

## **Recreations Binyards Project: update 9<sup>th</sup> August 2011**

### **Introduction**

The Inner Area Committee have approved £45K Wellbeing Capital Funding for a scheme to demolish some binyards in the Recreations area of Holbeck. Officers have been exploring options for the delivery of this project based on the Area Committee report and experience of previous binyard projects.

### **Project Scope**

The Area Committed report detailed the work that might take place in the following terms 'The aim of this project is to take a radical approach to tackling the problem of binyards in Holbeck which have often been the site of dumping of rubbish and flytipping. Following an earlier pilot project on a binyard in the Recreations area, the front and rear walls of the binyards (and middle walls where appropriate) will be knocked down. In some cases a new floor will be installed. This will open up the former binyard areas to surveillance by local residents and this should contribute to keeping the binyards clear of rubbish. Residents will then be able to use the binyards for other purposes e.g. car parking, planters etc. Some binyards are currently in disrepair and the safety of residents will be improved by demolishing them'

Previous schemes included:

- Pleasants (Holbeck) – lowered walls, fencing and lockable gates
- 17/19 Recreation Street and 18/20 Recreation View – pilot project as noted above, included demolition of the walls and new floor
- Harlechs (Beeston Hill) – scheme included lowering of front and rear walls, metal railings on top of lowered walls, metal lockable gates
- Bromptons and Westbournes (Beeston Hill) - scheme included lowering of front and rear walls, metal railings on top of lowered walls, metal self-closing gates

Following detailed discussions, AVHL have agreed to project manage this scheme for the demolition of selected binyards in the Recreations by becoming part of the AVHL project in the Crosbys.

### **Ownership of Binyards**

Work to identify the ownership of the binyards and their neighbouring properties has been progressed. To date we have confirmed the following:

- All properties managed by AVHL
- All properties owned by Mike Thorpe (local landlord)
- All areas owned by LCC

Discussions have taken place with EATs team to use the council tax register to identify as many remaining properties as possible, therefore reducing the need to pay for land records searches.

### **Selecting binyards**

Following an approach from Mike Thorpe (a local landlord who owns seven properties in the Recreations), some discussions have been held to ascertain his views. He has improved/proposes to improve some binyards/parts of binyards adjacent to his properties and some parts of binyards close to his properties even if not adjacent. He has expressed the following views about binyards, such as: he does not want binyards demolished, for fear of anti-social behaviour, graffiti for example, but rather wants them to be improved as in his view this will be more beneficial for the area.

Because of the strong views outlined above it is proposed to target binyards away from his ownership.

A number of options have been identified to assist in prioritising which binyards to target. Based on costs for similar works to the neighbouring Crosby's, it is expected that we should be able to demolish 10 binyards.

Appendix 2 shows three maps with binyards highlighted in red provide the following options.

Map 1 – the demolition of yards (in red) in this option would support the recent demolition of Brown Lane East and enhance the neighbouring streets.

Map 2 – by using Crosby Road as a boundary this option provides a more uniformed approach to the five streets.

Map 3 – these yards are in the poorest state of disrepair and demolition would make a significant impact. The negatives being the distance from the other works and also the low number of LCC maintained properties.

The maps show ownership of the neighbouring properties from AVH (Green) and local landlord Mike Thorpe (Blue).

### **Consultation**

Consultation will be carried out with residents and landlords about the proposed demolitions and appropriate letters have been drafted. This work will be carried out once the list of yards is confirmed to minimise the number of land records requests required.

The Locality Team have agreed to carry out this consultation (by post or hand delivery to residents and door knocking to talk residents; by post to landlords) and we are in discussion with the team about this.

Each letter will have a deadline for response to increase returns and approvals.

### **Timetable**

A timetable for delivering the project is currently being developed with AVHL.

**Funding**

This funding should allow 10 binyards to be demolished out of the 36 existing binyards in the area.

## Appendix 1

**Binyards not to be done (Mike Thorpe has carried out/planning to carry out work to whole/part of binyards highlighted in blue)**

Binyard location	Comments
RECREATION GROVE 7/9 and RECREATION MOUNT 8/10	Mike Thorpe completed/due to carry out works on part of binyard?
RECREATION GROVE 11/13 and RECREATION MOUNT 12/14	Mike Thorpe completed/due to carry out works on part of binyard?
RECREATION GROVE 19/21 and RECREATION MOUNT 20/22	Mike Thorpe completed/due to carry out works on part of binyard?
RECREATION GROVE 35/37 and RECREATION MOUNT 36/38	Mike Thorpe completed/due to carry out works on part of binyard?
RECREATION MOUNT 11/13 and RECREATION STREET 12/14	Mike Thorpe completed/due to carry out works on part of binyard?
RECREATION MOUNT 19/21 and RECREATION STREET 20/22	Mike Thorpe completed/due to carry out works on part of binyard?
RECREATION MOUNT 39/41 and RECREATION STREET 44/46	Mike Thorpe completed/due to carry out works on part of binyard?
RECREATION STREET 9/11 and RECREATION VIEW 10/12	Mike Thorpe completed/due to carry out works on part of binyard?
RECREATION STREET 17/19 and RECREATION VIEW 18/20	Binyard cleared and wall demolished (AMT project)
RECREATION VIEW 7/9 and RECREATION TERRACE 8/10	Mike Thorpe completed/due to carry out works on part of binyard?
RECREATION TERRACE 5/7? and RECREATION PLACE 6/8?	Mike Thorpe completed/due to carry out works on part of binyard?
RECREATION TERRACE 41/43 and RECREATION PLACE 42/44	Mike Thorpe completed/due to carry out works on part of binyard?
RECREATION ROW 23/25 and RECREATION CRESCENT 26/28	Mike Thorpe completed works on part of binyard?

Appendix 2

AVH properties – Green  
Mike Thorpe - Blue  
Map 1



Map 2



Map 3

