

Report of Deputy Chief Executive

Report to North West (Inner) Area Committee

Date: 27 October 2011

Subject: Area Update Report

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Headingley, Hyde Park and Woodhouse, Kirkstall, Weetwood	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

This report provides members with a summary of sub groups business since the July Area Committee. It includes the most recent Wellbeing budget statement and provides an update on the current position of the former Royal Park School.

Recommendations

1. Members are asked to:
 - Note and action as appropriate the Key Messages from Sub groups as set out in section 3.6.
 - Note the current financial position for Area Committee Wellbeing as set out in Appendix 1.
 - Note the current position of the former Royal Park School

1 Purpose of this report

- 1.1 This report provides members with an update on recent Sub Group business, the current position relating to Area Committee Wellbeing funding and other project activity.

2 Background information

- 2.1 An Area Committee Update report is submitted at every cycle of Area Committee meetings unless there is no additional business to report from sub groups or any changes to the Wellbeing funding position since the previous meetings. Partner organisations and Council services will contribute information to the Area Update Report.

3 Main issues

3.1 Forum and Sub Group Key Messages

- 3.2 Since the last Area Committee there have been three meetings of the Planning Sub Group and one meeting of the Environment Sub Group. No Forums have been held. The following sections (3.4 and 3.6) summarises the main points of discussion at those meetings. Section 3.6 lists the key messages from those meetings.

3.3 Planning Sub Group

- 3.4 Planning sub group has met on the 13th July, 10th August and 6th September. They discussed a variety of issues and planning applications including:
- Tetley Hall; At the July meeting the group attended a pre-application presentation by the owner of the Tetley Hall site and a representative from Halliday Clark Architects. The presentation outlined the new proposals which addressed the concerns in the previously refused planning application. At the August meeting it was confirmed the application had been submitted, although it had not been validated as officers required further information to start the application process.
 - Tesco, Kirkstall District Centre and BHS Site, Bridge Road; Tesco's held their public consultation exhibition in July. Officers were unhappy that the scheme presented hadn't been seen by officers and was contrary to the design principles previously agreed. Discussions are now taking place about how best to proceed. The BHS site held their public consultation in July. Officers are pleased with how the scheme is progressing and an application has now been submitted, although this has still to be validated. The most contentious issue in relation to these sites is the impact on highways and the local transport infrastructure.
 - Royal Park Yards; The application for outline approval was granted planning permission in early July. Permission was given for nine flats, one retail unit and one office unit (Use class B1) at the site.

3.5 Environmental Sub Group

- 3.6 Chaired by Cllr Matthews, the Environment Sub Group met on the 6th September. Various service updates were received including;
- SLA; Jason Singh updated the meeting on the recent progress regarding the Delegation of Environmental Services to Area Committees. The sub group would review performance and be able to direct resources. Area Committees will

receive twice yearly reports however, the detailed discussions will be at sub group level. It was noted that Parks & Countryside and WNWH will need to have increased involvement in the sub group and feature in decisions.

- Student Changeover evaluation; Overall the responses were positive, with most people feeling that changeover was better than in previous years. The main problems once again were 'bag slashing' and some landlords disposing of waste irresponsibly. It was suggested that changeover should commence from late May / early June and be coordinated by Environmental Service
- Parks & Countryside; Met with Members to discuss capital investment priorities and S106 funding. Their priorities are play pitches; fixed play; parks and allotments. All external funding has ceased. P & C recently had a positive meetings with Friends of Woodhouse Moor. Over the summer period there were 37 incidents reported on the Moor, 19 of which were BBQ related. A discussion took place on funding for next year. The sub group requested the service look at how they can resource initiatives such as the one on Woodhouse Moor in future years.

3.7 Summary of Key Messages:

The following section lists all the key messages from sub-groups and forums since the last Area Committee meeting for consideration by the Area Committee:

- Planning Group requests that Area Committee urgently seek an agreement with Housing Services to hold a Housing Strategy meeting for the Inner North West area and take this up with the relevant Director if appropriate.
- Planning Group would welcome the prompt completion of the Council's city wide PPG17 assessment.
- The Environment Sub Group has reviewed the draft Environmental Services Delegation and requests that the Area Committee approve the Service Level Agreement.

3.8 Wellbeing Budget Statement

- The budget statement enclosed as **Appendix 1** provides details of the current position of the Inner North West Wellbeing fund.

3.9 Royal Park School update

At January's Executive Board it was resolved to accept the offer from Royal Park Community Consortium (RPCC) to take a long lease on the former Royal Park Primary School site. The acceptance was subject to:

- capital investment funding of £750,000 being secured within nine months from the date of this decision, with a report being submitted to Executive Board after six months, in order to provide details on the progress made in obtaining the necessary funding;

- the start date of the lease being immediately after award of funding of at least £750,000 and the offer sum of £250,000 being paid to the Council;
- if the Royal Park Community Consortium cannot raise at least £750,000 within the period set out above, then the agreement for lease will automatically cease and the Director of City Development to be asked to bring forward options for consideration at that time, should it be necessary;
- should Members agree to dispose of the building to RPCC on the terms set out above, it is also subject to there being no agreement with RPCC until the fees have been paid as required by the court order.

3.9.1 A deadline of nine months was given. It should be noted that this deadline was requested by RPCC and agreed by Executive Board, not imposed by Executive Board. It was more than the estimated time needed to apply for specific, identified grant funding. The deadline passed on 5th October. None of the conditions have been met. Although RPCC secured a conditional agreement from the Community Builders programme to provide a mix of loan and grant funding of over £800,000, the conditions were particularly onerous (including raising a further £1.8m) and have not been met. This conditional agreement lapsed in August.

3.9.2 Despite the award of funding by area committee of an amount equivalent to the cost of the fees owed to the council, the fees remain unpaid.

- City Development has funded work between RPCC and professionals from the property and finance sectors in Leeds through Leeds Ahead. RPCC now acknowledge that they can't take the project forward on the previous basis and have worked with these professionals to examine a number of options for the property. The options they have put forward are:
 - The council opens a new school on site
 - The site is transferred to a new charity for homeless families
 - The building is demolished and the site transferred to a registered social landlord for housing with some community element
 - A health centre is opened on site
 - The building is transferred to RPCC who would use volunteer labour to refurbish it
 - The building is demolished and the cleared site transferred to RPCC to put a modular building on the site

3.9.3 None of these options is straightforward. They will be considered as part of a report to Executive board in November. Other options to consider include:

- Sale of the property on the open market
- Sale of the property on a restricted use basis

- Sale of the property on the open market with a lease back arrangement for part of the property to the local community

4 Corporate Considerations

4.1 Consultation and Engagement

4.1.1 There has been no need to publicly consult on the inclusion of Area Chairs Forum Minutes on Area Committee Agendas, however the matter has been discussed by the General Purposes Committee.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 There are no equality and diversity issues in relation to this report.

4.3 Council Policies and City Priorities

4.3.1 The inclusion of Area Chairs Forum minutes on Area Committee Agendas is a revision to the Area Committee Procedure Rules within the Constitution agreed by full council on 26th May 2011.

4.4 Resources and Value for Money

4.4.1 There are no resource implications as a result of this report.

4.5 Legal Implications, Access to Information and Call In

4.5.1 There are no legal implications or access to information issues. This report is not subject to call in.

4.6 Risk Management

4.6.1 There are no risk management issues relating to this report.

5 Conclusions

5.1 This report provides members with an update on recent Sub Group business, the current position relating to Area Committee Wellbeing funding and the Former Royal Park School.

6 Recommendations

6.1 Members are asked to:

- Note and action as appropriate the Key Messages from Sub groups as set out in section 3.6.
- Note the current financial position for Area Committee Wellbeing as set out in Appendix 1.
- Note the current position of the former Royal Park School as set out in section 3.9

7 Background documents

- 7.1 Appendix 1, Wellbeing Budget Statement
- 7.2 Minutes of the Full Council Meeting held on 26th May 2011
- 7.3 Council Constitution