

OUTER SOUTH COMMUNITY COMMITTEE

MONDAY, 26TH NOVEMBER, 2018

PRESENT: Councillor K Bruce in the Chair

Councillors N Dawson, J Elliott, B Garner,
B Gettings, S Golton, C Harrison,
A Hutchison, W Kidger, T Leadley,
L Mulherin and K Renshaw

21 Late Items

The following late reports were submitted following the despatch of the Agenda:

- Sugar Hill Close & Wordsworth Drive – Item of Community Interest
- Youth Service Review

Updated information from the Housing Advisory Panel for the Outer South Community Committee Update Report.

22 Declaration of Disclosable Pecuniary Interests

There were no declarations of disclosable interests.

Councillor A Hutchison informed the Committee that with regards to Agenda Item 8 – Sugar Hill Close & Wordsworth Drive that he was a Member of South and West Plans Panel. As a planning application had been submitted and would be considered at a future meeting of the South and West Plans Panel, Councillor Hutchison took no part in the discussion and abstained from voting.

23 Minutes - 17 September 2018

RESOLVED – That the minutes of the meeting held on 17 September 2018 be confirmed as a correct record.

24 Open Forum

In accordance with the Community Committee Procedure Rules, the Chair allowed a period of up to 10 minutes for members of the public to make representations or ask questions on matters within the terms of reference of the Area Committee. On this occasion there were no members of the public in attendance who wished to make any representations.

25 Sugar Hill Close & Wordsworth Drive, Oulton, Rothwell

The report of the Area Leader provided background information on the proposals for development at Sugar Hill Close and Wordsworth Drive Estate in Oulton. Concern to these proposals had been raised by the local community and the Chair had agreed that this item should be considered and discussed by the Community Committee.

Martin Dean, Area Leader presented the report. Victoria Hinchliff Walker, South Team Leader, Planning Services and Gerard Tinsdale, Head of Housing Management, South and Inner East Leeds were also in attendance.

It was reported that there were 71 houses on the estate and there had been a planning application for the demolition and replacement of these properties. These properties were currently in private ownership and had previously been under the ownership of British Coal.

In relation to this, the Council as a whole had differing roles which included the determination of the planning application; support from Housing – should tenants be in need of rehousing; and for elected representatives to listen to the views of the residents affected and the wider local community.

The Committee heard From Cindy Readman a local resident of Wordsworth Drive. She stated there were still 13 families from the ex-mining community who were assured to be given new tenancies. This left 57 families at the threat of an 8 week eviction notice, most of those who had lived there for over 10 years. The properties proposed under the submitted application would not be affordable for existing residents and neither would similar properties elsewhere in the area.

Mrs Readman felt that the application could be refused due to heritage aspects and both the 20th Century Society and English Heritage had shown an interest to support this. The landlord of the properties had claimed the properties were coming to the end of their life and it was not affordable to renovate them but local residents felt that neglect from the landlord had led to deterioration of the properties.

Further issues highlighted included the following:

- The estate had a diverse community including residents from the BEM and LGBT communities.
- Most of the residents were employed in low paid jobs and private sector rents would not be affordable.
- Housing Leeds had indicated that residents could face waits of up to 72 weeks for a three bedroom house and that was not guaranteed to be in this area.

Further to Members comments and questions, the following was discussed:

- Similar styles of housing in other parts of Outer South Leeds had been modified to bring them to a suitable standard.

- The Planning application could only be judged on material planning considerations.
- Councillor Golton informed the meeting of the Council's ambition to provide more social housing and that under new powers could purchase properties to contribute towards this. He also reported that the figures provided by the current owner to renovate the properties was based on doing these to the highest possible specification and could be done to a lower and acceptable specification. He suggested that the Committee should recommend that the Executive Member for Communities to consider these options.
- Councillor Bruce reported that the Executive Member had been contacted regarding the possibility of purchasing these properties. She also suggested that the Committee could submit an objection to the planning application.
- Whether the application could be refused for planning reasons following guidance within the National Planning Policy Framework.
- Planning permission was not required to demolish the properties.
- There had currently been over 100 objections to the planning application. These were based on material planning considerations which included sustainability, heritage, design and ecology issues.
- As part of the planning process an equality impact survey had been sent to all residents with regard to protected characteristics.
- At this stage it was not possible to assess the priority needs of tenants for rehousing due to the uncertainty of their situation. Houses in this area could take up to three years to become available. Housing outside the area could be provided much earlier.
- Councillor Golton submitted a recommendation for the Committee to contact the Executive Member regarding the purchase and refurbishment of the properties.

RESOLVED –

1. That clarification be requested from Housing Leeds with regard to applications made by residents
2. That a formal response be sought from Planning following the equality impact survey
3. That an objection to the application be submitted to the Chief Planning Officer on behalf of the Community Committee
4. That the Executive Member for Communities, Councillor Debra Coupar, to consider inclusion of the intended purchase and refurbishment of the seventy homes on the estate as part of the 300 new Council homes target in the next tranche of proposals, (following those already approved at the November Executive Board), and for Councillor Coupar to formally write to the current landowner, Pemberstone Estates, informing them of that intent and to invite them to discuss how that purchase may be achieved.

26 Outer South Community Committee Finance Report

The report of the Area Leader provided Members with the following:

- Details of the Wellbeing Budget position
- Wellbeing proposals for 2018/19 for consideration and approval
- Details of the projects approved via Delegated Decision
- Monitoring information of funded projects
- Details of the Youth Activities Fund (YAF) position
- Details of the Small Grants Budget
- Details of the Capital Budget
- Details of the Community Skips Budget
- Details of the Community Infrastructure Levy (CIL)

Kimberly Frangos, Localities Officer presented the report.

Members' attention was brought to the following applications for funding:

- Winthorpe notice board, 5 new bins and grit bins – Members were supportive of this application which was match funded from the HAP – total £1,250.00.
- Asquith Primary School Signage – Members were supportive of this application. Total £510 from capital funds.
- Westerton Community Centre Kitchen Improvements – Members were supportive of this application. Total £1,147 from capital funds.
- SID Device – Batley Road. Members were supportive of this application. £3,110 from capital funds.

Further discussion included the following:

- SID Devices – there was a SID device at Haigh Moor Road that required fixing and there had been an expression of interest for a SID Device on Leadwell Lane. It was suggested that the Environment Sub Group consider rotation of SID devices.
- Delegated decisions – In response to questions regarding the Breeze Bake Off Event, Members were informed of how young people were nominated to participate, travel arrangements and how the funds were used.
- Drighmas event – this was to be considered along with future funding for Christmas lights/events.
- International Day of Older People Event – Successful events had been held in Morley and Rothwell. There was some concern expressed that not all older people in Outer South were able to attend or were aware of the events. It was reported that there had been discussions to hold a future event in Ardsley and Robin Hood.
- Remaining budget balances including the Youth Activities Funds and Community Infrastructure Levy.

RESOLVED –

Minutes approved at the meeting
held on Monday, 18th March, 2019

- (1) That details of the Wellbeing Budget position be noted.
- (2) That the following proposals for 2018/19 be approved:
 - Winthorpe noticeboard, 5 new bins and 1 grit bin - £1,250
 - Asquith Primary School signage - £510 (capital)
 - Westerton Community Centre Kitchen Improvements - £1,147 (capital)
 - Sid Device – Batley Road - £3,110 (capital)
- (3) That details of the projects approved via Delegated Decision be noted.
- (4) That the monitoring information of funded projects be noted,
- (5) That details of the Youth Activities Fund (YAF) position be noted.
- (6) That details of the Small Grants Budget be noted.
- (7) That details of the Capital Budget be noted.
- (8) That details of the Community Skips Budget be noted.
- (9) That Details of the Community Infrastructure Levy (CIL) be noted.

27 Outer South Community Committee - Update Report

The report of the Area Leader brought Members attention to an update of the work of the Communities team was engaged in, based on priorities identified by the Community Committee that were not covered elsewhere on the agenda. It also provided opportunity for further questioning or to request a more detailed report on a particular issue.

Kimberly Frangos, Localities Officer presented the report.

Issues discussed included the following:

- Sub group dates had been arranged and invites sent to Members.
- Children and Families – The Outer South Youth Summit was due to be held in March 2019. The next meeting of the Sub Group would be co-chaired with a young person and young people across the area would be invited to discuss plans for the Youth Summit.
- Community Safety – There had been a rise in anti-social behaviour and it was reported that this was a priority for the Neighbourhood Policing Team Inspector. Reference was also made to anti-social motoring offences.
- Universal Credit – there would be a workshop for Members on 14 December 2018.
- Health & Wellbeing and Adult Social Care – some concern was expressed regarding connectivity and being aware of older people who would benefit from help and services available.
- Housing Advisory Panel Update.
- Community Payback update.

RESOLVED – That the report be noted.

28 Youth Service Review

The report of the Head of Commissioning, Children and Families presented the findings of the Youth Work review and the recommended option for future commissioning arrangements. The Community was asked to comment on the contents of the report and the recommended future commissioning arrangements. Information relating to budgets for Youth Work and population data for Outer South were appended to the report.

Andrea Richardson, Head of Service, Learning for Life and Kate Sibson, Commissioning Manager, Children and Families presented the report.

It was reported that the review had been carried out to ensure that the right services would be delivered to the right young people following a change in demographics since the last review.

Members were informed of the consultation process which had led to the recommended commissioning model. This would provide the following three wedge based contracts:

- Transitional work with 9 to 12 year olds
- Youth work provision for 12 to 17 year olds
- NEET prevention work

Members were informed that more detailed information could be provided at a ward level at Ward Member briefings.

In response to Members comments and questions, the following was discussed:

- Targeting children at risk and those who may be affected by Universal Credit. The Youth Service had details of children and young people at risk.
- NEET prevention work was targeted at the most deprived areas.
- Figures relating to persistent school absence were based on where young people lived and not the schools attended.
- There had been a decrease in the number of young people living in Outer South Leeds. Discussion focussed on how this information was gathered and the impact it had on the distribution of Youth Activity Funds.

RESOLVED – That the report and discussion be noted.

29 Date and Time of Next Meeting

Monday, 18 March 2019 at 4.00 p.m.