

Matters Arising from Previous Meeting : 14 July 2011

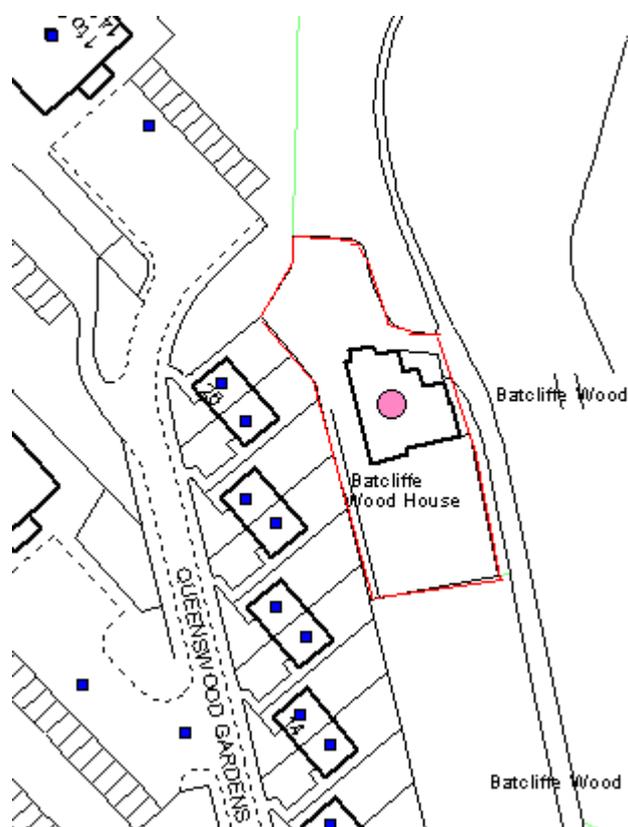
Minute No.	Action to be taken	By whom	Outcome
4. Open Forum	Batcliffe Woods House Chair to write on behalf of the Area Committee to the Cllr Richard Lewis (Executive Member for Development) requesting that enforcement action be taken to secure the property and that enquires are made as what the council's powers are to bring the property back into public ownership should the issues not be addressed.	Cllr Akhtar	Environmental health has been in direct contact with the landlord who has been responsive to requests for action to be taken regarding the state of the property. A summary of these actions is attached to this Matters Arising note.
4. Open Forum	Headingley South Stand Development: Members are requested to write individually to Martin Sellens (Head of Planning Services) to inform him of the concerns regarding the height and specification of the proposed stand and that more reassurance is needed on the materials to be used and how match day crowd control is to be managed.	All Members	Members to feed back on any replies.
6 a) Matters Arising	Former Royal Park School: Area Management to request that Asset Management provide an update on developments in relation to the sale of Royal Park School is brought to Area Committee.	Area Management	Briefings for Hyde Park and Woodhouse Members are being arranged for early October after which an update will be provided to the October Area Committee meeting.
6 a) Matters Arising	Sale of Headingley Community Centre: Chair to write to Asset Management highlighting the Area Committee's support for Headingley Development Trust's proposal to purchase the site and provided that they offer the guide price that the Headingley Community Centre should be removed from the September auction register.	Cllr Akhtar	Awaiting reply to Cllr Akhtar letter
6 c) Matters Arising	Kirkstall District Centre: Proposed developments at the Tesco and BHS site in Kirkstall will have significant impact on traffic flow in the Kirkstall Centre Area. Area Management to request that additional briefings and support are offered to elected members by Highways at this important stage of these developments.	Area Management	Area Management have passed this request on to Highways who have agreed to arrange briefings for members on the current status of the Kirkstall District Centre development.
8 Appointments to Outside Bodies	Appointments to Outside Bodies Following the resignation of Councillor P Ewens from the Burley Lodge Centre – Committee of Management, there is now a need for the Area Committee to fill this vacancy at the September meeting.	All Members/ Governance Services	To be raised under matters arising at September Area Committee.

13 d)	Parking in Student Areas: Chair to write to Cllr Richard Lewis (Executive Member for Development) highlighting the committee's concerns that recent increases in city centre parking will impact on parking in Hyde Park and Woodhouse, requesting that S106 funds from university developments should be spent on addressing issues of parking in student areas.	Cllr Akhtar	Awaiting reply to Cllr Akhtar letter
14, Hyde Park Report	Health and Wellbeing: In response to a request from Cllr Yeadon, Tim Taylor to request that Area Committee Chairs consider a report on health statistics to come to area committees highlighting areas of health deprivation.	Tim Taylor (WNW Health Improvement Manager)	A request has been made to add a Health and Wellbeing report to the Area Committee agenda forward plan. Confirmation of the timing and content of this report to follow.
15, Wellbeing Fund Report	Wellbeing Fund Distribution Area Management to develop proposals for member approval which aim to enable a more equitable distribution of small grant distribution by ward.	Area Management	Options for small grant distribution are included in the Sept 22 Wellbeing report for members consideration.
16, Area Update Report	Housing Strategy Key Messages That in relation to the Planning Sub-Group's repeated requests for the Leeds Housing Strategy to reflect the housing issues specific to the Inner North West, the Chair be requested to write, on behalf of the Area Committee, to the Director of Environment and Neighbourhoods with a request that this matter be progressed without delay.	Cllr Akhtar	Awaiting reply to Cllr Akhtar letter
16, Area Update Report	Transport Sub Group Chair to write to the Chief Officer for Highways and Transportation on behalf of Area Committee requesting officer support to provide for the continued administration of the Transport Sub Group.	Cllr Akhtar	Awaiting reply to Cllr Akhtar letter
14 July committee reference here	Corporate Parent - Not appointed at previous meeting	John Grieve	Seek to make an appointment at the meeting scheduled for 22 nd September 2011 (Description appended)

Batcliffe Wood House

Summary of Recent Activity

Batcliffe Wood House is a traditional stone built detached property off Queenswood Gardens, Headingley. The property is in an isolated position, surrounded by woodland and housing.



The age of this property is unknown but it is believed to have been built in the 1800s and was the original house in the area. It was not possible to maintain the house as a single property because of its size and it is believed that whilst in the ownership of Leeds City Council, the property was divided into 4 flats which were let individually. The property was subsequently sold by the Council and since the sale the property has been occupied for most of the time, as 4 flats, although there have been times when not all 4 flats have been let.

The property has been fully vacant since September 2010.

Since May this year there has been increased anti social behaviour associated with the property.

LOG OF EVENTS FOLLOWING SALE OF THE PROPERTY

16.12.2004	House sold by Leeds City Council to a Mr. Mohammed Qureshi for a sum of £205K
29/04/2005	House being renovated. This department received a complaint relating to burning building material and garden waste. Resolved by owner.
10/10/2005 & 14/10/2005	House occupied. Complaint received relating burning of waste and bin issues. Resolved by landlord
31/10/2005	Refuse issues, Resolved by landlord
24/01/2006	Housing Issues relating to means of escape. Notices complied.

22/09/2008	Property vacant issues- overgrown garden. Resolved by landlord
10/12/2009	Burning of waste during renovation. Resolved by landlord
18/03/2010	Waste in garden. Resolved by landlord
08/04/2010	Waste issue outside the curtilage of this property
27/09/2010	Open to access. Landlord secured property.
20/05/2011	Open to access. Landlord secured property.
27/06/2011	Open to access. Notice complied.
05/07/2011	Alleged house inadequately boarded

Owner's Proposal

The works required to renovate Batcliffe Wood House are extensive. At a meeting with the landlord on 24th May 2011 the following was agreed.

- Trim garden within 1 week
- Repair/re-roof within 2-4 week
- Renovation fully within 8 months

Items one and two have been dealt with within the agreed timescales. There is no reason to suspect that the owner is not doing the internal works. At present the owner is complying with all requests from the Empty Property Team. He has agreed to renovate the property and has met deadlines so far. There is no reason to take further formal action, such as seeking a Compulsory Purchase Order, at this stage as it would take longer than the 8 months to conclude and we would be very unlikely to be successful should the matter go to a public enquiry. The issues preventing renovation relate to Anti Social Behaviour from the locality. The owner's intention is to renovate one flat as soon as possible and get the house occupied to hopefully prevent further vandalism.

Planning Issues - Owner's Request

There is a restriction which was imposed by Leeds City Council on the property at the time of sale prohibiting the house from being let to students. The owner has requested that this restriction be lifted or partially lifted to allow students to live at property.