



SCRUTINY BOARD (ENVIRONMENT AND NEIGHBOURHOODS)

Meeting to be held in the Civic Hall, Leeds on
Wednesday, 24th October, 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

MEMBERSHIP

Councillors

B Anderson	-	Adel and Wharfedale
C Beverley	-	Morley South
A Blackburn	-	Farnley and Wortley
D Coupar	-	Middleton Park
Mrs R Feldman	-	Alwoodley
A Gabriel	-	Beeston and Holbeck
D Hollingsworth	-	Burmantofts and Richmond Hill
G Hyde	-	Killingbeck and Seacroft
R Lewis	-	Pudsey
A Ogilvie	-	Beeston and Holbeck
L Rhodes-Clayton	-	Hyde Park and Woodhouse
F Robinson	-	Calverley and Farsley

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

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A G E N D A

Item No	Ward/Equal Opportunities	Item Not Open		Page No
1			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 25 of the Access to Information Procedure Rules (in the event of an Appeal the press and public will be excluded.)</p>	
2			<p>EXCLUSION OF THE PUBLIC</p> <p>To identify items where resolutions may be moved to exclude the public.</p>	
3			<p>LATE ITEMS</p> <p>To identify items which have been admitted to the agenda by the Chair for consideration.</p> <p>(The special circumstances shall be specified in the minutes.)</p>	
4			<p>DECLARATIONS OF INTEREST</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 12 of the Members Code of Conduct.</p>	
5			<p>APOLOGIES FOR ABSENCE</p> <p>To receive any apologies for absence.</p>	
6			<p>MINUTES OF THE PREVIOUS MEETING</p> <p>To receive and approve the minutes of the previous meeting held on 19th September 2008.</p>	1 - 6

Item No	Ward/Equal Opportunities	Item Not Open		Page No
7			<p>MINUTES OF THE OVERVIEW AND SCRUTINY COMMITTEE</p> <p>To receive and note the minutes of the Overview and Scrutiny Committee meeting held on 11th September 2007.</p>	7 - 12
8	All Wards		<p>CONSULTATION ON STRATEGIC OUTCOMES AND IMPROVEMENT PRIORITIES FOR THE LEEDS STRATEGIC PLAN</p> <p>To consider a report and short presentation of the Assistant Chief Executive (Planning, Policy and Improvement) on the strategic outcomes and improvement priorities for the Leeds Strategic Plan.</p>	13 - 20
9	All Wards		<p>VOIDS AND EMPTY PROPERTIES UPDATE</p> <p>To consider two reports of the Head of Scrutiny and Member Development and the Director of Environment and Neighbourhoods which describe the current position with voids within the ALMOs and empty properties within the private sector.</p>	21 - 38
10			<p>STREET CLEANSING AND BRITAIN'S CLEANEST CITY AWARD UPDATE</p> <p>To consider a report by the Director of Environment and Neighbourhoods outlining the progress being made with Streetscene Services and the progress on the Britain's Cleanest City Award.</p>	39 - 44
11			<p>HOUSING LETTING PRESSURES - TERMS OF REFERENCE</p> <p>To consider a report by the Head of Scrutiny and Member Development on the Terms of Reference drafted by the Working Group.</p>	45 - 48

Item No	Ward/Equal Opportunities	Item Not Open		Page No
12			<p>WORK PROGRAMME</p> <p>To consider a report of the Head of Scrutiny and Member Development on the Board's work programme.</p>	49 - 64
13			<p>DATE AND TIME OF NEXT MEETING</p> <p>Wednesday, 21st November 2009 at 10.00 a.m. (Pre-meeting for Board Members at 9.30 a.m.)</p>	

Agenda Item 6

SCRUTINY BOARD (ENVIRONMENT AND NEIGHBOURHOODS)

WEDNESDAY, 19TH SEPTEMBER, 2007

PRESENT: Councillor B Anderson in the Chair

Councillors B Anderson, C Beverley,
A Blackburn, D Coupar, Mrs R Feldman,
A Gabriel, D Hollingsworth, G Hyde,
R Lewis, A Ogilvie, L Rhodes-Clayton and
F Robinson

22 Declarations of Interest

That the following personal interests were declared under Agenda Item 12 -
Minute 30 – Recycling Strategy:

- Councillor B Anderson in his capacity as Chair of West/North West Homes.
- Councillor A Blackburn in her capacity as a Council Board Member on West/North West Homes and a Director of Groundwork Leeds (Agenda Items 12 & 13 – Minutes 30 and 31 refers) .
- Councillor D Coupar in her capacity as a Member of Belle Isle Tenants Management Organisation.
- Councillor D Hollingsworth in his capacity as a Council Board Member on East/North East Homes.
- Councillor G Hyde in his capacity as a Council Panel Member on East/North East Homes.
- Councillor A Ogilvie in his capacity as a Director of Green Leeds Limited (Agenda Items 12 & 13 – Minutes 30 and 31 refers).
- Councillor R Lewis in his capacity as a Council representative on the West Yorkshire Police Authority and as a Council Panel Member on South Leeds Homes (Agenda Items 11 & 13 – Minutes 29 and 30 refers).

23 Minutes of the Previous Meeting - 25th July 2007

RESOLVED – That the minutes of the last Scrutiny Board (Environment and Neighbourhoods) held on 25th July, 2007 be confirmed as a correct record.

24 Executive Board Minutes

RESOLVED – That the minutes of the Executive Board meeting held on 22nd August 2007 be received and noted.

25 Overview and Scrutiny Committee - Minutes

RESOLVED – That the minutes of the Overview and Scrutiny Committee meeting held on 2nd July 2007 be received and noted.

Draft minutes to be approved at the meeting
to be held on Wednesday, 24th October, 2007

26 Members' Questions

The Head of Scrutiny and Member Development submitted a report which afforded Scrutiny Board Members the opportunity to put questions to the Executive Board Member with responsibility for Environmental Services.

Opening the session the Chair welcomed Councillor S Smith, Neil Evans, Director of Environment and Neighbourhoods, Steve Smith, Head of Environmental Services and Pippa Milne, Recycling and Waste Manager to the meeting.

The Executive Board Member informed the meeting that his portfolio no longer had responsibility for buildings, catering, highways and street lighting but that sustainability and climate change had been added to his portfolio.

Councillor Smith informed the meeting that in terms of moving forward, one of the biggest challenges for the Environment and Neighbourhoods Department was the Leeds Waste Strategy which still required a large amount of work . He then went on to inform the meeting that, in order to achieve the targets for the **Leeds Waste Strategy**, Leeds City Council would need to double its recycling percentage.

The following issues were also raised:

- The success of the pilot scheme for **garden waste**.
- The Council's proposals for **fortnightly collection** of the green waste bins and the reduction in the number of black bin to alternate collections.
- The problems with **hard to reach properties** which currently do not have recycling collections.
- The need for architects to design better **facilities for recycling** in any new-build in Leeds in the future.
- The proposals for the provision of education and information for every household on **recycling**, including **bulky household collections**.
- The need to review the current arrangements for **grounds maintenance**.
- The recognition that the current pay and grading review would impact on the service.
- The need to establish mainstream funding for the services paid for by NRF monies.
- The need to merge **Environmental Health** with **Environmental Enforcement** in order to provide a better service for the local population.
- The need to monitor more closely the Council's contract for **pest control**.
- The need to bring forward the Council's **Climate Change Strategy**.

The Executive Board Member for Environmental Services and the Officers responded to Members' questions and comments on the following issues:

- The Department's current position for the replacement of faulty or destroyed **litterbins**.
- The Department's response to the complaints regarding **vermin** in the Holbeck area as well as the City Centre areas.
- After taking into account the City's statistics for recycling to date, the levels of confidence that the City will be able to achieve the **targets set for recycling**.
- The potential role for **Area Committees** in the provision of **streetscene services**.
- Consideration of a collection service for those household who put out their black bin only when it is full (instead of it being collected weekly).
- The provision of **compost bins** and the practicality of households reducing their waste through home composting.
- The Board requested the original full list of proposed sites for the **energy from waste plant**.
- The provision for **educating children** in schools about recycling.
- The future treatment of **food waste**.

Concluding the debate, the Chair thanked the Executive Board Member and the Director of Environment and Neighbourhoods, together with Officers for attending today's meeting.

RESOLVED -

- (a) The an update report be submitted to a future meeting on the City's problems with vermin.
- (b) That all Members of Scrutiny Board (Environment and Neighbourhoods) be supplied with a list of the original sites considered for the proposed energy from waste plant.

27 Performance Report Quarter 1 2007/2008

The Head of Policy, Performance and Improvement submitted a report presenting the **key areas of under performance** at the end of Quarter 1 (1st April to 30th June 2007).

Appended to the report was detailed information on the performance indicators, reported quarterly which were relevant to the Board's portfolio.

The following representatives were in attendance to answer Board Members' questions:-

Councillor S Smith, Executive Member for Environmental Services
 Neil Evans, Director of Environment and Neighbourhoods
 Steve Clough, Head of Policy, Performance and Improvement – Chief Executive's Department
 Stephen Smith, Head of Environmental Services
 Pippa Milne, Recycling and Waste Manager

The following issues were raised:

- **BV-91b – Percentage of household residents in the authority’s area served by a kerbside collection of at least two recyclables**
The issue around IT systems and the replacement of the current database software.
- **BV-199d/LKI-SC6 – Fly tipping**
The issue of average time it takes to respond to fly tipping and whether its incidence has increased.
- **LKI-EH8/CPA-H18 – Percentage of Private Sector Homes vacant for more than six months.**
Members noted the levels of voids are at their lowest for some time, though there are isolated issues which affect relet figures.
- **BV-66a/CPA-H6/BV-66b,c,d – Rent and rent arrears collection by the Local Authority**
Members were assured this was not a declining trend.
- **LKI-NR4/LAA-SSC32A – Percentage of Local Authority Homes which meet the Government’s decency standard**
Members discussed the issues of variations across the ALMOs in achieving these targets.

RESOLVED –

- (a) That the contents of the report and appendices be noted.
- (b) That this Board notes the Quarter 1 performance information outlined in the report.
- (c) That Members be supplied with an update report on void properties in the City.

28 Safer Leeds 2006/07 Annual Performance Report

The Director of Environment and Neighbourhoods submitted a report informing Members on the progress made towards the three year Safer Leeds Strategy running from 2005 until 2008.

Appended to the report was a detailed report on Safer Leeds Crime and Disorder report for 2006/2007.

Richard Jackson Chief Officer, Community Safety attended the meeting and responded to Members’ questions and comments.

The following issues were raised:

- The movement of **people sleeping rough** from the City Centre to the Holbeck area.
- The incidence of on-street **prostitution** and its movement to various parts of the City and how this was being identified and tackled.

Draft minutes to be approved at the meeting
to be held on Wednesday, 24th October, 2007

- Members asked the Director of Environment and Neighbourhoods what the department was hoping to achieve from the proposed **Anti-social Behaviour Roadshow**.

RESOLVED –

- (a) That the report and appendices be received and noted.
- (b) That the Director of Neighbourhoods and Housing be instructed to submit regular update reports on Anti-social Behaviour.

(Note: Councillor C Beverley left the meeting at approximately 10.35 a.m. during consideration of the above item).

29 Recommendation Tracking

Referring to Minute 18 of the last meeting, the Head of Scrutiny and Member Development submitted a quarterly report on Recommendation Tracking from previous inquiries:

It was agreed that the completed recommendations be removed from the tracking system. The following inquiries were included in the report:

- (a) Grass Cutting Inquiry (2005)
- (b) Bulky Waste Collections Inquiry (2005)
- (c) Recycling Inquiry (2005)
- (d) Waste Solution Inquiry (2006)

RESOLVED – That the update on those recommendation provided by the Director of City Services be received and noted.

30 Recycling Strategy

The Director of Environment and Neighbourhoods submitted a report providing Members with details of the proposed increase to **recycling and composting targets** within the Integrated Waste Strategy for Leeds and the recycling strategy for Leeds outlined in the appended Executive Board report dated 11th September 2007.

Pippa Milne, Recycling and Waste Manager presented the report and, together with Neil Evans, Director of Environment and Neighbourhoods and Stephen Smith, Head of Environmental Services responded to Members' questions and comments.

RESOLVED – That the contents of the report be received and noted.

31 Inquiry into the Council's role in reducing CO2 emissions

Referring to the Board's June 2007 meeting, when Members agreed to undertake an Inquiry into the role of the Council in **tackling climate change**, the Head of Scrutiny and Member Development submitted a report attaching the draft terms of reference.

Sharon Winfield, Principal Scrutiny Adviser presented the report and responded to Members' questions and comments.

RESOLVED - That the draft Terms of Reference outlined in the submitted report be approved.

32 Work Programme

The Head of Scrutiny and Member Development submitted a report on the Board's current work programme and the Forward Plan of Key Decisions for September to December 2007.

RESOLVED -

- (a) That the report and appendices be received and noted.
- (b) That a Working Group be set up to start in October 2007 to consider the Council's Waste Strategy. The following Members were appointed to the Working Group:

Councillors B Anderson, A Blackburn, D Hollingsworth and A Ogilvie

- (c) That a working group be established to collate information on the CO2 Emissions Inquiry to include:

Councillors Anderson and A Blackburn

33 Date and Time of Next Meeting

Wednesday, 24th October 2007 at 10.00 a.m. (Pre-meeting at 9.30 a.m.)

The Chair thanked everyone for their attendance. The meeting concluded at approximately 12.00 noon.

OVERVIEW AND SCRUTINY COMMITTEE

TUESDAY, 11TH SEPTEMBER, 2007

PRESENT: Councillor P Grahame in the Chair

Councillors B Anderson, S Bentley,
B Gettings, S Golton, T Hanley, A Harrison,
W Hyde and R Pryke

Apologies Councillor E Minkin

28 Declaration of Interests

The following Member declarations of interest were made:-

Agenda Item 11 (Minute No 34 refers) – Protocol between Scrutiny and Statutory Public Sector Partners in Leeds – **Councillor Anderson** – personal interest in his capacity as a member of the Environment Agency (Ridings Area)

Agenda Item 11 (Minute No 34 refers) – Protocol between Scrutiny and Statutory Public Sector Partners in Leeds – **Councillor Pryke** – personal interest in his capacity as a member of the Yorkshire Regional Flood Defence Committee.

Agenda Item 13 (Minute No 36 refers) – Recommendation Tracking – ‘When Contracts Go Wrong’ – **Councillor Grahame** – personal interest in respect of the Swarcliffe PFI contract in her capacity as a member of the Swardale Swarcliffe Eastwood Residents Association.

29 Minutes - 2nd July and 20th August 2007

Further to Minute No 19, 2nd July 2007, Councillor Hanley stated that he was not satisfied with the information provided in respect of debt rescheduling and requested that Members be supplied with further information and explanation regarding the dates that loans were taken out, paid off or rescheduled and how this had led to accumulated savings of some £21.8m. The Head of Scrutiny and Member Development undertook to pursue this on Members’ behalf.

RESOLVED – That the minutes of the meeting held on 2nd July (x2) and 20th August 2007 be confirmed as a correct record.

30 Minutes - Executive Board - 4th July and 22nd August 2007

RESOLVED – That the minutes of the Executive Board meetings held on 4th July and 22nd August 2007 be received and noted.

31 Annual Audit and Inspection Letter, June 2007

The Head of Scrutiny and Member Development and the Chief Officer (Executive Support) submitted reports regarding the contents of the Annual Audit and Inspection Letter dated June 2007, prepared by the Council's External Auditors, KPMG, which related to Council performance, its accounts, data quality and use of resources.

This document had previously been considered by the Corporate Governance and Audit Committee on 29th June 2007, which had referred two specific items to OSC for possible further scrutiny – teenage pregnancy figures and worklessness.

Steve Clough, Head of Policy, Performance and Improvement, and Richard Foster, KPMG, attended the meeting and responded to Members' queries and comments. In brief summary, the main issues raised were:-

- **Teenage pregnancy rates** – Councillor Golton agreed that the Scrutiny Board (Health and Adult Social Care) should receive an update report on this issue. It was suggested that it might be helpful to invite back some of the witnesses who had presented evidence to the original Board Inquiry;
- The devolving of control of services to area level, e.g. the Youth Service, and the need for co-ordination to ensure that City-wide issues, such as teenage pregnancies, were not neglected in this process;
- **Worklessness** – It was reported that this was a key issue identified in the Local Area Agreement, and the Scrutiny Board (Resources), in consultation with partner organisations and large local employers, was investigating initiatives to improve the figures for the number of people in work, such as the **Jobcentre Plus 'Halfway Back to Work' initiative**. The **Aire Valley Development** was also aimed at tackling the problem;
- The reasons behind the City's ratings drop in the **CPA 'Culture' block**, due to a change in the scoring system relating to people's ability or otherwise to readily access library books, and what was being done to address the matter. The inherent tension between national targets and local priorities was remarked upon, and how these might be reflected back to the Government, as was Member involvement in the preparation and approval of the **Annual Library Plan** (reported to Council). Opening times of local libraries, and how the public might influence these, was also referred to;
- The unexpected increase in the **population weighting** element for Leeds and its impact on the CPA scores.

RESOLVED –

- (a) That subject to the above comments, the contents of the Annual Audit and Inspection Letter be received and noted
- (b) That Steve Clough and Richard Foster be thanked for attending the meeting and responding to Members' queries and comments.

32 Performance Report - Quarter 1 2007/08

The Head of Policy, Performance and Improvement submitted a report updating the Committee on performance against targets across a raft of statutory and local indicators, involving all the Scrutiny Boards' areas of responsibility. The report contained **predicted CPA scores for 2007/08**.

Steve Clough, Head of Policy, Performance and Improvement attended the meeting and responded to Members' queries and comments. In brief summary the main issues discussed were:-

- The performance report had been discussed with individual Scrutiny Board Chairs, to assist in identifying areas which might benefit from further detailed scrutiny;
- **BV204 – The percentage of appeals allowed against the authority's decision to refuse planning applications** – Performance against this indicator continued to cause concern, but due to the length of time taken to determine appeals, the effects of the recent training for Members in this area would be slow to show through in the performance indicators;
- **Waste and Recycling** – The performance figures for waste and recycling for the period 1st April to 30th June 2007 were very positive, with the highest rate of recycling and composting ever recorded. However, this was a tough target, the aim being to recycle over 50% of Leeds waste by 2020, and the penalties for failure to meet Government targets were swingeing.

Fly tipping was highlighted as an issue, and there was a specific performance indicator in relation to this issue, based on the speed with which the authority dealt with reported instances. It was suggested that this was an issue which the Scrutiny Board (Environment and Neighbourhoods) might wish to look at;

- **Direct Payments** – OSC to consider at its October meeting;
- **LKI-EO1 – Number of staff declaring that they meet the DDA disability definition as a percentage of the total workforce** – Identified as a hard to achieve target, which a Scrutiny Board might wish to pursue;
- The actual targets themselves – were they challenging enough?

RESOLVED – That the report be noted, and Scrutiny Chairs, in consultation with their Boards and the Scrutiny Support Unit, decide which key areas of under-performance they wish to investigate.

33 Consultation on Leeds Strategic Plan

The Committee considered a report from the Assistant Chief Executive (Planning, Policy and Improvement) regarding recently approved changes to the Council's corporate planning framework, which involved the merger of the **Local Area Agreement** with the Council's **Corporate Plan** to form a single document to be known as the **Leeds Strategic Plan**. The report explained the implications for the scrutiny process.

RESOLVED –

- (a) That Option 3, as set out at Paragraph 3.3.4 of the report, be adopted, i.e. overall feedback to be sought from OSC, and on specific draft strategic outcomes and improvement priorities from relevant Scrutiny Boards.
- (b) That if necessary, working groups be urgently established by the Head of Scrutiny and Member Development, to look at specific areas and submit their recommendations to the October cycle of Scrutiny Board meetings.

34 Protocol between Scrutiny and Statutory Public Sector Partners in Leeds

The Head of Scrutiny and Member Development submitted a report regarding the establishment of a proposed protocol between Scrutiny Boards and the Council's statutory public sector partners in Leeds, in anticipation of the proposals contained in the **Local Government and Public Involvement Bill**, which when enacted would extend the Council's scrutiny role into the service areas of those partners.

The range of public sector partners covered by the Bill and the proposed protocol were:-

Environment Agency	Natural England
Fire and Rescue Authorities	Jobcentre Plus
National Park Authorities	Health and Safety Executive
Youth Offending Teams	Police Authorities
Chief Officer of Police	Local Probation Boards
Regional Development Agency	Joint Waste Disposal Authorities
Sport England	English Heritage
Learning and Skills Council	Highways Agency
Metropolitan PTAs	

Scrutiny of the above-named public sector partners in Leeds would cover activities undertaken by them to deliver improvement targets in the **Local Area Agreement**. This included the planning, provision and operation of services commissioned and provided by these organisations.

Scrutiny Boards would not inspect, audit or manage the performance of the named public sector partners, although performance information could be requested by a Board to inform an Inquiry. Arrangements for the inspection, audit and performance management of these organisations would continue to be carried out by the appropriate regulatory bodies or agencies, and would not be affected by the scrutiny function of the City Council.

In response to Members' queries and comments, the Head of Scrutiny and Member Development indicated that it was not entirely clear at this stage whether the provisions would cover, say, just the Police Authority itself, or the actions of the Police, similarly whether it was just the Local Probation Board or the National Offenders Service. The list of bodies might also be subject to change as the Bill progressed through Parliament. It had been suggested that

the Scrutiny Board (Environment and Neighbourhoods) should look at one area affecting the Police, on an experimental basis, during the current municipal year.

RESOLVED – That the report be noted and the proposed protocol be approved.

35 Review of Call - In Arrangements

The Head of Scrutiny and Member Development submitted a report reviewing the Council's Call-In process, and in particular the current requirement for cross-party support before a matter can be Called-In.

The Chair undertook to seek urgent clarification regarding the alleged role of Party Whips in monitoring the current arrangements, and how this had come about.

Following significant discussion and detailed consideration of the evidence and options before the Committee, and on a split vote, it was ultimately :-

RESOLVED – That the present Call-In arrangements be re-affirmed i.e. two Elected Members of the Overview and Scrutiny Committee from any two different political parties.

(NB: Councillor Golton left the meeting at 11.40 am at the conclusion of this item)

36 Recommendation Tracking

The Head of Scrutiny and Member Development submitted a report updating the Committee on progress in implementing its recommendations in respect of two Scrutiny Inquiries from 2006/07 – **'When Contracts Go Wrong'** and **'Think Big, Act Local – Narrowing the Gap'**.

Wayne Baxter, Chief Procurement Officer, responded to Members' queries and comments on the former Inquiry, and Kathy Kudelnitsky and Andrea Tara-Chand, Leeds Initiative, and Stephen Boyle, Chief Regeneration Officer, were present to respond to the latter Inquiry.

Wayne Baxter undertook to supply Members with details of the total cost of contracts awarded under £100,000 in value during 2006/07.

RESOLVED –

- (a) That in respect of the **'When Contracts Go Wrong'** Inquiry update, the actions taken to implement the recommendations be noted and accepted as achieved, with the proviso of a further monitoring report in six months time in respect of Recommendations 4, 5 and 6 and an invitation to Paul Langford, Chief Housing Services Officer, to attend a future meeting to respond to Members queries regarding PFI contracts

- (b) That in respect of the '**Narrowing the Gap**' Inquiry update, the actions taken to implement the recommendations be noted and accepted as achieved, with the proviso of a further monitoring report in six months time in respect of Recommendations 1, 4 and 5.

(NB: Councillor Pryke left the meeting at 12.02 pm during the consideration of this item)

37 Overview and Scrutiny Committee - Work Programme and Draft Terms of Reference for Proposed Inquiries

The Head of Scrutiny and Member Development submitted a copy of the Committee's work programme, updated to reflect decisions taken at previous meetings, together with a relevant extract from the Council's Forward Plan of Key Decisions for the period 1st September to 31st December 2007. Also attached to the report were the proposed draft terms of reference for two OSC Inquiries in 2007/08 – '**Support to Group Offices**' and '**Responding to the Needs of Migrants and their Families**'.

RESOLVED –

- (a) That approval of the proposed Terms of Reference for the '**Support to Group Offices**' Inquiry be deferred pending the Chief Democratic Services Officer's review of this area;
- (b) That the draft Terms of Reference of the '**Responding to the Needs of Migrants and their Families**' be approved;
- (c) That a working group be established comprising the Chair and Councillors Hanley, Harrison and possibly Anderson (subject to clarification on his position reference his interest in this matter as a Director of Leeds West/North West Homes ALMO Board) to draft Terms of reference for the proposed **ALMO Structure Inquiry**;
- (d) That Mike Evans, Chief Officer, Adult Services be invited to attend the next meeting in October to discuss the proposed **Direct Payments Inquiry**;
- (e) That subject to the above, the Committee's work programme be approved.

38 Dates and Times of Future Meetings

Tuesday 9th October 2007
Tuesday 6th November 2007
Tuesday 11th December 2007
Tuesday 8th January 2008
Tuesday 5th February 2008
Tuesday 11th March 2008
Tuesday 8th April 2008

All at 10.00 am (pre-meetings at 9.30 am)

Report of the Assistant Chief Executive (Planning, Policy and Improvement)

Scrutiny Board (Environment and Neighbourhoods)

Date: 24 October 2007

Subject: Consultation on Strategic Outcomes and Improvement Priorities for the Leeds Strategic Plan

Electoral Wards Affected:

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Executive Summary

At its meeting on 11 September 2007 Overview and Scrutiny Committee agreed that relevant Scrutiny Committees should be invited to provide feedback on the draft strategic outcomes and improvement priorities proposed for the Leeds Strategic Plan 2008 -11 with particular reference to their portfolio area. These views will then be considered collectively by Overview and Scrutiny Committee and a detailed response agreed at its 6 November meeting.

This report provides the background to the development of the Leeds Strategic Plan and the planned consultation process. The accompanying presentation at the Scrutiny Board (Environment and Neighbourhoods) and the appendix to the report outline the draft strategic outcomes and improvement priorities proposed for the Leeds Strategic Plan. It is recommended that the Board considers and comments on the draft improvement priorities from the perspective of fulfilling the city's ambitions in terms of creating a quality environment and neighbourhoods.

1.0 Purpose Of This Report

- 1.1 This report provides Scrutiny Board (Environment and Neighbourhoods) with background to the Leeds Strategic Plan and the planned consultation process. It invites the Board to consider and comment on the draft strategic outcomes and improvement priorities to be included in the Leeds Strategic Plan 2008-11. It will be accompanied by a short presentation.

2.0 Background Information

- 2.1. On July 4th 2007, the Executive Board agreed to adopt a new corporate planning framework for the Council. At the heart of the new planning framework will be a Leeds Strategic Plan which will set out the strategic outcomes and improvement priorities for Leeds for the next three years with regard to what the Council will deliver by itself or in partnership with others.
- 2.2. The Leeds Strategic Plan is based on the themes established in the existing Vision for Leeds. It streamlines the Council's Corporate Plan, the Local Area Agreement and the Leeds Regeneration Plan into one plan. This will provide an integrated framework geared to tackling neighbourhood needs and priorities, one of the recommendations of the Council's Scrutiny Inquiry into Narrowing the Gap.
- 2.3 The Leeds Strategic Plan 2008 – 11 will incorporate the requirements of the Council's duty to consult with named partners to draw up improvement priorities for the Local Area Agreement as outlined in the Local Government and Public Involvement in Health Bill due to gain Royal Assent in autumn 2007.
- 2.4. The development of the Leeds Strategic Plan builds on the extensive consultation undertaken to develop the eight themes of the Vision for Leeds and also incorporates more recent evidence to help the Council determine its improvement priorities to achieve the Council's Mission 'to bring the benefits of a prosperous, vibrant, and attractive city to all the people of Leeds'. Generally, these have included:
- Performance reported from existing city-wide plans including the Leeds Regeneration Plan, the Council's Corporate Plan and the Local Area Agreement
 - Citizens views from the Annual Survey and surveys carried out in particular areas of the city or on particular services
 - Demographic and economic trends in the city
 - Service knowledge and experience
 - Area knowledge and experience

3.0. Main Issues

- 3.1. The Leeds Strategic Plan will shape the Council's priorities for the city. With their local knowledge and experience Members will have a key role in deciding the contents of the Leeds Strategic Plan thereby speaking up for their communities and shaping the future of the city as a whole.
- 3.2. The consultation process will provide the opportunity to 'check' with key partners

and stakeholders whether the right improvement priorities are covered, identify any gaps and explore views on how delivery can best be achieved over the next three years.

3.3. Other stakeholders to be engaged in the consultation are:

- Elected Members
 - Leeds Strategic Plan Member Reference Group
 - Scrutiny Committees
 - Area Committees
- Statutory Partners (designated by the Local Government and Public Involvement in Health Act)
- Leeds Initiative
 - Going Up a League and Narrowing the Gap Executives
 - All Strategy and Development GroupsDistrict Partnerships
- Voluntary, Community and Faith Sector
 - Strategy Group
 - Theme Forums
- Representatives of the business community
- Representatives of Trade Unions
- Council Staff
 - Chief Officers
 - Employee Focus Groups
 - Team Talk
- Equality strands
 - Citizen Focus Groups (as appropriate)

3.4. Consultation on the draft improvement priorities is taking place between September and November 2007. From November 2007 the Council and its partners will negotiate with Government Office the improvement priorities to be included in the Local Area Agreement which will form part of the Leeds Strategic Plan. The final version of the Leeds Strategic Plan is due to be presented to the Executive Board of the Council and to the Leeds Initiative at their February meetings and to the full Council meeting in April 2008.

4.0. Consideration by Scrutiny Board (Environment and Neighbourhoods)

- 4.1. The draft strategic outcomes and improvement priorities are contained in Appendix 1 of this report and will be presented to the Board this meeting where there will be opportunity to comment on these at the meeting in relation to fulfilling the city's ambitions in terms of creating a quality environment and neighbourhoods.
- 4.2. The views of Scrutiny Board (Environment and Neighbourhoods) will be reported to the Overview and Scrutiny Committee who will draw up a detailed response to the proposed strategic outcomes and improvement priorities to be included in the Leeds Strategic Plan based on the considerations of all scrutiny boards.
- 4.3. The Scrutiny Board (Environment and Neighbourhoods) will have a further opportunity to comment on the indicators and targets to support the improvement priorities to be included in the Leeds Strategic Plan at its meeting in the January cycle.

5.0. Implications For Council Policy And Governance

- 5.1. The Budget and Policy Framework forms Article 4 of the Constitution which is a key part of Leeds City Council's governance arrangements. Leeds Strategic Plan must be formulated and approved in accordance with the Budget and Policy Framework Procedure Rules that require consultation, prior to consideration by Members of the Executive Board and final approval by Members of full Council.

6.0. Legal and Resource Implications

- 6.1. The Leeds Strategic Plan will contain the Council's strategic outcomes and improvement priorities for Leeds for the next three years. This will set the policy framework for setting the Council's budget in future years.

7.0. Recommendations

- 7.1. The Scrutiny Board (Environment and Neighbourhoods) is requested to:

i) consider and comment on the proposed strategic outcomes and improvement priorities to be included in the Leeds Strategic Plan from the perspective of fulfilling the city's ambitions in terms of creating quality environment and neighbourhoods.

APPENDIX 1

Draft Strategic Outcomes and Improvement Priorities for the Leeds Strategic Plan

Vision Themes	Draft Strategic Outcomes - what we want to see by 2011	Draft Improvement Priorities - our focus during 2008-11
<p>Cultural Life: A city with a vibrant and distinct cultural life Leeds will be a city with a vibrant and distinctive cultural life – a welcoming city which is internationally recognised as a centre of cultural excellence and provides cultural opportunities for everyone</p>	<p>Enhanced cultural opportunities through encouraging investment and development of high quality facilities of national and international standing.</p> <p>Increased participation in cultural opportunities through engaging with all our communities.</p>	<p>Deliver three major cultural schemes of regional and international significance.</p> <p>Increase the number of facilities receiving accreditation for quality of service.</p> <p>Increase participation in culture by providing a range of activities which can be used by all our communities and visitors.</p>
<p>Enterprise and the Economy: Promoting Leeds as the regional capital Leeds will be a competitive international city. It will contribute to the national economy and will support and be supported by an increasingly competitive region</p>	<p>Increased international competitiveness through marketing and investment in high quality infrastructure and physical assets, particularly in the city centre.</p> <p>Increased entrepreneurship and innovation through effective support to achieve the full potential of people, business and the economy.</p>	<p>Increase international communications, marketing and support activities to promote the city and attract investment.</p> <p>Deliver three major projects to improve the city centre.</p> <p>Increase entrepreneurial activity in deprived areas.</p> <p>Enhance the skills of the current workforce.</p> <p>Increase our reputation as a centre for knowledge and innovation.</p>
<p>Learning: A leading centre of learning, knowledge and research Leeds will become a learning city. Businesses and individuals will benefit from accessible world class learning, creating a wealthier city and personal and social satisfaction. We will inspire young people to see learning as their route to success</p>	<p>Enhance skills of the current and future workforce through fulfilling individual and economic potential and investing in learning facilities.</p>	<p>Improve learning outcomes for 16 year olds.</p> <p>Narrow the gap in learning outcomes for 16 year olds.</p> <p>Improve learning outcomes and skill levels for 19 year olds.</p> <p>Reduce the proportion of vulnerable groups not in education, training or employment.</p> <p>Improve participation and early learning outcomes for children from the most deprived areas.</p> <p>Develop extended services, using learning sites across the city, to improve support to children, families and communities.</p>
<p>A Modern Transport System Safe, sustainable and effective transport – meeting people’s need to get about while affecting the environment as little as possible</p>	<p>Increased accessibility and connectivity through investment in high quality, integrated transport influencing others and changing behaviours.</p>	<p>Develop proposals for an enhanced transport system aimed at securing funds for delivery.</p> <p>Improve the condition of the streets</p>

		<p>and transport infrastructure by carrying out a major programme of maintenance and improvements.</p> <p>Improve road safety for all our users, especially motor cyclists and pedal cyclists.</p> <p>Improve the quality, use and accessibility of public transport services in Leeds.</p>
<p>Environment City: A reputation for environmental excellence Leeds will have a reputation for environmental excellence through the quality of our built environment, the use of our green space, the effective use of natural resources, clean air quality and waste management. It will be a place that joins economic, social and environmental objectives so that the action we take today does not limit the choices of future generations or others elsewhere in the world</p>	<p>Reduced ecological footprint through leading the response, influencing, mitigating and adapting to environmental and climate change.</p> <p>Cleaner, greener city and more attractive city through effective environmental management and changed behaviours.</p>	<p>Increase recycling rates and reduce the amount of waste going to landfill.</p> <p>Reduce emissions from public sector buildings, operations and service delivery.</p> <p>Undertake actions to improve our resilience to current and future climate change.</p> <p>Address neighbourhood problem sites and improve cleanliness of publicly owned land.</p>
<p>Health and Wellbeing: Creating a healthy city Leeds will be a healthy city for everyone who lives, visits or works here, promoting fulfilling and productive lives for all. We will reduce inequalities in health between different parts of the city between different groups of people and between Leeds and the rest of the country</p>	<p>Reduced health inequalities through the promotion of healthy life choices and improved access to services.</p> <p>Improved quality of life through maximizing the potential of vulnerable people by promoting independence, dignity and respect.</p> <p>Enhanced safety and support for vulnerable people through preventative and protective action to minimize risks and maximize wellbeing.</p>	<p>Reduce coronary heart disease.</p> <p>Reduce the number of people who smoke.</p> <p>Embed a safeguarding culture for all.</p> <p>Reduce bullying and harassment.</p> <p>Reduce obesity and raise physical activity for all.</p> <p>Reduce teenage conception and improve sexual health for all.</p> <p>Promote emotional well-being for all.</p> <p>Improve the assessment and care management of children, families and vulnerable adults.</p> <p>Improve psychological and mental health services for children, young people and families.</p> <p>Increase the proportion of vulnerable adults helped to live at home.</p> <p>Increase the proportion of people in receipt of community services enjoying choice and control over their daily lives.</p>

<p>Thriving Places: A place of many parts Leeds will be a unique city with a strong identity and varied, stable neighbourhoods where people live out of choice not necessity, enjoying the high quality of life and range of opportunities that Leeds can offer</p>	<p>Reduced crime and fear of crime through prevention, detection, offender management and changing behaviours.</p> <p>Improved quality of life through mixed neighbourhoods offering good housing options and better access to services and activities.</p> <p>Increased economic activity through targeted support to reduce worklessness and poverty.</p>	<p>Increase the supply of homes meeting the decency standard.</p> <p>Increase the number of affordable homes.</p> <p>Reduce the number of homeless people.</p> <p>Reduce the number of people who are not able to adequately heat their homes.</p> <p>Reduce crime and fear of crime.</p> <p>Reduce offending.</p> <p>Reduce the harm from drugs and alcohol.</p> <p>Increase positive opportunities for children and young people.</p> <p>Reduce anti-social behaviour.</p> <p>Reduce worklessness in deprived areas.</p> <p>Reduce financial exclusion in deprived areas.</p>
<p>Harmonious Communities: A rich mix of cultures and communities Leeds will be a city of equal opportunity where everyone has a fair chance and people from all backgrounds take part in community life creating a society that is varied, vibrant and proud</p>	<p>Improved community cohesion and respect through meaningful involvement and promoting equality and diversity.</p> <p>More inclusive, varied and vibrant neighbourhoods through empowering people to contribute to decision making and delivering local services.</p>	<p>Support local people to become active members of their local communities to meet local needs.</p> <p>Strengthen the role of elected members as community champions.</p> <p>Support a robust and vibrant voluntary, community and faith sector.</p> <p>Promote community pride, integration and a sense of belonging.</p>

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Originator: Mandy Dove

Tel: 2478938

Report of the Head of Scrutiny and Member Development

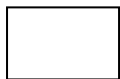
Environment and Neighbourhoods Scrutiny Board

Date: 24 October 2007

Subject: ALMO Performance on Void Properties

Electoral Wards Affected:

ALL



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

1 Purpose of the Report

- 1.1 The purpose of this report is to provide an update to Environment and Neighbourhoods Scrutiny Board on the proportion of void properties for local authority housing stock in Leeds, and in particular the Middleton area.

2 City Void Trends

- 2.1 The proportion of empty local authority properties in management in Leeds at the point that the ALMOs were set up was 2.6% (as at end of 2002/03). Since the ALMOs have been responsible for the management of empty properties there has been a gradual improvement in performance and at the end of September 2007 the proportion of empty local authority homes in management in Leeds had reduced to 1.42%, that is 836 voids across the city. This represents an improvement of over 1%.
- 2.2 The main reason for this improvement in performance has been the increased demand for council housing, reflecting the changing housing market in Leeds. Since the introduction of Choice Based Lettings (CBL) in 2003 a number of properties which were thought to be in areas which were unlettable have been marketed through the CBL process and successfully let. The perception of council housing has positively improved with increased investment in properties to bring them up to the Decent Homes Standard, and the increase in house prices in Leeds has meant that other housing sectors have become unaffordable for many residents in Leeds.
- 2.3 Back in 2003 there were considerable variances between the ALMOs in the proportion of void properties in management, ranging from Leeds North East Homes (LNEH) with 1.5% voids, to Leeds South East Homes (LSEH) with 3.9% voids (a difference of 2.4%). However, by September 2007 this variance had reduced considerably, ranging from East North East Homes Leeds at 1.36% voids, to Belle Isle Tenant Management Organisation (BITMO) at 1.66% (a difference of 0.3%).

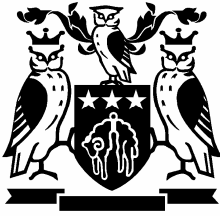
- 2.4 While ALMOs with higher void levels have been able to improve performance considerably, ALMOs with lower void levels have seen less improvement, and all ALMOs now have similar proportions of empty properties. This is because ALMOs have reached an optimum void rate which reflects the level of tenancy turnover in Leeds.
- 2.5 In addition to the 836 empty properties in management, there are also 531 empty properties where approval has been given to demolish the properties. These void properties have been taken out of charge and are awaiting demolition, but the demolition has not yet taken place. These properties are not included in ALMO void performance because there is no intention to relet the properties.
- 2.6 These 531 empty properties awaiting demolition are properties to be included in planned regeneration schemes, e.g. EASEL, Little London Private Finance Initiative (PFI) and the Housing Market Renewal Package. Many of these voids are being held for demolition whilst tenanted properties in the vicinity are rehoused.

3 Voids in the Middleton Area

- 3.1 As at 8 October 2007, there are 35 empty local authority properties in management in the Middleton area, that is 1.5% of total local authority stock in the area. In the Thorpes and Throstles area there are 10 empty local authority properties which are in the process of being let, and 2 empty properties awaiting demolition. The demolition programme in the Thorpe and Throstles area has largely been completed over the last 4-5 years.
- 3.2 In addition to local authority void properties, there are a number of privately owned empty properties in the area, which are a hazard and are in the process of being re-purchased, in order for them to be demolished. These properties have been a long standing problem in the Middleton area. It is possible these may be contributing to the overall visibility of empty properties.
- 3.3 The Middleton Partnership Board is a multi-departmental board which has been looking at the regeneration objectives for the Middleton area. A draft strategy and action plan have been produced. To compliment this the Housing Strategy Team, Aire Valley Homes and Re'new are currently working together to draw up a masterplan for the area as the sites are included within the 77 acres designated for the Affordable Housing Strategic Partnership.

4 Recommendations

- 4.1 Scrutiny Board are asked to note this report and identify issues that they would like further information.



Report of : Neil Evans, Director of Environment and Neighbourhoods

Report to : Scrutiny Board (Environment and Neighbourhoods)

Date : 24 October 2007

Subject : Empty Property Strategy / Position Update

Electoral Wards Affected:

All

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

EXECUTIVE SUMMARY

Although Leeds is currently enjoying an overall growth in its economy, there are still significant areas of deprivation and decline. These areas are identified by indices of multiple deprivation which include measures demonstrating low educational achievement, higher than average unemployment, lower than average life expectancy, and higher levels of crime and anti-social behavior, etc. Drive through the city and you will be able to identify these areas of decline and deprivation by their poor physical environment and the high levels of empty and sometimes derelict properties.

Invariably, there will always be a number of vacant dwellings across the city in order to allow the housing system to function effectively and to facilitate both residential mobility and the improvement or redevelopment of the housing stock. However, vacancy turnover rates and the number of long-term empty properties are excessively high within certain areas of the city and this is having an adverse effect upon the communities in which they are situated.

Long-term empty properties in traditional residential communities tend to attract all manner of anti-social behaviour such as fly-tipping, vandalism, arson, drug-taking and other issues that affect the health and wellbeing of the neighbourhood in which they are situated. Furthermore, when there is a proliferation of such properties, they are a graphic indicator of failing communities and therefore tend to deter further inward investment and become counter-productive to the efforts to make the area once again an attractive place to live. The market value and desirability of the housing stock is adversely affected and the decreasing population has an impact upon the economy of the local business sector that serves these areas. Moreover, the decline of these communities is exacerbated and accelerated when the commercial and financial sectors feel it is no longer viable for them to continue trading and investing in these areas.

Leeds City Council recognises that the strategy for dealing with empty and derelict properties must be set within a wider regeneration framework and that the Empty Property Strategy needs to align with the other emerging key issues, such as making a contribution towards the provision of affordable housing throughout the city. Empty homes are a wasted resource.

Leeds has undertaken a concerted effort in dealing with empty properties in all tenures since the initial launch of its empty property strategy in 1999. The work undertaken to-date has had some measure of success in helping to turn around the fortunes of the areas these properties affect, and it has contributed towards the increase in demand for property across all tenure and ownership types, thereby assisting the rebuilding of sustainable communities.

A more recent phenomenon in Leeds has seen the significant growth in residential units within the city centre, with many new households renting and buying in new development. Whilst the rate of the new development coming 'on line' has not gone on expanding at previous rates seen between 2003 and 2005, potential over-supply is an issue and significant numbers of these dwellings have still to be occupied. This current situation impacts on the overall void rate for the city. Furthermore, the development of new-build student accommodation has particularly had an impact on traditional student housing areas in 2006-2007.

1.0 Purpose of this report

A report was submitted to Scrutiny Board, in October 2006, regarding The Empty Property Strategy and Action Plan which set out the detail of how Leeds City Council intends to address the problems of all long-term empty homes wherever they are situated. The purpose of this report is to give an update of our progress to-date within the targeted priority areas and an overview on the situation regarding empty properties on a city-wide basis, and to advise Board Members regarding the emerging housing market issues within Leeds.

2.0 Background Information

Two of the priority themes within the Leeds Regeneration Plan are to 'narrow the gap' in Leeds, in part by improving the housing conditions, and to provide better quality environments in deprived areas which will last for future generations. The overall ethos of the plan is to ensure that no-one should be disadvantaged by where they live; therefore, in order to achieve this, measures are being taken to improve the housing and physical environment within these disadvantaged neighbourhoods.

The empty property strategy is contributing towards these priorities. The work carried out by the Environment and Neighbourhoods Directorate and the other partners include tackling environmental problems that arise through properties being left empty for long periods and which, in some cases, are bordering on dereliction.

3.0 The current situation within the targeted areas of decline

There has been a concerted effort on the part of the Empty Property Champions and the Empty Property Enforcement Team, funded by the Neighbourhood Renewal Fund (NRF) and based within Environmental Health Services, to tackle the problem of excessive numbers of voids within targeted neighbourhoods at Harehills, Chapeltown, East End Park, Cross Green, and Beeston and Holbeck. A factsheet of empty property data profile for each area is appended to this report at *Appendix 1*.

Appendix 2 provides information on void trends within the targeted areas of decline and city-wide.

4.0 Changing housing markets within Leeds and the effect upon the void rate

Data in the charts in *Appendix 2* demonstrates the impact of the long-established student market within North West Leeds and the extensive city-centre residential development projects.

There are several new purpose-built developments of student accommodation being constructed within the city and this has created competition for the traditional student-let accommodation areas. Most landlords are actively seeking new tenants; hence it would not be appropriate, at this stage, to seek Empty Dwelling Management Orders (EDMOs) or other means of enforcement action upon the owners of these properties whilst the housing market reconfigures itself within these areas.

Moreover, a significant proportion of the newly built and proposed high-rise luxury accommodation within the city centre is now being purchased by financial institutions/investors as part of their investment portfolios. Currently, they are still seeing the value of their investment rise due to the buoyant effect of the housing market and property value increases within Leeds.

Much research and a number of reports have been produced on this matter. The 'City Centre Living Report', by Professor Rachael Unsworth of Leeds Metropolitan University, suggests that it may be time to take a critical look at further development proposals. The report also states that apartments in the core of the city centre and those on the waterfront will probably continue to be sought after, but those in less popular locations on the periphery are already suffering from falling values and rents. The City Centre Living study, which was sponsored by the developer KW Linfoot and supported by the property agent Morgan's City Centre Living, warns that any new residential development should be "quality not quantity with better internal design" and it also states that developers should make their buildings more environmentally friendly.

However, research by officers in City Development using Council Tax data has found that occupancy is in the order of 70% and of the non-occupied properties another 10% are second homes. Furthermore, a correlation between level of vacancy and length of time since completion of scheme was noted, such that older schemes generally have a much lower level of vacancy.

A report regarding the extent of the emerging phenomenon of 'Buy to Leave Empty' throughout England has been undertaken by Chris Cobbold, Director of Residential Research at DTZ. This report has been taken on board by the Communities and Local Government Department in an attempt to prompt further debate/discussion on this matter and to encourage further evidence to be brought forward and allow the analysis to be updated.

5.0 The success we have achieved to-date for 2007/08

- To-date, Leeds City Council has returned to occupation 1,165 long-term (over 6 months) empty properties under the BVPI 64 criterion.
- The specialist Empty Property Enforcement Team which has been established within Environmental Health Services (by utilisation of NRF funding regime monies) have undertaken 864 enforcement actions since April 2007 within the Chapeltown, Harehills, East End Park and Cross Green districts and, to-date, this has resulted in 55 long-term empty private-sector properties returning back into occupation.
- A business case for the continuation of the aforementioned specialist Empty Property Team is currently under consideration as part of the budget planning for future years and it is hoped that resources will be available to enable this team to be incorporated as a city-wide resource on a permanent basis.

6.0 Recommendation

Scrutiny Board are recommended to note the contents of this update report.

EMPTY PROPERTY PROFILE DATA FACTSHEETS

HAREHILLS TARGET AREA EMPTY PROPERTY REPORT – AUGUST 2007

Total number of domestic properties within the **Harehills target area – 4,898**

178 properties are currently empty within the target area – this represents a 3.63% void rate

33.71% (60) of the currently empty property has been void for over 12 months

19.10% (40) of the currently empty property has been void for over 6 months

20.52% of the property is known to have been void previously between July 2001 and the present date

13.48% (24) of the empty property is currently represented by an estate agent

1.68% of the empty property is advertised for let

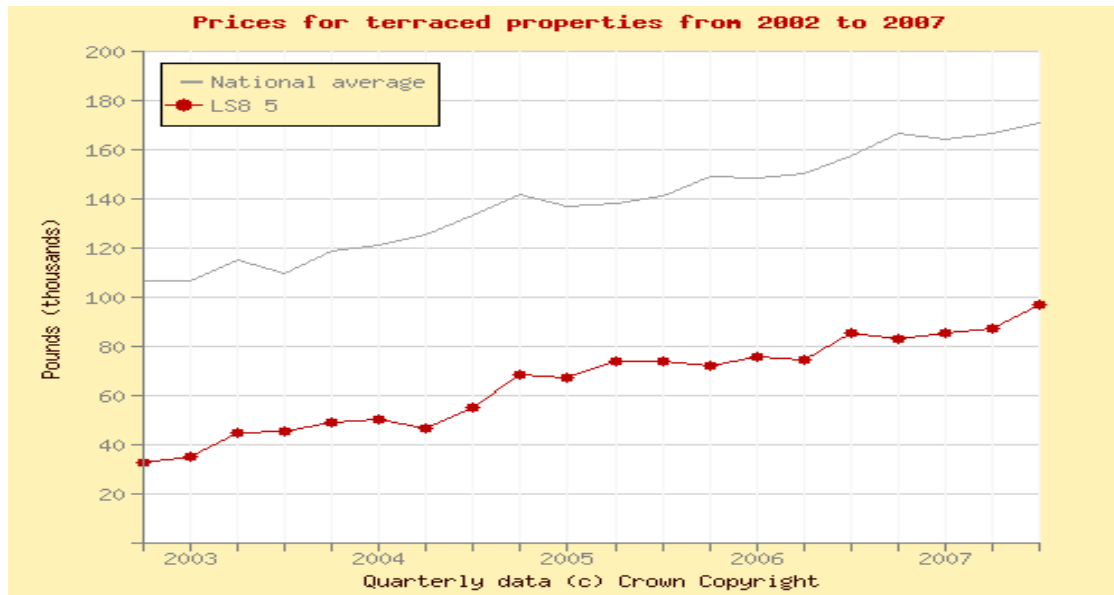
Empty property that is owned by LCC – 0.56% (1)

Empty property that is owned by Housing Associations – 5.06% (9)

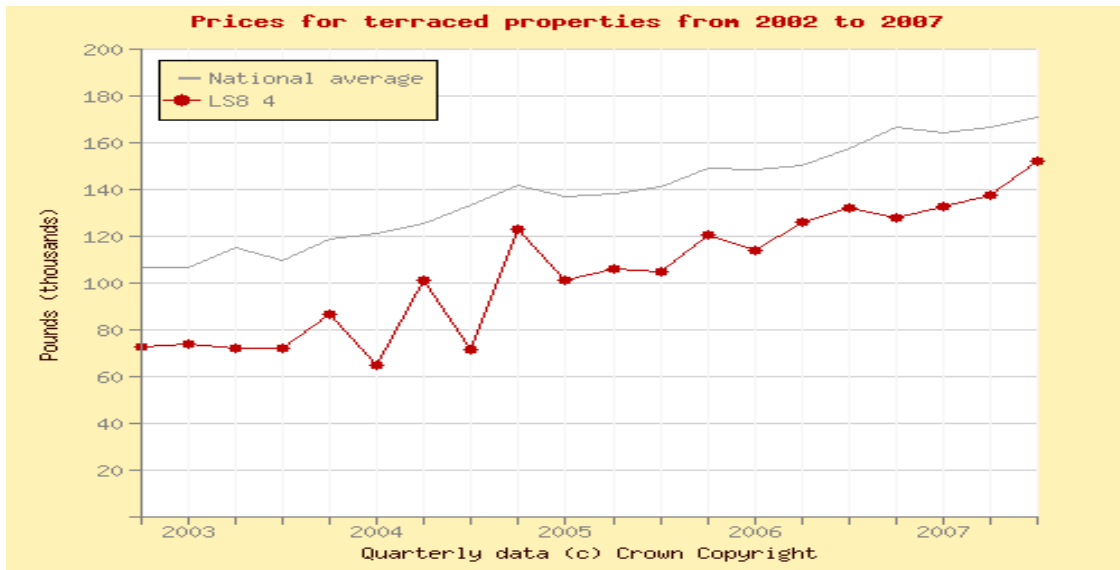
Empty property known to be owned by private landlords – 58.43% (104)

Empty property in other private ownership – 36% (64)

Average price history for terraced properties in LS8 5



Average price history for terraced properties in LS8 4



CHAPELTOWN TARGET AREA EMPTY PROPERTY REPORT – AUGUST 2007

Total number of domestic properties within the **Chapeltown target area – 2,231**

93 properties are currently empty within the target area – this represents a 4.17% void rate

55.91% (52) of the currently empty property has been void for over 12 months

13.98% (13) of the currently empty property has been void for over 6 months

6.28% of the property is known to have been void previously between July 2001 and the present date

3.23% of the empty property is currently represented by an estate agent

None of the empty property is advertised for let

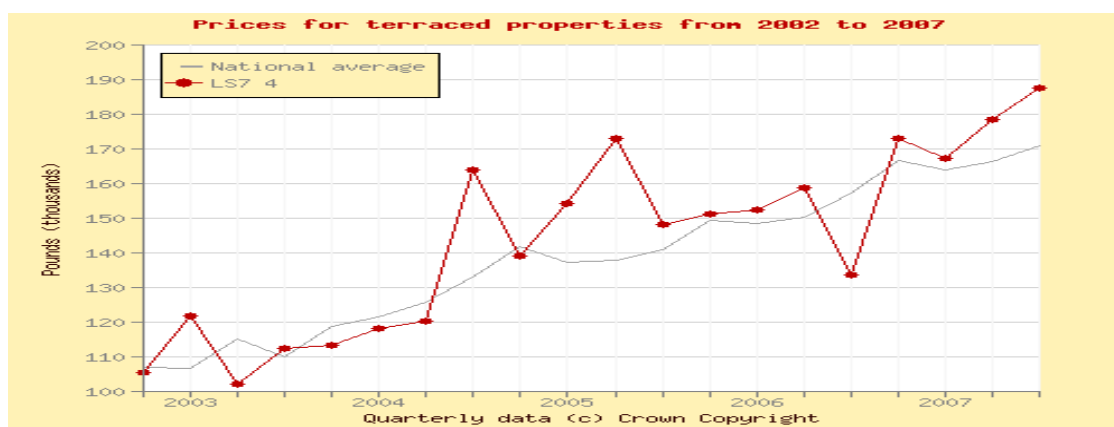
None of the empty property is owned by LCC

Empty property that is owned by Housing Associations – 7.53% (7)

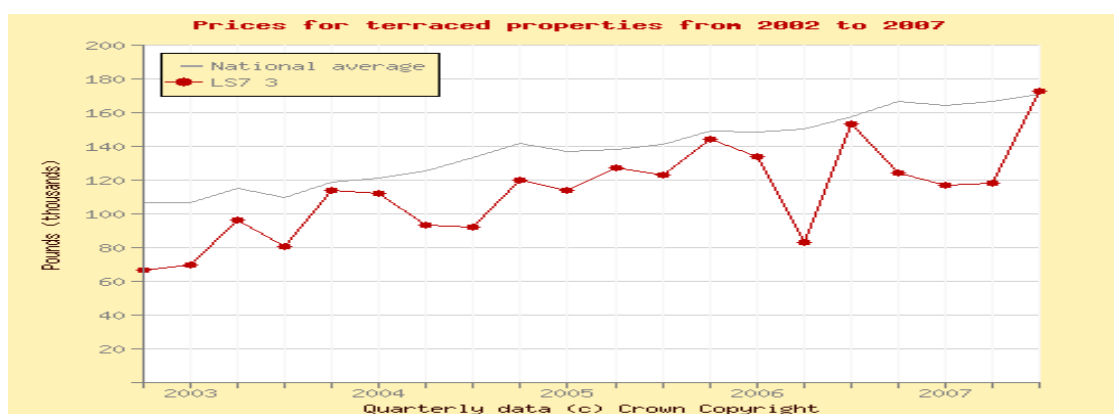
Empty property known to be owned by private landlords – 36.56% (34)

Empty property in other private ownership – 55.91% (52)

Average price history for terraced properties in LS7 4



Average price history for terraced properties in LS7 3



EAST END PARK TARGET AREA EMPTY PROPERTY REPORT – AUGUST 2007

Total number of domestic properties within the target area – 628

35 currently empty properties – this represents a 3.50% void rate

40% (14) of the currently empty property has been void for over 12 months

8.57% (3) of the currently empty property has been void for over 6 months

11.43% of the empty property is currently represented by an estate agent

31.05% of the property within the target area is known to have been void previously between April 2004 and the present date

None of the empty property is advertised for let

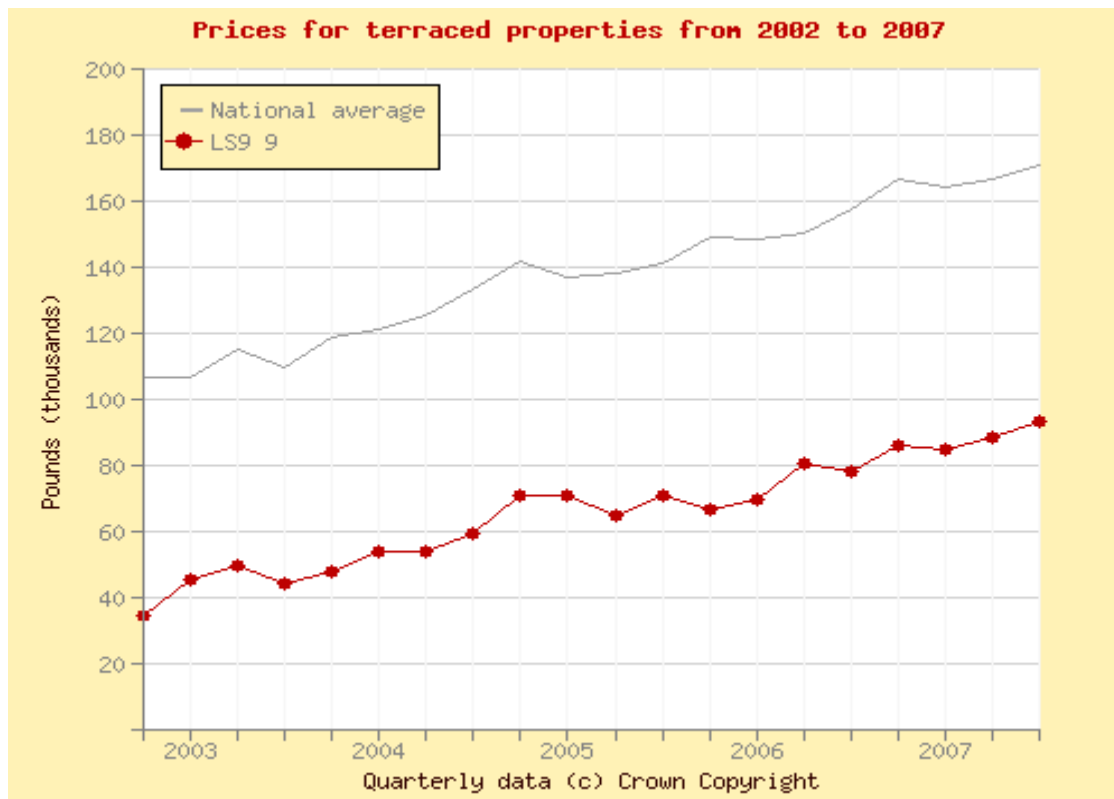
Empty property that is owned by LCC – 28.57% (10)

Empty property that is owned by Housing Associations – 2.86% (1)

Empty property known to be owned by private landlords – 48.57% (17)

Empty property in other private ownership – 20% (7)

Average price history for terraced properties in LS9 9



CROSS GREEN TARGET AREA EMPTY PROPERTY REPORT – AUGUST 2007

Total number of domestic properties within target area – 567

45 currently empty properties = 7.94% void rate

48.89% (22) of the currently empty property has been void for over 12 months

31.11% (14) of the currently empty property has been void for over 6 months

45.50% of the property within the target area is known to have been void previously between March 2002 and the current date

8.89% of the empty property is currently represented by an estate agent

None of the empty property is advertised for let

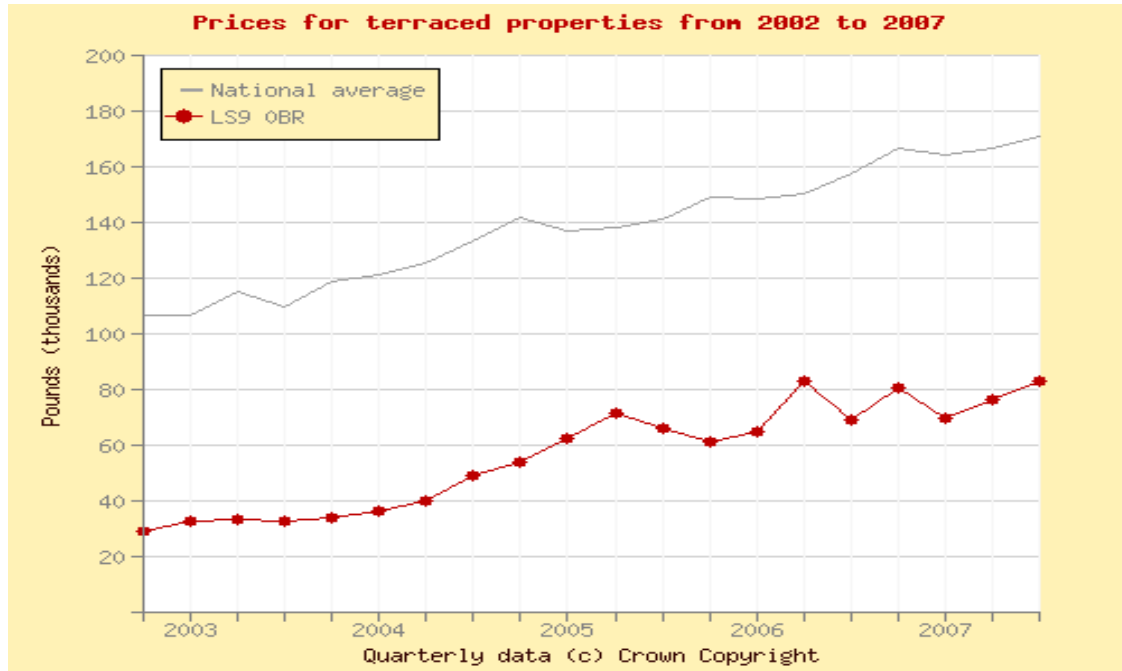
44.44% (22) of the empty property is owned by LCC

None of the empty property is owned by Housing Associations

44.44% (22) of the empty property is owned by private landlords

11.12% (5) is in other private ownership

Average price history for terraced properties in LS9 0BR



HOLBECK AND BEESTON TARGET AREA EMPTY PROPERTY REPORT – AUGUST 2007

Total number of domestic properties within the target area – 5,233

Number of currently empty properties	Holbeck	33
	Beeston	<u>86</u>
		119 This represents a 2.27% void rate

68.91% (82) of the currently empty property has been void for over 12 months

29.41% (35) of the currently empty property has been void for over 6 months

38.93% of the property within the target area is known to have been void for some period from July 1999 to the present date

12.61% of the empty property is currently represented by an estate agent

2.52% of the empty property is advertised for let

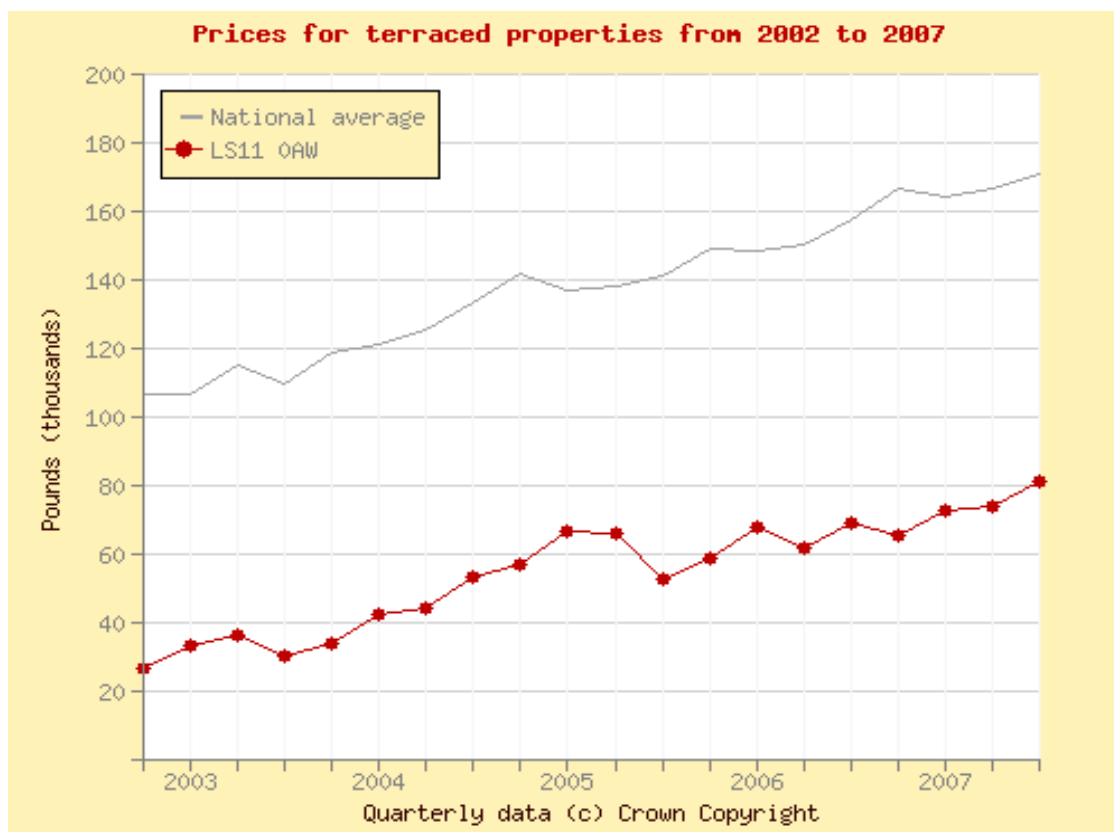
Empty property that is owned by LCC – 8.40% (10)

Empty property that is owned by Housing Associations – 14.29% (17)

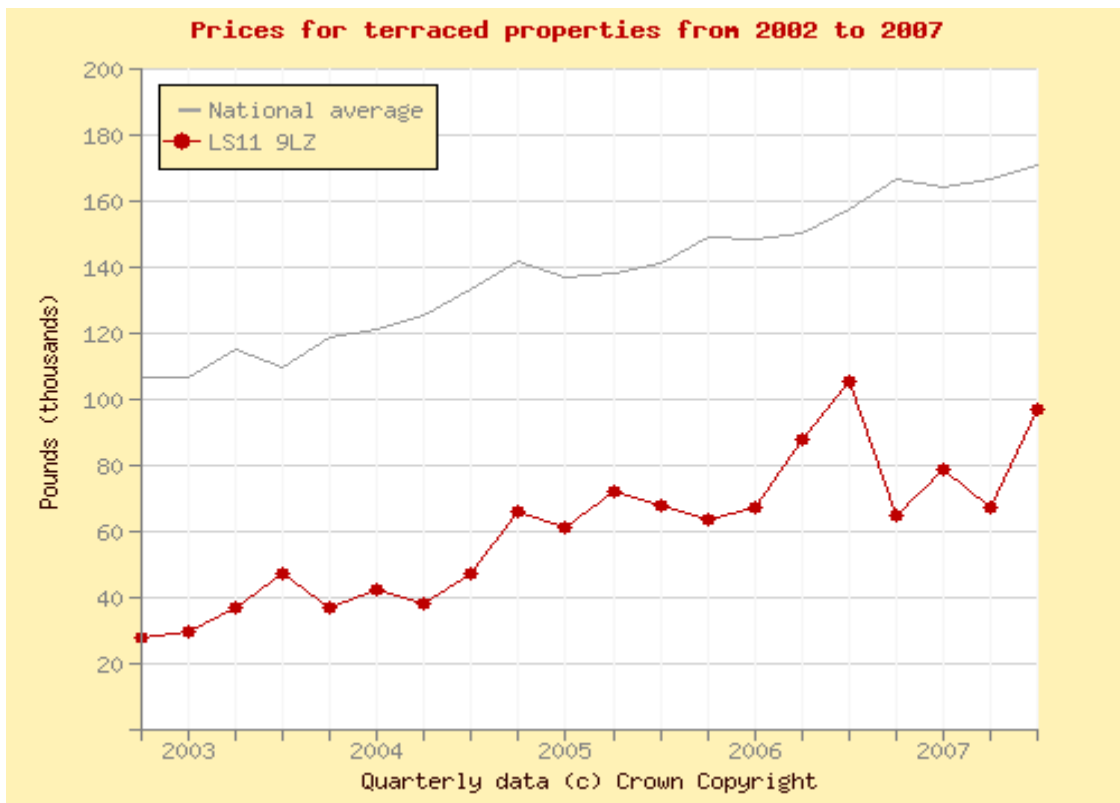
Empty property known to be owned by private landlords – 57.14% (68)

Empty property in other private ownership – 20% (24)

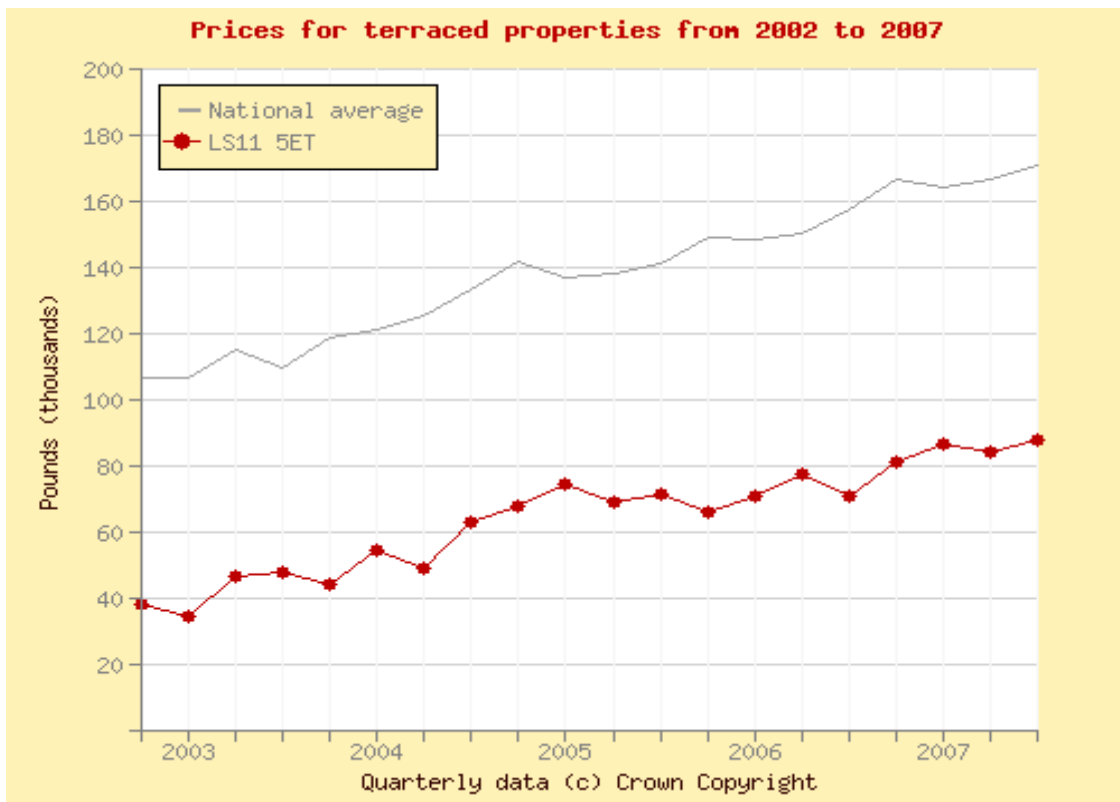
Average price history for terraced properties in LS11 0AW



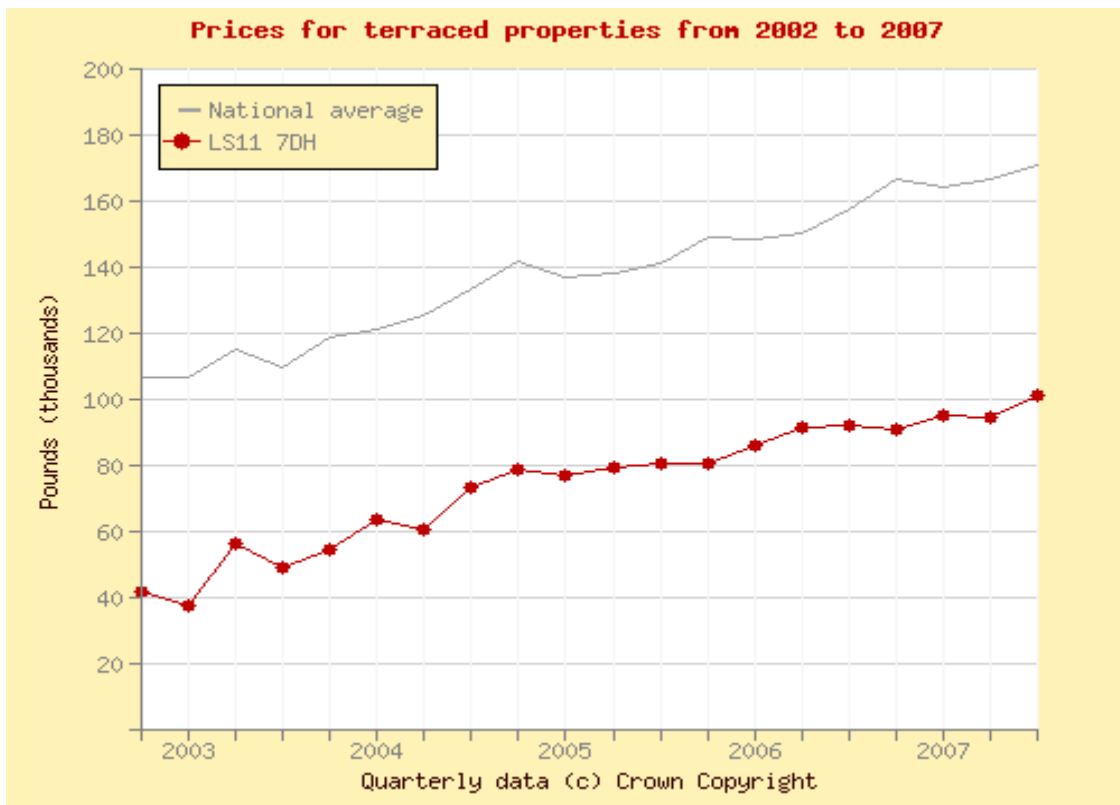
Average price history for terraced properties in LS11 9LZ



Average price history for terraced properties in LS11 5ET

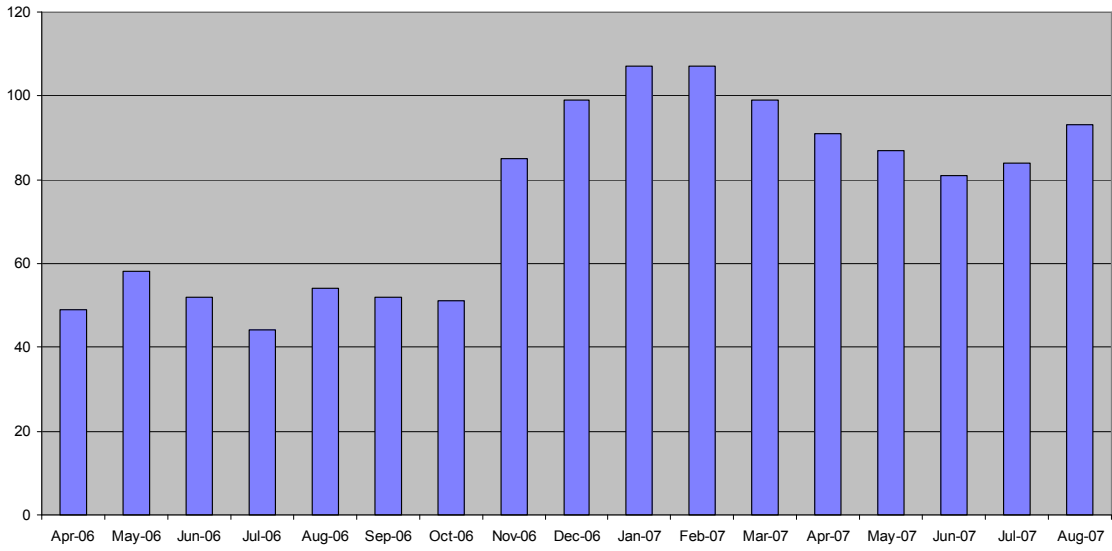


Average price history for terraced properties in LS11 7DH

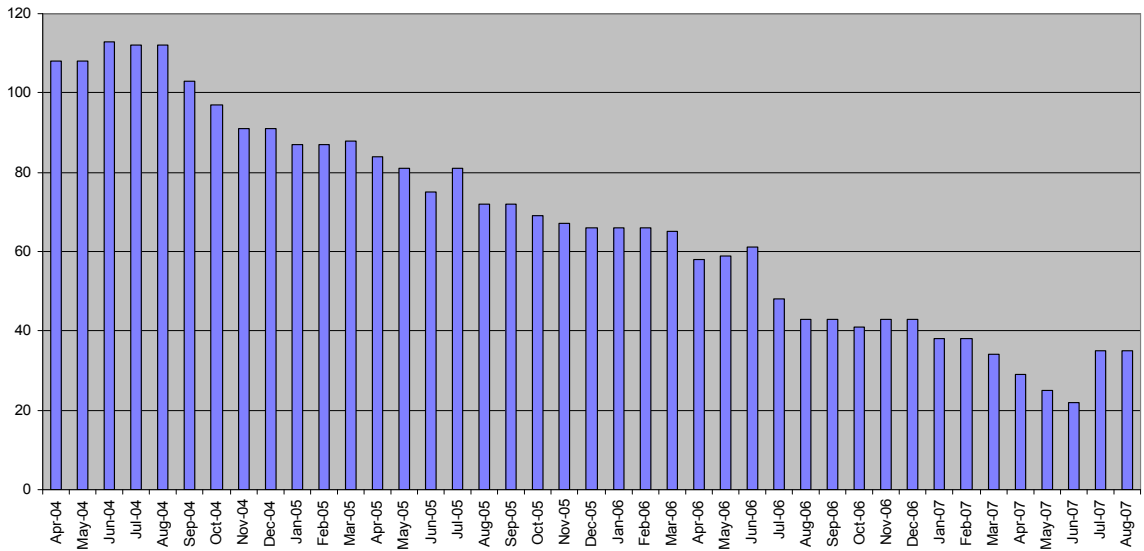


VOID TRENDS

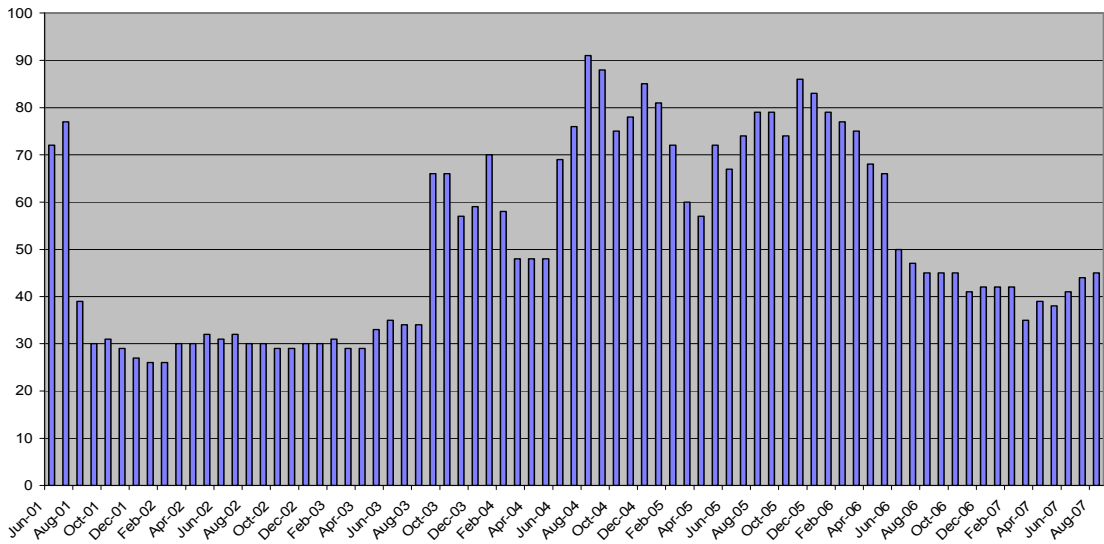
EMPTY PROPERTY TRENDS AT CHAPELTOWN



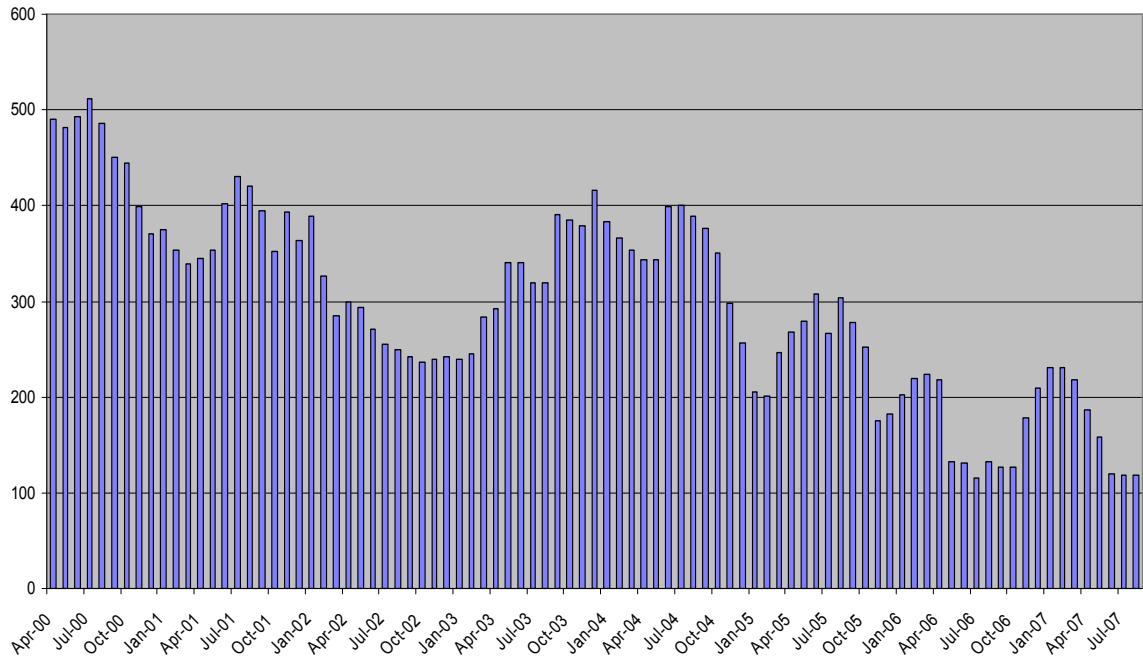
EMPTY PROPERTIES AT THE EAST END PARK TARGET AREA



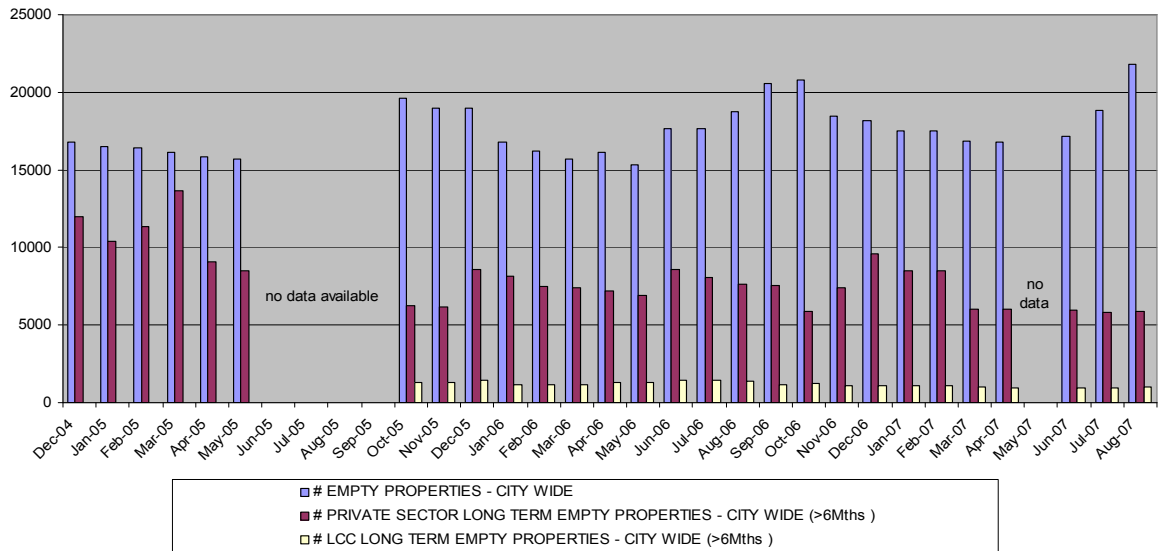
EMPTY PROPERTY TREND WITHIN THE CROSS GREEN TARGET AREA



EMPTY PROPERTY TRENDS WITHIN THE HOLBECK & BEESTON TARGET AREA

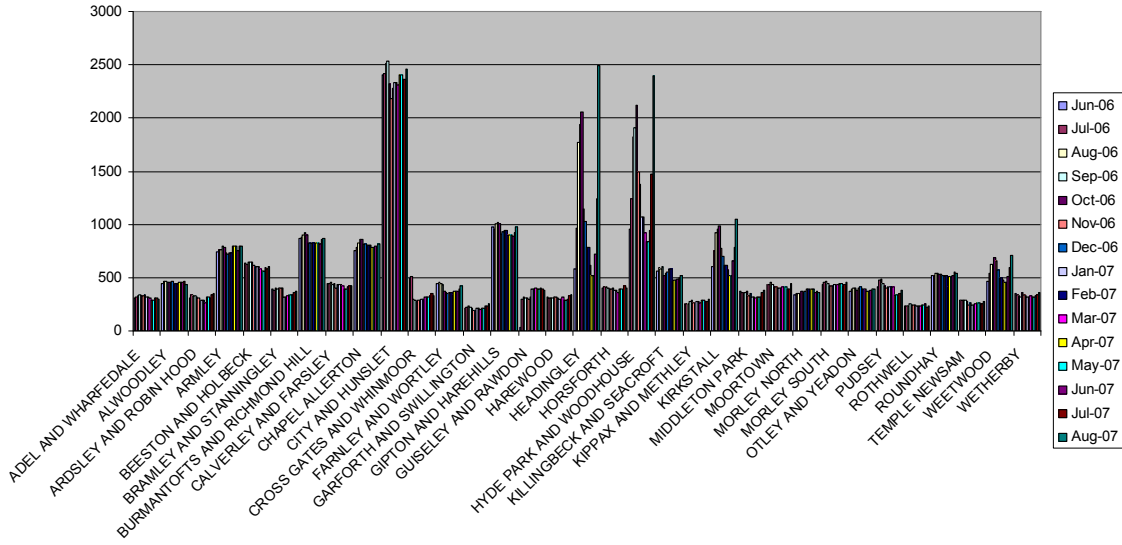


CITY WIDE VOID TRENDS

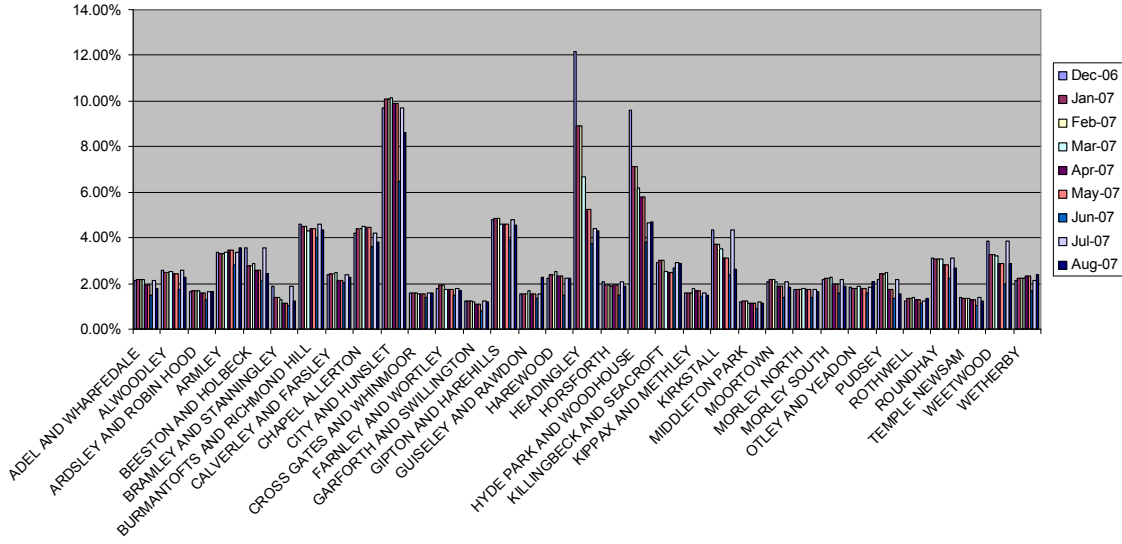


■ # EMPTY PROPERTIES - CITY WIDE
■ # PRIVATE SECTOR LONG TERM EMPTY PROPERTIES - CITY WIDE (>6Mths)
■ # LCC LONG TERM EMPTY PROPERTIES - CITY WIDE (>6Mths)

EMPTY PROPERTY TREND WITHIN THE WARD AREAS



LONG TERM VOID TRENDS WITHIN THE WARD AREAS



Report of the Director of Neighbourhoods and Housing

Scrutiny Board (Environment and Neighbourhoods)

Date: 24th October 2007

Subject: Street Cleansing and Britain's Cleanest City Award – Update

<p>Electoral Wards Affected:</p> <div style="border: 1px solid black; width: 20px; height: 20px; display: inline-block; vertical-align: middle;"></div> Ward Members consulted (referred to in report)

1.0 Executive Summary

Streetscene Services was formed in 2004 as part of the Closer Working: Better Services restructure. It brought together those services that have a direct impact on environmental quality. Street cleansing, refuse collection, public conveniences cleansing, needle picking and graffiti removal, and the operation element of waste management are all part of the service. In February 2005, Streetscene Services was also given the contract administration responsibility for the grounds maintenance contract.

Most Streetscene Services are delivered on a scheduled basis although the delivery of street cleansing focuses on outputs using schedules as a guideline only. This approach allows flexibility within the service to be responsive to specific area needs but also ensuring a consistent standard of environmental quality city wide.

Street cleansing is currently measured by the Best Value Performance Indicator 199, and since 2003, Leeds has seen a gradual improvement. From 31.2% unacceptable sites in 2003/04 to 17.3% unacceptable sites in 2006/07.

The intensive Neighbourhood initiative was launched in April 2006 aimed specifically at the most deprived areas within the inner city. Supported by the Neighbourhood Renewal Fund (NFR) and the Safer, Stronger, Communities Fund (SSCF), the improvements have been significant and hopefully will be sustainable.

Leeds City Council has an aspiration to be Britain's Cleanest City in 2009 and Europe's Cleanest City by 2020. In terms of Britain's Cleanest City, Streetscene Services submitted an application to the British Cleaning Council's Clean City award scheme. Although not the winner, Leeds was short listed in the top ten as a finalist and won a certificate of merit.

The intention is to submit again in 2009 using the experience and lessons learned from the 2007 submission.

In terms of Europe's Cleanest City, as there is currently no officially recognised European measure of a clean city, Leeds is working in partnership with ENCAMS to develop a Euro measure.

This is a complicated process and the EuroCities network has been chosen as the vehicle to gain support for the developments and acceptance of a Euro measure of environmental cleanliness.

The purpose of this report is to make members aware of the current arrangements in place to deliver Streetscene Services and in particular the progress to date with the Britain's Cleanest City Award.

2.0 Introduction

In 2004, Streetscene Services was formed to join up and coordinate provision of the previously separate services of refuse collection, bulky item removal, street cleansing, and graffiti removal and fly posting removal. Streetscene Services was established following a successful pilot that examined how local environmental services need to be specified, communicated and delivered to best meet the needs of the diverse social and economic characteristics of different communities.

Streetscene is a term which has been used within Leeds in its widest sense to describe:

“An integrated approach to all aspects of the street - public space that nearly all experience daily”.

A successful Streetscene approach involves engaging voluntary, private and other public organisations and encouraging them to take responsibility for looking after the environment.

Therefore, Streetscene is about co-ordination of service delivery to meet customer aspirations and engaging all relevant parties in the approach. Working arrangements are already in place with Parks and Countryside, Police, Fire Service, Statutory Undertakers, Education, Environmental Health, ALMOS, Housing Strategic Landlord, Environment Agency, Trading Standards, Community Safety and Area Management Teams.

City Services Streetscene Services has taken the lead in bringing together a number of these key service providers as a Task Group and agreements have been reached about improvements which need to be made across the city to look after the environment

City Services Streetscene Services consists of Environmental Services (including areas such as refuse collection, street cleansing and graffiti removal), Enforcement and Recycling and Waste.

This document will concentrate on Streetscene's street cleansing and progress to becoming Britain's Cleanest City.

3.0 Streetscene Cleansing Services – Current Provision

Below is a summary of the services currently provided by Streetscene Services.

Litter bins (on programmed frequency) - To collect and dispose of waste from litterbins and operate the maintenance of litter bins and liners, where appropriate.

Ancillary Services (e.g. needle picking, graffiti removal, etc) - These teams deal with needle collection, poster and graffiti removal and mechanical weed clearance.

Street Sweeping - the street cleansing service is completed by a mechanical and manual sweeps on both carriageways and footways. The service operates around a schedule covering all areas of the city. Sweeping removes litter, detritus and dead weeds.

Manual Litter Picking - Litter picking is used across the city in appropriate situations (for example, where a mechanical sweeper is insufficient or too cumbersome to operate efficiently).

Street Washing - District and local centres receive a scheduled street washing service. Power washes target spillages and areas of known heavy footfall / usage.

Fly tipping removal – Fly tipping on the public highway is reported by the public or discovered by crews and removed accordingly or passed on to relevant agencies. Enforcement action is usually taken where evidence is available.

Gully Cleansing - To carry out routine servicing of gullies in order to prevent minor and major flooding incidents. Current provision allows gullies to be emptied and cleansed every 8 months to remove the build up of leaf and blossom fall, silt and detritus. An upgrade to the service is currently being discussed

Grass Cutting – Contract with Glendales currently under management of Streetscene Services. Since March 2005 the co-ordination includes the cutting of grass on Authority land prior to street cleansing.

4.0 Current Method of Operation

4.1 Core Services

Core services are deployed on a scheduled basis to cover all areas of the city. All areas of the city receive the same level of core services when needed.

Currently, Streetscene Services works on an area wedge basis. There are 5 wedges in Leeds excluding the City Centre. Each Wedge has specific management and frontline staff to deal with arising issues as well as day to day service provision. Recently, the division of the city has been discussed and new working arrangements have been proposed. The Arms Length Management Organisations (ALMOS) (Housing) are the first to divide into three areas as opposed to the original 5 areas. Area Management will follow suit in the near future.

In light of “Strong and Prosperous Communities” – the 2006 Local Government White Paper (which aims to support local authorities and their partners in improving services and reshaping them to meet the needs of different communities,) Leeds City Council is discussing options of ‘Neighbourhood Devolution’ or ‘Double Devolution’. This process is based around Area Management teams having more influence over service

provision in their area to better meet the needs of the differing communities that make up Leeds.

4.2 Intensive Neighbourhood Management (INM)

The INM programme helps focus on the improvement of existing public services in the most deprived communities in the city. It also helps provide new services that will address needs that have been identified in these areas.

In April to June 2006, Environmental Pride Teams were recruited, trained and deployed in each of the five wedges within the city. These teams have received a detailed seven week training programme to equip them with relevant skills and techniques to deliver high quality visible improvements in the communities in which they work. The teams undertake tasks such as graffiti removal, minor construction works, horticultural works and intensive cleaning; leaving each street at a grade 'A' level.

To facilitate the delivery of sustainable improvements in our most deprived communities an application for NRF and SSCF was made. Funding was granted and coordinated activity targeted at the 31 most deprived SOAs commenced.

The INM programme was set up using NRF and SSCF funding. As well as supporting the Environmental Pride Teams, the funding also secured extra enforcement officers, partnership officers (to work directly with businesses and Duty Bodies), a resident's gardening scheme (to assist with poorly managed domestic properties), extra highways signage, extra graffiti teams and also to fund Groundwork to co-ordinate work around the Cleaner, Greener agenda (including bin yard improvements).

5.0 What is Streetscene Services (cleansing) Performance to Date?

Streetscene Services has a significant number of national and local performance indicators against which service delivery is measured. These indicators are published and are subject to an annual scrutiny by the Audit Commission to ensure that they are robust.

5.1 Best Value Performance Indicator 199

Leeds has achieved a significant improvement in the level of cleanliness (both litter and detritus) across the city in recent years. BV199a results (the lower the better) highlight the level of the authority's performance improvement:

2003/04 – 31.2%

2004/05 – 27.05%

2005/06 – 20%

2006/07 – 17.3%

Graffiti (BV199b) has also reduced in the city over the last few years. The percentage of unacceptable sites has fallen from 11% in 2005/06 to 6% in 2006/07.

These results are testament to the hard work of the council, its partners and the community in improving local areas.

The national statutory user satisfaction survey in 2006/07 highlighted that 63% of people in Leeds were satisfied that land and highways were clear of litter and refuse. This placed Leeds above the metropolitan authority average of 60.9%.

As part of the work around the Task Group, a secondment was arranged from ENCAMS to assist with cleanliness monitoring (DLEQS) and various other projects.

5.2 District Local Environmental Quality Surveys (DLEQS)

DLEQS surveys assess areas in terms of litter and detritus, graffiti, fly posting, fly tipping, staining, weed growth, the position, condition and degree of fill of litter bins and the cleanliness of landscaped areas. They are more detailed than BVPI 199 surveys.

DLEQS surveys were performed on the 31 most deprived SOAs in Leeds from December 2005 to March 2006 to establish a baseline of cleanliness standards in these areas. Overall, the average rating across the SOA's showed that 29% of sites had unacceptable levels of litter and detritus.

Further surveys were performed between December 2006 and March 2007 to assess the changes that had taken place over the 12 month period. Overall, the average rating across the SOA's showed that 14% of sites had unacceptable levels of litter and detritus; a significant improvement on the previous year.

The surveys showed that across the 31 SOA's the average rating for sites with unacceptable levels of litter was 33.5% and in 2006/07, this has improved to 15.1%. Performance on detritus also improved on the whole; in 2005/06 24.4% of sites had unacceptable levels of detritus and in 2006/07 this improved to only 12.6% of sites. Overall, improvements were noted in 28 of the 31 most deprived SOA's; testament to the hard work of the council, its partners and the community in improving local areas. The performance on graffiti and fly posting also improved across the SOA's (on average) between 2005/06 and 2006/07.

6.0 Britain's Cleanest City – Progress so far

The Clean Britain Awards (formerly 'Britain's Cleanest City Award') is an award scheme run by the British Cleaning Council (BCC). Up until 2007, the awards were subjective with no quantifiable data. In 2007, ENCAMS (who run the national Local Environmental Quality Surveys for DEFRA) joined BCC and sat as a judge for the awards, with them they introduced a quantifiable measure of cleanliness (BV199). With the introduction of an objective measure, Leeds City Council decided to enter the awards. The awards have 3 categories (City, District, and Town). Leeds decided to enter the City category but to specify an area of the city where a good cross section of the different types of communities are represented (The South Wedge). Most other cities entered their cleanest areas such as Birmingham and their City Centre. Streetscene services wanted a realistic assessment of an area that represents the city. For the 2009 application the areas to be entered will be re-assessed having considered the scope of the areas entered by other cities.

Leeds CC was a finalist in the City Category and was invited to deliver a presentation to the judging panel in Northampton on the 20th September 2006 which was well received. We also created a DVD highlighting the issues we face in the city and our recent achievements.

The judging panel made 3 unannounced visits to the city and assessed various areas, unfortunately due to a mix-up at BCC, they visited the wrong area and went to Pudsey. Still, this achieved our objective of receiving a realistic view of our city. In March 2007, the results were announced with Birmingham winning City Category.

Leeds City Council received a certificate of Merit in the 2007 Clean Britain Awards. The overall conclusions of the judges were that cleansing operatives were seen to be working well, all areas visited were judged to be of a reasonable standard and in some cases achieving 'A' grade standard and that the view 'for a tourist' was good.

We will re-enter the awards for 2009 using experience from the 'trial run' in 2007.

7.0 Europe's Cleanest City

Based upon Local Environmental Quality work carried out in Europe by ENCAMS, Leeds City Council is working in partnership with them to develop a unique Euro measure for environmental quality. The proposal is to evaluate the use of ENCAMS' Local Environmental Quality Survey protocols as the standard monitoring, benchmarking and diagnostic tool for the local environmental quality of Europe's cities.

The project will produce a standard cleanliness measure that would be beneficial to all involved European Cities. To promote the concept across Europe, the EuroCities network was identified as the appropriate way forward. A two-part project was devised and agreed by ENCAMS, supported by Leeds City Council and the Clean Cities Working Group.

In 2007, with pump-priming funding from Leeds City Council, ten EuroCities members have been involved in assessing the applicability of LEQS to their social, physical, and economic / activity settings. Five of these - Oslo, Rotterdam, Madrid, Sofia and Leeds - have been visited by ENCAMS to examine the issues in detail, about which a report is being prepared proposing ways in which LEQS might be modified to meet the diverse needs of the continent and its peoples. This work also identifies several improvements to ENCAMS' UK LEQS protocols, and to Defra's Best Value Indicator, BV199.

The findings of this Stage 1 investigation will be reported to the EuroCities Conference in Gothenburg, Sweden. If these findings are accepted and, *if* up to 5 contrasting EuroCities members' offer to fund full LEQS surveys of their areas, then Stage 2 of the current project will proceed – probably in spring 2008. For this, not only will individual LEQ reports be prepared for each sponsor-city, benchmarked against the group's overall standards, but also a summary report will identify further changes that may be needed to make LEQS fully applicable across Europe.

8.0 Recommendation

Members are requested to note the contents of the report.

Report of the Head of Scrutiny and Member Development

Scrutiny Board (Environment and Neighbourhoods)

Date: 24th October 2007

Subject: Housing Letting Pressures – Terms of Reference

Electoral Wards Affected:

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

1.0 Introduction

- 1.1 At its meeting on 25th July 2007, the Board held a discussion with the Executive Board Member for Neighbourhoods and Housing. From this discussion, it was agreed that an inquiry be undertaken to review the lettings policy and process of the Council, looking specifically at the Choice Based Lettings system.
- 1.2 In order to progress the drafting of the terms of reference, it was agreed that a working group be established to discuss the parameters of the inquiry. Cllr Anderson and Cllr Gabriel met with officers from the department to discuss the key points. It was agreed that draft terms of reference would be submitted to the full Board focusing the inquiry on the nature of the pressures on the lettings system in general and identifying some of the issues with the Choice Based Lettings system in particular.

2.0 Report Submitted to the Board

- 2.1 The working group have therefore submitted the attached draft terms of reference for the Board's comments, amendments and approval.

3.0 Recommendation

- 3.1 Members are requested to consider the terms of reference for this inquiry and agree any amendments.

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Scrutiny Board (Neighbourhoods and Environment)

Inquiry into Housing Letting Pressures: Terms of Reference

1.0 Introduction

- 1.1 Scrutiny Board (Neighbourhoods and Environment) has agreed to undertake an inquiry into the Lettings policy set by the Council and the Choice Based Lettings system operated by the Council, the ALMOs and some RSL partners. Following a discussion with the Executive Board Member for Neighbourhoods and Housing, it was agreed that a working group would meet to draw up draft terms of reference for this inquiry.
- 1.2 The working group consisted of Cllr Anderson and Cllr Gabriel. Following discussions, it was agreed that the inquiry should take into account factors that are wider than the Choice Based Lettings system. The working group was particularly interested in the links between issues around affordable housing, the pressures on council-provided housing and the lettings process in general, in addition to the workings of the Choice Based Lettings system.

2.0 Scope of the Inquiry

- 2.1 The purpose of the Inquiry is to make an assessment of and, where appropriate, make recommendations on the following areas:
 - The legal requirements for provision of accommodation, including legally identified priorities and the Council's policy, including terminology used, such as that used for housing needs bands: 'priority extra' and 'priority'.
 - The impact of ward based demographic demands
 - Information supplied to Ward Councillors to assist in their advisory capacity and training issues
 - The Choice Based Lettings System and how this is audited and inspected
 - External criteria that put pressure on the Lettings policy and the Choice Based Lettings system; the causes and consequences
 - The direction of travel for the Lettings policy and the Choice Based Lettings scheme
 - Links with the private sector and Registered Social Landlords
 - The impact of ward based demographic demands
 - The role of housing advice and the presentation of housing options to customers

3.0 COMMENTS OF THE RELEVANT DIRECTOR AND EXECUTIVE MEMBER

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

4.0 TIMETABLE FOR THE INQUIRY

4.1 The inquiry will take place over three sessions with a view to issuing a final report in February 2008.

4.2 The length of the inquiry is subject to change

5.0 SUBMISSION OF EVIDENCE

Timetable to be agreed

6.0 Witnesses

6.1 The suggested witnesses will be:

- Head of Strategic Landlord Group
- Housing Policy And Monitoring Manager
- Area Panels representative
- Almo Board Tenant representatives
- Government ministers for Housing and Yorkshire and Humber

Report of the Head of Scrutiny Support and Member Development

Scrutiny Board (Environment and Neighbourhoods)

Date: 24th October 2007

Subject: Work Programme

Electoral Wards Affected: All

Ward Members consulted
(referred to in report)

Specific Implications For:

Ethnic minorities

Women

Disabled people

Narrowing the Gap

1.0 Introduction

1.1 The attached appendix provides Members with a copy of the Board's current Work Programme (Appendix 1).

1.2 At appendix 2 is the Forward Plan for October to January 2008.

2.0 Recommendation

2.1 The Board is requested to:

- (i) Determine any additional items for the Work Programme.
- (ii) Receive and make any changes to the attached Work Programme following decisions made at today's meeting.

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SCRUTINY BOARD (ENVIRONMENT AND NEIGHBOURHOODS) WORK PROGRAMME (OCTOBER) 2007

Item	Description	Notes	Type of item
Meeting date – November 2007			
Performance Management information	To receive performance information relating to environment and neighbourhoods	This is quarterly information and will be scheduled into the Board's work programme every three months.	PM
Session 2 of CO2 Emissions inquiry			
Housing Needs Position Statement	This has been requested by the Board and links in with the update on the Affordable Housing Inquiry submitted in July.		MSR / RP
Vermin Control briefing note			
Meeting date – December 2007			
Session 3 of CO2 Emissions inquiry			
Meeting date – January 2008			
Session 4 of CO2 Emissions inquiry			
Meeting date – February 2008			
Performance Management	To receive performance information	This is quarterly information and will	PM

Key:

CCFA / RFS – Community call for action / request for scrutiny

RP – Review of existing policy

DP – Development of new policy

MSR – Monitoring scrutiny recommendations

PM – Performance management

B – Briefings (Including potential areas for scrutiny)

SC – Statutory consultation

CI – Call in

SCRUTINY BOARD (ENVIRONMENT AND NEIGHBOURHOODS) WORK PROGRAMME (OCTOBER) 2007

information	relating to environment and neighbourhoods	be scheduled into the Board's work programme every three months.	Dates of meetings
Meeting date – March 2008			
Meeting date – April 2008			
Unscheduled Items			
Working Groups			
Working group	Membership	Progress update	Dates of meetings

Key:
 CCFA / RFS – Community call for action / request for scrutiny
 RP – Review of existing policy
 DP – Development of new policy
 MSR – Monitoring scrutiny recommendations
 PM – Performance management
 B – Briefings (Including potential areas for scrutiny)
 SC – Statutory consultation
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SCRUTINY BOARD (ENVIRONMENT AND NEIGHBOURHOODS) WORK PROGRAMME (OCTOBER) 2007

- Key:
- CCFA / RFS – Community call for action / request for scrutiny
 - RP – Review of existing policy
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 - MSR – Monitoring scrutiny recommendations
 - PM – Performance management
 - B – Briefings (Including potential areas for scrutiny)
 - SC – Statutory consultation
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LEEDS CITY COUNCIL

FORWARD PLAN OF KEY DECISIONS

For the period 1 October 2007 to 31 January 2008

Key Decisions	Decision Maker	Expected Date of Decision	Proposed Consultation	Documents to be Considered by Decision Maker	Lead Officer (To whom representations should be made)
Contract for the Mixed Paper & Cardboard Collection & Recycling To award the Contract	Director of City Services	1/10/07	Market , Department , CPU and Legal Services	Award Report	Director of City Services
Contract for the Recycling of Scrap Metal and Lead Acid Batteries To award the Contract	Director of City Services	1/10/07	Market , Department , CPU and Legal Services	Award Report	Director of City Services
Holt Park District Centre - Potential Regeneration To note the contents of the report and agree continuation of the project	Executive Board (Portfolio: Development and Regeneration)	17/10/07	Cabinet, Executive Member and Ward members	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development
Area Management Review To consider a report covering proposals to develop area working across the City through the 10 Area Committees.	Executive Board (Portfolio: Neighbourhoods and Housing)	17/10/07	All elected members have been consulted as part of this work	The report to be issued to the decision maker with the agenda for the meeting	Director of Environment and Neighbourhoods

Key Decisions	Decision Maker	Expected Date of Decision	Proposed Consultation	Documents to be Considered by Decision Maker	Lead Officer (To whom representations should be made)
<p>Waste Solution For Leeds To agree the delivery strategy for key waste processing facilities (including approval of the PFI Outline Business Case to Defra for a residual waste treatment facility).</p>	<p>Executive Board (Portfolio: Neighbourhoods and Housing)</p>	<p>17/10/07</p>	<p>Extensive public consultation has taken place on the Integrated Waste Strategy for Leeds during 2006. Delivery of a further extensive formal programme of consultation will be required on the emerging proposals, with a targeted communications plan to ensure engagement of communities in close proximity to the preferred sites for waste facilities.</p>	<p>The report to be issued to the decision maker with the agenda for the meeting. Appendices will include the Outline Business Case to Defra for PFI Credits</p>	<p>Director of Neighbourhoods and Housing</p>

Key Decisions	Decision Maker	Expected Date of Decision	Proposed Consultation	Documents to be Considered by Decision Maker	Lead Officer (To whom representations should be made)
Home Energy Conservation Act 11th Report Approval for release to DEFRA, signing off by Chief Officer prior to release for the 30 November deadline and for information to the December Executive Board.	Director of Environment and Neighbourhoods	1/11/07	None	The report to be issued to the decision maker with the agenda for the meeting	Director of Environment and Neighbourhoods
Beeston Hill and Holbeck Housing PFI Scheme To support the submission of the Outline Business Case to CLG	Executive Board (Portfolio : Environment and Neighbourhoods)	14/11/07	Ward Members, Aire Valley Homes Leeds, Residents (completed)	The report to be issued to the decision maker with the agenda for the meeting	Director of Environment and Neighbourhoods
Contract to allow advertising on a number of strengthened street lighting columns in Leeds The letting of a contract for advertising on a number of strengthened street lighting columns in Leeds(excluding the City Centre) 2007-2022.	Director of City Services	14/11/07	Legal and Democratic Services, PPU and all affected Members	Report to Executive Board 15 November 2006	Director of City Services

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

<u>Executive Board Portfolios</u>	<u>Executive Member</u>
Central and Corporate	Councillor Mark Harris
Development and Regeneration	Councillor Andrew Carter
Environmental Services	Councillor Steve Smith
Neighbourhoods and Housing	Councillor John Leslie Carter
Leisure	Councillor John Procter
Children's Services	Councillor Richard Brett
Learning	Councillor Richard Harker
Adult Health and Social Care	Councillor Peter Harrand
Leader of the Labour Group	Councillor Keith Wakefield
Leader of the Morley Borough Independent Group	Councillor Robert Finnigan
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.

LEEDS CITY COUNCIL

BUDGET AND POLICY FRAMEWORK DECISIONS

Decisions	Decision Maker	Expected Date of Decision	Proposed Consultation	Documents to be considered by Decision Maker	Lead Officer

NOTES:

The Council's Constitution, in Article 4, defines those plans and strategies which make up the Budget and Policy Framework. Details of the consultation process are published in the Council's Forward Plan as required under the Budget and Policy Framework.

Full Council (a meeting of all Members of Council) are responsible for the adoption of the Budget and Policy Framework.

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SCRUTINY BOARD (ENVIRONMENT AND COMMUNITY SAFETY)
2005/06

INQUIRY INTO THE COUNCIL'S WASTE RECOVERY SOLUTION

TERMS OF REFERENCE

1.0 INTRODUCTION

- 1.1 Scrutiny Board (Environment and Community Safety) agreed to undertake an inquiry into the waste solution, with particular reference to recovery technology and meeting targets for the diversion of biodegradable waste from landfill. The department were eager for the Board to help guide policy in this area.
- 1.2 The inquiry aims to consider the Council's technical options for the recovery of waste i.e. to recover value from waste, that will be tendered for as part of the waste solution project. The inquiry will also aim to contribute to the obligations to divert waste from landfill, particularly with regard to meeting the targets set within the Landfill Directive and Waste and Emissions Trading Act. Members were also interested in scrutinising the Integrated Waste Strategy and contributing to its review and development.
- 1.3 There may be issues included in this inquiry which overlap with the remit of Scrutiny Board (City Development). Arrangements will be made to consult with this Board where appropriate.

2.0 SCOPE OF THE INQUIRY

- 2.1 The purpose of the Inquiry is to make an assessment of and, where appropriate, make recommendations on the following areas:
- The key drivers for the requirements for a waste solution for Leeds and the implications for the City.
 - The actions required in order to delay or potentially avoid the development of a waste solution within the city and the practicalities of implementation and public support. To include:
 - changes to the collection arrangements
 - education and awareness
 - partnership working with other local authorities
 - enforcement
 - The objectives/criteria which need to be applied to the selection of the preferred recovery technology or technologies for Leeds.

- Undertake an assessment of technologies against the agreed objectives/criteria. To include:
 - Market response to the Leeds requirements including the implications for the current collection service
 - Financial implications for Leeds of the technology option
 - Consideration of the land-use issues associated with potential technology options
 - Impact of technology options on collection systems
 - The interim contingency measures which maybe required ahead of the implementation of the waste solution and the possible impacts on the waste solution.
 - The integrated waste management strategy and its need for review in order to reflect new legislation and set out how the council will deal with certain issues.
 - Recovery and recycling targets that should be contained within the waste strategy with particular regard to the impact of one on the other.

3.0 COMMENTS OF THE RELEVANT DIRECTOR AND EXECUTIVE MEMBER

- 3.1 In line with Scrutiny Board Procedure Rule 12.4 the views of the relevant Director and Executive Member have been sought and have been incorporated where appropriate into these Terms of Reference. Full details are available on request to the Scrutiny Support Unit.

4.0 TIMETABLE FOR THE INQUIRY

- 4.1 The inquiry will run over four sessions of the board from July 2005, with a final report and recommendations to be agreed in November 2005
- 4.2 The above sessions and the length of the Inquiry are subject to change.

5.0 SUBMISSION OF EVIDENCE

The Chief Streetscene Services Officer to provide evidence on:

5.1 Session 1

- the key issues determining the need for a waste solution including consideration of climate change issues
- current position in Leeds with regards to waste arisings and targets

- the actions required in order to avoid the development of a waste solution within the city and the practicalities of implementation and public support. To include:
 - changes to the collection arrangements
 - education and awareness
 - partnership working with other local authorities
 - enforcement
- technical data currently available
- develop objectives/criteria for the evaluation of the potential waste solution
- the waste strategy review process

5.2 Session Two

- DEFRA to provide a presentation on new waste recovery technology
- Visits to see alternative recovery technology in operation
- Results of soft market testing
- Financial modelling of technical options
- Land-use requirements and issues relating to delivery of appropriate land
- Timetable for the delivery of the solution and the implications for Leeds City Council and residents

5.3 Session 3

- Results of stakeholder opinion gathering/informal consultation
- Evaluation of the technology options
- To discuss the recommendations of the Board

5.4 Session 4

- Draft Integrated Waste Strategy
- To agree the Board's final report and recommendations

6.0 WITNESSES

6.1 The following witnesses have been identified as possible contributors to the Inquiry:

- Chief Streetscene Services Officer
- Head of Environmental Services
- Recycling and Waste Manager
- DEFRA representative
- Consultants - Jacobs Babbie/Urban Mines/PWC