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## SCRUTINY BOARD (NEIGHBOURHOODS AND HOUSING)

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Meeting to be held in Civic Hall, Leeds on  
Wednesday, 7th March, 2007 at 10.00 am

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

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### 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

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*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><b>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</b></p> <p>To consider any appeals in accordance with Procedure Rule 25 of the Access to Information Procedure Rules (in the event of an Appeal the press and public will be excluded.)</p>	
2			<p><b>EXCLUSION OF THE PUBLIC</b></p> <p>To identify items where resolutions may be moved to exclude the public.</p>	
3			<p><b>LATE ITEMS</b></p> <p>To identify items which have been admitted to the agenda by the Chair for consideration.</p> <p>(The special circumstances shall be specified in the minutes.)</p>	
4			<p><b>DECLARATIONS OF INTEREST</b></p> <p>To declare any 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.</p>	
5			<p><b>APOLOGIES FOR ABSENCE</b></p> <p>To receive any apologies for absence.</p>	
6			<p><b>MINUTES OF THE PREVIOUS MEETING - 7TH FEBRUARY 2007</b></p> <p>To receive and approve the minutes of the previous meeting held on 7<sup>th</sup> February 2007.</p> <p>(Copy attached.)</p>	1 - 6

Item No	Ward/Equal Opportunities	Item Not Open		Page No
7			<p><b>MINUTES OF THE OVERVIEW AND SCRUTINY COMMITTEE - 5TH FEBRUARY 2007</b></p> <p>To receive and note the minutes of the Overview and Scrutiny Committee meeting held on 5<sup>th</sup> February 2007.</p> <p>(Copy attached.)</p>	7 - 12
8			<p><b>MINUTES OF THE EXECUTIVE BOARD - 24TH JANUARY 2007</b></p> <p>To receive and note the minutes of the Executive Board meeting held on 24<sup>th</sup> January 2007.</p> <p>(Copy attached.)</p>	13 - 28
9			<p><b>MEMBERS' QUESTIONS</b></p> <p>To receive the report of the Head of Scrutiny and Member Development on the opportunity to raise questions and issues with the Executive Board Member for Neighbourhoods and Housing.</p> <p>(Report attached.)</p>	29 - 30
10			<p><b>DEMOS REPORT ON BRINGING IT HOME - COMMUNITY BASED APPROACHES TO COUNTER-TERRORISM</b></p> <p>To consider the report of the Director of Neighbourhoods and Housing providing an overview of a research report published by Demos in December 2006 entitled <i>Bringing it Home – Community Based Approaches to Counter-Terrorism</i>.</p> <p>(Report attached.)</p>	31 - 40
11			<p><b>THE LEEDS HOUSING INVESTMENT PROGRAMMES</b></p> <p>To consider the report of the Director of Neighbourhoods and Housing concerning the Housing Investment Programme.</p> <p>(Report attached.)</p>	41 - 48

Item No	Ward/Equal Opportunities	Item Not Open		Page No
12			<p><b>THE LEEDS SUPPORTING PEOPLE PROGRAMME</b></p> <p>To consider the report of the Director of Neighbourhoods and Housing briefing Members on the Supporting People programme in Leeds.</p> <p>(Report attached.)</p>	49 - 52
13			<p><b>MONITORING REPORT</b></p> <p>To receive the report of the Head of Scrutiny and Member Development updating Members on the outcome of the Inquiry into Housing Conditions which was undertaken by the Scrutiny Board (Children and Young People) in the previous Municipal Year.</p> <p>(Report attached.)</p>	53 - 60
14			<p><b>WORK PROGRAMME</b></p> <p>To consider the report of the Head of Scrutiny Support and Member Development on the Board's work programme.</p> <p>(Report attached.)</p>	61 - 66

# Agenda Item 6

## SCRUTINY BOARD (NEIGHBOURHOODS AND HOUSING)

WEDNESDAY, 7TH FEBRUARY, 2007

**PRESENT:** Councillor R Pryke in the Chair

Councillors P Ewens, R Finnigan,  
A Gabriel, G Hyde, M Phillips, M Rafique  
and D Schofield

### 79 LATE ITEMS

The Chair indicated that additional comments to be added to agenda item 14 (Monitoring Report) in relation to the anti-social behaviour monitoring report had been circulated to Members following the despatch of the agenda papers.

### 80 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

### 81 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Armitage and Atkinson.

### 82 MINUTES OF THE PREVIOUS MEETING - 10TH JANUARY 2007

**RESOLVED** – That the minutes of the previous meeting held on 10<sup>th</sup> January 2007 be agreed as a correct record.

### 83 MINUTES OF THE OVERVIEW AND SCRUTINY COMMITTEE - 8TH JANUARY 2007

**RESOLVED** – That the minutes of the Overview and Scrutiny Committee meeting held on 8<sup>th</sup> January 2007 be noted.

### 84 PERFORMANCE INDICATORS

The Director of Neighbourhoods and Housing presented the Board with a report detailing performance information in relation to the Best Value Performance Indicators for the department in quarter three. Neil Evans, the Director of Neighbourhoods and Housing attended the meeting to present the information and respond to Members' questions.

Board Members first asked the Director general questions around the following areas:

- Progress on the merger of Leeds ALMOs and the fact that Executive Board were not seeking to impose any restriction on Elected Members being appointed as Chairs;
- Reported changes in the service charge levied on some Council flats and the consultation process undertaken before any changes were implemented;
- Issues surrounding the capacity of Area Committees to take on more responsibilities within their wards and the resource implications of any further devolution;

- Concerns over plans to reduce the number of Area Managers from five to three to bring into line with the new ALMO structure and Primary Care Trust boundaries.

During consideration of the Performance Report, discussion ensued on the following topics:

- BV-203 (the percentage change in the number of families placed in temporary accommodation) and the moves being made to tackle this issue as a matter of urgency;
- Moves being made by the Authority to release land in order to encourage the delivery of more new build social housing and affordable housing;
- The progress of work undertaken by the Empty Property Team to tackle the number of houses previously let to students in Headingley which were now falling empty and encourage them back into use;
- A request for more detail on the indicators listed at the end of the report which currently contained no data;
- Whether CP-CS50 (Reduce overall crime levels in Leeds by 35% in 2008) which was currently not on target to be achieved, was a fair indicator, given that the Scrutiny Board currently had no function to scrutinise the performance of the Police and the indicator had been accepted by the wider Safer Leeds Partnership, not the department itself;
- The many successes the department had achieved over the past four years as part of the Safer Leeds Partnership in reducing crime levels in the city but the recent negative effect of the release of a number of prolific offenders on the performance figures;
- The work of the Crime and Disorder Team in tackling prolific offenders through drug treatment programmes to get them back into work or more constructive activities.

Following on from the discussion, the Chair suggested that the Chair of the Safer Leeds Partnership and the Chief Constable of West Yorkshire Police be invited to an additional meeting to further discuss the issues raised. It was agreed that the viability of an extra meeting be investigated.

**RESOLVED –**

- a.) That the contents of the report be noted;
- b.) That the Principal Scrutiny Officer investigate the possibility of an additional meeting in order to invite the Chair of the Safer Leeds Partnership and the Chief Constable to an additional meeting to further discuss the issues raised.

(Councillor Hyde joined the meeting at 10:10 am and Councillor Gabriel joined the meeting at 10:35 am, both during consideration of this item.)

**85 DEPARTMENTAL PUBLICATIONS**

The Director of Neighbourhoods and Housing presented a report which provided an outline of the range of publications being produced across all

divisions within the department and the associated costs of these publications. The Board heard that the majority of publications within the department were for external distribution for the benefit of customers and to support service delivery. Members were reminded that the matter had been referred by the Overview and Scrutiny Committee to all Boards for them to investigate practices within the departments.

Debra Scott, Head of Service Improvement, Neighbourhoods and Housing, attended the meeting to present the report and respond to Members' comments and questions.

**RESOLVED** – That the contents of the report be noted.

**86 SAFER LEEDS PARTNERSHIP PROSTITUTION STRATEGY**

The Director of Neighbourhoods and Housing submitted a report setting out the contents of the draft Safer Leeds Prostitution Strategy. The Board were informed that the draft document was due to be reported to the Safer Leeds Partnership the following day for final ratification. The report outlined the strategy which broadly followed the national model in tackling the sensitive issue of street-based prostitution. Members heard that the areas around Chapeltown and Holbeck which currently suffered from high levels of activity were earmarked to be targeted as part of a forthcoming Home Office initiative which would focus on a high visibility response to the problem.

Keith Lawrance, Policy and Strategy Lead, Safer Leeds Partnership, attended the meeting to present the report and respond to Members comments and queries.

The Board discussed the following issues in relation to the report:

- The similarities of the new strategy with past approaches to the problem;
- The move away from criminalising women on the streets towards offering support and treatment;
- The successes of drug treatment programmes, exit strategies and housing support;
- The problems inherent in monitoring and engaging women involved in prostitution in brothels and saunas;
- Whether there was any evidence of immigrants, particularly those of Eastern European origin, being forced into prostitution;
- Recent press coverage in the Yorkshire Evening Post of the work undertaken by *Genesis* in supporting and offering advocacy to women working on the streets;
- The feeling that whilst no community wished to see the problem of prostitution and kerb crawling on their doorstep, that the issue only received publicity when it moved into more affluent neighbourhoods;
- Whether the fact that there had been no significant increase in prosecutions for kerb crawling could be attributed to failure by the Crown Prosecution Service to follow matters through;

- Some successes as a result of issuing Acceptable Behaviour Contracts and Anti-Social Behaviour Orders as a deterrent to those involved in prostitution;
- Anecdotal evidence from the Chapeltown area of the positive effects of Anti-Social Behaviour Orders in reducing the visibility of the street trade, but the acknowledgement that this could have a negative effect upon other areas of the city.

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

**RESOLVED** – That the contents of the report and strategy be noted.

(Councillor Finnegan joined the meeting at 11:10 am during consideration of this item.)

## **87 NEIGHBOURHOOD WARDENS UPDATE**

The Director of Neighbourhoods and Housing presented a report updating Members on the Neighbourhood Wardens Service in Leeds. The report gave an overview of the service, outlined recent achievements and detailed a week in the life of a neighbourhood warden. The Board heard that there was now a dedicated post within the department to deal with issues surrounding wardens such as equipment and recruitment.

Martyn Stenton, Partnerships Manager, Neighbourhoods and Housing, attended the meeting to present the report and respond to points raised by Members.

The Board discussed the following issues arising from the report:

- The progress of tasking teams across different areas of the city;
- The influence of neighbourhood wardens on local community safety issues;
- The need for information regarding wardens and their performance to be shared by the department with the relevant Ward Members.

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

**RESOLVED** – That the current position regarding the Neighbourhood Wardens Service be noted.

## **88 ASYLUM SEEKER AND REFUGEE SERVICE UPDATE**

The Director of Neighbourhoods and Housing submitted a report providing Members with an update on the new Asylum Support and Accommodation Contract. The Board heard that the service was currently in a period of change, with a new target contract having been issued since the last update. Members were informed that the numbers of individuals coming into the city had recently seen a slight reduction and this, coupled with the new contract, gave greater opportunity to examine the distribution of asylum seekers in Leeds.



Tom Wiltshire, Housing Needs Manager, Neighbourhoods and Housing, and Sharon Hague, Asylum Services Manager, Neighbourhoods and Housing, attended the meeting to present the report and respond to Members comments and questions.

The Board discussed the following points in relation to the report:

- The affect on asylum seekers of a negative Home Office decision and the likely slide into destitution for those individuals who no longer have recourse to support services;
- The role of voluntary / church organisations in supporting failed asylum seekers;
- The work of the Destitution Steering Group and John Battle MP in lobbying central government on the issue of failed asylum seekers;
- The importance of seeing the issues facing Leeds as a reflection of a national problem;
- The difficulty inherent in monitoring the number of illegal immigrants in the city;
- The work undertaken by Social Services with those asylum seekers classed as unaccompanied minors;
- The provision of English for Speakers of Other Languages (ESOL) courses by Education Leeds;
- The fact that ESOL courses were now offered only to those with confirmed refugee status rather than asylum seekers as a result of a change in Government policy;
- The concentration of the majority of asylum seekers within a small number of areas within the city and moves being made to tackle this sensitive issue;
- The need to educate the general public as to the distinction between asylum seekers and economic migrants from the EU.

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

**RESOLVED** – That the contents of the report be noted.

#### **89 THE LEEDS SUPPORTING PEOPLE PROGRAMME**

The Chair indicated that Bridget Emery, Head of Strategic Commissioning, Neighbourhoods and Housing, was unable to attend the meeting to present the report to Members and respond to questions. It was therefore proposed to defer consideration of the report until the next meeting.

**RESOLVED** – That consideration of the report be deferred.

#### **90 MONITORING REPORT**

The Head of Scrutiny and Member Development submitted a report which provided Members with monitoring information in relation to two previous inquiries, Anti-Social Behaviour Interventions and Affordable Housing. The inquiries had been undertaken during the previous Municipal Year by the

Environment and Community Safety and the Neighbourhoods and Housing Scrutiny Boards respectively.

Members were reminded that provision was made for the Board to monitor the implementation of any agreed actions and recommendations on a six-monthly basis.

**RESOLVED** – That the contents of the report be noted.

**91 WORK PROGRAMME**

The Head of Scrutiny and Member Development submitted a report which detailed the current work programme of the Board, including scheduled and unscheduled items.

Appended to the report for Members' information was a copy of the Forward Plan for February to May 2007.

It was reported that an item had been omitted from the agenda in error, however Members were informed that the DEMOS report would be available at the March meeting for consideration.

The Chair sought Members views on the possibility of scheduling an additional meeting before the end of the Municipal Year in order to discuss area management with Councillor J L Carter, Executive Board Member for Neighbourhoods and Housing. The Board agreed to look into this as a possibility.

**RESOLVED** – That the contents of the report and the revisions to the Work Programme be noted.

**92 DATE AND TIME OF NEXT MEETING**

Wednesday 7<sup>th</sup> March 2007 at 10:00 am (pre-meeting for Board Members at 9:30 am.)

## OVERVIEW AND SCRUTINY COMMITTEE

**MONDAY, 5TH FEBRUARY, 2007**

**PRESENT:** Councillor G Driver in the Chair  
Councillors B Anderson, J Bale,  
P Grahame, B Lancaster and T Leadley  
Apologies Councillor R Pryke

### **75 Late Items**

The Chair indicated that in accordance with his powers under Section 100B(4)(b) of the Local Government Act 1972, he had agreed to allow Councillor Illingworth to circulate an e-mail dated 5<sup>th</sup> February 2007 on the subject of Information Management within the Council, and to also speak briefly on this item (Agenda Item 6, Minute No.77 refers).

### **76 Declaration of Interests**

No declarations of interest were made.

### **77 Development of Information Management in Leeds - Update**

Further to Minute No 47, 6<sup>th</sup> November 2006, and Minute No 55, 4<sup>th</sup> December 2006, the Committee considered a joint report submitted by the Director of Legal and Democratic Services and the Chief Officer, Executive Support, updating Members on progress in implementing the recommendations contained in the Inquiry Report dated 27<sup>th</sup> April 2006 of the former Scrutiny Board (Transforming Services) relating to Information Management within the Council.

Mark Turnbull, Legal and Democratic Services and Lee Hemsworth, Chief Executive's Department, attended the meeting and responded to Members' queries and comments.

Later, in a follow-up to his concerns previously expressed to the Committee in November 2006 regarding access to information held by the Council, Councillor Illingworth addressed the Committee. He confirmed that in his view the officers report did indeed indicate that acceptable progress had been made in this area.

In brief summary, the main areas of discussion were:-

- The Committee noted that the development of an appropriate, corporate approach to information management was being developed by the Council as part of a wider strategic agenda around Information and Knowledge

Management. The report outlined four strategic drivers highlighted as important reasons for developing this agenda. These four drivers were:

- To support better decision-making
  - To promote efficiency and effectiveness
  - To meet legislative and regulatory requirements
  - To provide corporate 'memory'
- Whilst these strategic drivers were important considerations for the Council in determining the need for an Information and Knowledge Management agenda within the organisation, the final report of the former Scrutiny Board (Transforming Services) also rightly argued that in the first instance the Council needed to invest in its Information Governance structure at all levels within the organisation.

In this regard, the report noted the priorities for development over an 18 month period were focussed on developing this required governance. These priorities were:

- To develop and undertake Information Audits across functional areas adopting ISO 15489 methodology
- To develop corporate metadata standards utilising the national e-GMS standards
- To develop and implement a corporate Document Image Processing (DIP) solution.

The Committee felt that there was an important distinction to be drawn between Information Governance, which was about having proper systems in place to control access to information and deal appropriately and responsively to requests for information, and Information Management, which concerned the best and most appropriate methods of storing, cross-referencing and retrieving information;

- The Committee accepted that the development of a corporate approach to information management was a complex and long term project. There had been good progress made in a number of areas and that work undertaken to date provided a sound foundation on which to build.
- The Committee acknowledged that the Corporate Governance and Audit Committee had within its terms of reference the remit to review the adequacy of the Council's Corporate Governance. It was also noted that this Committee was due an update report on Information and Knowledge Management. The Committee indicated that it would wish to consider the outcome of that meeting in order to reassure itself that progress continued to be made.
- The Committee also acknowledged that there were capacity issues which were being addressed as part of the Council Change programme. The Committee felt that such a huge agenda should be adequately resourced, and recommended that the appropriate Director be given an

explicit remit for this function, and also recommended that a Lead Member was identified to take up the political mantle of Information and Knowledge Management .

The Committee queried the need to engage consultants in this area, feeling that the work could be adequately performed in-house, with appropriate resources being made available, and utilising the knowledge and experience of the Council and its partner organisations.

- With regard to how the Council manages Freedom of Information requests, the Committee was satisfied that overall the Council had a robust system for both dealing with requests made to the Council and supporting colleagues in their practitioner role. However, it was felt that currently there were too many inconsistencies in practice across different Departments.
- The Committee noted that for some requests, there were potentially six different access regimes to be considered, some of which the Information Commissioner had jurisdiction over and others for which he did not. This was confusing for both Members and officers. It was requested therefore that the Director of Legal Services issue a briefing note on how each of these six regimes are managed and the relationship between them;
- The Committee discussed the recommendation made last year by Scrutiny Board (Transforming Services) that the Director of Legal and Democratic Services make appropriate representations to the Secretary of State that the new code for employees should require, at the very least, Directors, who were now taking decisions under delegated powers, to disclose their interests. The Committee was advised that the consultation on the new proposed officer code of conduct had now closed, and that it would appear that the DCLG might now wait until the consultation on the changes to the Members' Code and Standards Board changes are finalised. The proposed new code stated that employees would have to comply with their authority's requirements for registering or declaring interests, so this may be left to the Council to decide.

The Committee reiterated that at the very least Directors, and those officers who have delegated powers from Directors, disclose their interests.

- As part of their recommendation monitoring role, the Committee made the following comments with regard to progress on meeting the recommendations made by Scrutiny Board (Transforming Services) in April 2006:-

### ***Recommendation 1***

***That the Head of Information and Knowledge Management seek the views of the following Officers and Management Groups on their role in supporting the Vision and delivery of the information management agenda as described and that the outcome of these discussions be reported to the appropriate Scrutiny Board at an early meeting in the new municipal year:***

- ***the Chief Officer (HR)***
- ***the Chief Officer (ICT)***
- ***the Council-wide Performance Management Group***
- ***the Corporate Governance Officers Group***

Progress on this is satisfactory and ongoing

### ***Recommendation 2***

***That the capacity issues outlined in the evidence presented to the Board and the costs and potential savings of the Vision for information management be considered further by the Council's Corporate Management Team and that the Head of Information and Knowledge Management report back to the appropriate Scrutiny Board at an early meeting in the new municipal year.***

Further information on this is required

### ***Recommendation 3***

***That the Director of Legal and Democratic Services explore whether improvements could be made to the Council's procedures which would enable the FOI and DPA rights to be used in a more proactive way to engage with clients and develop trust in the Council as an organisation.***

Progress on this is satisfactory and ongoing

### ***Recommendation 4***

***That the Head of Information and Knowledge Management submit to the appropriate Scrutiny Board later in the new municipal year a progress report on implementing the Vision for the development of information management within the Council.***

This recommendation is fulfilled by the Committee's consideration of today's report.

### ***Recommendation 5***

***That the Director of Legal and Democratic Services make appropriate representations to the Secretary of State that the new code for employees should require at the very least, Directors, who were now taking decisions under delegated powers to disclose their interests.***

See earlier bullet-point on this subject.

**RESOLVED –**

- (a) That the report be noted, and the officers and Councillor Illingworth be thanked for their input;
- (b) That the Head of Scrutiny and Member Development produce a draft summary report of the Committee's deliberations for submission to the March meeting of the Committee.

**78 Performance Monitoring - Quarter 3 Highlight Report**

The Head of Scrutiny and Member Development submitted a report relating to the Quarter 3 performance highlight reports submitted to the Council's officer Corporate Priority Boards, and drawing their attention to particular significant performance indicators.

Steve Clough, Head of Policy, Performance and Improvement, Chief Executive's Department, attended the meeting and responded to Members' queries and comments. In brief summary, the main areas of discussion related to the following topics:-

- Street lighting repairs;
- The number of families placed into temporary accommodation. It was felt that this should be referred to the Scrutiny Board (Neighbourhoods and Housing) for further consideration\*;
- Fuel poverty, and the effects of recent energy price rises;
- Numbers of rough sleepers;
- Management 360° feedback indicator – Members to be supplied with more detailed information;
- BV-201 – The number of adults and older people receiving direct payments per 100,000 population – this was being looked at by the Scrutiny Board (Health and Adult Social Care);

**RESOLVED –** That the report be noted, and Scrutiny Board Chairs consider whether there are any issues, other than the ones highlighted above (including \*above), which they would wish their Boards to consider further.

**79 Work Programme**

The Head of Scrutiny and Member Development submitted the Committee's current work programme, updated to reflect decisions taken at previous meetings, together with a relevant extract of the Council's Forward Plan of Key Decisions and a copy of the minutes of the Executive Board meeting held on 24<sup>th</sup> January 2007.

Draft minutes to be approved at the meeting  
to be held on Monday, 5th March, 2007

**RESOLVED** – That, subject to any changes necessary as a result of today's meeting, the Committee's work programme be approved and accepted.

**80 Dates and Times of Future Meetings**

Monday 5<sup>th</sup> March 2007

Monday 2<sup>nd</sup> April 2007

Both at 10.00 am (Pre-meetings at 9.30 am)



## EXECUTIVE BOARD

WEDNESDAY, 24TH JANUARY, 2007

**PRESENT:** Councillor A Carter in the Chair

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

Councillor Blake – Non-voting Advisory Member

### 143 Exclusion of Public

**RESOLVED** – That the public be excluded from the meeting during consideration of the following parts of the agenda designated as exempt on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present there would be disclosure to them of the exempt information so designated as follows:

- (a) Appendix 2 to both of the reports referred to in minutes 147 and 148 under the terms of Access to Information Procedure Rule 10.4(1) and (2) and on the grounds that the public interest in maintaining the exemption outweighs the public interest in disclosing the information because Education Leeds has a duty to secure improvement and increased confidence in the schools concerned and this would be adversely affected by disclosure of the information.
- (b) Appendix 1 to the report referred to in minute 153 under the terms of Access to Information Procedure Rule 10.4(3) on the grounds that the public interest in maintaining the exemption outweighs the public interest in disclosing the information because publication could prejudice the Council's commercial interests, as, both the appendix and the Final Business Case include matters where final negotiations in the contract are not yet complete, these negotiations being confidential between the Council and the Preferred Bidder and contain sensitive commercial information supplied to the Council by the preferred bidder.
- (c) The appendix to the report referred to in minute 160 under the terms of Access to Information Procedure Rule 10.4(3) and on the grounds that this information is not publicly available from the statutory registers of information kept in respect of certain companies and charities. It is considered that since this information was obtained through one to one negotiations for the disposal of the property/land then it is not in the public interest to disclose this information at this point in time as this could lead to random competing bids which would undermine this method of negotiation and affect the integrity of disposing of property/land by this process. Also it is considered that the release of

Draft minutes to be approved at the meeting  
to be held on Friday, 9th February, 2007

such information would or would be likely to prejudice the Council's commercial interests in relation to other similar transactions in that prospective purchasers of other similar properties could access information about the nature and level of consideration which may prove acceptable to the Council. It is considered that whilst there may be a public interest in disclosure, much of this information will be publicly available from the Land Registry following completion of this transaction and consequently the public interest in maintaining the exemption outweighs the public interest in disclosing this information at this point in time.

- (d) Appendices 1, 2 and 4 to the report referred to in minute 166 under the terms of Access to Information Procedure Rule 10.4(3) and on the grounds that the public interest in maintaining the exemption outweighs the public interest in disclosing the information by reason of the fact that disclosure of appendices 1 and 2 could potentially prejudice the success of the scheme by speculative investors acquiring properties in advance of the Council's action and that appendix 4 contains costs attributed to the purchase of private properties which are estimates at this stage and disclosure could prejudice the Council's ability to reach agreement on the purchase price with owners.
- (e) Appendix 1 to the report referred to in minute 168 under the terms of Access to Information Procedure Rule 10.4(3) and on the grounds that the public interest in maintaining the exemption outweighs the public interest in disclosing the information because it contains costs and details about the relationships between the parties where disclosure could prejudice the Council's position in dealing with potential claims and future negotiations.

#### **144 Declaration of Interests**

Councillor Wakefield declared personal interests in the items relating to the Annual Reports on standards in schools (minutes 147 and 148) as a schools' governor and in the item relating to Review of 14 to 19 Provision in Leeds (minute 151) as a member of the Learning and Skills Council.

Councillor Brett declared a personal interest in the item relating to Deputation to Council – Animal Welfare Charities (minute 162) as a member of Leeds South East Homes.

Councillor Blackburn indicated his intention to leave the room during the discussion on the item relating to Land at Portland Gate, Leeds 1 (minute 160) in order to avoid any perception of predetermination at such time as the matter may be considered by the Plans Panel (City Centre) of which he was a member.

Further declarations of interest made during the meeting are referred to in minute 152 (Councillor A Carter) and minute 165 (Councillors J L Carter and Smith).

**145 Minutes**

**RESOLVED** – That the minutes of the meeting held on 13<sup>th</sup> December 2006 be approved.

**CHILDREN'S SERVICES**

**146 Performance Targets for Education Leeds: 2006**

The Director of Children's Services submitted a report on the final performance assessment of Education Leeds under the 2001-2006 contract arrangements when measured against the Strategic Incentive Performance Targets for 2006 set under the contract.

The report circulated with the agenda had indicated that national comparator data which might alter the incentive points score was awaited and the Support Executive Member (Children's Services) reported that this data had subsequently been received and did not affect the result.

**RESOLVED** –

- (a) That the very good performance of Education Leeds against the 2006 targets contained in the original contract be noted.
- (b) That an incentive payment of £322,000 be authorised.
- (c) That the staff of Education Leeds be thanked for their contribution to the raising of educational standards in the city during the term of the contract.

**147 Annual Report on Standards in Leeds Primary Schools**

The Chief Executive of Education Leeds submitted a report on the performance of primary schools during 2005-06 and the action taken by Education Leeds to fulfil its responsibilities.

Following consideration of Appendix 2 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 –**

- (a) That the report be noted together with the strategies for improvement that have been developed to support further increases in achievement for all pupils, groups and schools.
- (b) That the Chief Executive of Education Leeds be requested to arrange for work to be undertaken to further analyse trends in achievement in the primary sector.

**148 Annual Report on Standards in Leeds High Schools**

The Chief Executive of Education Leeds submitted a report on achievement in high schools over the last five years and on the strategies for improvement which have been employed.

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

**RESOLVED –** That the report be noted together with the strategies for improvement that have been developed to support further increases in achievement for all pupils groups and schools.

**149 Great Preston Primary School**

The Chief Executive of Education Leeds submitted a report on the proposed scheme to provide Phase 2 of works at Great Preston Primary School to amalgamate the school onto one site.

**RESOLVED –**

- (a) That the design proposals in respect of Phase 2 of works to amalgamate Great Preston C of E Primary School onto one site be approved.
- (b) That authority be given to incur expenditure of £900,000 in respect of the above scheme from capital scheme number 13053/000/000.

**150 The Education and Inspections Act 2006**

The Chief Executive of Education Leeds submitted a report outlining the main provisions of the Education and Inspections Act 2006 which was passed in November 2006.

**RESOLVED** – That the report be noted and that a more detailed report be brought to the March 2007 meeting of this Board outlining Education Leeds' current and planned responses to the Act.

**151 Review of 14-19 Provision in Leeds**

The Chief Executive of Education Leeds submitted a report on the findings of the review of 14-19 provision in Leeds undertaken by Cambridge Education on behalf of the Learning and Skills Council and on the proposed next stage of development. In presenting the report the Chief Executive of Education Leeds indicated that the primary purpose of the report was to consider the findings and proposals in the light of the new duty of the authority to take the strategic leadership role for this initiative.

**RESOLVED** –

- (a) That further work on the development of an options paper to be presented to this Board in May 2007 be approved.
- (b) That the Leeds 14-19 Review produced by Cambridge Education be endorsed.

**152 Vacation and Occupation of the Chair**

Councillor A Carter declared a personal and prejudicial interest in the following minute as a director of a company which may tender for works under the scheme, vacated the chair and left the room.

Councillor Harris assumed the chair.

**153 Leeds Building Schools for the Future - Submission of Final Business Case**

The Deputy Chief Executive submitted a report on progress of the Building Schools for the Future project.

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

**RESOLVED** –

- (a) To note the information in the report and its appendices providing details of the process and negotiations undertaken and work carried out to date in relation to the Leeds BSF Project ("Project") and to

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support and confirm the decision of the PPP/PFI Coordination Board, under section 3.1 of the powers delegated to it by Executive Board on 13 October 2005 to submit the Final Business Case for the Project in advance of this meeting of this Executive Board.

- (b) To note the powers of the Council as referred to in paragraph 5.3 of the report to enter into the Project Documents and that confirmation of the Council's powers will be contained in the report from the Council's legal advisers referred to in paragraph 5.4 of the report.
- (c) That approval be given to the financial implications for the Council of entering into the Project Documents as detailed in Appendix 1, and to the maximum affordability threshold for the City Council in relation to the Phase 1 PFI contract of £12.952m, as set out in Appendix 1.
- (d) To note the comments set out in Appendix 1, that the PFI element of Phase 1 remains good value for money for the Public Sector.
- (e) To note that based on the information provided in Appendix 1, the Project is affordable by the Council, and to agree a further injection into the Capital Programme for the two Design and Build Schools, as recommended in Appendix 1.
- (f) To note that work is currently underway and is expected to lead to the provisional assessment of the Director of Corporate Services that, on the information and advice provided, and in accordance with proper practices, no liabilities will arise which will result in the City Council being required to recognise a fixed asset in any balance sheet required to be prepared by the City Council in accordance with such proper practices, for the financial year in which the agreement will be entered, for the purposes of Regulation 3 of the Local Authorities (Capital Financing and Accounting) (England) Regulations 2003.
- (g) To note that the Transfer of Undertakings (Protection of Employment) Regulations (TUPE) will apply to transfer staff currently employed by the City Council and Education Leeds from the respective service commencement dates for each PFI school and that ongoing communication and consultation is taking place on this.
- (h) To note that an admission agreement will be entered into in connection with this project to enable those transferring employees of PFI schools who are currently members of the West Yorkshire Pension Fund to retain active membership of that scheme and to permit new employees to have similar benefits.
- (i) That approval be given to the award of contracts for the implementation of the Project to the Environments for Learning consortium (E4L) to include (but not by way of limitation) the award/entry into of the following contracts:

- in relation to the Phase 1 PFI schools of a PFI Project Agreement to a special purpose company to be established by E4L as a subsidiary of the Local Education Partnership (LEP);
- subject to approval by Executive Board Members to investment in and governance arrangements relating to the LEP (the subject of the separate report to this Board), the award of a Strategic Partnering Agreement to the LEP to be established by E4L (including exclusivity in relation to Major Capital Projects as detailed in the separate report);

and

- in relation to the Phase 1 design and build schools the award of design and build contract(s) to the LEP or a special purpose company established by E4L as a subsidiary of the LEP

and, in connection therewith, the Deputy Chief Executive be granted delegated powers (or in his absence the Director of Corporate Services) to give final approval to the completion of the Project, including (but not by way of limitation) the terms of the following:

- (i) Strategic Partnering Agreement
- (ii) The Shareholders Agreement
- (iii) The Project Agreement (phase 1 schools)
- (iv) The Funders Direct Agreement
- (v) The Pensions Admission Agreement
- (vi) The Design and Build contract(s) (phase 1 schools)
- (vii) Arrangements to appoint independent certifiers to assess the quality of the PFI and Design and Build contractors' work
- (viii) Appropriate collateral warranties and
- (ix) Governing body agreements with schools as appropriate

Together with any other documentation ancillary or additional to the above necessary for the completion of the Project ('Project Documents')

subject to

- (A) DFES approval of the Final Business Case

- (B) the Deputy Chief Executive (or in his absence the Director of Corporate Services) being satisfied that the Project remains within the affordability constraints set out in Appendix 1
  - (C) Receipt of a report satisfactory to the Deputy Chief Executive (or in his absence the Director of Corporate Services) from the Council's external legal advisers, as described in Appendix 2 of this report and
  - (D) The Director of Corporate Services (or in his absence the Chief Officer – Financial Management) assessment on the balance sheet treatment in relation to the PFI contract as set out in paragraph 4 of Appendix 2 of this report.
- (j) That the Director of Corporate Services, as the statutory officer under section 151 of the Local Government Act 1972, or in his absence the Chief Officer - Financial Management, be authorised to sign any necessary certificates under the Local Government (Contracts) Act 1997 in relation to the Project.
  - (k) Approve that, in respect of certification under 7.10, and subject to the advice of the Director of Legal and Democratic Services, a contractual indemnity be provided to the Director of Corporate Services in respect of any personal liabilities arising from the certification.
  - (l) That approval be given to the execution of the Project Documents, by affixing the Council's common seal and/or signature (in accordance with Articles 14.4 and 14.5 of Part 2 of the City Council's Constitution) and to approve that the Director of Legal and Democratic Services (or any other officer of the Council authorised by her) take any necessary further action to complete the Project including any final amendments to the Project Documents and give effect to members' resolutions and delegated decisions referred to in these recommendations.
  - (m) That the Director of Children's Services be authorised to implement any post completion arrangements necessary to monitor and administer the contract documentation (subject to the approval of the PPP/PFI Co-ordination Board under the Council's Governance arrangements for PPP/PFI contracts.
  - (n) That approval be given to the submission of this report, the minutes of this meeting of the Executive Board, and such other information, and including any necessary amendments as the Deputy Chief Executive may approve to the Final Business Case, to the Department for Education and Skills and Partnerships for Schools.
  - (o) That delegated powers be granted to the chair of the Education PFI/BSF Project Board (in consultation with the Director of Corporate Services and the Director of Legal and Democratic Services) to:

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- (i) authorise preparation, mobilisation, and enabling works to be carried out in advance of 1 March on appropriate terms;
  - (ii) subject to being satisfied that the risks of such an approach are appropriate, authorise terms to enable early works on site to be commenced in advance of financial close if such close is anticipated to be delayed beyond 28 February.
- (p) That the intention to offer briefings to political groups, and to arrange a seminar for members, on this decision and the one referred to in minute 155 be noted.

(This decision was exempt from Call In by reason of urgency as detailed in paragraphs 2.8 and 2.9 of the report).

#### **154 Re-occupation of the Chair**

Councillor A Carter re-entered the meeting and resumed the Chair.

#### **155 Building Schools for the Future - Leeds Local Education Partnership**

The Deputy Chief Executive submitted a report on proposed governance arrangements for a proposed Leeds Local Education Partnership and on the extent of the proposed financial investment by the Council.

#### **RESOLVED –**

- (a) That the arrangements for the establishment of and Council participation in the Leeds LEP as proposed by the report be approved;
- (b) That the arrangements for the discharge of the Council's functions in relation to the Leeds Local Education Partnership as set out in the report and the delegations in Annex 1 to the report be approved;
- (c) The Council participate as a shareholder in the Leeds LEP, and invest:
  - (i) 10% of the pure equity in the LEP, which at the date of this Board meeting is anticipated to be £528;
  - (ii) 10% of the proposed shareholder loans to the LEP in order to fund the LEP's working capital, amounting to £26,000 on the basis of the E4L model;
  - (iii) If additional shareholder loans are required by the LEP in order to fund the working capital of the LEP, 10% of such loans,

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subject to the entire Council investment by way of equity and shareholder loans not exceeding £50,000.

- (d) That the Deputy Chief Executive (or in his absence the Director of Corporate Services) may authorise any further action necessary to implement the arrangements set out in the report, including any amendments to the proposals in the report which do not affect the substance of those proposals.

(This decision was exempt from Call In by reason of urgency as detailed in paragraphs 1.2 and 1.3 of the report).

## **ADULT HEALTH AND SOCIAL CARE**

- 156 Commissioning Plan for Day Services for Disabled People Update**  
Further to Minute 89 of the meeting held on 18<sup>th</sup> October 2006 the Director of Adult Social Services submitted a report on consultations undertaken with service users at the Clifford Brooke Resource Centre on alternative provision for the service users and plans for the Resource Centre to vacate the Roundhay Road site by the end of March 2007.

**RESOLVED** – That the outcome of the consultation with service users and the plan for Clifford Brooke Resource Centre to vacate the Roundhay Road site by the end of March 2007 be noted.

## **CENTRAL AND CORPORATE**

- 157 Narrowing the Gap - Engaging the Private Sector**  
The Chief Officer (Executive Support) submitted a report on a proposed project to generate additional private sector resources to support the 'narrowing the gap' corporate priority.
- (a) That the proposal be funded to the sum of £100,000, with an initial £25,000 in 2006/07 and the remainder to be drawn from the 2007/08 budget;
- (b) That the Chief Officer (Executive Support) be authorised to enter into a contract with Leeds Ahead and Leeds Community Foundation to deliver this service.

**158 Leeds City Region Leaders' Board Agreement**

The Chief Executive submitted a report on a proposed agreement to establish a joint committee to be known as the Leeds City Region Leaders' Board.

**RESOLVED** – That the terms of the Agreement be approved and that the Director of Legal and Democratic Services be authorised to seal the Agreement document on behalf of the Council.

**DEVELOPMENT**

**159 Inspector's report on the Statement of Community Involvement for Leeds**

The Director of Development submitted a report on the recommendations of the Inspector in relation to the Statement of Community Involvement and proposing that the Statement be amended in accordance with the recommendations.

**RESOLVED** –

- (a) That the Inspector's recommendations and reasons contained in his binding report on the Council's statement of Community Involvement be noted and agreed.
- (b) That Council be recommended to adopt the SCI as amended in accordance with the Inspector's Report pursuant to Section 23 of the Planning and Compulsory Purchase Act 2004.

**160 Land at Portland Gate, Leeds 1**

The Director of Development submitted a report on the proposed disposal of C Car Park and the former Civic Hall Annex site to Leeds Metropolitan University following detailed negotiations between the university and the Development Department on a one to one basis. The report presented the options of retaining the site in its existing use for car parking purposes, of disposing of the site on the open market and of the disposal to Leeds Metropolitan University. Following consideration of the appendix to the report designated as exempt under Access to Information Procedure Rule 10.4(3) which was circulated at the meeting and considered in private at the conclusion of the meeting it was

**RESOLVED** – That approval be given to the disposal of C Car Park and the former Civic Hall Annex site to Leeds Metropolitan University on the main terms and conditions outlined within the Confidential Appendix to the report and any other appropriate terms which may arise in the future, to be approved by the Director of Development.

**161 Otley Civic Centre**

The Director of Development submitted a report on the alternative courses of action available with regard to the future of Otley Civic Centre.

**RESOLVED** – That consideration of this matter be deferred pending further discussions with Otley Town Council.

**NEIGHBOURHOODS AND HOUSING**

**162 Deputation to Council - Animal Welfare Charities**

The Director of Neighbourhoods and Housing submitted a report in response to the deputation to the Council meeting on 1<sup>st</sup> November 2006 with regarding to animal welfare problems, particularly in Council homes.

**RESOLVED** – That approval be given to the actions as identified in paragraphs 3.5 and 3.6 of the report.

**163 Chapeltown Community Services Review**

The Director of Neighbourhoods and Housing submitted a report on the findings of a community facilities review in the Chapeltown area following the attendance of a deputation on behalf of the Chapeltown Community Centre Action Group at the Council meeting on 28<sup>th</sup> February 2006.

**RESOLVED** – That this Board supports the recommendations of the North East Inner Area Committee as follows:

- (a) That the facilities review demonstrates there is no case for the Council to consider the release of land as requested by CCCAG for the purposes of a new build community centre. This does not preclude CCCAG pursuing options for a new development site in the area at market value.
- (b) That the way forward, as outlined in paragraphs 25 – 31 of the report is supported.

**164 Respect Areas and the Implications for Leeds City Council**

The Director of Neighbourhoods and Housing submitted a report on this major government initiative to broaden the drive to address anti-social behaviour, on the implications of the City Council becoming a Respect Area and on activity planned and underway in Leeds that will contribute to this agenda.

**RESOLVED –**

- (a) That the commitment to the Council becoming a Respect Action Area be endorsed, that the activities developed and being developed in response to that commitment be supported and that approval be given to the establishment of the Family Intervention project.
- (b) That the offer of alternative tenancies under the Family Intervention Project be subject to Ward Member consultations.
- (c) That a report on progress of the initiative be brought to this Board after six months of operation.

**165 Neighbourhood Renewal Fund**

The Director of Neighbourhoods and Housing submitted a report on the Neighbourhood Renewal Fund grant allocation for Leeds, the process undertaken with partners to develop a forward programme and the recommended programme for 2007/08.

**RESOLVED –**

- (a) That the allocations to projects be approved subject to the submission of a satisfactory Delivery Plan.
- (b) That the Director of Neighbourhoods and Housing be authorised to approve commissioned activity against the specification and funding criteria.

Councillor J L Carter declared a personal interest in this matter as the Chair of Archway.

Councillor Smith declared a personal and prejudicial interest having clients who have applied for NRF funding and he left the room during consideration of the matter.

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

**166 Regeneration of Beeston Hill and Holbeck**

The Director of Neighbourhoods and Housing submitted a report on the proposed acquisition and clearance of 16 properties within Holbeck and on proposals for Beeston Group repair Phase 3 – an external enveloping Scheme to extend the life of approximately 50 properties by 30 years both to be funded from Regional Housing Board capital grant.

Following consideration of Appendices 1, 2 and 4 to the report designated as exempt under Access to Information procedure Rule 10.4(3), which was considered in private at the conclusion of the meeting, it was

**RESOLVED –**

- (a) That the injection into the Capital Programme of £1.37m of Regional Housing Board money (Acquisition and demolition – the Regeneration of Holbeck) be approved.
- (b) That Scheme Expenditure to the amount of £1.37m (the Regeneration of Holbeck) be authorised.
- (c) That the Director of Neighbourhoods and Housing be authorised to commence acquisition of the 16 properties in Holbeck detailed at Appendix 2 to the report by voluntary agreement with the owners and in the event that agreement cannot be reached with the owner of any property within the target area, the Director of Neighbourhoods and Housing seek authority to make and promote any necessary Compulsory Purchase Orders.
- (d) That the injection into the Capital Programme of £1.8m of Regional Housing Board money and £203k from owner occupiers (Beeston Group Repair, phase 3) be approved.
- (e) That Scheme Expenditure to the amount of £2.003m (Beeston Group Repair, phase 3) be authorised.
- (f) That in cases where reports are relevant to a particular, or limited number of electoral wards then Ward Members should be consulted and reference to such consultations be included in the report and that the Director of Legal and Democratic Services be requested to amend the report writing guidance and templates to reflect this decision.

**167 Sale of Land at Argie Avenue/Eden Mount, Kirkstall**

The Director of Neighbourhoods and Housing submitted a report on a proposed disposal of land at Argie Avenue/Eden Mount, Kirkstall to the Home Housing Association at less than best consideration to facilitate the building of 17 affordable family houses for shared ownership.

The Chief Executive reported that he had received a message from Councillor Illingworth objecting to the proposed disposal and requesting that consideration of the matter be deferred.

**RESOLVED –**

- (a) That approval be given to the disposal of land at Argie Avenue/Eden Mount as highlighted on the submitted plans at 'less than best consideration' to Home Housing Association on terms to be approved by the Director of Development for the purpose of developing 17 family houses for shared ownership.

- (b) That it be noted that the approval is subject to the provision that a mechanism is put in place to distribute any surpluses generated on the scheme as a result of staircasing and that 75% of any such surpluses will be paid to Leeds City Council and 25% retained by Home Housing Association.
- (c) That it be noted that further discussions will be held to achieve lowest possible building costs and the most favourable percentages of ownership for purchasers.

## **LEISURE**

### **170 City Museum**

The Director of Learning and Leisure submitted a report on the current and anticipated budget shortfall for the City Museum scheme and on proposals to meet the shortfall.

Following consideration of Appendix 1 to the report designated as exempt under Access to Information Procedure Rule 10.4(3) in private at the conclusion of the meeting it was

**RESOLVED** – That the funding to meet the anticipated budget shortfall on the City Museum project, as detailed in appendix 1 to the report, be approved.

DATE OF PUBLICATION: 26<sup>th</sup> January 2007  
LAST DATE FOR CALL IN: 2<sup>nd</sup> February 2007 (5.00 pm)

(Scrutiny Support will notify relevant Directors of any items Call In by 12.00 noon on 5<sup>th</sup> February 2007).

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## Report of the Head of Scrutiny Support and Member Development

### Scrutiny Board (Neighbourhoods and Housing)

Date: 7<sup>th</sup> March 2007

### Subject: Members' Questions

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**Electoral Wards Affected:**

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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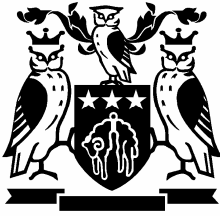
## 1.0 Introduction

- 1.1 Members of the Board have requested an opportunity to raise a number of issues with the Executive Board Member for Neighbourhoods and Housing at this Scrutiny Board meeting.
- 1.2 As part of this question session, Members wish to discuss issues raised at previous Scrutiny Board meetings around area management (including local service delivery and capacity building).
- 1.3 At the February Scrutiny Board meeting, Members received the latest performance management information and were particularly interested in focusing on the targets relevant to community safety. Members, therefore, may wish to discuss performance with the Executive Board Member.

## 2.0 Recommendation

- 2.1 Members are requested to identify any issues for further scrutiny following the discussion with the Executive Board Member.

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Originator: Lelir Yeung

Telephone: 247 4152

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**Report of :** Director of Neighbourhoods and Housing

**Meeting:** Neighbourhoods and Housing Scrutiny Board

**Date:** 7<sup>th</sup> March 2007

**Subject:** Demos Report on Bringing it Home – Community Based Approaches to Counter-Terrorism

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**Electoral Wards Affected:**

All

**Specific Implications For:**

Equality and Diversity



Community Cohesion



Narrowing the Gap



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**1.0 Purpose of the Report**

- 1.1 This report provides an overview of a research report published by Demos in December 2006 entitled Bringing it Home – Community Based Approaches to counter-terrorism.
- 1.2 The report also summarises recent cohesion developments, work being undertaken across the authority and outlines some of the challenges ahead for Leeds City Council to progress the cohesion agenda and the issues raised in the Demos Report.

**2.0 Background**

- 2.1 In December 2006 a report was published by Demos which was the outcome of a year long research project into the government's response to terrorism and in particular the London bombings on 7<sup>th</sup> July 2005.
- 2.2 This research project was supported by financial contributions from the Cohesion and Faiths Unit at the Department for Communities and Local Government, the Association of Chief Police Officers, the Economic and Social Research and the Arts and Humanities Research Council.
- 2.3 Demos describe themselves as the think tank for local democracy and they analyse social and political change.

**3.0 Report Findings**

- 3.1 Bringing it Home outlines what Demos think are the problems with the official response so far and the causes of grievance and mobilisation. The views outlined below are direct quotes from the research

- 3.2 Bringing it Home states that ‘Our Muslim communities suffer some of the worst indicators of deprivation, discrimination and social exclusion, and many are deeply unhappy about aspects of the government’s foreign policy towards the Islamic world, which they feel constitutes a ‘war on Islam’.
- 3.3 Bringing it Home states that ‘the government’s response to terrorism is alienating the very communities it needs to engage, and that their growing sense of grievance, anger and injustice inadvertently legitimises the terrorists’ aims, with or without their active consent.’
- 3.4 The research reported that ‘the London bombings highlighted the importance of community engagement and the government responded accordingly. Less than two weeks after the attack, the Prime Minister had gathered Muslim leaders into Downing Street, and soon after the Home Office had launched its Preventing Extremism Together (PET) initiative to work with the community on ways to combat extremism and its causes.’
- 3.5 The government’s attempts to engage Muslims in the policy-making process have been criticised as being rushed, conducted on the government’s terms, failing to break away from the usual suspects, and with little follow through. The government has also been highly reluctant to engage with the many reasonable grievances of the community - from Iraq to social justice – in the fear that any kind of acknowledgement could suggest that the terrorists have just cause or that the government is somehow complicit.
- 3.6 This has made honest conversation difficult, as too many vital subjects remain out of bounds.’
- 3.7 Bringing it Home recommends a community – based approach to counter-terrorism must be underpinned by four principles:
- It must be locally based and recognise and respond to the differences within the Muslim community, which is far from homogenous.
  - It needs to be rooted in an understanding of faith, without which it is easy for government and security forces to misread the signs within the community.
  - The government must make the policy-making process as transparent and accountable as possible, opening up decision –making processes and engaging on issues where there is political discontent. Only then will trust be forged between the government and Muslim communities.
  - The government must get over its hang-ups about responding to the grievances of the Muslim community. In many instances, they are well founded and deserve to be recognised, but in others the government must be more confident about taking the debate out to the communities, rather than sulking in Whitehall.
- 3.8 Bringing it Home sets out a six-pronged strategy for a community-based approach to counter-terrorism, which spans social justice, community cohesion and counter-terrorism. The breadth of the strategy is important in reducing the inconsistencies between different approaches across government and security forces. The conclusion provides greater detail, but in short, the strategy aims to:
- enhance the lives of Muslims by tackling poverty, low attainment and discrimination.
  - strengthen community infrastructure
  - improve leadership, both by the government and within the Muslim community
  - open up the foreign policy-making process to greater scrutiny and provide opportunity for input from all parts of British communities
  - divert youth from extremism
  - put communities at the heart of counter-terrorist intervention and policing, as an integrated part rather than an add-on or an afterthought

#### 4.0 Leeds Context

- 4.1 Community Cohesion is seen as a key policy driver for the organisation. Cohesion is a priority for the Council and the Leeds Initiative. It is an integral part of the Council Plan and the Vision for Leeds.
- 4.2 The first community cohesion action plan and annual report was approved by the Thriving Community Priority Board in March 2006. Within the Council Plan 2006 – 2007 there are commitments to review the community cohesion action plan and annual report and develop systems to monitor progress.
- 4.3 The community cohesion annual report also includes an overview of the impact of the London Bombings on Leeds.
- 4.4 Monitoring of the action plan at a departmental level is co-ordinated by the departmental Equality and Community Cohesion Champions. The corporate action plan is the responsibility of the Head of Equality.
- 4.5 Summarised below are the key community cohesion challenges ahead for Leeds. These have been discussed by CMT and LMT who support the proposals support to progress the next phase of the cohesion agenda. The outcomes of the Bringing it Home report will also be taken into account in any future action planning.

## **5.0 Community Cohesion Challenges**

- 5.1 The creation of strong, vital and cohesive communities is one of the most important issues that we face. This is a critical factor in the quality of people's lives and for the harmony of the nation as a whole.
- 5.2 Community cohesion goes beyond the issues of tackling racial equality, discrimination and social exclusion. It is about all kinds of relationships within communities and closing the divides between them.
- 5.3 Cohesion includes a focus on breaking down tensions and building relationships within and between all communities: recognising that there can be tensions within and between communities of race, faith and national identities; between old and young; urban and rural; settled and traveling communities; host and new migrant and refugee communities. Acknowledging that lesbian and gay people, disabled people, people with mental health problems, people who are homeless and many others can become a focus of tensions.
- 5.4 Most of the debate about equality and more recently community cohesion has tended to revolve around ethnic and faith divisions. But it is a broader discussion than that and we must tackle the divisions within society where too many people are left disaffected and apart from the mainstream of life.
- 5.5 A divided neighbourhood with no sense of place or belonging in which one or more sections of the community are disaffected and constantly in dispute with each other is unlikely to attract people to live or work and still less to attract capital investment. Having to cope with tensions in the present takes attention away from the focus on improvements for the future.
- 5.6 Failure to address some of these issues could lead to increased tensions and divisions within communities and geographical locations and could increase further people's sense of geographical isolation.
- 5.7 Examples of how some of this disaffection can manifest itself could be pride in an area, levels of crime and grime, increased mistrust between communities, levels of anti-social behaviour, changes in patterns of voting etc. This can then become the indicators that a community is under stress.
- 5.8 Councils need to know how the local community is changing, in particular:-

- Who is moving in and who is moving out
- Is one group harbouring a grievance against another
- Do some communities feel they are no longer getting a fair deal
- Do local people feel let down by statutory agencies

5.9 Local authorities should never forget that their principal role is to represent their community – and that depends upon them knowing what’s going on.

5.10 It needs to be acknowledged that cohesion is about dealing with ‘perceptions’ not just facts; recognising that perceptions and myths fuel tensions between communities.

5.11 There are a number of factors identified in key service delivery areas that could be seen as barriers to achieving cohesion and these need to be addressed. These are:

- The concentration of particular groups of people in some residential areas can result in a lack of contact between communities, resulting in them leading parallel lives.
- If schools have an overwhelmingly majority of pupils from one particular background or varying outcomes in educational achievement between different groups tensions could increase between these communities.
- Postcode discrimination and the link between certain minority groups concentrated in certain jobs can lead to low expectations and aspirations.
- Opportunities to engage young people in cross-cultural activities could be limited by the poor state of facilities and under resourced projects, as well as a lack of a voice in local decision making
- The funding process for regeneration could be seen as a divisive force within communities creating barriers to integration and participation.

5.12 The changing demographics in Leeds and increasing numbers of people migrating to the City for employment means that we have an incomplete picture of who the communities of Leeds are and their impact on service delivery.

5.13 Leeds City Council will have to demonstrate they can comply with the following which is one of the Key Lines of Enquiry for the next Corporate Assessment Level 3 criteria for judgement:

‘The council has developed an overarching, strategic vision and set of clear and challenging ambitions, aims and objectives for the community that promote the economic, social and environmental well-being of the area.

Steps have been taken to understand the scale of the social, economic and environmental challenges and opportunities it faces in the area including those related to diversity, race equality and deprivation. It makes decisions based on the information produced through research on local needs and engagement with local citizens, communities and partners.

As a result, the council understands its communities and uses this knowledge to determine how its own services and activities, and those of partners and stakeholders, can contribute, and has shaped its forward planning accordingly.’

## 6.0 The White Paper

6.1 In November 2006 the Local Government White Paper – Strong and Prosperous Communities was published.

6.2 The White Paper proposes a new approach to local partnership to give local authorities more opportunity to lead their area, work with other services and better meet the public’s needs. It is also pushing very strongly for the need for local authorities to have a systematic approach to intelligence on local people’s needs and wants.

6.3 There is a specific section on Community Cohesion and the role of local government and the white paper outlines eight guiding principles:

- Strong leadership and engagement
- Developing shared values
- Preventing the problems of tomorrow
- Good information
- Visible work to tackle inequalities
- Involving young people
- Interfaith work
- Partners such as local third sector organisations

6.4 The White Paper states that community cohesion is not an add on or an optional extra to the overall local government reform agenda.

6.5 The impact of these proposals is currently being analysed for further consideration as part of the Council's improvement agenda.

## **7.0 Commission for Integration and Cohesion**

7.1 In September 2006 the Commission for Integration and Cohesion was launched. It is a fixed term advisory body which will consider how local areas can make the most of the benefits delivered by increasing diversity.

7.2 The Commission will consider how local areas themselves can play a role in forging cohesive and resilient communities by:

- Examining the issues that raise tensions between different groups in different areas, and that lead to segregation and conflict
- Suggesting how local community and political leadership can push further against perceived barriers to cohesion and integration
- Looking at how local communities themselves can be empowered to tackle extremist ideologies
- Developing approaches that build local areas' own capacity to prevent problems, and ensure they have the structures in place to recover from periods of tension

7.3 The Commission will deliver its findings in June 2007. The work of the Commission may impact on the proposals being developed by Leeds and linkages are being made with the Cohesion and Faith Unit at the Department for Communities and Local Government to try and establish how the work in Leeds can support this national initiative.

## **8.0 Preventing Extremism**

8.1 On 16<sup>th</sup> October a meeting was hosted by Ruth Kelly and Joe Montgomery to discuss the role of local government and preventing extremism. Attendees included Local Authority Chief Executive's, Police and Government Office staff from across the country. This included representatives from West Yorkshire.

8.2 Since then the Association of West Yorkshire Authorities (AWYA) have met with Police colleagues to agree a West Yorkshire response.

8.3 The key focus of the discussions has been about creating good community relations, promoting community cohesion, working with young people and building shared intelligence across the region and agencies.

8.4 One of the key issues raised is the need to have a complete picture of who our communities are and up to date community intelligence.

- 8.5 Further meetings have been held at a national level to identify practical steps to help Local Authorities, Police and partners tackle extremism.
- 8.6 The Government are due to announce details of a funding package to support local authorities helping to tackle violent extremism. The funding will support local authorities to make the step change necessary to tackle violent extremism in local communities, helping local authorities to understand their local areas better and have the skills and structures in place to address any threat of violent extremism.
- 9.0 Way Forward**
- 9.1 There are a number of initiatives that could be considered to try and address the issues identified above.
- 9.2 Key policy and service delivery areas that could impact on cohesion and people's civic identity and sense of belonging could be reviewed. In addition decisions taken by the Council should be cohesion proofed and consideration given to their impact on all sections of the community. For example, an explicit statement in the LAA refresh outlining the commitment to community cohesion.
- 9.3 One of the five critical factors for improving equality and diversity identified by the Audit Commission is leadership.
- 9.4 In addition both the Equality Standard and the Comprehensive Performance Assessment identify leadership as a major contributor to improving performance including in the areas of equality, diversity and community cohesion.
- 9.5 The development of a leadership challenge could assist with driving this agenda forward. The leadership challenge could primarily be developed as a programme of activities for all leaders (political and officer level) to take forward in order to develop the equality, diversity and community cohesion agenda. Although it would be developed as an activity programme it would in effect be a change programme which, through transformational leadership, would need to engage all members, managers, staff and partners and embed the agendas at cultural, behavioural and competency levels.
- 9.6 It would need to be firmly routed in achieving specific objectives around both leadership itself and equality, diversity and community cohesion. The challenge could:
- build on LLP1,
  - provide leaders, both elected members and senior managers with a mechanism for undertaking learning (likely to be through specific coaching activities),
  - result in real tangible outcomes for communities,
  - involve staff and partners,
  - ensure that outcomes and methods of involvement/engagement will be formally assessed, and be fully and formally recognised by both Leeds City Council, and other local authorities.
- 9.7 This challenge could raise the profile of the key roles and responsibilities for all elected members and officers. These include:
- reaching out to all community leaders and community representatives
  - strengthening and developing key policies, strategies and programmes
  - rebutting or challenging contentious and negative views about sections of the community
  - championing a cross-party consensus on community matters
  - developing a programme of positive statements in the local media



- challenging some of the narrow – and often populist sentiments – which threaten community harmony by unfairly isolating and targeting minority groups
- meaningful measurement of the impact of council activities on cohesion
- brokering practical solutions with other delivery agents
- ensuring that all staff are suitably trained and informed about the authority's cohesion vision

- 9.8 Recent Cohesion guidance states that all elected members have a leadership role in relation to their local communities. Whilst councilors are elected to represent their constituents, they must avoid simply representing sectional interests, which are likely to damage or disadvantage others with equally legitimate and evident needs.
- 9.9 This guidance also states that elected members also have a responsibility to promote wider community interests and to be fair minded when considering resource allocation. Elected members have a wealth of local expertise and knowledge that should be utilised.
- 9.10 Elected members should have an understanding of the needs of all groups, whether or not they are represented by their constituency interests. They should also be prepared to promote an interchange and dialogue between different groups and to promote tolerance and mutual respect.
- 9.11 Consideration could be given to the development of a cross-party and cross-agency protocol. The purpose of these would be to reassure local communities that no one individual or organisation will seek to heighten tensions or exploit divisions.
- 9.12 This should not inhibit free speech but will ensure that any debates are held within a responsible context.
- 9.13 In addition ward-level members are very well connected and are the first to recognise where tensions might arise. Keeping in touch with local people – through surgeries, meeting people in the neighbourhood, or any form of local meeting – is essential. This is also the case for a lot of front line staff, such as, street scene, youth workers etc.
- 9.14 All departments will also have a lot of local knowledge at their disposal, but they need to marshal it effectively.
- 9.15 A multi sector task group with responsibility for taking a city wide overview of cohesion related tension identification, risk assessment, avoidance and management across Leeds has been established.
- 9.16 The current tension tracking process could be extended to ensure that all elected members and front line staff are able to report any tensions and intelligence within their wards and areas of service. There are barriers to progression at the moment which include improving data and intelligence reporting and a lack of a dedicated analytical resource and collation of partnership activity.
- 9.17 Work needs to take place to track changes in communities in order that we are able to establish the 'bigger picture'. This will enable the Council to demonstrate that it understands its communities and uses this knowledge to determine how its own services and activities, and those of partners and stakeholders, can contribute, and has shaped its forward planning accordingly for CPA purposes.
- 9.18 Leeds borders several different local authority areas which can sometimes raise issues when considering initiatives and projects. The development of cross border work around creating cohesive communities could be considered to increase capacity in the event of any incidents occurring across geographical boundaries.
- 9.19 Working with and involving young people is crucial and is one of the guiding principles in the White Paper to achieving cohesive communities. This should include reaching out to

young Muslims and to wider communities. Work will continue on building community cohesion through the Change for Children programme and supporting key actions , for example, the development of a Community Cohesion Toolkit for working with young people.

## **10.0 Recommendations**

- 10.1 Members are asked to note the information and make comments and recommendations as appropriate.



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**Report of the Director of Neighbourhoods and Housing**

**Scrutiny Board (Neighbourhoods and Housing)**

**Date: 7<sup>th</sup> March 2007**

**Subject: The Leeds Housing Investment Programmes**

**Electoral Wards Affected:**

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**1.0 Aim**

1.1 The purpose of this report is to assist Members of Scrutiny Board to understand the Housing Investment Programme, and to identify the key pressures and challenges facing the local authority and its partners to sustain investment that responds to the corporate objectives.

**2.0 Background**

2.1 The Housing Investment Programme (HIP) has been the key mechanism for local authorities to access and distribute capital finance to support capital investment in local authority owned stock, provide support and intervention into private sector accommodation together with providing funding for specific needs.

2.2 Until 2001/02 Central Government made their decision on the level of funding based on information contained within the HIP submission that local authorities had to make on a yearly basis. From 2002/03, the process changed with the drive by Central Government to make all social housing Decent by 2010.

2.3 The decision in Leeds to set up Arms Length Management Organisations to deliver the Decency programme had the effect of splitting the HIP programme. It led to the creation of the Major Repairs Allowance (MRA) and Single Rehousing Pot (SHRA). The MRA is a set amount of capital funding that is worked out through a formula based on the national average that a property would need to achieve decency.

2.4 Members will recall that the authority was successful in attracting £ 420 million to deliver Decency by 2010. In addition the authority has also pursued the route of attracting finances from the Private Finance Initiative (PFI)

2.5 The allocation of the private sector element of HIP has moved away from the process of allocating resources directly to the local authority with the creation of the Single Regional Housing Pot (SRHP) in 2004. The SHRA was a two-year programme, which required local authorities to bid for resources.

2.6 Central Government allocates regional funding through the Yorkshire and Humber Regional Housing Board. The Regional Housing Board priorities are set by the Regional Housing Strategy and form the basis of the investment decisions across the region. This in turn forms the basis for their decisions about allocating these resources to the sub regional partnerships that sit below the board. The local body is the West Yorkshire Partnership Board.

2.7. The West Yorkshire Housing Partnership Board (WYHP) is the responsible body that evaluates bids from each of the 5 local authorities in West Yorkshire, and determines the allocation of resources for each local authority for the funding period. Each of the five local authorities is represented on the Partnership Board and has to develop a local programme in accordance with the priorities of the Regional Housing Strategy. The proposed programmes for each local authority are assessed and monitored by the WYHP. Since 2004, allocations have been made on a two year basis. For the 2006/08 programme the SRHP allocation to Leeds was £17,355m. for a range of interventions, These included acquisition and demolition schemes as part of local strategic plans, group repair schemes and grant and loan assistance for vulnerable people in priority regeneration areas..

2.8 In addition to the SRHP, funds also became available for 2006-8 under the Housing Market Renewal Fund for non-pathfinder local authorities. Leeds made a successful bid, and received an allocation of £8,137m. The total combined resources available from both funding streams is £25.46m

2.9 Under the previous financial mechanisms a local authority would lose the allocation if it failed to meet the programme targets within the financial year. Current arrangements mean that if a local authority is failing to meet the delivery targets the WYHP can reallocate resources to another West Yorkshire authority who is better positioned to achieve spend.

2.10 Other external resources that support the provision of new affordable housing include the Approved Development Plan (ADP). The Housing Corporation is responsible for the ADP that provides capital funding to deliver the governments national agenda for increasing affordable housing supply. It is mainly Registered Social Landlords who develop and deliver this type of programme, although changes in national policy have now allowed approved private developers to bid for this funding stream.

2.11 The ADP programme is also allocated on a two yearly basis and is monitored at a regional level by the Regional Housing Board. The Housing Corporation is responsible for overseeing day-to-day project management of schemes.

2.12 Each local authority also receives specific funding support by way of an annual Specified Capital Grant (SCG) to support LA expenditure on Disabled Facilities Grant (DFGs). Under these arrangements Local authorities can claim a grant from Central Government to cover 60% of expenditure up to a set amount. The level of grant support for the current year (2006/7) is £1.5m and the Council has recently received confirmation that the SCG for 2007/8 has been set at a limit of £1.569m..

2.12 The current two-year programmes for both the Single Regional Housing Pot and the Approved Development Programme(s) for future regional investment will be stretched to three-year programmes that will commence from 2008/09 to 2010/11. There are no proposals at present to change the current arrangements for annual SCG to support DFG expenditure.

### **3.0 Current Progress on Spending Programmes**

#### **3.1 ALMO Decency**

3.1.1 At the end of January 2007, 62.04% of properties managed by the Arms Length Management Organisations has met the government's Decency target. This percentage figure represents 36979 properties across the city.

The current spend since the commencement of the Decency programme in 2003 is £420 million.

#### **3.2 PFI**

3.2.1 Leeds City Council is currently developing three PFI schemes. The Swarcliffe PFI contractor, Yorkshire Transformation, signed a thirty-year agreement with the Council in 2005 that has attracted £78.8m of capital investment.

3.2.2 The Little London PFI recent obtained authority from the Department of Communities and Local Government(DCLG) to proceed with the procurement of a contractor who will deliver £94.85m worth of capital investment.

3.3.3 The Holbeck and Beeston PFI is currently the "first reserve" on the DCLG, PFI programme. This is subject to further funding be identified as part of the 2007 Comprehensive Spending Review following the DCLG announcement of the Round 5 PFI submissions. Of 14 submitted only two were given approval to proceed.

#### **3.4 Single Regional Housing Pot and the Housing Market Renewal Fund**

3.4.1 The 2006/08 programme is targeted at the following interventions  
Areas:

##### **1 Acquisitions and Demotions**

- The Beverley's – Beeston
- Cross Green – Phases 1 and 2
- Holbeck Phases 1 and 2
- Harehills – Little Comptons

The key thrust of the programme is the acquisition and demolition of specific mixed tenure sites with a view to providing cleared development potentially for the reprovision of new housing.

##### **2 Private Sector Decent Homes**

- The Aviaries – Asbestos Decontamination Scheme.
- Care and Repair Home Maintenance Scheme
- Further Loans and Grants for vulnerable home owners

##### **3 Group Repair**

- Burley Phase 9/10
- Beeston Phase 3

##### **4 Contractual Commitment**

- Beeston Group Repair – Phase 2
- Residual Unpaid Grants
- CPO'S
- Aviaries Asbestos Support (testing and decant costs)

NB Contractual commitments funding was approved for each West Yorkshire LA based on the value of schemes at approval when the new funding arrangements were introduced , as distinct from bids for new projects to be undertaken in 2006-8

Appendix 1 of this report sets out the current expenditure against the allocation with regard to the programme.

### **3.5 ADP**

3.5.1 The programme share across West Yorkshire authorities for the 2006/08 programme was particularly disappointing for the city. The total allocation for West Yorkshire was £45m for new and existing schemes. Leeds allocation of 7.1m, was significantly lower than in previous years.

3.5.2 One of the key issues for this reduction was the issue of increasing land values and the price per plot of 5k placed upon schemes that would receive Housing Corporation support. This proposed level was significantly below the capital value that would be attracted particularly in respect of council owned land, if sold on the open market. This has created a number of tensions in terms of balancing of the council's corporate asset management strategy of maximising capital assets against the levering in of significant public sector funding that would offset the loss of capital receipts.

### **3.6 Specified Capital Grant for DFGs**

3.6.1 The level of subsidy received from Central Gov to assist in meeting the cost of mandatory DFGs has been- and continues to be- insufficient to meet the demand. Prior to the introduction of the new funding arrangements there was flexibility to ensure that DFG expenditure could be met from the overall capital programme. With the introduction of scheme specific approvals this flexibility has been lost. There is a growing demand for DFG assistance and the mandatory entitlement to financial support remains. In the current financial year expenditure will be in excess of a minimum £3m, This means that the Government subsidy - set at a limit of £1.5m- will represent only 50% of expenditure, and will require a greater contribution from local resources than the anticipated 40 % (£1m). This problem will become more acute in future years with an immediate budget pressure already identified in 2007/8

## **4.0 Future pressures on programmes**

### **4.1 ALMO Decency**

4.1.1 As part of the regular review process by the DCLG a Building Cost Model is completed based on a biennial return from all ALMOs in relation to their financial performance with regard to the decency programme.

4.1.2 This is statement of how much investment they need to achieve decency, less investment they currently have available (including the agreed allocation for decency). This will result in a figure which shows that investment is needed, that there is an over investment or zero. It is also a mechanism for the DCLG to monitor progress and also to plan for allocations and bids in future government spending rounds.

4.1.3 The DCLG have suggested that there is no new money available over and above the agreed allocations. Indeed following the government's announcement that the 2010 target could be extended in certain circumstances. DCLG have been looking to Local Authorities to slip their plans and to reflect this in their latest submissions.

4.1.4 Indications from the Leeds ALMOs suggest that wholesale slippages would be unfair to tenants and would lead to problems with contracts already in place for delivering the works.

4.1.5 The latest Building Cost Models submitted by Leeds in December 2006 show an investment need to achieve decency of £20.6m above the previous submission in 2005. This increased need has been identified as:

- £4.8m for Woodhouse now that it is not part of the Little London PFI



- £15.8m for structural works to properties managed by Leeds West Homes. This need having been identified due to improved stock condition surveys and carrying out actual works.

4.1.6 The DCLG have committed to provide the £4.8m for Woodhouse but have yet to confirm their decision on the additional £15.8m for the West Leeds Properties...

#### **4.2 PFI- Holbeck and Beeston Hill**

4.2.1 The decision by the Department of Communities and Local Government (DCLG) not to approve the scheme was particularly disappointing. However, the authority has been advised that subject to further major funding availability that the scheme is in effect "first reserve".

4.2.2 The next steps will be to meet with the DCLG to agree a way forward. The Department are still committed to progressing work to fully develop the Outline Business Case if the DCLG give positive indications that the project is a strong chance of being funded. The Department will also explore the potential to take forward the scheme within the context of the wider South Leeds Regeneration Project that is currently under consideration and development.

#### **4.3 and the Housing Market Renewal Fund**

4.3.1 The original 2006/08 programme of 25.46m has been reduced following reductions imposed upon the region by the DCLG. The Single Regional Housing Pot (SRHP) element -following extensive consultation between members- was reduced at the WHYP Board held on the 23<sup>rd</sup> January 2007.

4.3.2 All West Yorkshire authorities face a reduction by 7.8 %of the SRHP element of the original allocation. For Leeds this equates to £17,355m available until the 31<sup>st</sup> March 2008.

4.3.3 The original Housing Market Renewal Fund allocation of £8.137m -which made up the original overall 25.46.m figure- is also likely to be reduced; however this is subject to ongoing negotiations between members of the WYHP.

4.3.4 The Regional Housing Board has recently issued the investment guidance and toolkit for the 2008/11 programme. The the Regional Housing Board recently agreed a total allocation for West Yorkshire of £197m. This amount includes 12.5m for the Green Corridor and £3.4m for the Golden Triangle Partnership.

4.3.5 The Leeds Regional Programme Board is developing submissions for this latest investment tranche. It is likely that the thrust of the submissions will focus upon the continuation of the existing schemes as identified within 3.4 of this report.

#### **4.4 Disabled Facilities Grants**

4.4.1 DCLG has recently issued a consultation paper setting out proposals for improving the administration and delivery of DFGs and extending eligibility. All of these will have an inevitable impact on future expenditure in addition to the already identified budget pressures referred to in 3.6.1 above. These proposals are welcomed as they improve the services to homeowners with disabilities and help them to continue to live independently in their homes. However, the financial implications must be addressed in future funding support for local authorities. The Council will be making representations to this effect as part of the consultation process.

## **4.5 ADP**

4.5.1 At the time of preparing this report the National Affordable Housing Programme has yet to be issued by the Housing Corporation. It is likely that the West Yorkshire authorities will receive a similar allocation on a pro rata basis to that of the 2006/08 programme.

## **5.0 The effects of pressures on the delivery of the Corporate Plan**

### **Strategic Context**

5.1 The Leeds Housing Strategy for 2005/06 to 2009/10 agreed by Executive Board in November 2005 sets out the long term strategic objectives of the city. These are closely aligned to national policy and the Regional Housing Strategy and the Sub Regional West Yorkshire Housing Strategy Statement.

5.2 Below the city Housing Strategy, there are a number of contributory strategies, which aim to deliver specific priorities. These include Homelessness, Supporting People, Private Sector investment, Older Persons and BME Housing Issues.

5.3 The Empty Property Strategy and “Making the Housing Ladder Work” , the Affordable Housing Strategy Plan for the city recognise the housing pressures across all Housing tenures, and have both been agreed by Executive Board

5.4 The future investment priorities in terms of attracting public-sector funding (such as the Single Regional Housing Pot , Specified Capital Grant and the Approved Development Programme) are key to delivering the Vision for Leeds and will also contribute to creating attainable mixed communities.

5.5 The proposal to develop a three year investment programme across both public sector funding streams poses a number of key challenges to the authority in terms of maintaining and increasing the level of funding to maintain existing programmes.

### **6.0 Legal and Governance Issues.**

6.1 .The deliveries of the ALMO Decency Programmes will managed by the recently reorganised ALMOs. These will be monitored and scrutinised by the Head of the Strategic Landlord on behalf the Department.

6.2 PFI Project Boards are in place for Holbeck and Beeston and Little London to oversee the development of the schemes.

6.3 The Regional Housing Board funded programme delivery is monitored and scrutinised by the Leeds Regional Housing Programme Board, which is led by the Chief Housing Services Officer.

6.4 Reports are also received by Executive Board in relation to the above schemes or programmes.

## **8.0 Recommendations**

- That the content of the report are noted.
- That members’ comment upon the issues raised within report.
- That a further report be submitted to Scrutiny Board in December 2007 to review progress in terms of delivering the various programme schemes and obtaining further investment.

## RHB FUNDED PROGRAMME – APPENDIX 1

### Delivery by Regeneration Special Projects Team

Scheme	Details	Approvals	Scheme costs	Funded by	
<b>Beverleys, Beeston</b>  Acquisition and demolition of properties to provide a cleared site for redevelopment potentially as one of the initial sites for a Beeston Hill and Holbeck PP Partnership	Properties to acquire	86	EB approval 19.1.05	£7.5m	£3.5m SRHP + £4m HMR
	already acquired	23			
	RSL	23			
	Managed by LSh	12			
	Total number of properties affected	<b>132</b>			
	Aiming for cleared site 2008				
<b>Comptons, Harehills</b>  Acquisition and demolition of properties to provide a cleared site for redevelopment	Properties to acquire	10	EB approval 14.6.06	£1.5m	05/06 SRHP
	Already acquired	5			
	Managed by LEh	25			
	RSL	1			
	Total number of properties affected	<b>36</b>			
	Aiming for a cleared site 2007				
<b>Cross Green Phase 1</b> Cross Green Crescent, Grove, Ave  Acquisition and demolition of properties to provide a cleared site for redevelopment	Properties to acquire	5	EB approval 17.5.06	£0.5m	05/06 SRHP
	Already acquired	2			
	Managed by LSEh	16			
	Total number of Properties affected	<b>21</b>			
	Aiming for cleared site 2007				
<b>Cross Green Phase 2,</b> St Hildas Crescent, Grove, Avenue  Acquisition and demolition of properties to provide a cleared site for redevelopment	Properties to acquire	20	EB approval 20.9.06	£2.4m	06/08 SRHP
	Already acquired	4			
	Managed by LSEh	31			
	LCC	1			
	Total number of properties affected	<b>52</b>			
	Aiming for a cleared site 2008				
<b>Holbeck, Recreations</b>  Acquisition and demolition of properties to provide a cleared site for redevelopment in support of PFI bid for Beeston Hill and Holbeck	Properties to acquire	32	EB approval 18.10.06	£2.95m	HMR Fund 06/08
	Managed by LSh	9			
	Shop owned by LCC	1			
	Total number of properties affected	<b>53</b>			
	Aiming for a cleared site 2008				

<b>Holbeck, phase 2</b>  Acquisition and demolition of properties to provide a cleared site for redevelopment	Properties to acquire 12 Managed by LSh 4 Total number of properties affected <b>16</b>  Aiming for a cleared site 2008	EB approval 24.1.07	1.37m	SRHP06/08
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Originator: Bridget Emery/Rob McCartney

Tel: 3950149/2243480

**Report of the Director of Neighborhoods and Housing Department**

**Neighbourhoods and Housing Scrutiny Committee**

**Date: 7 March 2007**

**Subject: The Leeds Supporting People Programme**

**Electoral Wards Affected:**

**Specific Implications For:**

Ethnic minorities

Women

Disabled people

Narrowing the Gap

**1. Purpose Of This Report**

1.1. The purpose of this report is to brief members on the Supporting People programme in Leeds.

**2. Background**

2.1. Supporting People is the national programme for funding and commissioning supported housing services for vulnerable people. The programme aims to assist vulnerable people to ultimately live independently in the wider community through the provision of high quality, strategically planned, complementary housing support services. The programme also aims to ensure that such services deliver value for money.

2.2. The programme covers a wide range of supported housing services: ranging from the provision of a warden service in sheltered housing schemes to the provision of permanently staffed direct access hostel accommodation for homeless households.

2.3. Leeds City Council has been designated by the Department of Communities and Local Government (DCLG) to be an administering authority for the Supporting People programme. The Leeds Supporting People Team, which administers the programme on a day to day basis, sits within the Neighbourhoods and Housing Department.

2.4. An underlying principle of the Supporting People programme is the partnering relationship between the administering authority and other key stakeholders. The Leeds Supporting People Partnership was established in 2003 to coincide with the

implementation of the programme. The partnership comprises representatives from the Local Authority (Neighbourhoods and Housing and Adult Social Care), Health and Probation. The Partnership manages the fund, on behalf of the administering authority, through a Commissioning Body.

- 2.5. All decisions relating to the review, commissioning and funding of services need to be considered and ratified by the Commissioning Body. Decisions made by the Commissioning Body need to be unanimously agreed by the three partner representatives. Each Commissioning Body partner has an equal voting right: the two Council representatives share a vote.
- 2.6. Funding for the Supporting People programme is paid in two parts: programme grant which is used to fund the provision of services and administration grant which is used to fund the provision of the Leeds Supporting People team. The programme grant allocation for 2006/07 awarded to the Leeds Supporting People partnership is £32.9 million.
- 2.7. The administration grant allocation for 2006/07 is £523,000. The grant contributes to the cost of the Supporting People team. This grant has not been increased over the term of the programme and therefore does not cover pay inflation or other increased costs of administering the programme such as the costs associated with competitive tendering.
- 2.8. The DCLG obliges each Supporting People Partnership to set out how it intends to spend the fund, what client groups will receive support and how improvements will be made to current service delivery. The Supporting People Strategy for each partnership needs to set out how these actions will be taken.
- 2.9. The Supporting People strategy was updated last year to ensure it better reflected the challenges facing the programme. The strategy was approved by Executive Board in December 2006. One of the key challenges facing the programme has been the need to deliver requisite budgetary savings.

### **3. Budget**

- 3.1. The Supporting People programme grant is a cash limited budget. In 2006/07 the Leeds Supporting People partnership received a programme grant allocation of £32.9 million. The programme has been subject to significant cuts in grant allocation in recent years: in 2003/04 the Leeds Supporting People partnership received £35.9 million in programme grant allocation. The reduction of grant has obliged the partnership to identify opportunities to make efficiency savings in grant spend.
- 3.2. The partnership has been able to deliver the requisite efficiency savings through a number of sources: through the decommissioning of non-strategically relevant services, subjecting services to competitive tender and negotiating revised contract values based on accepted value for money tests such as a cap on the proportion of overhead costs to total expenditure, and ensuring that no services could be commissioned where the unit cost was placed within the upper quartile of regional or national costed services for a particular client group.
- 3.3. By the end of 2006 the partnership had generated efficiency savings of £6.5 million from the spend position in 2003/04.

3.4. The focus on achieving budget efficiency savings has meant that the partnership is currently forecasting that there will be a cash surplus of approximately £415,000. It is also forecast that there will be a contractual surplus of approximately £1.7 million in 2007/08.

3.5. The improved financial position of the programme has enabled the partnership to agree to pay an inflationary uplift of 2.4% to all service providers in 2007/08.

#### **4. New Commissioning Priorities**

4.1. The updated Supporting People strategy sets out the priorities for the commissioning of new services to address identified gaps in service provision. The updated Supporting People strategy identifies the following as the priorities for new service commissioning: additional floating housing support for older people, housing support services for people involved in offending who have related drug dependency issues and additional housing support that is designed to prevent homelessness.

4.2. The updated Supporting People strategy has noted the key principles relating to improving housing services for older people to promote choice in accommodation options, to promote independence and to assist older people wherever possible to maintain their existing homes.

4.3. Currently in Leeds 95% of support is tied to residence in a sheltered housing scheme. The remaining 5% of provision which is floating housing support is only accessible if the person is a social housing tenant.

4.4. The Older Peoples Housing Strategy has identified that 67% of older people in the city are homeowners and this is likely to rise to 80% in the next ten years. Vulnerable home owners can only access housing support through the Supporting People programme if they leave their existing home and move to sheltered or other social housing.

4.5. This conflicts with the principles of promoting choice, independence and assisting people wherever possible to maintain their existing homes. The partnership has noted that over 2000 pensionable age home owners have current housing applications on the Leeds Homes Register. It is reasonable to assume that a proportion of these people would prefer to stay in their existing homes if they were able to access housing support at that address.

4.6. The priority for action is therefore to commission additional units of floating housing support which are targeted at vulnerable older home owners. A pilot service which will be managed by Leeds South Homes has been developed and agreed at the Commissioning Body in January 2007.

4.7. Joint work between the Supporting People partnership and the Safer Leeds partnership has identified that a priority for new commissioning is the additional provision of housing support services of offenders who have contact with the Leeds Drug Intervention Programme (DIP). It is estimated that these offenders are responsible for 25% of burglary and vehicle offences in Leeds. Research by NACRO has also identified that offenders who are in stable accommodation are between 20 and 50% less likely to commit further offences.

4.8. A particular priority group is women who are involved in prostitution and are routed through the DIP. It has been identified that there are between 15 and 20 women who

have acute housing needs that make it problematic for them to access suitable temporary and/or permanent accommodation. The Supporting People partnership and Safer Leeds are in the process of developing a proposal for a floating support service which will be considered by the Supporting People Commissioning Body, and if agreed, will be subject to a competitive tender process.

4.9. The partnership is only able to commission a finite number of units and therefore it is essential that service users move on and secure settled housing solutions. However, it is also imperative that services can prevent a person becoming homeless and needing to access services wherever possible. The Supporting People partnership currently commissions one service which has a core aim of preventing homelessness. The wider strategic context seeks to prevent homelessness wherever possible and the partnership will support this aim by increasing the provision of services that are designed to prevent homelessness.

## **5. Audit Commission Inspection**

- 5.1. The Leeds Supporting People partnership was subject to an Audit Commission inspection in January 2007. The inspection focused on the management and governance of the programme rather than the effectiveness of service provision.
- 5.2. It is anticipated that there will be an opportunity to give feedback at a round table meeting in mid-March. No firm date has been given for the publication of the final report but it is likely to be in mid to late May.
- 5.3. Following receipt of the final report, the Supporting People partnership will develop an action plan to address any recommendations made by the Audit Commission.

## **6. Conclusions**

- 6.1 The Supporting People partnership has had to respond to significant challenges over the last three years: notably relating to the need to deliver significant efficiency savings. However, the partnership now has a favourable budget position and is now able to pay service providers an inflationary uplift in 2007/08 and to begin to address identified gaps in service provision through new commissioning.

## **7.0 Recommendations**

- 7.1 To note the contents of the report.



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## Report of the Head of Scrutiny Support and Member Development

### Scrutiny Board (Neighbourhoods and Housing)

Date: 7<sup>th</sup> March 2007

### Subject: Monitoring Report

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**Electoral Wards Affected:**

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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## 1.0 Introduction

1.1 Following a number of inquiries during the previous municipal year, provision is made for the Board to monitor the implementation of any agreed actions and recommendations on a six monthly basis. The updates on each of the recommendations are attached to this report.

1.2 The inquiries included in this monitoring report are:

- Inquiry into Housing Conditions – this was originally undertaken by Scrutiny Board (Children and Young People) and it was agreed that Scrutiny Board (Neighbourhoods and Housing) would monitor the recommendations.

## 2.0 Recommendation

2.1 Members are requested to note the updates on the recommendations and to decide whether further scrutiny is required and which recommendations are now completed.

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Inquiry into Housing Conditions: Scrutiny Board (Children and Young People) – Monitoring of Recommendations

<b>Recommendation</b>	<b>Comment</b>
<p><b>Recommendation 1</b> That the Director of Neighbourhoods and Housing urgently and vigorously pursues a more strategic approach to increasing and improving the supply of appropriate and affordable family accommodation across the rented and owned housing sectors.</p>	<p>The Chief Housing Services Officer on behalf of the Affordable Housing Task Group submitted a report to Executive Board in November 2006 detailing the affordable housing strategy and mechanisms that should be considered in order to maximise delivery of affordable housing within both the public and private sector.</p> <p>Both the assessment of need and the research are fundamental to the underpinning of the affordable Housing Delivery Plan that has been agreed by Executive Board.</p> <p>The Affordable Housing Delivery Plan that has been agreed by Executive Board set out a broad strategic framework in relation to developing criteria for access to affordable housing. Separate to this area, Neighbourhoods and Housing and the Development Department are working closely to develop standardised section 106 agreements and in relation to new and existing planning applications are working closely to ensure that affordable housing requirements are fully met in line with the Supplementary Planning Guidance and that local requirements in terms of management and meeting the needs of the local community are met.</p> <p>With the current pressures on social housing in terms of managing the decanting of secure tenants and residents, ongoing work is being undertaken with the Regeneration Partnerships Division of Neighbourhoods and Housing to see how additional affordable housing developed either by public or private sector funding can assist with the delivery of regeneration schemes and the re housing of those displaced.</p>
<p><b>Recommendation 2</b> That the Scrutiny Board (Thriving Communities) takes forward these issues and the monitoring of progress on our</p>	

behalf.	
<p><b>Recommendation 3</b> 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"> <li>• awarding Priority Extra where appropriate,</li> <li>• greater promotion and support for those moving, from ALMO staff,</li> <li>• the ability for ALMO to consider making financial payments to assist such customers with the moving process.</li> </ul> <p>The number of council tenants moving to smaller accommodation rose from 63 in 2004/5 to 175 in 2005/6. Such an increase is in part attributable to the introduction of the revised policy, but also due to the lettings as a result of rehousing those displaced from clearance schemes. In such circumstances, many customers may be let homes based upon their housing need, and thereby rehoused in smaller properties.</p>
<p><b>Recommendation 4</b> That the Directors of Neighbourhoods and Housing and Children's Services consider the introduction of a protocol for tracking children and young people who are part of a family that is evicted from or judged unsuitable for a council tenancy, and/or is assessed as homeless.</p>	<p>Families found unsuitable to be a council tenant consist of 17%, (112) of all applicants found to be unsuitable. Strategic Landlord Group revised the Lettings Policy including the Suitability procedure in 2006. As a result, ALMOs are now expected to review all cases that are unsuitable on an annual basis. Part of this review is to signpost or support the family so that they may be considered as suitable again.</p> <p>In January 2007 Executive Board approved the implementation of the Family Intervention Scheme (FIP). The Government expect Leeds to implement this as part of being a Respect Action Area. FIP will enable 5 – 6 households who have been evicted of ASB from a council or housing association home to be rehoused with a huge amount of additional support. The tenancy will only be granted on a condition that the tenant agrees to the additional support, and amend their behaviour. Should there be a breach of the tenancy agreement, or the support agreement then enforcement action will be sought, which will lead to eviction.</p>

	<p>There were 141 families found intentionally homeless in 05/06 . In line with the requirements of the Housing Act 2004 permission is sought from these families to refer them to Social Service to ensure that if applicable support is provided. All such vulnerable families will be referred to supported housing projects and where applicable to the Children in Vulnerable accommodation (CHIVA) project and are supported by them. This project is jointly funded by Education Leeds, Social Services and Children Services.</p>
<p><b>Recommendation 5</b> That the Directors of Neighbourhoods and Housing and Children’s Services consider further action which could be taken, in relation to housing, to protect continued parental contact in line with court decisions about the best interests of children and young people whose parents have split up, and review the allocation policy as appropriate.</p>	<p>The Lettings policy states that the council make individual assessments of the size of property based upon the information given by both parents when there has been a relationship breakdown. Therefore in high demand areas preference for larger properties will be given to customers with full time access to children.</p>
<p><b>Recommendation 6</b> That the Director of Development, in consultation with the Director of Neighbourhoods and Housing, develops a comprehensive and systematic strategy aimed at ensuring that the need for affordable family accommodation is an integral consideration in the department’s working, especially in relation to the planning and development functions, and ensures that wherever possible an adequate number of affordable homes is included in, or</p>	<p>Previous comments</p> <p>(The Scrutiny Board report recognises legislative restrictions in this area (para 3.3). Current national guidance is set out in Circular 6/98 which states that the seeking of affordable housing as part of development schemes, decisions about what types of housing to be provided should reflect local housing need as demonstrated by a rigorous and realistic assessment of local need (para 15). Draft PPS3 states that sub-regional housing market assessments should help determine whether affordable housing is needed and guide the level, size, type and location of affordable housing (para 23). So, planning policy and practice for seeking affordable housing cannot insist upon provision of family housing without a demonstrable need for such accommodation. Current local policy, Supplementary Planning Guidance Number 3 (SPG3), states that the mix of types/sizes of affordable housing should be informed by housing need information, but</p>

<p>funded via, all major housing developments prior to applications for planning permission being submitted to Plans Panels.</p>	<p>that where information is not available, developments should provide a pro-rata mix of affordable dwellings to reflect the mix of dwellings proposed on the development as a whole (para 3.8). At present, the Housing Need Assessment carried out in 2003 has little detail about need for different sizes of affordable housing in different parts of Leeds. Nevertheless, the SPG Housing Need Annex (July 2005) states that in the Outer Areas &amp; Outer Suburbs of Leeds there is a stronger need for family housing &amp; flats of 2 bed minimum size. Also, the Department, in collaboration with N&amp;H Dept, has commissioned a Housing Market Assessment which should provide better details of the sizes of affordable dwellings needed in different parts of Leeds. This will help inform new plans &amp; policy documents prepared under the Local Development Framework (LDF) and the negotiations with developers on individual development schemes.</p> <p>An affordable housing working group which includes senior representatives from Neighbourhoods and Housing Dept has been established to develop a comprehensive strategy in relation to securing affordable housing from a variety of sources including via the planning system. Current arrangements are being reviewed and areas of improvement identified. A consistent and streamlined approach between housing and planning will be adopted to ensure that the appropriate type and tenure of affordable housing is requested on all major housing developments. It is also envisaged that a joint monitoring tool will be established to track and oversee the progress of the affordable units.)</p> <p>Updated Comments: PPS3 was introduced in November 2006, which cancelled previous guidance of Circular 6/98. Strategic Housing Market Assessments should help to determine whether affordable housing is needed and guide the level, size type and location of affordable housing. As previously reported, the Department has, in collaboration with N&amp;H Dept, commissioned a Housing Market Assessment which should provide better details of the sizes of affordable dwellings needed in different parts of Leeds. The report should be available in March 2007. This will help inform new plans and policies in the Local Development Framework, as well as negotiations with developers on individual schemes. PPS3 states that "Proposals for affordable housing should reflect</p>
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the size and type of affordable housing required.” Our current planning policy guidance is contained in Supplementary Planning Guidance Number 3 (SPG3), which states that the mix of types/sizes of affordable housing should be informed by housing need information, but that where information is not available, developments should provide a pro-rata mix of affordable dwellings to reflect the mix of dwellings proposed on the development as a whole (para 3.8). The SPG Housing Need Annex (July 2005) states that in the Outer Areas and Outer Suburbs there is a stronger need for family housing and flats of 2 bed minimum size. The SPG refers to the old Circular 6/98 setting a threshold of applications for developments of 25 or more dwelling units requiring affordable housing. PPS3 suggests a minimum threshold of 15. This new threshold of 15 is therefore now being used in Leeds for all new applications.

An affordable housing working group which includes senior representatives from Neighbourhoods & Housing, Planning Services, Development Department and Asset Management, has been established to develop a comprehensive strategy in relation to securing affordable housing from a variety of sources including via the planning system. ‘Making the Housing Ladder Work – A Plan for Delivering Affordable Housing in Leeds 2007-2015’ (the affordable homes strategy) was produced earlier this year and has been presented by Paul Langford, Chief Housing Officer, to many groups, including plans panels and the DC Caseworkers meeting. Housing Officers are now attending all plans panels meetings and an Affordable Housing Proforma has been agreed to ensure developers are made aware of requirements for affordable housing early on in the application process. Further training of DC officers is to be given to separate DC Teams by Housing and Planning Policy officers. A consistent and streamlined approach between housing and planning is therefore being adopted to ensure that the appropriate type and tenure of affordable housing is requested on all major housing developments. It is also envisaged that a joint monitoring tool will be established to track and oversee the progress of the affordable units.

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Originator: S Winfield

Tel: 24 74707

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

**Scrutiny Board (Neighbourhoods and Housing)**

**Date: 7<sup>th</sup> March 2007**

**Subject: Work Programme**

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**Electoral Wards Affected:**

**Specific Implications For:**

Ethnic minorities

Women

Disabled people

Narrowing the Gap

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**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 The Forward Plan for March to June 2007 is at appendix 2.

**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 FEBRUARY 2007**

Appendix 1

ITEM	DESCRIPTION	NOTES	DATE ENTERED INTO WORK PROGRAMME
<b>Meeting date: 11<sup>th</sup> April 2007</b>			
<b>Annual Report</b>	To agree the Board's contribution to the Scrutiny Annual report		June 2006
<b>Partnership working – District Partnerships and Area Delivery Plans</b>			
<b>Inquiry into Regeneration in Beeston Hill and Holbeck</b>	To agree and publish the Board's final report.		

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**LEEDS CITY COUNCIL**

**FORWARD PLAN OF KEY DECISIONS**

For the period 1 March 2007 to 30 June 2007

<b>Key Decisions</b>	<b>Decision Maker</b>	<b>Expected Date of Decision</b>	<b>Proposed Consultation</b>	<b>Documents to be Considered by Decision Maker</b>	<b>Lead Officer</b> (To whom representations should be made)
A revision of the Neighbourhoods and Housing Lettings Policy Approval of the revised Lettings Policy.	Executive Board (Portfolio: Neighbourhoods and Housing)	14/3/07	Customers waiting to be rehoused, Existing tenants, the ALMOs, Belle Isle Tenant Management Organisation, RSLs, Leeds Tenants Federation, Legal Services, Voluntary agencies	The report to be issued to the decision maker with the agenda for the meeting	Director of Neighbourhoods and Housing

## **NOTES**

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

### **Executive Board Portfolios**

### **Executive Member**

Central and Corporate

Councillor Mark Harris

Development

Councillor Andrew Carter

City Services

Councillor Steve Smith

Neighbourhoods and Housing

Councillor John Leslie Carter

Leisure

Councillor John Procter

Children's Services (Lead)

Councillor Richard Brett

Children's Services (Support)

Councillor Richard Harker

Adult Health and Social Care

Councillor Peter Harrand

Customer Services

Councillor David Blackburn

Leader of the Labour Group

Councillor Keith Wakefield

Advisory Member

Councillor Judith Blake

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