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NOTTINGHAM CITY COUNCIL

WOLLATON AND LENTON ABBEY AREA COMMITTEE (AREA 7)

**MINUTES of the meeting held at Dining Room - at the Council House on 4 June 2018
from 5.02 pm - 6.47 pm**

Membership

Present

Absent

Councillor Steve Battlemuch (Chair)
Councillor Jim Armstrong
Councillor Sally Longford
Councillor Sam Webster
Councillor Cate Woodward (Vice Chair)

Community Representatives (✓ indicates present)

	Wollaton Park Residents Association	Sylvia Taylor
✓	Lenton Abbey Residents Association (LARA)	Adam McGregor
✓	Friends of Wollaton Park	Pete Forster
✓	North Wollaton Residents Association	Dr Chris Bignell
	Wollaton Festival Steering Group	Sue Twyford
✓	Wollaton Historical and Conservation Society	Alan Hall
	Wollaton Park Community Association	Pauline Peck
✓	Wollaton Vale Residents Association	Anthony Swannell
	University of Nottingham Student Union	Ellie Mitchell

Colleagues, partners and others in attendance:

Dave Brennan	- Chief Executive, Castle Cavendish
Graham De Max	- Housing Strategy and Partnership Manager
Insp Gordon Fenwick	- Nottinghamshire Police
Paul Howard	- Tenancy and Estate Manager, Nottingham City Homes
Julie Liversidge	- Principal Environmental Health Officer
Adam McGregor	- Lenton Abbey Residents' Association
Lylse-Anne Renwick	- Neighbourhood Development Officer
Anthony Swannell	- Wollaton Vale Residents' Association
Inspector Robert Wilson	- Nottinghamshire Police
Catherine Ziane-Pryor	- Governance Officer

1 APPOINTMENT OF CHAIR

RESOLVED to appoint Councillor Steve Battlemuch as Chair for the municipal year 2018/19.

2 APPOINTMENT OF VICE CHAIR

RESOLVED to appoint Councillor Cate Woodward as Vice-Chair for the municipal year 2018/19.

3 APOLOGIES FOR ABSENCE

Pauline Peck, Susan Twyford, Van Henry (Castle Cavendish).

4 CHANGE OF NEIGHBOURHOOD DEVELOPMENT OFFICERS (NDOS)

The Chair informed the Committee that that this would be the last meeting with Lylse-Anne Renwick as NDO for Wollaton West. In preparation of the new ward boundary changes and as a result of a recent restructure of the service, NDOs have been reorganised and Lylse-Anne will now be working in the Wollaton East and Lenton Abbey ward. The Chair thanked Lylse-Anne for her excellent work and acknowledged her as one of the most effective officers in the Council.

Lylse-Anne responded that she was sad to be leaving the ward as she had made some good friends and enjoyed working with the councillors and residents and was looking forward to working in the Wollaton East and Lenton Abbey ward.

Parbinder Singh will now be working in the Wollaton West ward.

5 DECLARATIONS OF INTERESTS

None.

6 MINUTES

Confirmation

The minutes of the meeting held on 19 March 2018 were confirmed as a true record and signed by the Chair.

Matters Arising

With regard to minute 45(b), Community Group Updates, Alan Hall of the Wollaton Historical and Conservation Society, informed the Committee that the group still were not receiving notifications of planning applications in the area and suggested that a 'local interest list' should be established to prevent further unchallenged demolition of buildings of local historical value and the erection of buildings which are wholly inappropriate for the area. The Chair agreed to further discuss the issues outside of the meeting.

7 LOCAL POLICING UPDATE

Nottinghamshire Police Inspectors Robert Wilson and Gordon Fenwick introduced the item on Local Police Updates.

The following points were highlighted and responses given to the Committee's questions:

- (a) there have been some very beneficial changes to the organisation of local Policing which includes the appointment of a new City Area Superintendent;
- (b) whilst Nottingham City is a very safe place to work and live, there are concerns that antisocial behaviour (ASB) is not always reported to the Police. It is important that residents do report ASB as this can help focus resources where they are needed most;

- (c) Police Community Support Officers Louise and Katie have spoken with young people in the area and the provision of some diversionary youth work in the area would be welcomed;
- (d) speed checks on Torville Drive have showed a welcome reduction. If residents know of any drivers reckless local drivers who regularly speed on the estates, please let Gordon or Rob know as they can go and speak with them to deter such behaviour. The Police value 'Speedwatch' and encourage volunteers to come forward where there are specific local issues with speeding;
- (e) compared to the same period last year (since 1 April), Inspector Gordon Fenwick (Wollaton) reported:
 - i. there has been an increase by 14 incidents of violent, stalking and harassment crimes but in the last 2 weeks there has only been one incident reported;
 - ii. violence against a person has risen;
 - iii. one person has been arrested for armed robbery, since then there has been a significant drop in burglary;
 - iv. theft has reduced;
 - v. vehicle offences have risen slightly by 9 in the year to date;
 - vi. there has been a spike in burglary with domestic incidents up by 7
- (f) with regard to staffing changes, PCSOs Ian Robinson and Tracey Perkins are now working in Wollaton and Bilborough Team. Two further officers are in training so once in post there will be a greater Police presence in the area;
- (g) compared to the same period last year (since 1 April), Inspector Rob Wilson (Lenton Abbey) reported:
 - i. in the past 2 months burglary has risen with 7 offences in 9 weeks, which is concern, 2 arrests have been made , both were released under investigation and Police are still looking for a third person;
 - ii. methods to address issues such as doorstep robbery and crime and rowdy drunken behaviour are being discussed in the NAT meetings.

The Chair commented that it was vital that organisations worked together with the community and informed the Committee that several common themes had emerged during a resident drop-in-session recently held by the MP. This included the lack of action by some landlords to address ASB. It is noted that approximately two thirds of rented properties on the Grangewood Estate are under the management of 'Places for People' (PFP) but that it had closed its local housing office and there was a general feeling that it was not engaging with residents, the community, Police or City Council. In addition, as a significant influence in the area, PFP representatives were invited to attend the local Neighbourhood Action Team (NAT) meetings with the City Council, Police and significant partners to discuss issues and work in partnership to address them, but officers had not attended the last 2 meetings. Whilst

the Police reported good relationships with PFP operational staff, the removal of the local housing office was proving detrimental to residents. The Chair informed the Committee that he intended to write to the Chief Executive of PFP and request that some level of presence on the estate was maintained.

The Chair suggested that partners get together to discuss the need for youth engagement, ASB, CCTV, cleanliness and clarify who is responsible for what and agree an action plan to address the issues.

RESOLVED to thank Police Inspectors Fenwick and Wilson for their attendance and presentations.

8 COMMUNITY PROTECTION OFFICER UPDATE

This item was withdrawn from the agenda.

9 PROPOSAL FOR A SCHEME OF ADDITIONAL LICENSING FOR HOUSES IN MULTIPLE OCCUPATION

Graham De Max, Housing Strategy and Partnerships Manager, and Julie Liversidge, Operations Manager, introduced the detailed report on the proposal for a scheme of additional licensing for houses in multiple occupation (HMO). They delivered a short presentation which is circulated with the initial publication of the minutes, and highlighted the following points:

- (a) there are 3 types of property licensing: Additional, Mandatory and Selective;
- (b) in Wollaton and Lenton Abbey there is only a small area which could be covered by the Additional Licensing Scheme as there are more than 10 HMOs and complaints have been received regarding 20% of those properties;
- (c) the maps in appendices 1 and 2 show the proposed area of the scheme across the City;
- (d) the area specific information includes:
 - the proposed designation includes 102 properties in Area 7, with coverage of the area bounded by Wollaton Park, Wollaton Road, Triumph Road and Derby Road;
 - although there are HMOs on the Lenton Abbey estate, it is not included as none of the output areas had more than ten HMOs;
 - the parts of Area 7 in the existing scheme are also included in the proposed designation;
 - evidence and data gathering suggests that these areas may have performed more poorly or been of increased concern due to displacement from adjoining areas where enforcement activity has been more prevalent.
- (e) the scheme will support both tenants and landlords, providing advice, ensuring mutual compliance to the scheme. Under the current Additional Licensing scheme which will

expire in 2019 after 5 years, training sessions have been held for some landlords whose standards needed improving, and many others have asked for further help;

- (f) some of the poorer standard landlords have been removed from the market via enforcement action and civil penalties of up to £30,000 which have to be put into the scheme;
- (g) the conditions of the new scheme proposed for 2019-23, are closer to those of the Selective Licensing Scheme but with a two part admin fee which is returnable if a license is not granted and covers the whole period of the scheme if granted;
- (h) in the current scheme, 2,458 licenses have been issued and 265 revoked or refused. The majority of HMOs were below the required standard at first inspection;
- (i) residents are generally supportive of the scheme;
- (j) Banning Orders, preventing people from operating within the lettings market will be available within the next few weeks.

Following comments and questions from the committee the following further information as given:

- (k) concern was expressed by some members of the Committee that as landlords will be charged a fee this cost will be passed on to the tenants as a rent rise. Graham De Max responded that the fee equated to 1.3% of the rental income, which for the support available through the scheme to landlords and tenants, provides excellent value for money;
- (l) where fines are applied, the funds have to be returned to the scheme but it is not yet decided how the funds will be allocated. The scheme does provide some support for tenants.

RESOLVED to

- (1) note the contents of the report;**
- (2) ask partners to actively contribute to the consultation process.**

10 NOTTINGHAM CITY HOMES UPDATE, PERFORMANCE AND ENVIRONMENTAL SCHEMES

Paul Howard, Area Housing Manager for Nottingham City Homes (NCH), presented the report which updates the Committee on NCH activity in the area, provides performance information and seeks approval to spend funding.

The following points were highlighted and responses given to the Committee's questions:

- (a) tenant satisfaction with the ASB Service has exceeded the target of 85% at 87.25% ;

- (b) NCH, through the parent company and its subsidiaries, is working with NCC on the 'Building a Better Nottingham' scheme and has built a total of 647 new homes, including on Palmer Court, Church Square and Radford Bridge in Lenton, all with affordable rents but without the option of 'right to buy';
- (c) NCH have won the National Award of 'Best Landlord of the Year' across the whole country, at the Tenant and Leaseholder Awards 2018, with judges particularly impressed with the NCH mediation scheme.

Members of the Committee commented as follows:

- (d) the building of new affordable housing is welcomed but it is noted that the current new build rate is far outstripped by the 'right to buy' loss of social housing averaging at one per day;
- (e) the new build properties are very welcome, particularly as there are approximately 6,000 people in Nottingham waiting for social housing;
- (f) the Committee congratulates NCH for winning the nationally prestigious award of 'Landlord of the Year'.

RESOLVED to

- (1) note the performance and engagement information in Appendices 1 and 2;
- (2) note the allocation of funds for 2018/19 as follows:

Ward	Actual Budget (including carryover from 2017/18)	Remaining Budget
Wollaton West	£18,359.46	£18,359.46
Wollaton East & Lenton Abbey	£64,842.49	£64,842.49

- (3) approve the Area Capital Programme Funding request set out below:

Address	Request	Cost
Capitol Court – Wollaton West	Replace the current dilapidated timber knee rail fencing around the complex with new steel knee rail fencing.	£9,650.00
31 – 33 Meriden Avenue –WELA	Supply and installation of a 1800mm vertical bar gate with a lock	£450.00
8 – 12 Wensor Avenue - WELA	Supply and install a 1800mm high Palisade fencing and a single gate to the rears of Wensor Avenue and the allotments.	£895.00
45 Woodside Road	Phase 3 hardstanding project – fit hardstanding and carry out associated works to address. (Property missed off previous phase).	£6960.00

11 COMMUNITY REPRESENTATIVES

a Group Spotlights

Dr Chris Bignell provided a brief verbal update on North Wollaton Residents Association which included:

- (a) the group has been running for about 29 years, from the time when Lambourne Drive ended in a few bushes and a cricket pitch and before the new estate was built in the 1980s;
- (b) whilst the group initially had 60 members, committee members have since dwindled to a few dedicated volunteers;
- (c) one of the initial issues for the group was concern over the potential development of the allotment site;
- (d) the group holds one major meeting a year to which the Police and all residents are invited (via a leaflet/newsletter to every home);
- (e) issues are addressed as they arise. Current issues include dust from the development of Martin's Reach and Radford Bridge Allotments. It's a shame that the allotments were cleared as it is expected that the new site won't be ready for about a year.

The Chair informed the Committee that he too had been working with the developer 'Avant Homes', to try and resolve the issues of dust, access and timescales raised by residents. In March he, Councillor Woodward, a resident and a representative of the allotment group had met with the developers and there was a robust exchange of views. Unfortunately it appears that contractors and developers on site keep changing. Following the Nottingham Post publishing two articles on the problems experienced by residents, Avant Homes did engage more fully and more detailed discussions took place. With the hot, dry and windy weather, dust became a serious problem so Environmental Health demanded that the dust issue was addressed or the site would be closed down. As a result the site was doused with water each day to prevent further problems. There is now another new contractor on site which has indicated that the timescale for the site completion would be approximately two to two and a half years but there was hope that the allotments would be available fairly soon. Further resident meetings will be held at the end of the month.

RESOLVED to thank Dr Bignell for his presentation.

b Group Updates

Wollaton Vale Resident's Association (Anthony Swannell)

The group has been unsuccessful in recruiting new members so at its AGM on 12 June, the options to expand the area covered to include Bramcote Lane or continue with the existing area, will be put to the vote.

Friends of Wollaton Park (Pete Forster)

A new park manager is in post and the group will meet with him to walk the park and hall and discuss what the group can offer. It has been agreed with the Conservation Society that no major work will be undertaken in the walled garden.

Lenton Abbey Resident's Association (Adam McGregor)

A fun-day is being planned for the first Saturday in July on Lenton Abbey Park. New terms and conditions are now in place for the running of the Sheila Roper Centre to prevent some of the problems caused by private party users who have been noisy and messy. It may yet be decided that private parties are no longer allowed.

The Chair commented that it was recognised that these are difficult times for voluntary organisations and encouraged new approaches, stressing that an online presence is vital.

12 WOLLATON ARTS FESTIVAL

In the absence of Sue Twyford, Lyse-Anne Renwick delivered a brief verbal presentation on the events for 2018.

Following the great success of the Wollaton Arts Festival, it has been decided to expand the offer and re-name the event 'the Wollaton Festival'. As a result, the format of the programme has changed, Wollaton East and Lenton Abbey ward has been included in the activity area, an online booking system is now operating alongside the phone line booking system and events will take place over 16 days and include activities for very young children.

One resident was so impressed with last year's activities that they have donated £1,000 to support the festival.

Children have decorated 'Hoodwinked' shapes for a competition which will be judged by members of the Festival Steering Group with the prize awarded at the festivals closing event.

More organisations have expressed an interest in taking part in the festival this year, including the Dovecote which will have an open day, and the Industrial Museum which will holds a 'steam day' during the festival, and a tour of the Walled Garden.

There will be plenty of workshops, activities and sessions but booking early is advised as places are limited.

It is hoped that a surprise guest will open the festival.

Members of the Committee welcomed the Festival with excitement.

RESOLVED to note the update.

13 CASTLE CAVENDISH - LEAD ORGANISATION DELIVERY PLAN 2018

Dave Brennan, Chief Executive of Castle Cavendish, introduced the report on the Castel Cavendish Delivery Plan 2018/19 and highlighted the following points asking for the Committee's comments:

- (a) it is yet to be formally approved, but an underspend of £13,655 has been achieved during 2017/18, which will be added to the allocation for 2018/19 of £34,219;
- (b) the delivery plan presents proposed activity against the following themes with aims, approach and funding identified for each:
 - i. Children and Young People;

- ii. Supporting the local Voluntary and Community Sector;
 - iii. Community Hubs;
 - iv. Local Priorities;
- (c) subject to successful bids for funding, provision will also be included for senior citizens with a focus on combatting isolation;
- (d) school holiday activities will be held throughout the year and not just during the summer break. 70% of the Area Based Grant is proposed to focus on children and young people;
- (e) existing events and activities can be used to promote other activities.

The Chair commented that the offer for younger people on the Grangewood Estate needs to be re-examined with knowledge sharing from Castle Cavendish, NDOs , Councillors, Officers and a representative of the Pythian Club. It is suggested that this take place once the NDO, Parbinder Singh is in post.

Members welcomed the continued involvement of AJ Sports which has a good reputation for engaging young people and encouraging them to work closely with the PCOs. It needs to be clarified what proportion of young people are attracted from Bilborough to attend activities in W&LA as it may be appropriate to request funding support from that area.

Also welcomed was the intention to engage and support older citizens.

RESOLVED to endorse the delivery plan in principal, but for further discussions to take place outside of the meeting to ensure that all funding is allocated to best serve the local community.

14 AREA CAPITAL REPORT

Lylse-Anne Renwick, Neighbourhood Development Officer, introduced the report on Area Capital Funding providing councillors with the latest spend proposals under the Area Capital Fund including highways and footways.

An updated appendix was circulated at the meeting detailing an additional scheme.

It is noted that neither ward requested any funding de-commitments and that no Local Transport Plan schemes are proposed for Wollaton West at this time.

RESOLVED to:

- (1) **note the monies available to Wollaton East and Lenton Abbey and Wollaton Westwards as outlined below:**

<u>Wollaton East and Lenton Abbey Ward</u>	
2018 - 2019 LTP allocation	£36,400
LTP carried forward from 2017 - 2018	£0
2018 - 2019 Public Realm allocation	£14,016
Public Realm carried forward from 2017- 2018	£0
Total Available 2018 - 2019 ACF	£50,416

Less LTP schemes	-	£1,094
Less Public Realm schemes	-	£10,000
De-committed funds	+	£0
Remaining available balance		£39,322
LTP element remaining		£35,306
Public Realm element remaining		£4,016

Wollaton West Ward

2018 - 2019 LTP allocation		£31,900
LTP carried forward from 2017 - 2018		£1,303
2018 - 2019 Public Realm allocation		£12,224
Public Realm carried forward from 2017 - 2018		£14,716
Total Available 2018 - 2019 ACF		£60,143
Less LTP schemes	-	£0
Less Public Realm schemes	-	£5,500
De-committed funds	+	£0
Remaining available balance		£54,643
LTP element remaining		£33,203
Public Realm element remaining		£21,440

(2) Approve the Area Capital Programmes of Schemes set about below:

Wollaton East & Lenton Abbey – LTP Schemes:

Location	Estimate	Details
Middleton Boulevard bollard	£240	Install bollard on Middleton Boulevard cycle path.
Middleton Boulevard trees	£854	Additional tree work on Middleton Boulevard.

Wollaton East & Lenton Abbey – Public Realm Schemes

Location	Estimate	Details
Woodside Road Environmental Improvement	£10,000	Environmental improvement as identified along Woodside Road.

Wollaton West Public Realm Schemes

Location	Estimate	Details
Torvill Park	£5,500	Improvements to Torvill Park play area

15 AREA 7 WARD REPORTS

Lylse-Anne Renwick, Neighbourhood Development Officer, presented the Area 7 Ward Reports focusing on the current priorities and issues facing the two wards within Area 7 and giving details of forthcoming events and activities.

RESOLVED to note the progress on Ward priorities and other supporting information including the issues being addressed by each neighbourhood action team and upcoming opportunities for citizens to engage.

16 WARD COUNCILLOR BUDGET

Lylse-Anne Renwick, Neighbourhood Development Officer, presented the Ward Council Budget report advising the Area Committee of the current Ward Councillor Budgets.

RESOLVED

- (1) to note the allocation of funds to Ward Councillors and total funds currently available as set out below:

Wollaton East and Lenton Abbey Ward Allocation 2018/19:

Committed Schemes	0
De-committed Schemes	0
Uncommitted Balance b/f 2017/18	£25,153
Total Allocated 18/19	£10,000
Total Uncommitted Funds	£35,153

Wollaton West Ward Allocation 2018/19:

Committed Schemes	0
De-committed Schemes	0
Uncommitted Balance b/f 2017/18	£12,637
Total Allocated in 18/19	£15,000
Total Uncommitted Funds	£27,637

- (2) to note that there are no new allocations to community projects/activity at this time but that schemes and events may have received Councillor support in principal but that the formal approval process is yet to be completed.

17 DATES OF FUTURE MEETINGS

RESOLVED to meet on the following Mondays at 5pm in the Dining Room of the Council House:

17 September 2018
10 December 2018
18 March 2019

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Additional Licensing: New Scheme

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Area Committee – Area 7
4th June 2018

Minute Item 9



Nottingham
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Current Position

- The current scheme will end on the 31st December 2018
- Important tool to improve properties and neighbourhoods.
- Commitment to licensing in the current Council Plan and part of quality homes for all
- All 3 types of licensing – Selective, Additional and Mandatory
- Proposals based on evidence gathering and review of scheme to date.
- Small increase in city coverage and change to fee structure.



What has Additional Licensing achieved?

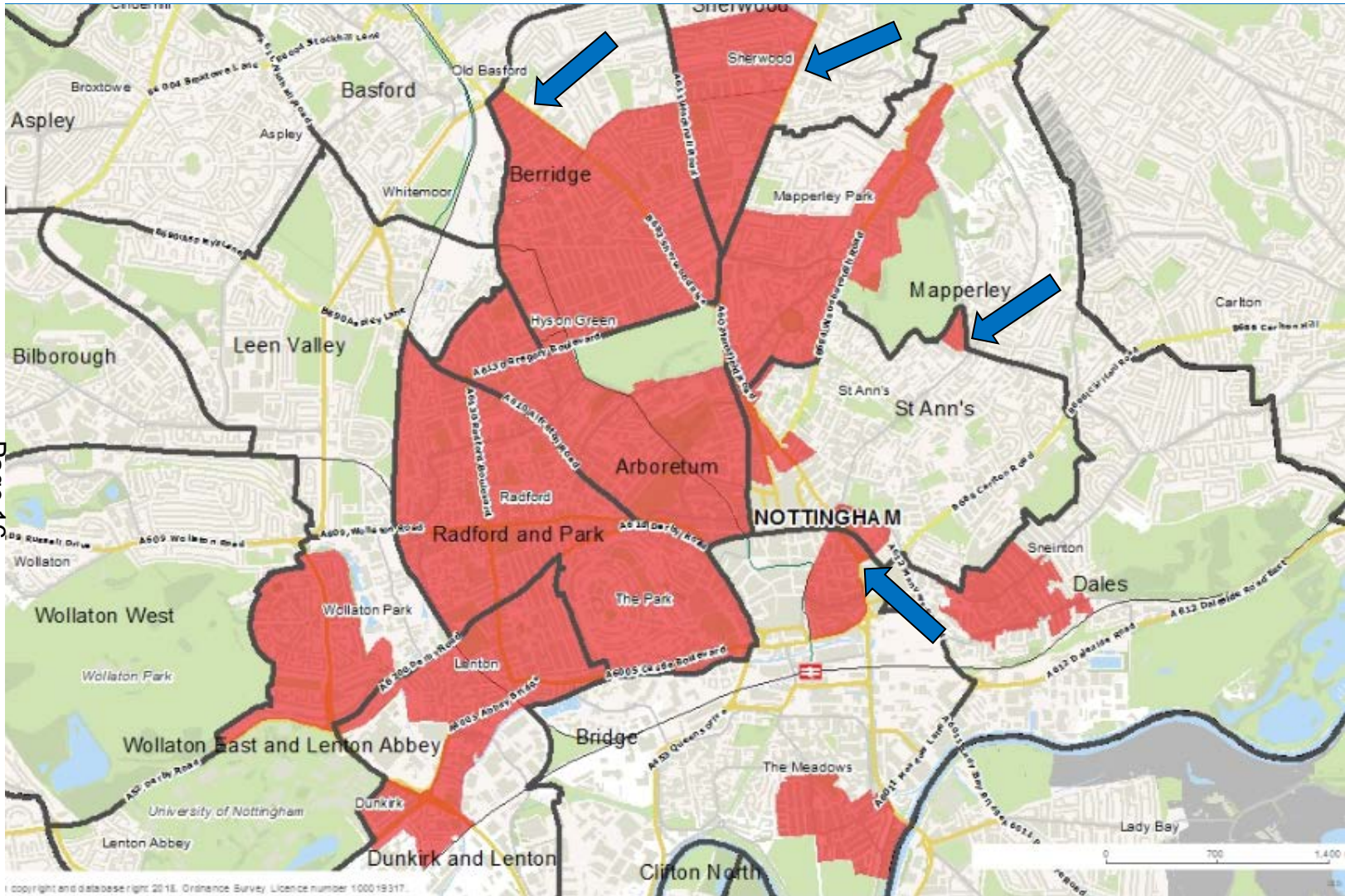
- More action on ASB and issues of noise, untidy properties, waste and bins on streets.
- HMO landlords to better prevent/address ASB at their properties
- Improves knowledge and management standards among owners.
- Removing poor landlords from the market

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Proposed Designation



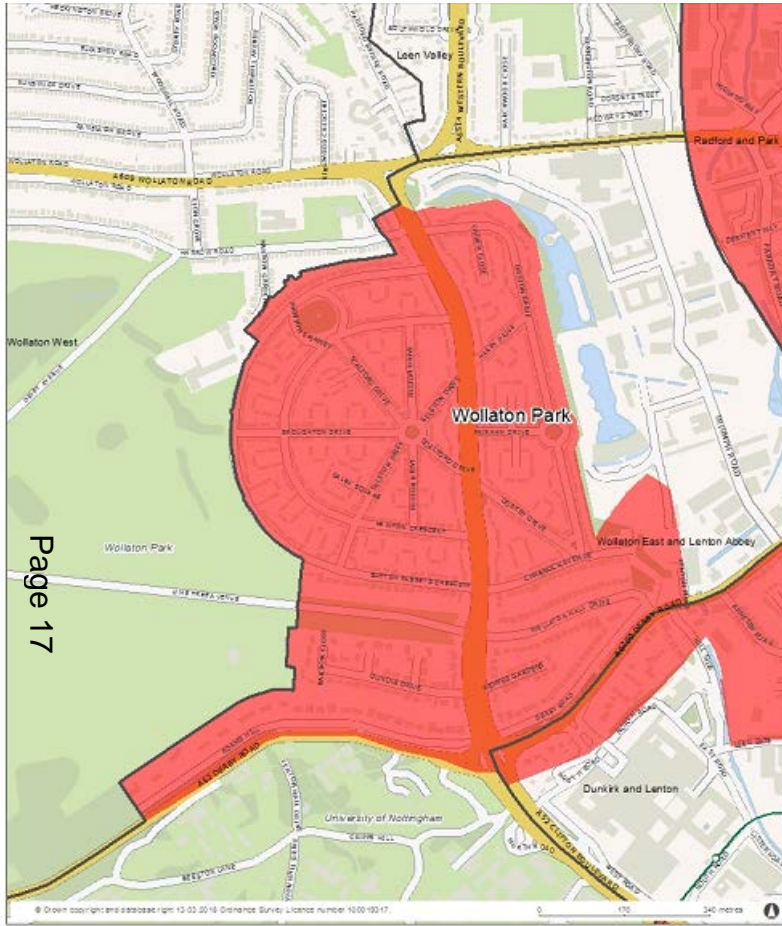
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In Your Area



- Wollaton East & Lenton Abbey
- 102 HMO properties near Wollaton Park
- Area near University Campus – Woodside and Manton Crescent omitted
- Possibly affected by displacement of problems from areas with more enforcement

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Key



Conditions & Fees

- Conditions around safety, standards, amenity and management
- Passport of existing licences into new scheme
- Current fee £910
- Increased and tiered fee to reflect workload
 - £1,000 for Accredited (10% insp)
 - £1,370 for Standard (75% insp)
 - £1,720 for poorly performing landlords (pre insp)
- Civil penalties of £30k also available

Next Steps

- Proposed scheme and designation approved April Executive Board for approval to go out to
- Consultation 1st May to 10 July 2018
- Executive Board September approval to implement (3 months notice required)
- Questions...

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