly the YOS is pleased to report that attendance at parenting programmes has increased significantly since the YOS gave evidence to scrutiny board and we now achieve our nationally set target for attendance on parenting programmes by the parents of young offenders.</p> <p>That said it still remains difficult to engage a number of parents in the programmes. The YOS analysis of the reasons are:</p> <ul style="list-style-type: none"> • Fear of the unknown – many parents think they will be treated negatively, or “shown up” in a public forum. • Many parents lack confidence in being able to participate in a group setting. • A lack of provision of suitable child-care, particularly given that the behaviour of some of the children makes them difficult to cater for using “standard” child minding resources. • Some less experienced YOS staff lack confidence in “selling” programmes to parents.

<p>RECOMMENDATION 17</p> <p>That, should the scheme ultimately be judged to have been successful, the Neighbourhoods and Housing department considers the long term funding for Signpost, both through mainstream budgeting and through funding from other partners beyond March 2006 and that a city wide application of the scheme be considered.</p>		<p>The last of these issues is being resolved internally by the YOS through training and supervision. The others can be overcome by working with parents in advance of sessions, to build up their resolve and confidence. YOS officers continue to undertake these tasks, but it remains both time-consuming and resource-intensive..</p> <p>This scheme will be expanded from 2006 into other areas using Safer & Stronger Communities fund and NRF. While this funding isn't mainstream it will support the scheme over the next two years and will be developed to meet the Governments RESPECT agenda.</p>
<p>RECOMMENDATION 18</p> <p>That Education Leeds provides to a future Scrutiny Board an update on its policies regarding truancy prevention, including information on the guidance</p>	<p>Education Leeds</p>	<p>(i) Education Leeds, Education Welfare Service can provide Scrutiny Members with updated reports on strategies and policies regarding attendance improvement and truancy prevention as requested; including City Centre and local area Truancy Sweeps, Attendance Champions Initiatives, Target School action and use of Legal interventions, including Parenting Orders, Contracts and Penalty Notices.</p> <p>(ii) Truancy Sweeps are planned activities with WYP, under the Crime and Disorder Act and as such must be undertaken with the cooperation and permission of the Police who</p>

<p>provided to parents and the latest information on initiatives such as the City Centre Truancy Sweep.</p> <p>We also recommend that such Truancy Sweeps are done as regularly as possible in order to maintain the momentum and the profile of the message</p>		<p>have the legal power to stop and detain truants if necessary.</p> <p>This academic year the EWS and WYP have carried out 105 City Centre Sweeps (1264 pupils stopped) and 25 Local sweeps (154 pupils stopped). Unfortunately approximately half of the planned local sweeps to date have been cancelled by the Police due to staffing or vehicle shortages.</p> <p>EWO's participate in truancy sweeps as part of their SLA with Schools, however not all schools are supportive of this strategy and the use of EWO time. As further delegation of front line Services to schools occur, there will be less flexibility and further constraints on EWO's which may restrict participation in truancy sweeps. We are currently looking at developing a dedicated 'sweep' in the East of the City with a view to this being deployed as a strategy across all 5 wedges in the future.</p>
<p>RECOMMENDATION 19</p> <p>That consideration is given by Education Leeds to introducing business and enterprise and other vocational skills into schools to channel young people's entrepreneurial interests and that any examples of this type of project currently being undertaken by schools be circulated to the Board.</p>	<p>Education Leeds</p>	<p>Education Leeds have been working closely with Enterprise Advisory Service and the Learning & Skills Council to form Leeds Enterprising Schools Partnership which has been established to support schools in developing their Enterprise Education capacity.</p> <p>The Partnership Programme provides:-</p> <ul style="list-style-type: none"> • Senior Management briefing on Enterprise Education capacity building • Briefing for key staff on Ofsted Enterprise Inspection Criteria • Support for key staff in completing the Enterprise Progression Guide • Support in identifying gaps in provision • Access and support to Staff Development Programmes • Access and support to Activity Brokering Services • Access and support to materials provision/development • Access and support to business and employer engagement programmes • Access and support to match funding activities <p>Enterprise Funding - All secondary schools have been awarded funds, between £15,000 and £20,000 per annum, to support the inclusion of enterprise programmes into the curriculum at KS4 and there is an expectation that all KS4 students will experience</p>

	<p>the equivalent of 4 days of enterprise activities a year.</p> <p>As a result of this there are many commercial organisations offering services to schools most of which are 'events' of one day duration.</p> <p>Education Leeds Education Business Partnership (EL EBP) support schools throughout the city to deliver enterprise events, examples include:</p> <p>Everyday Economics Project Fifty five Year 10 students at Priesthorpe High School worked with business volunteers on an Enterprise project that simulated the running of a business. The objectives were to develop students' financial awareness and their understanding of how businesses operate and the role they play in the economy.</p> <p>Coca Cola visit GCSE Business Studies students from Wortley High School visited Coca Cola Enterprises in Wakefield. The objective was to develop business knowledge including marketing, sales, production and distribution.</p> <p>Enterprise Day Bright Futures and Business Dynamics delivered an Enterprise event for Crawshaw High School . The objective was to develop the communication, problem solving and personal financial awareness of 205 Yr 10 students.</p> <p>Stock Market Challenge Activity Bruntcliffe High School is running the Stock Market Challenge project from December 05 to April 06 with the aim of developing the economic understanding of 280 Yr 10 students. The project entails the students researching companies and then (a virtual exercise only) buying and selling of shares.</p> <p>'Newsletter' Literacy & ICT Activity at Yorkshire Post Newspapers</p>
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	<p>Education Leeds EBP worked with the Education 'Newsroom' at Yorkshire Post Newspapers to offer one-day activities for students that involved using Quark Express software to write articles for a newsletter. At the end of the activity each student left with a colour copy of a 4 page newsletter. The schools that took advantage of this activity were Woodkirk, Wortley, Roundhay, Priesthorpe, Lawnswood, South Leeds and Crawshaw High Schools.</p> <p>Forensic Science Workshops CSI Workshops is a company that delivers forensic science workshops in High schools that are designed to inspire and enthuse students about scientific careers. Students learn about the retrieval of finger prints, foot prints and the analysis of blood spatter patterns. They use this knowledge to work in teams on a crime scene with a view to identifying the culprit. Education Leeds EBP supported 7 Leeds High Schools to purchase workshops for Year 10 and Yr 11 students. Participating schools in January and February 06 were City of Leeds, Morley, Temple Moor, Allerton, Horsforth, Woodkirk, St Mary's Menston and Boston Spa High Schools.</p> <p>During Enterprise Week, in November, a number of funding bodies support enterprise events on a regional basis inviting schools from across West Yorkshire to take part in competitive events such as the Real Business Challenge sponsored by Coca Cola Enterprises. Throughout the year many schools organise their own enterprise programmes.</p> <p>Over the past two years DTI have sponsored Enterprise Advisers to work with schools to advise on the development of enterprise skills but this programme is due to finish in July 2006.</p> <p>EL EBP also supports Enterprise activity for students indirectly, by organising Teacher Professional Development Placements in industry, for example, training teachers in the use of Debtcred, the High Sheriff's financial literacy project and Face to Face Finance, sponsored by Royal bank of Scotland. Both of these programmes are free to Leeds High Schools and are an important component of developing an understanding of</p>
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	<p>enterprise. Also a wide range of professional development opportunities are offered for teachers to experience enterprise in industry, for example, Tesco have provided placements for teachers wishing to gain an understanding of the retail industry.</p> <p>One of the key challenges in schools is to ensure that the concepts of 'being enterprising' are integrated into the curriculum and not considered as another subject to teach. The key skills are learning to work in a team, learning to respond positively to change and challenging circumstances and developing a creative approach to problem solving. An enterprise programme should also include an element of financial awareness.</p> <p>A wide range of vocational subjects are available to students in Leeds, many of which include work placements and a reduced timetable at school. An example of a creative approach to course development is the BTEC Environment course run by Joseph Priestley College with the support of South Leeds CLC which provides students with laptops that can be used in the field to follow and record course materials.</p> <p>However, many of these courses are taken up by students who are disaffected with school rather than students who are disaffected with the curriculum. Another challenge therefore is to introduce vocational subjects for students of C/D borderline and above ability who have the motivation to learn but need a more interactive approach to their learning and demand a greater understanding of the relevance of their learning to their everyday lives. In support of this need Education Leeds EBP has developed resources for the BTEC First Diploma in Retail working with nine partners in the retail industry, the Sector Skills Council and Park Lane College. The course is running at Pudsey Grangefield school where students are offered a wide range of opportunity to visit companies related to the retail industry and encouraged to learn independently with the teacher acting as a facilitator. Similar resources are under development to support BTEC Hospitality and Art & Design courses due to start in September 2006.</p> <p>Education Leeds EBP has also supported the creation of resources for vocational qualifications through the Teacher Professional Development Placements programme</p>
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		<p>by identifying companies willing to collaborate in the production of classroom resources. The first resource is a case study based on Rhodia UK Ltd, a local chemical company. Created by two Leeds science teachers the resource is designed to support the teaching of the Applied Science GCSE and comprises a DVD with presentations about the company history, products and H&S regulations. It also includes printed copies of actual company documents including H&S reports, risk assessments, H&S Policy, Company Training Policy, company structure, job descriptions.</p> <p>Leeds has a very well developed an extensive Vocational Offer that is available to all 14-16 Year olds across the city. A wide range of organisations are involved in the delivery of this provision including; FE Colleges, work-based learning providers, City Learning Centres, LCC Jobs & Skills Department and Voluntary and community Sector organisations as well as schools themselves. Currently around 2,500 young people in Year 10 and 11 spend at least one day per week undertaking a vocational programme outside the school, studying for one or more of nearly 100 different qualifications. Several of the programmes available such as the Young Apprenticeship Scheme and Job Guarantee Scheme involve extensive workplacements.</p> <p>Details of all the vocational programmes available to young people in Leeds are contained in the 14-16 web-based prospectus available at www.vocationallearningleeds.org</p>
<p>RECOMMENDATION 20</p> <p>That as an Authority we are robust in our enforcement and that enforcement protocols are quickly put in place.</p> <p>We also recommend that an</p>	<p>Legal Services</p>	<p>The report talks about training for licensees with further compulsory training where there are breaches of licensing conditions.</p> <p>The only time when an application will come before the licensing committee is if the applicant has a relevant offence and the police object. In such instance the committee has two options - reject or grant the application. The Act does not appear to allow for the grant subject to conditions.</p> <p>Where an existing personal licence holder is convicted for a 'relevant offence' before the</p>

<p>analysis of the Government's Alcohol Misuse Enforcement Campaign is provided to the appropriate Scrutiny Board, detailing the lessons learnt.</p>		<p>Magistrates, he is duty bound to advise the Magistrates that he is the holder of a Personal Licence. In this instance it is the Magistrates who decide on the penalty to be applied - revocation or suspension of licence.</p>
<p>RECOMMENDATION 21</p> <p>That the Scrutiny Commission undertaking an inquiry into the misuse of alcohol receives the comments and recommendations from Scrutiny Board (Environment and Community Safety) on enforcement and reviews for licences.</p>		<p>The Scrutiny Commission has now ceased, however, the licensing aspect falls under the remit of Overview and Scrutiny. Members of the Board will be informed of the comments and recommendations following this inquiry.</p>
<p>RECOMMENDATION 22</p> <p>That Council departments consider how 'good news' press releases can emphasise the positive contributions being made by young people.</p>	<p>NHD</p>	<p>Accepted</p>
<p>RECOMMENDATION 23</p> <p>That the department continues to study best</p>	<p>NHD</p>	<p>Accepted – and on going</p>

<p>practice from other authorities and where appropriate apply it to this Council's own approaches to tackling anti-social behaviour.</p>		
<p>RECOMMENDATION 24</p> <p>We recommend that wherever possible the Youth Council is given a higher profile and that the Youth Council itself seeks creative ways of representing more widely the views of young people across the city, particularly around the issue of anti-social behaviour.</p>	<p>Learning and Leisure</p>	<p>The Youth Council's profile is increasing steadily. An exciting new development, the introduction of Youth Opportunity Fund and Youth Capital Fund, will help considerably from 2006/07 onwards.</p> <p>LYC is now responsible for making decisions about the allocation of more than £900,000 per year to fund youth work schemes designed and submitted by groups of young people from across the city. Some schemes will hopefully target anti social behaviour. LYC will be joined on the decision panel by young people from ROAR (Reach Out and Reconnect). ROAR's involvement will help to ensure a broader representation of young people.</p>
<p>RECOMMENDATION 25</p> <p>We recommend that bodies, (public and voluntary) working within the community should look for further opportunities to involve young people in community projects, which allow contact between the different sections of the community. We also</p>	<p>Democratic Services</p>	<p>A Young People's Scrutiny Forum has been established and has introduced young people to the process, under the umbrella of the Children's Services Scrutiny Board (formally the Children and Young People Scrutiny Board). This work will continue this year and relationships with young people's groups will continue to be established in relation to all Scrutiny Board work.</p> <p>Over a number of years during Local Democracy Week the Council has developed a strong programme with a growing number of schools which has proved successful. The programme of events offered to schools encourages a focus on the democratic process and allows individual young people to be nominated to bring ideas to Council and to spend time with the Lord Mayor. This year, this programme will be extended to include visits to schools by Elected Members. These events have been developed by</p>

recommend that the Council continues to encourage the involvement of young people in the democratic functions of the Council, such as the Scrutiny process and the work of Area Committees.		Democratic Services, Education Leeds, the Youth Service and the Communications Unit, which has consolidated a cross departmental approach to engaging young people in the democratic process.
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Scrutiny Board (Neighbourhoods and Housing)

Inquiry into Affordable Housing 2005/06 – Responses from the department

Recommendation	Comment from department
<p>RECOMMENDATION 1</p> <p>That the Director of Neighbourhoods and Housing takes forward the proposal to promote moves for people under occupying council tenancies, and also that possible management incentives for ALMOs to sensitively promote the policy are considered.</p>	<p>Following the debates held at the Scrutiny Board a revised Lettings Policy was implemented in April 06, setting out a number of incentives for customers living in council or Housing Association homes that are under occupying their home. These include:</p> <ul style="list-style-type: none"> • awarding Priority Extra where appropriate, • greater promotion and support for those moving, from ALMO staff, • the ability for ALMO to consider making financial payments to assist such customers with the moving process. <p>In the Department's view, under occupation does not lend itself easily to be linked with a financial incentive to the ALMO's.</p>
<p>RECOMMENDATION 2</p> <p>That mutual exchange marketing is further developed by the Strategic Landlord and ALMOs.</p>	<p>Mutual Exchanges are now advertised weekly in the Leeds Homes flyer, and on the Leeds Homes website. In addition Housing Associations advertise their mutual exchanges in this media.</p> <p>Further options will be examined.</p>
<p>RECOMMENDATION 3</p>	

<p>That the Neighbourhoods and Housing department encourage Registered Social Landlords to advertise their available properties through the choice based lettings scheme.</p>	<p>Leeds Federated HA and Unity HA advertise almost all their properties through the Leeds Homes choice based lettings scheme. In quarter 4 2005/6 116 Registered Social Landlord (RSL) properties were advertised.</p> <p>Officers of Strategic Landlord Group have begun meeting each RSL that operates in Leeds, to promote the council's choice based lettings scheme. Some RSLs are interested in advertising their stock in the near future, whilst others are sceptical of the merits of CBL for their business</p>
<p>RECOMMENDATION 4</p> <p>That the Neighbourhoods and Housing department develop stronger links with RSLs, particularly in establishing nomination agreements.</p>	<p>The Council has re-launched the need for nominations by developing both a new strategic and operational monitoring structure. Officers will now meet each RSL quarterly to discuss their nominations performance. As a result, nominations performance will be monitored by Housing Services Division.</p> <p>All RSLs are being asked to sign nominations agreements. To date 16 agreements have been signed covering 71% of RSL stock in the city</p>
<p>RECOMMENDATION 5</p> <p>That work is done to profile the housing register to establish average lengths of times for securing a house and to establish the sizes of households requiring housing.</p>	<p>Customer profiling of the housing register, those 'bidding' through the choice based lettings scheme and those let homes are currently undertaken on a monthly basis by ethnicity, age, household type and property size required.</p> <p>Work to profile the housing register to establish average lengths of time to be let a home will be completed by September.</p>
<p>RECOMMENDATION 6</p> <p>That the Affordable Housing Task Group develops further affordable</p>	<p>The Affordable Housing Task Group is working to take forward pilot schemes to work in partnership with developers to increase the provision of affordable and low cost</p>

<p>housing schemes in Leeds and takes note of key research findings and best practice being established nationally.</p>	<p>homes and to develop a homebuy scheme. The Group has contributed to and been informed by national research projects undertaken by BURA and Joseph Rowntree and visits to Greenwich Council awarded Beacon Council status and Reading Council to learn from their approach to the provision of affordable housing. Identifying and learning from good practice elsewhere will remain a key part of the work programme.</p>
<p>RECOMMENDATION 7</p> <p>That clear criteria for access to affordable housing is developed for all schemes, which emphasise maintenance of local links and prioritise those who have been displaced through regeneration activities.</p>	<p>Criteria have been developed for the Gipton Low Cost Housing scheme which were previously circulated to Scrutiny Board and will provide a template for other schemes. These will emphasise the households' links to the locality and where households have been displaced through regeneration schemes prioritise these.</p>
<p>RECOMMENDATION 8</p> <p>That a co-ordinated approach to marketing affordable housing is established to ensure that those who are eligible are given opportunity to benefit from the schemes.</p>	<p>A database is being established to record all those interested in low cost home ownership details of which will be passed to Housing Associations on completion of their affordable housing schemes. Links are also being developed with the 'Homezone' agent for West Yorkshire. The Homezone agent is responsible for the marketing of all low cost home ownership schemes which have been funded by the Housing Corporation.</p>
<p>RECOMMENDATION 9</p> <p>That the appropriate Scrutiny Board receives a progress report back on the Golden Triangle Partnership</p>	<p>The Golden Triangle Partnership has successfully obtained funding from the Regional Housing Board (£7.5M over 5 years) in order to progress a homebuy initiative in areas of high value .</p>

<p>RECOMMENDATION 10</p> <p>That the future target attached to BVPI 64 is sufficiently high to ensure that it drives continued improved performance.</p>	<p>BVPI 64 target for 06/07 has been increased from 800 to 1000. Additionally there are targets for maintaining the trend of reducing the number of long term private sector homes, with a target of 2.31% by march 2007</p>
<p>RECOMMENDATION 11</p> <p>That the department considers the future funding arrangements for the Empty Property Team.</p>	<p>The Empty Property Initiative will be regularly monitored to evaluate achievements and benefits during 2006/07, and subject to these findings funding requirements for the continuation of the team will be sought as a bid in the budget planning cycle which commences in late 2006 for future years.</p>
<p>RECOMMENDATION 12</p> <p>That the department reports back to the appropriate Scrutiny Board on the Housing Market Assessment once this is complete.</p>	<p>The work to complete the Housing Market Assessment is scheduled to be completed in the Autumn 2006 and the key findings will be reported to the appropriate Scrutiny Boards.</p>



Originator: S Winfield

Tel: 24 74707

Report of the Head of Scrutiny and Member Development

Scrutiny Board (Neighbourhoods and Housing)

Date: 20th July 2006

Subject: Work Programme

Electoral Wards Affected:

Specific Implications For:

Ethnic minorities

Women

Disabled people

Narrowing the Gap

1.0 INTRODUCTION

- 1.1 Attached at appendix 1 is the current work programme of the Board which includes scheduled and unscheduled items.
- 1.2 Attached at appendix 2 is the current Forward Plan for 1st July to 31st October 2006.
- 1.3 At appendix 3 are the latest available minutes from the Thriving Communities Corporate Priority Board.

2.0 RECOMMENDATION

- 2.1 The Board is requested to receive and make any changes to the attached work programme following discussions at today's meeting.

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SCRUTINY BOARD (NEIGHBOURHOODS AND HOUSING) - WORK PROGRAMME - LAST REVISED JUNE 2006

Appendix 1

ITEM	DESCRIPTION	NOTES	DATE ENTERED INTO WORK PROGRAMME
Suggested Areas for Scrutiny Currently Unscheduled			
Partnership working – District Partnerships and Area Delivery Plans			
Supporting People			
Performance indicators	To receive information on the performance indicators relevant to the Neighbourhoods and Housing department (timing to be confirmed)		
Meeting date: 6th September 2006			
Inquiry into Regeneration in Beeston and Holbeck	To receive information on the first session of the inquiry		
Respect agenda	To receive information on how the Government's Respect agenda impacts the Council		
Meeting date: 11th October 2006			
Inquiry into Regeneration in Beeston and Holbeck	To receive information on the second session of the inquiry		
Performance Indicators	To receive the latest performance indicator information relating to Neighbourhoods and Housing		

SCRUTINY BOARD (NEIGHBOURHOODS AND HOUSING) - WORK PROGRAMME - LAST REVISED JUNE 2006

ITEM	DESCRIPTION	NOTES	DATE ENTERED INTO WORK PROGRAMME
Meeting date: 8th November 2006			
Inquiry into Regeneration in Beeston and Holbeck	To discuss the Board's final report and recommendations		
Partnership working – Safer Leeds	To receive information on the Safer Leeds Partnership		
Meeting date: 6th December 2006			
Meeting date: 10th January 2007			
Meeting date: 7th February 2007			
Meeting date: 7th March 2007			
Meeting date: 11th April 2007			
Annual Report	To agree the Board's contribution to the Scrutiny Annual report		June 2006

SCRUTINY BOARD (NEIGHBOURHOODS AND HOUSING) - WORK PROGRAMME - LAST REVISED JUNE 2006

ITEM	DESCRIPTION	NOTES	DATE ENTERED INTO WORK PROGRAMME

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LEEDS CITY COUNCIL

FORWARD PLAN OF KEY DECISIONS

For the period 1st July 2006 to 31st October 2006

Key Decisions	Decision Maker	Expected Date of Decision	Proposed Consultation	Documents to be Considered by Decision Maker	Lead Officer (To whom representations should be made)
The Future of ALMOs in Leeds – To agree preferred options upon which to consult tenants	Executive Board (Portfolio: Neighbourhoods and Housing)	5/7/06	Full programme of tenant consultation in July, further discussion with ODPM, ALMO Boards, ALMO Chief Officers and the Audit Commission	The report to be issued to the decision maker with the agenda for the meeting	Director of Neighbourhoods and Housing

NOTES

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Key decisions are those executive decisions:

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

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

Executive Board Portfolios

Central and Corporate
Development
City Services
Neighbourhoods and Housing
Leisure
Children's Services (Lead)
Children's Services (Support)
Adult Health and Social Care
Customer Services
Leader of the Labour Group
Advisory Member

Executive Member

Councillor Mark Harris
Councillor Andrew Carter
Councillor Steve Smith
Councillor John Leslie Carter
Councillor John Procter
Councillor Richard Brett
Councillor Richard Harker
Councillor Peter Harrand
Councillor David Blackburn
Councillor Keith Wakefield
Councillor Judith Blake

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Thriving Communities Corporate Priorities Board

Minutes of the meeting held on 22 June 2006

Boardroom, 4th Floor, Merrion House

Chair Neil Evans (NE), (Chair) Neighbourhoods and Housing

Present Rory Barke (RB), Neighbourhoods and Housing
Steve Carey (SC), City Services
Rehana Minhas (RM), Education Leeds
Denise Preston (DP), Learning and Leisure
Dave Richmond (DR), Neighbourhoods and Housing
Steve Speak (SS), Development
Marilyn Summers (MS), Chief Executive's Department
Sue Wynne (SW), Neighbourhoods and Housing
Lelir Yeung (LY), Chief Executive's Department

Minutes David Kidston (DK), Neighbourhoods and Housing

Action

1.0 Apologies.

1.1 Apologies were received from Catherine Blanshard (CB), Dennis Holmes (DH), and Val Snowden (VS).

2.0 Minutes of the last meeting and matters arising

2.1 Migrant Workers

LY reported on recent incidents involving gang masters allegedly intimidating Polish migrant workers in East Leeds. Within the next four weeks meetings with migrant workers will be organised through the Polish Church to advise them of their rights and responsibilities.

3.0 Neighbourhood Charters

3.1 DR presented a report on Neighbourhood Charters (NCs) to the Board. The report outlines the policy context for NCs, including reports on NCs produced by the former Office of the Deputy Prime Minister (ODPM) and cross-cutting reports by other government departments on customer engagement and service delivery. The report outlines benefits to communities including increasing engagement and ensuring that provision is tailored to meet their needs. There are also potential benefits to organisations, including: greater transparency; a clear audit trail from engagement to delivery; targeting local need; and putting communities at the heart of service delivery. MS agreed to explore the CPA benefits associated with NCs.

MS

3.2 It was noted that Neighbourhood Charters would build on a range of

Action

existing work and initiatives including: work by the ALMOs linked to gaining 3-star status; Intensive Neighbourhood Management (INM); work in South Leeds on GCSE attainment; and work being conducted by District Partnerships and Area Committees such as Neighbourhood Improvement Plans and Local Area Management Plans.

3.3 Discussion followed and included :

- the opportunity to embed equality and diversity principles in NCs in addition to the 'narrowing the gap' aims
- the range of potential powers included in the illustration including byelaws, fixed penalty notices and ASBOs
- resourcing and capacity issues required to support NCs across the City
- implications for the management and delivery of services
- lower levels of community involvement and capacity for engagement within disadvantaged communities
- meeting residents' expectations in more affluent communities
- implications for governance

3.5 It was agreed that an issues paper be produced for CMT identifying the challenges and opportunities and exploring more fully the potential implications for service delivery and governance issues raised by the introduction of Neighbourhood Charters.

DR

4.0 **Town and District Centres - verbal update**

4.1 DR reported that the Marsh Street car park scheme is currently at the detailed design stage.

4.2 It was agreed that a detailed progress report be provided by RB and SS to all future meetings informed by project reports from F Riley. DP to copy the Renaissance Parks schedule to SW for information.

RB/SS

DP

5.0 **Performance Management**

5.1 **Quarter 4 performance**

The Board considered the Quarter 4 performance report to be submitted to CMT on 27 June 2006 and the Accountability meeting on 12 July 2006. The report identifies those PIs which are performing below target and may impact upon the Councils CPA score in December 2006. These include the PIs relating to housing re-let times and rent collection and arrears. The report also identifies areas of concern at Quarter 3 where improvements have been made, such as housing repairs and racial incident reporting. It also highlights areas of good performance including: Intensive Neighbourhood Management; community facilities; and support for groups at risk of becoming homeless.

		Action
5.2	SC commented that the changes to the Leeds Benefit Service outlined at 4.9 in the report would not significantly impact on performance on rent collection and arrears. SC to provide SW/DK with revised text for 4.9.	SC
5.3	MS suggested that performance against BV184 (housing decency) should be included in the report due to issues regarding the quality of the data supplied by the ALMOs.	MS
5.4	Council Plan 2006/7 – Thriving Communities draft	
5.5	MS presented the final draft of the Thriving Communities section of the Council Plan which was agreed at the recent Council meeting.	
5.6	It was agreed that the Corporate Plan indicator CP HM50– to improve the quality life of people living in the most disadvantaged areas of the City by narrowing the gap between them and the rest – did not need to be retained. There is currently no single measure. The gap is against the measured by the Leeds Regeneration Plan floor targets and the indicators in the Local Area Agreement. It was also noted that Overview and Scrutiny Committee has proposed to undertake work to identify measures relating to the quality of life experienced within different areas of the City.	
6.0	Future agenda items	
6.1	VS and Martin Green (MG) to report to the next meeting on action to reduce worklessness, including the strategic framework, delivery mechanisms and programmes.	
6.2	LY to provide an update on Community Cohesion as a standard agenda item. This update to include reporting against the Community Cohesion Action Plan.	
70	Date of next meeting	
71	The next meeting will take place at 14.00-16.00 on 31 July 2006 in the Boardroom, 4 th Floor West, Merrion House.	

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