

NOTTINGHAM CITY COUNCIL

ARBORETUM, DUNKIRK AND LENTON, RADFORD AND PARK AREA COMMITTEE

MINUTES of the meeting held at Loxley House on 22 MAY 2013 from 5.35 pm to 7.00 pm

- ✓ Councillor Liaqat Ali (Chair)
- ✓ Councillor Azad Choudhry (Vice-Chair)
- ✓ Councillor Mohammad Aslam
- ✓ Councillor Merlita Bryan (minutes 6 to 12 inclusive)
- ✓ Councillor Sarah Piper
- ✓ Councillor Dave Trimble
- ✓ Councillor Steph Williams

✓ indicates present at meeting

Others in attendance

Dave Brennan	-	Castle Cavendish	
Alderman David Poole	-	City of Nottingham Neighbourhood Watch Council	
Rose Eley	-	Dunkirk and Lenton Community Centre	
Lesley Fyffe	-	Dunkirk and Old Lenton Community Association	
Maya Fletcher	-	Nottingham Action Group on HMOs	
Paul Howard	-	Nottingham City Homes	
Inspector Robert Wilson	-	Nottinghamshire Police	
Moby Farrands	-	Partnership Council	
Tony Marshall)	Residents	
Luke Willen)		
Chris Newton	-	St Paul's Residents Association	
Dr Peter Milligan	-	The Lenton Centre	
Melanie Futer	-	University of Nottingham	
Richard Kent	-	Market Development Project Officer) Children and
Karla Kerr	-	Market Development Project Officer) Families
Dave Halstead	-	Head of City Services)
Rob Gabbitas	-	Neighbourhood Development Officer)
Iffat Iqbal	-	Neighbourhood Development Officer) Communities
John Marsh	-	Central Locality Manager)
Linda Wright	-	Neighbourhood Development Officer)
Ceri Davies	-	Policy Analyst, Housing Strategy	- Development
Laura Wilson	-	Constitutional Services Officer	- Resources

1 APPOINTMENT OF CHAIR

AGREED to appoint Councillor Liaqat Ali as Chair of this Committee for this municipal year (May 2013 to April 2014).

2 APPOINTMENT OF VICE-CHAIR

AGREED to appoint Councillor Azad Choudhry as Vice-Chair of this Committee for

this municipal year (May 2013 to April 2014).

3 APOLOGIES FOR ABSENCE

Fiona Corbett
Ursula Dove
June Perry

4 DECLARATIONS OF INTERESTS

None.

5 MINUTES

The Committee confirmed the minutes of the meeting held on 27 February 2013 as a correct record and they were signed by the Chair.

6 EMPTY PROPERTIES

Ceri Davies, Policy Analyst, Housing Strategy, presented the Committee with the following information in relation to the review of vacant properties within the area:

- (a) the review is to establish the baseline of where vacant properties are, identify hotspots and track trends, and is a starting point for a collaborative approach to take action on vacant properties;
- (b) the wards covered by the Area Committee are dynamic and varied as they have a mix of residents, housing markets and small retail properties;
- (c) the 2011 census showed that 15% of Nottingham's population live in Arboretum, Dunkirk and Lenton, and Radford and Park and it has a higher than average ethnic diversity. Most households are either single people of working age or student households, and most people either own their own home or rent privately. The full census is available to view at www.nottinghaminsight.org.uk;
- (d) the drivers for the review are the Council Tax charges to empty homes and empty second homes, the welfare reform and the retail economy;
- (e) the current vacancies have been identified in conjunction with the Council Tax Team and are:

Private sector residential:

- Arboretum – 115
- Dunkirk and Lenton – 53
- Radford and Park – 210

Registered Provider (Housing Association):

- Arboretum – 28
- Dunkirk and Lenton – 2
- Radford and Park – 16

Social sector residential:

- Arboretum – 62

- Dunkirk and Lenton – 225 (includes decommissioned properties below)
- Radford and Park – 74 (includes decommissioned properties below)

Decommissioned high-rise flats:

- Dunkirk and Lenton – 224
- Radford and Park – 56

Subdivided houses:

- 44 properties in Arboretum are flats in subdivided houses and assessments in other areas are underway

Commercial (including small properties that are Council Tax exempt):

- Arboretum – 40
- Dunkirk and Lenton – 16
- Radford and Park – 40

The majority of vacant commercial premises are private sector shops;

- (f) Arboretum, Dunkirk and Lenton, and Radford and Park have similar vacancy levels to the neighbouring wards of Sherwood and Berridge;
- (g) residential hotspots for vacancies are:
- Sunbourne Court
 - Gadd Street
 - Burns Street/Forest Road West
 - Alderney Street
 - Hope Close
 - Forster Street/Alvey Terrace
 - Wimbourne Road
- (h) commercial hotspots for vacancies are:
- Bentinck Road
 - Denman Street
 - Derby Road/Wollaton Street
 - Lenton Boulevard
- (i) the figures will be tracked over time to identify the impact of key drivers. The review will be influenced by local knowledge as the information presented is a starting point for collaborative action and information sharing. All of the data will be analysed and tangible outcomes will be developed.

The Committee and others in attendance made the following comments during discussion:

- (j) some empty properties no longer exist because of the tram works in the area;
- (k) the owner of Sunbourne Court is selling the property and serving notice on the tenants;
- (l) Radford Boulevard is also a commercial vacancy hotspot;
- (m) when a decision is taken on what to do with the vacant properties Ward Councillors will need to be involved and consulted on the plans;

- (n) it was important to ensure that landlords aren't creating student names to avoid paying Council Tax when their properties are empty.

Ceri Davies provided the following additional information in response to questions and comments:

- (o) the changes in Council Tax charges will hopefully reduce the number of empty properties within the area;
- (p) if Nottingham City Council has decommissioned residential properties they have been taken out of the figures, but commercial properties that may be demolished due to the tram works have not been taken out of the figures;
- (q) the Housing Strategy Team are looking at all of the vacant properties and will advise the Portfolio Holder, who will take the final decision on properties, whether it is worth investing in them or whether other plans need to be made;
- (r) periods of vacancies for all properties could be established and circulated, but the list would have to band the properties together by the length of time they had been vacant, rather than give specific information for each property due to data protection. The vacancies can also be classified by housing type;
- (s) the social impact of vacant properties can be assessed to see if crime levels were affected in vacancy hotspots.

RESOLVED to note the information presented.

7 STREAMLINING INVESTMENT TO THE VOLUNTARY SECTOR: AREA BASED GRANT MONITORING

Karla Kerr, Market Development Project Officer, introduced the report summarising the progress of Phase One of Streamlining Investment to the Voluntary and Community Sector and setting out the monitoring arrangements for the Area Based Grant Programme.

Karla also informed the Committee that fairer formulas are being worked on but are not yet agreed, and that contract negotiations are still underway with the Lead Organisation for the area so their fee was not agreed yet.

Dave Brennan, Chief Executive of Castle Cavendish, the Lead Organisation for the area in relation to the Area Based Grant Programme, gave a presentation highlighting the following points:

- (a) the key elements of the Castle Cavendish delivery approach are:
- an emphasis on collaboration with delivery partners, rather than competition;
 - the remaining 9 months of this year will be a period of transition with the aim of supporting existing grant recipients on a pro-rata basis, but with an emphasis on performance improvement;
 - there will be an additional investment of £50,000 by Castle Cavendish, to add to the City Council grant of approximately £76,300, resulting in a total grant of £126,400 for 9 months;
 - the indicative grant provision for 2013/14 is:
 - children and young people - £82,910;
 - employment and skills - £27,635 (provided wholly through the additional

- investment from Castle Cavendish);
 - o community association support £3,570;
 - o grant administration (9.7%) - £12,285;
- there will be an emphasis on supporting a small grants fund (less than £5,000) for local grassroots community activity;
- there will be the provision of a development fund for capacity building within the voluntary sector to match up to the challenges ahead;
- there will be the development of an action plan for 2014 and beyond based on consultation with local residents forums, identifying local need and preferred activities and pathways, rather than organisational requirements.

- (b) as some wards don't have grassroot organisations consideration will be given to allocating grants to start community groups;
- (c) the £50,000 additional investment is from the Castle Cavendish reserves and is committed for 3 years.

RESOLVED to

- (1) **note the proposed monitoring process for Area Based Grants, as detailed in Appendix 1 of the report;**
- (2) **approve the Lead Organisation reporting to the Area Committee on a 6 monthly basis;**
- (3) **note the route for discussion and challenge with regard to the Area Based Grant monitoring is through the Voluntary and Community Sector Grants Team.**

8 ENVIRONMENTAL SUBMISSIONS FROM NOTTINGHAM CITY HOMES (NCH)

Paul Howard, Tenancy and Estate Manager, NCH, introduced the report informing the Committee of schemes requested by residents of NCH properties to provide extra security, safety and wellbeing for the residents in the area, and circulated a revised Appendix 1 which included a proposal for the Arboretum ward.

RESOLVED to approve the following schemes:

Arboretum ward:

Site	Proposal	Assessment	Cost
Thurman Street	To supply and fit an anti-roll bar to the wall are at the side of 10 Thurman Street and Thurman Street car park	The scheme will prevent unauthorised access and will increase security for local residents	£1,269.90
Total budget to carry forward			£15,492.77

Radford and Park ward:

Site	Proposal	Assessment	Cost
1-13, 15-31, 33-39, 2-30 Lismore	Moss removal from the bungalow roofs at Lismore Close. Continuation of the	Improve the appearance of the estate for residents and reduce the associated health	£36,210.00

Close, Radford	scheme began in 2013 to address the issue on all affected blocks	and safety risks	
Total budget to carry forward			£2,923.40

Dunkirk and Lenton ward:

Site	Proposal	Assessment	Cost
Lenton Court	Removal and storage of 10 street benches from various sites around the decommissioned flats in Lenton before eventual relocation to other suitable locations in the ward	The scheme will help to improve the appearance of the estates for residents and also recycle valuable street furniture and prevent it being wasted	£500.00
Total budget to carry forward			£3,564.86

9 DELEGATED AUTHORITY PROJECTS

Linda Wright, Neighbourhood Development Officer, introduced the report which informed the Committee of the use of delegated authority by the Director of Neighbourhood Services for projects and schemes within the area.

RESOLVED to note the projects and schemes approved by the Director of Neighbourhood Services under delegated authority, as detailed in Appendix 1 of the report.

10 AREA CAPITAL FUND 2013-15 PROGRAMME

Rob Gabbitas, Neighbourhood Development Officer, introduced the report which informed the Committee of the latest allocation for the Local Transport Fund element under the Area Capital Fund for highways and footways.

RESOLVED to note

- (1) the money available for Arboretum, Dunkirk and Lenton, and Radford and Park wards for 2013-15, as detailed in Appendix 1 of the report;**
- (2) the approved schemes for the 2011-13 financial years, as detailed on Appendix 2 of the report.**

11 WARD PERFORMANCE – QUARTER 4

John Marsh, Central Locality Manager, introduced the report which provides updates on the ward performance in quarter 4 on the key issues and themes of the local priorities, and highlighted the following points:

- (a) the robbery rate in Hyson Green has gone up, but has come down in other areas. The Police will be asked to provide an explanation for the increase and it will be circulated to ward Councillors;
- (b) fly-tipping incidents are highest in Arboretum and Radford and Park and this is being investigated;

- (c) the cleanliness index is increasing in all 3 wards;
- (d) graffiti incidents have reduced;
- (e) the last Locality Board discussed anti-social behaviour on Forest Fields, contaminated bins, student clear-up issues and burglary around the Radford Road area. A short update on the Locality Board discussions will be included in future performance reports.

The Committee and others in attendance commented that there is a problem in the Radford and Park ward with scrap metal merchants dumping TV cases after they have stripped it of metal that they can sell. Only the Environment Agency can prosecute so the issue needs to be raised with them.

RESOLVED to note the ward performance report for quarter 4 2012/13.

12 DATES OF FUTURE MEETINGS

RESOLVED to meet at 5.30 pm on the following Wednesdays:

2013

**18 September
20 November**

2014

19 February