



## Report of the Director of Environments & Neighbourhoods Directorate

### South (Outer) Area Committee

Date: Monday 9<sup>th</sup> February 2009

### Subject: Area Manager's Report

<b>Electoral Wards Affected:</b> Ardsley & Robin Hood Morley North Morley South Rothwell  <input type="checkbox"/> Ward Members consulted (referred to in report)	<b>Specific Implications For:</b>  Equality and Diversity <input type="checkbox"/> Community Cohesion <input type="checkbox"/> Narrowing the Gap <input checked="" type="checkbox"/>	
Council Function <input type="checkbox"/>	Delegated Executive Function available for Call In <input checked="" type="checkbox"/>	Delegated Executive Function not available for Call In Details set out in the report <input type="checkbox"/>

### Executive Summary

This report details a range of activities taking place within the Outer South Leeds Area, some of which are dealt with in greater detail elsewhere on the agenda.

#### 1.0 Purpose of Report

- 1.1 To bring to Members' attention in a succinct fashion, brief details of the range of activities with which the Area Management Team are engaged, and that are not addressed in greater detail elsewhere on this agenda. It provides opportunities for further questioning or the opportunity to request a more detailed report on a particular issue.

#### 2.0 Residual Waste Treatment Strategy

- 2.1 Leeds City Council has agreed a very challenging strategy for the City to ensure major reductions in the environmental impact of dealing with its waste, in particular through minimising landfill. In addition to measures to reduce the levels of waste generated and to increase recycling significantly, the Council intends to enter into a contract with a private sector partner to develop and operate treatment facilities to recover value from waste that is not recycled by householders.

- 2.2 In line with Government requirements, the Council has had to identify 'reference sites' within its ownership on which these new facilities can be developed, and which can be made available to bidders. The former wholesale market site on the Cross Green Industrial Estate in the East of the city has been identified as the 'reference site' for a waste treatment facility. The existing Council waste transfer station on Evanston Avenue, Kirkstall, has been identified as the 'reference site' for a new transfer station where waste could be 'bulked up' for onward transfer to the main treatment facility.
- 2.3 These sites do not represent preferred options, and those bidding for the contract to construct and operate the waste facilities have been invited to propose alternative suitable sites. Similarly, the Council has not indicated any preference for the type of waste treatment technology to be used. Technology and site proposals will be assessed using the detailed evaluation model developed by the Council. This approach, including the evaluation model itself, has been approved by the Executive Board.
- 2.4 The Council started procurement in July 2008. It is anticipated that the current field of ten bidders will be reduced to four in April 2009 following the evaluation of their outline proposals. A preferred bidder is expected to be selected in early summer 2010, with the contract awarded and planning applications submitted in autumn 2010. Subject to gaining planning permission, the construction of the main treatment facility would commence in 2011, with full operations starting in 2014.
- 2.5 Although we have undertaken a great deal of communications activity, and several formal consultations, there has been limited effective direct communication around the process that we are going through and the reasons for it. We therefore intend to undertake further communications activities, over the year ahead to educate and inform residents about the process and to understand any issues affecting them prior to the selection of the preferred waste treatment solution.
- 2.6 The nature of the project means that interest will be attracted from all Leeds residents, but there will be a particular interest in the main areas close to identified 'reference' sites or any alternative sites proposed. Any communications activity therefore needs to cover the entire Leeds area, but also to provide greater opportunity for those residents in these specific areas. The involvement of Elected Members is obviously key to the delivery of this communications activity. A more detailed communications plan is in production and will be brought for consultation to the next round of Area Committees in March and April.

### **3.0 CCTV**

- 3.1 Further to the report considered at the July Area Committee and subsequent update, a protocol for groups with independent CCTV systems having received or seeking Area Committee funding has been drafted with assistance from LeedsWatch and Legal Services. This protocol outlines a group's legal responsibilities in relation to any new or existing CCTV scheme covering public buildings or land.
- 3.2 Requirements under the new protocol include; completing a privacy impact statement, ensuring the operators and responsible person have adequate training and an SIA license, and that a code of practice is written and adhered to.

- 3.3 A meeting was held between officers from Area Management, Leedswatch and representatives from Drighlington Parish Council. The draft protocol was explained to the Parish Councillors, and Leedswatch officers offered to provide further advice and assistance during the compliance process.
- 3.4 Drighlington Parish Council will now consider the implications of the new protocol, and any application to the Area Committee for funding of a new CCTV system is on hold until its requirements have been met.
- 3.5 When the Drighlington work is progressed to draft codes of conduct it is planned to have further meetings with groups affected.

#### **4.0 Smithy Lane Recreational Ground**

- 4.1 The Steering Group continue to develop options for the works at Smithy Lane Recreational Ground following consultation with residents. Options are currently being costed for a phased development which will be considered by the Steering Group. Members may wish to allocate a proportion of the Capital Well-being funding in anticipation of these options being brought forward.

#### **5.0 Staffing Update**

- 5.1 December 2008 saw the completion of the Regeneration Services restructure. This confirmed Sarah Henderson as the permanent Area Project Officer and a new Area Assistant. Jamie Ware took up his duties on Tuesday 3<sup>rd</sup> February. The Outer South Team now has a full team of officers.

#### **6.0 Community Centres**

- 6.1 Following the establishment of a Community Centres Management Team, looking at community centres issues on a city-wide strategic basis, it is anticipated that the Outer South Community Centres Sub Committee may need to be slightly changed. This is to fit in with a new South East Community Centres Liaison Group involving Area Buildings Managers and Surveyors from Corporate Property Management. Proposals for the structure of this meeting are currently being drawn up and members of the Outer South Community Centres Sub Committee will be consulted directly on these proposals at the next meeting on Wednesday 18<sup>th</sup> February.
- 6.2 The Section 106 and Area Well being funded capital works programme is nearly complete at Windmill Youth Club. A programme of works to improve the security and lighting at the rear entrance to the building are currently being drawn up. This will specifically benefit the Rothwell Judo Club, as it will create a dedicated entrance for members of the Judo club.
- 6.3 Following on from the update presented at December's Area Committee, further discussions have taken place around community facilities in the Churwell area. It has been decided that the best and most viable option in terms of sustainability, is to renovate and re-open Stanhope Memorial Hall. Costs for capital works in order to bring Stanhope back operational are currently being reviewed. Once revised costings have been obtained, funding opportunities will be explored to cover the works. Users and activities taking place at Churwell Community Centre will be decanted to Stanhope Memorial Hall once the facility is reopened. Churwell will then be put up for sale and it is anticipated that any money generated from the sale of the centre will be re-invested into Stanhope.

- 6.4 At Area Committee in March, the 12 month review report on St Gabriel's Community Centre will be presented. A meeting was held with St Gabriel's Management Committee on 27<sup>th</sup> January to provide the committee the opportunity to contribute to the review as well as highlight any successes achieved and problems encountered over the last year.

## **7.0 Cleaner Neighbourhoods Sub Group**

- 7.1 The Cleaner Neighbourhoods Sub Group met on Tuesday 20<sup>th</sup> January, minutes at (Appendix 1), to discuss Environmental issues and actions from the Area Delivery Plan (ADP). Updates were given by partners on the action plan (Appendix 2) which contributes towards the delivery and monitoring of the 'Environment' section of the ADP.
- 7.2 The Glutton
- 7.2.1 The Glutton machine continues to work very well in cleaning Morley town centre. It offers the ability to clean in small spaces and pick up cigarette ends more effectively than a manual litterpick. Officers from streetscene are reviewing the Glutton's work schedule with the aim to reach the maximum cleaning capacity using both the Glutton and manual litterpicking. It was raised at the meeting regarding the operation of the Glutton during periods when the operator was not at work due to sickness or annual leave. Environmental Services have confirmed that future staffing cover will be provided by trained staff from within the wider Streetscene team.
- 7.3 Litterbins
- 7.3.1 The Cleaner Neighbourhood Sub Group welcomed confirmation from Environmental Services that the 2005/06 and 2007/08 round of additional litterbins have now been installed. The 12 additional litterbins for the Rothwell Ward have been ordered and the delivery is expected shortly. Officers from Environmental Services aim to have these 12 additional litterbins for Rothwell installed by the end of February.

## **8.0 Town & District Centre Regeneration Scheme**

- 8.1 Marsh Street
- 8.1.1 Following deliberations with Planning Officers work at Marsh Street Car Park continues to progress. The tree pruning and removal work proceeded in December 2008. The remainder of the landscape work has been carried out with the exception of some pruning, shrub clearance and tree planting work in the area close to the Southern boundary, these works should be completed by the end of February. In short the work will soon be completed; the tree planting which is the final operation may be delayed by a week.
- 8.2 Morley Bottoms
- 8.2.1 The lay-by is completed and the formal procedure for Highways to formally adopt the lay-by is being progressed.

### 8.2.2 S215 Enforcement Action

Prosecution in respect of 1 Brunswick St. Summonses issued and date for first hearing is set for 13th January 2009.

Prosecution in respect of 1a Queen St. The statements have been altered as requested and the matter is with the prosecuting solicitor. Summonses do not appear to have been served yet. A S215 notice for 2a Queen St is prepared and authorised.

### 8.2.3 Chapel Hill Properties

A purchase price has been agreed with the property owners on a subject to contract/without prejudice basis.

Leeds City Council has agreed to gap fund the Yorkshire Housing Association scheme. Yorkshire Housing Association has undertaken revised appraisals. YHA to meet with Housing Corporation re grant application mid February.

## 9.0 Conservation Audits

- 9.1 The Area Committee has commissioned two conservation audits in the Outer South, in Morley and Rothwell. An up-to-date appraisal document can make all the difference when determining planning applications and fighting planning appeals in the conservation area; a recently-adopted conservation area appraisal has already been used successfully at appeal to prevent unsuitable development in a conservation area.
- 9.2 With work now well underway on this year's round of conservation area reviews the Council's Sustainable Development Unit are inviting new commissions for 2009/10. The Conservation Team have identified two possible candidates that could be completed in the Outer South, Dartmouth Park and Oulton. These two early designations were not supported by detailed documentation, in marked contrast with the detailed appraisal work that is carried out today. However, work on the audits on Morley and Rothwell have raised alternative proposals which are referred to below.
- 9.3 Morley
- 9.3.1 Morley is proving to be an extensive piece of work and the likely proposals for extension to the area's boundary are considerable. There are areas of townscape along Fountain Street, to the west of the existing boundary, that are worthy of designation that would effectively link the Morley Town Centre conservation area with the existing Dartmouth Park conservation area.
- 9.3.2 As the Morley Dartmouth Park conservation area has not been reviewed since its designation in 1974 and this area had been identified as a possible conservation audit for 09/10, the Community Conversation Officer recommends a merger of the two conservation areas and approval for undertaking the appraisal of Dartmouth Park at the same time as the current work on Morley Town Centre. In this way the whole of Morley's special architectural and historic interest would be fully designated and appraised. Having a single conservation area for the town is likely to be beneficial in the future in terms of unifying the town and underlining the quality of its historic environment and special character.
- 9.3.3 The appraisal of the new, enlarged conversation area could be completed to consultation stage in March and taken to April's Planning Board meeting for adoption.

If the Committee approve of the merging of the two current conservation areas, an additional £3,000 of revenue Well being funding is required. If Dartmouth Park was to be appraised as a separate conversation area, the cost would be £6,000. The savings are significant if the two form part of the same document and go through the same consultation process.

9.3.4 If Dartmouth Park is excluded, the Morley Town Centre Appraisal will be consulted on in February / March and taken to the March Planning Board for adoption. The Community Conversation Officer has been invited to make a presentation of progress at Morley Town Council in February and is working up the consultation draft of the appraisal and a programme of outreach for the consultation process. Details of the consultation will be presented to the March Area Committee.

#### 9.4 Rothwell

9.4.1 Work began on Rothwell conservation area appraisal early in December 2008. A survey of the area has been carried out and analysis of the built environment has begun. Key buildings, focal points and significant views have been mapped and work on defining character areas is ongoing. Some documentary research has been carried out, but further research will continue in February. The Rothwell and District Historical Society have been invited to take part in the preparation of the historical section of the appraisal and the Community Conversation Officer is aiming to have a meeting with the committee of the society in February.

9.4.2 The current work undertaken by the Community Conservation Officer suggests that there is a case for extending the conservation area to include Springfield Street, but to amend the northern boundary to exclude the flats in Blackburn Court. These are preliminary suggestions by the Community Conversation Officer who will submit a map of any suggested boundary alterations to the March Area Committee.

9.4.3 Informal consultation with the Historical Society and Rothwell in Bloom, which will take place in February and will be followed by a 6-week period of public consultation on the appraisal. The Community Conservation Officer anticipates that work on the appraisal will be completed this financial year, with the appraisal and any proposed boundary alterations submitted to the Planning Board for approval in April 2009.

9.4.4 The Community Conservation Officer has noted that the eastern part of Springhead Park, which is currently in Rothwell conservation area, falls into Oulton township. Members are asked to consider commissioning a Conservation audit of Oulton Conservation area, which has not been reviewed since 1987, and approve £6,000 from the revenue Well being Budget to support this proposal. If the Area Committee agree to commission a conservation area appraisal for Oulton, it is recommended to delay the consultation period and carry out consultation on both conservation areas simultaneously.

### 10.0 Area Delivery Plan

10.1 As reported to the last meeting, performance management information is being collated relating to actions in the current ADP. As the 2008/09 ADP is now the local delivery plan for the Leeds Strategic Plan, performance information is being collected by Corporate Performance Team against the Leeds National Indicators. This is the first time such information has been collected at a local level, and as a work in progress, more time is needed to ensure the data reported to Area Committee is local and meaningful. A working group with membership from all three area management

wedges and the Corporate Performance Team are developing a revised action plan template. It is planned to bring an ADP performance report to a future meeting.

## **11.0 Rothwell Library Garden**

11.1 Following receipt of a substantial bequest Rothwell in Bloom approached Groundwork regarding the development of land in front of Rothwell Library. A Steering Group was created with representatives from Groundwork, Rothwell in Bloom (RIB), Libraries, Area Management, Youth Service and Parks and Countryside. Regular steering group meetings developed a project plan that included a consultation process with the local community and library staff, and workshops with young people to design elements of the garden. These workshops are due to be held in February with development work starting on site mid March.

11.2 The plans were agreed at the Land Evaluation Development Appraisal (LEDA) panel held on 22<sup>nd</sup> January. The project will improve 1,000 m<sup>2</sup> of land and would involve the creation of an improved community space around Rothwell Library, both to the front and rear, including:

- Removal of existing raised planters and surfacing;
- Re-levelling the frontage;
- Construction of a revised arrangement of 'marlborough' red brick walled raised planting areas;
- Installation of Marshall's keyblock edging, with 2 colours resin bound gravel surfacing;
- Provision of new seating and bike stands;
- Installation of artistic metal handrails and an artistic mosaic
- Fabricated from designs developed at art workshops with local young people;
- Planting of new shrub beds and 4 trees (1 at the front and 3 at the rear).

11.3 Parks and Countryside are satisfied with the proposal as they are not responsible for the site and only maintain the grounds as part of the specific Service Level Agreement that they have with the Libraries Service. Therefore, as the Head of Library Service has agreed to the proposed scheme, it is the Libraries Service consent which was the appropriate one to be given at officer level.

11.4 The project will be funded through a contribution of £42,000 from Rothwell in Bloom and £7,000 from Groundwork's Project Support Fund which was allocated through Leeds City Council Regeneration Service. Support from the Project Support Fund also allows the improvements to be classed as Part 12 Permitted Development (by a Local Authority) and also enables all the VAT on the project to be fully reclaimable, thus maximising the value of the scheme.

## **12.0 Coalfields Regeneration Trust (CRT) Update**

12.1 The Coalfields Regeneration Trust (CRT) is an independent grant-making organisation that was established in 1999 to improve the quality of life in Britain's coalfield communities. Yorkshire is the biggest region they operate in, with 97 coalfield Wards. Leeds has three coalfield wards, of which Rothwell is one. Of the 15 Super Output Areas (SOA's) that cover Rothwell, three are eligible for funding:

- E01011632 Wood Lane Estate
- E01011627 Sandybanks, Springhead Road and John O'Gaunts
- E01011639 Home Lea, Spibey Lane and Temple Avenue.

- 12.2 In partnership with Area Management, South Leeds Health for All submitted a bid to the CRT Round 4 Main Grant Programme of funding to meet all four of the CRT funding themes of Health & Wellbeing, Access to Employment, Education and Skills and Access to Opportunities.
- 12.3 The proposal to fund additional community development workers for Wood Lane and John O'Gaunts to focus on Health and Well Being and Training and Enterprise development was presented to the Yorkshire Regional Programme Manager before submission and received very positive comments.
- 12.3 South Leeds Health for All was contacted a few weeks after submission, requesting that the bid for £270,000 over three years be reduced, as the majority of the Round 4 funding had already been committed. Further work was carried out to the Business Plan and the application form to meet the altered criteria. SLHFA received notification in December 2008 that the project had not been successful due to over subscription to the funding.
- 12.4 A meeting has been arranged between the Rothwell Children Centres Manager, Area Management Officers and SLHFA to discuss the alternative funding and support for the project. An update will be presented to Members at a future Area Committee.

### **13.0 Rothwell 600**

- 13.1 Area Committee supported the Rothwell 600 Committee with £15,000 to deliver a range of events during 2008 to celebrate the 600<sup>th</sup> anniversary of Rothwell receiving its Royal Charter. Members approved a further maximum amount of £2,000 if matched by new funding. This additional funding has not been used as the required as appropriate match funding was not secured.
- 13.2 The Rothwell 600 Committee have committed all of the £15,000 funding with only one outstanding event which is planned to be held in February 2009. This final project will give the Organising Committee an overspend of £154. Members are asked to consider and approve a revenue payment of £154 to Rothwell Organising Committee to balance the final accounts.
- 13.3 Twenty two events were successfully organised by the committee who delivered a great programme to celebrate the anniversary. Local Councillors and Area Management Officers are supporting the Rothwell 600 group in exploring the development of a wider coalition of Rothwell Groups to over see events in the future.

### **14.0 Recommendations**

- 14.1 The Area Committee is asked to note the above information and make comment as appropriate.
- 14.2 Members are asked to note the Residual Waste Treatment Strategy update and agree to receive a full report to a future meeting.
- 14.3 Members are asked to note the progress made in developing a protocol to support the use of CCTV.



- 14.4 Members are asked to consider and agree to the creation of a single conversation area in Morley and approve £3,000 revenue from the Well being Budget to complete the conversation audit as outlined in 9.3.
- 14.5 Members are asked to consider and agree to commission a Conservation Audit of the Oulton area and approve £6,000 revenue from the Well being Budget to complete the conversation audit as outlined in 9.4.
- 14.6 Members are asked to consider ring fencing a proportion of capital well being funding for developments at Smithy Lane Recreational Ground as outlined in 4.1.
- 14.7 Members are asked to consider and approve £154.00 revenue Well being Funding to support Rothwell 600 as outlined in 13.3

**Background Papers:**

CCTV, 7<sup>th</sup> July 2008

Well being Report, 8<sup>th</sup> December 2008

Area Manager's, 8<sup>th</sup> December 2008

Marsh Street Car Park, February 2008

Conservation Area Reviews, 10<sup>th</sup> September 2007

Area Committee Roles for 2008/09, 1<sup>st</sup> September 2008