



Report of the Director of Environment and Neighbourhoods

To: Outer North West Area Committee

Date: 16th February 2008

Subject: Area Managers Report

Electoral Wards Affected:

Adel & Wharfedale
Guiseley & Rawdon
Horsforth
Otley & Yeadon

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Council
Function

Delegated Executive
Function available
for Call In

Delegated Executive
Function not available for
Call In Details set out in the
report

Executive Summary

The purpose of this report is to inform members of progress on a number of projects in Outer North West Leeds as determined by the Area Delivery Plan 2008-11, which is in turn governed by the Area Committees functions and roles as agreed by Executive Board in July 2008.

1.0 Purpose of This Report

1.1 This report informs Members of the progress against Area Committee functions and roles as agreed by Executive Board in July 2008.

2.0 Background Information

2.1 The Area Management Review agreed by Executive Board in November 2007 proposed to further develop the responsibilities of the Area Committees during 2008/9. To this end, Area Committee functions and enhanced roles were agreed in July 2008.

3.0 Area Functions

3.1 Issues relating to Community Centres and CCTV in the outer north west area, are covered in separate reports on the agenda.

4.0 Area Roles

- 4.1 Area Committees were recently given enhanced roles in relation to a number of services. It is intended that this report will comment on a number of the services, as and where it is relevant to the area's work programme and delivery plan at that time.

5.0 Town and District Centre Regeneration Scheme

- 5.1 **Otley Market Place** – Work ceased on the cleaning and re-laying of the stone setts on Otley Market Place on the 31st October in order that the Christmas trading period in the town was not interfered with. Work on the remainder of the contract, including the installation of street furniture commenced in the first week of the New Year. The contractors are on target to complete the scheme by early April.
- 5.2 **Yeadon High Street** – The tender to undertake the improvement works on Yeadon High Street was issued in early November. Tenders to carry out the work from interested parties were returned to the Council on the 3rd December and were subsequently assessed. Chief Officer approval for the scheme was given at the end of January and a contract then awarded to North Midland to undertake the refurbishment works to the high street. Pre-contract meetings will take place in early February.
- 5.3 **Horsforth Library-** The Youth Service currently provides its services for Horsforth from the Stanhope Drive Community Centre which is a building no longer fit for purpose. It is proposed that the ground floor of the former Horsforth Library is refurbished to provide a replacement youth centre that will be available to all the young people of Horsforth. In addition, the West North West Area Management Team is in need of re-locating to a purpose built site. The first floor of the former library provides the ideal solution for this.
- 5.4 Since the last Area Committee meeting, officers from Area Management have met with Corporate Property Services and the architect for the scheme, to assist with the design of the refurbishment and to ensure that the needs of Area Management and the Youth Service are met within the building. Further planning for the youth centre will take place which will involve local ward members and young people.
- 5.5 Following the completion of the design of the building, tender documents for the contract to undertake the refurbishment will be prepared.
- 5.6 Funding for this scheme will include a £550k contribution from the Town & District Centre Regeneration fund.
- 6.0 **Conservation Area Reviews** – The Area Committee have allocated funding to carry out conservation reviews in Horsforth Town Street, Newlay, Adel and Guiseley Park Gate and Town Gate. Planning Services have appointed dedicated officers to carry out the reviews and Horsforth Town Street and Newlay are now complete and published, however some minor amendments are to be made to the documents at the request of ward members.
- 6.1 The conservation area reviews for Adel and Guiseley will commence in April 2009.

7.0 PFI Round 6

- 7.1 An Expression of Interest (EoI) has been submitted by the Council to central Government following the announcement of a Round 6 Private Finance Initiative (PFI). The EoI proposes the development of up to 1,100 new Extra Care schemes and Lifetime Homes across the city, complementing existing regeneration schemes such as EASEL, South Leeds Regeneration Area and Holt Park District Centre Regeneration.
- 7.2 The EoI is presently being evaluated by the Homes and Communities Agency (work undertaken in the past by CLG). The Council is expected to hear in April whether it has been successful in progressing to the next stage of bidding for PFI credits, which will involve the development of an Outline Business Case for submission later in the year.
- 7.3 Work is ongoing between the Regeneration section of the Council, Adult Social Care and the Leeds PCT to ensure that the City can put forward as strong a case as possible for the allocation of credits.

8.0 Leeds Waste Strategy update

- 8.1 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.
- 8.2 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.
- 8.3 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.
- 8.4 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.

- 8.5 Although we have undertaken a great deal of communications activity surrounding the general waste strategy, we are entering a new stage in which specific proposals will soon become public. 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.
- 8.6 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.

9.0 Implications for Council Policy and Governance

- 9.1 The Area Delivery Plan for Outer North West is administered through the West North West Leeds area management team.
- 9.2 Well being projects develop from Outer North West's Leeds Area Delivery Plan and through consultation with Area Committee members. The plan helps to fulfill the Council's Corporate Plan objectives by aiming to create better neighbourhoods and confident communities.

10.0 Legal and Resource Implications

- 10.1 In order to meet the Area Committee's functions, funding is supplied via Well Being budgets and the Community Centres Budget.
- 10.2 In order to meet the Area Committee's roles, funding is in the main supplied by other Leeds City Council Departments mainstream budgets, and external partner agencies e.g. the Police and Primary Care Trust, which is in turn reflected by the fact that the Area Committee's role here is to influence, develop and consult. However, wellbeing funding has resourced some projects here e.g. area based regeneration schemes and conservation area reviews.

11.0 Conclusions

- 11.1 The functions and roles of the Area Committee aim to:
- Improve the quality and value for money of Council service delivery
 - Improve the quality of democracy and find new ways to facilitate citizen participation in local government through the development of links between Ward Members and their communities.
 - To co-ordinate policy and service delivery between the local service providers.

12.0 Recommendations

- 12.1 Outer North West Area Committee members are invited to:

- note the contents of the report and comment on any aspect of the matters raised
- suggest items for inclusion on future agendas

Documents referred to in this report:

Executive Board Report July 2008.