

# Nottingham City Council

## Lenton & Wollaton East, Meadows and Wollaton West Area Committee

Minutes of the meeting held remotely and streamed to YouTube on 23 September 2020  
from 6.03 pm - 7.32 pm

### Membership

#### Present

Councillor Pavlos Kotsonis (Chair)  
Councillor Nicola Heaton (Vice Chair)  
Councillor Steve Battlemuch  
Councillor Michael Edwards  
Councillor Zafran Nawaz Khan  
Councillor Sally Longford  
Councillor Dave Trimble

#### Absent

Councillor Cate Woodward

### Community Representatives (✓ indicates in attendance)

#### Lenton & Wollaton East Ward

Sue Bailey	Holy Trinity and The Priory Churches Lenton
Courtney Nangle	The Lenton Centre
✓ Kate Loewenthal	Lenton Drives and Neighbours Residents Association
✓ Sofia Thomas	University of Nottingham Students Union
Sylvia Taylor	Wollaton Park Residents Association

#### Meadows Ward

Miriam Gifford	The Bridges Community Trust
Jeff Meehan	Friends Of Victoria Embankment
Terry Regan	Meadows Association of Diabetics
Jonathan Hughes	Meadows Community Group
Mary Daly	Meadows Dance and Social Group
✓ Basheer Latif	Meadows Muslim Centre
Liz Vivyan	Memorial Gardens Association
Isabell Edis	New Meadows Tenants & Residents Assoc.
Kevin Spencer	26 <sup>th</sup> Nottingham (The Meadows) Scout Group
✓ Margaret Spencer	Old Meadows Tenants and Residents Association
✓ Jane Jeffrey	Queens Walk Community Association

#### Wollaton West Ward

Rob Kirkwood	Friends of Wollaton Park
✓ Chris Bignall	North Wollaton Residents Association
Alan Hall	Wollaton Historical and Conservation Society
✓ Sue Twyford	Wollaton Park Community Association

#### City-wide Group

Emily Sherwood	Primary
✓ Maja Fletcher	Nottingham Action Group on Houses in Multiple Occupation

**Colleagues, partners and others in attendance:**

Amy English ) Nottinghamshire Police Inspectors  
James Walker )  
Tom Lynk - Senior Community Protection  
Paul Seddon - Chief Planner  
Abdul Ghaffar ) Neighbourhood Development Officers  
Parbinder Singh )  
Jamie Dickinson - University of Nottingham, Off-Campus Student Affairs Manager  
Katie Sharp - Nottingham City Homes Area Housing Manager  
Catherine Ziane-Pryor - Governance Officer

**1 Apologies for absence**

Councillor Cate Woodward- leave

**2 Declarations of interests**

None.

**3 Minutes**

Subject to amending the reference in minute 28 of Lamcote Grove to Lamcote Street, the minutes of the meeting held on 18 December 2019 were confirmed as a true record and will be signed by the Chair.

**4 Membership update**

To note that:

- 1) Due to the current circumstances, existing community representatives will continue their appointment for the remaining meetings of 2020/21 and new appointments will be made for 2021/22;
- 2) Kevin Spencer joins the committee as the community representative for the 26th Nottingham Scout Group (The Meadows), replacing Richard Gutteridge.

**5 Police and Community Protection update**

Nottinghamshire Police Inspectors Amy English and James Walker were in attendance to provide an overview of the Police related activity and crime statistics for the April to September period, compared to the same period last year. Tom Lynk, Senior Community Protection Officer, also provided a Community Protection activity update.

Inspector Amy English replaces Inspector Riz Khan and has previously worked in the Area so is familiar with many of the issues in the Area, and responded to committee members' questions as follows:

- a) there has been a welcome reduction overall of crime by 15.8%;

- b) victim based crime is down by 16.6%;
- c) residential burglary crime remains the same with 36 offences, although there has been a rise by 3% in business and community offences;
- d) there's been an increase of drug related offences which is a reflection of proactive policing;
- e) the increase in domestic crimes by 3.4%, which is in line with the national trend;
- f) there has been a 64% increase in antisocial behaviour (ASB) due to breaches of the covid restrictions, which although significant is not the highest increase within the force which has established a dedicated force wide team of officers to focus on coronavirus ASB response;
- g) where coronavirus restrictions are breached, officers will initially engage and encourage compliance, and only issue fines if offenders do not comply. The Prime Minister announced new measures last night, which include a minimum £200 initial fine, escalating up to £3,000 for further non-compliance offences, and a rule of six which supersedes the gathering of up to 30;
- h) the amount charged for fixed penalty notices is set in law, is not discretionary, and such penalties are only issued as a very last resort;
- i) 'Operation Graduate' focuses on the return of the students and advising on security and safety;
- j) the Police 101 reporting system has been improved to better support the reporting of Covid issues.

Inspector James Walker, provided a policing update for the Meadows policing area, including an overview of the Police related activity and crime statistics for the April to September period, compared to the same period last year, and responded to committee members' questions as follows:

- k) overall, crime is down by 4%;
- l) violence with intent has reduced by 30%;
- m) robbery has reduced by 20%;
- n) vehicle crime has reduced by 38%;
- o) burglary has reduced by 2.9%;
- p) overall theft is down by 6.4%;
- q) bicycle crime is down by 47.57%;
- r) shop theft has increased by 20% with a hotspot identified as the Co-op in the Bridgeway Centre. A pilot scheme called 'Op Zeal' is currently running with the Co-op, and if successful will be rolled out across the city;

- s) there's been a 100% (31 offences) increase in drug offences due to proactive policing;
- t) ASB has increased by 96%, but again, this is mainly due to non-compliance with Covid related restrictions, which includes a party in the Meadows on 5 September, for which a fixed penalty notice was issued;
- u) during the summer months Victoria Embankment was identified as a hotspot for people gathering and breaches of Covid social distancing restrictions. Police responded reports of restriction breaches with an additional presence and the same approach of engage, encourage and only then, when this fails, enforcement of fines;
- v) the Police are aware of the issues around off-road motorbikes and quad bikes in the Meadows area. This is generally a seasonal problem which reduces as the weather gets colder, although the Police have actively been trying to tackle the issues with officers also riding off-road motorbikes. This has resulted in 4 Section 59 notices being issued whereby if the person or vehicle is identified again as acting or being used in relation to ASB, the vehicle can be seized;
- w) PC Colishaw has moved areas and is permanently replaced by PC Adam Smith who, being a former manager of the Co-op at the Bridgeway Centre, is very familiar with the area;
- x) 'Operation Reacher' starts on 5 October, with additional resources of 4 more officers, which will enable more area focused policing on local issues;
- y) 2 arrests have been made for burglary on 28 July, which have resulted in sentencing on 22 September of two years and 34 weeks for one offender, and 18 months for the other. This positive result is very much welcomed;
- z) another offender arrested for robbery in the Bridgeway Centre in June, has been sentenced to 67 months;
- aa) a further arrest was made regarding a breach of a court order, during which it was found that the offender was in possession of drugs, cash and also carrying a knife.

Tom Lynk, Senior Community Protection Officer, provided the following update:

- bb) for Community Protection Officers, it has been business as usual with the return of the students and working closely with the University of Nottingham to promote key messages around home and personal safety and also preventing ASB, including noise. This is the third year of funding from university to help resource prevention work;
- cc) Community Protection now has a response car which enables a broader area to be more easily covered and for the hours of operation to be extended to midnight on week days, 1am on Saturdays and 10pm on Sundays;
- dd) more than 4,000 leaflets have been delivered across the area with a strong COVID-19 prevention and protection message;
- ee) although personal interaction with students has not been possible this year, there has been engagement through the Student's Union, student clubs and organisations, which

also ensures that Community Protection are aware of the issues and concerns affecting students.

It is noted that 2-3 mobile 3D cameras are currently operating in the Meadows area, including Oxbow Close and Victoria Embankment, in response to some of the issues raised, and will be moved to appropriate areas as necessary.

## 6 Nottingham City Homes Update

Katie Sharp, Nottingham City Homes Area Housing Manager, presented the report which provides the committee with a financial update and requests that three environmental schemes which were submitted to the cancelled meeting scheduled for 18 March 2020, are now considered for approval.

### Resolved

#### 1) to note the following financial position;

Ward	Actual Budget	Schemes Approved	Schemes to be Committed	Schemes De-Committed	Remaining Budget
Lenton and Wollaton East	£48,518.67	£20,205.81	£28,312.86	£0	£0
Meadows	£44,554.26	£44,554.26	£0	£0	£0
Wollaton West	£5,961.49	£0	£5,650.64	£0	£310.85

#### 2) to approve the following schemes;

Address	Request	Reason	Cost
Various locations in Lenton and Wollaton East	Contribution towards the supply of trees across various locations.	to support the tree planting initiative	£3,000
Kennington and Southwold Lenton and Wollaton East	Landscape improvements	to improve community space	£25,312.86
Capitol Court Wollaton West	Supply and install cycle rack	to prevent customers taking cycles into communal areas	£5,650.64

## **7 Items of good news**

Kate Loewenthal, representing Lenton Drives and Neighbourhoods Residents Association, welcomed how the community had come together with City Council colleagues and services in the area, including students who had stayed in the area, and worked together brilliantly to support vulnerable local people during a pandemic lockdown. Everyone involved was thanked.

Maja Fletcher, representing Nottingham Action Group on Houses in Multiple Occupation, also noted that it was not just groups and organisations who were supporting vulnerable citizens, but also individuals working on their own initiative who also deserved recognition. The combined presence of community care and support within neighbourhoods is probably the only one good thing to have emerged from the pandemic. It's really important that this valuable personal investment in caring for each other continues.

Jane Geoffrey, representing Queens Walk Community Association, noted that organisations and businesses adapted to provide community support, such as the Fire and Rescue Service delivering medication, local businesses delivering food, and the Methodist Church providing the homeless and low income families with meals and a food bank.

The Chair acknowledged and thanked everyone who had been involved during these unprecedented times.

## **8 Draft Affordable Housing Contributions arising from Purpose Built Student Accommodation Supplementary Planning Document**

Paul Seddon, Chief Planner, presented the report which informs the committee of the draft Supplementary Planning Document (SPD) regarding affordable housing contributions arising from purpose-built student accommodation (PBSA). In effect, if approved by the Executive Board, this will be an amendment to existing City Council planning policy, which will require developers of purpose built student accommodation with 50-75 bed spaces, to provide funding contributions in the region of £40,000 towards affordable housing within city, doubling for higher than 75 bed spaces.

The SPD document is attached to the covering report, and an overview presentation was delivered by Paul Seddon, and is circulated with the initial publication of the minutes.

Members of the committee commented as follows:

- a) It would have been beneficial to the city if this proposal had been brought forward earlier with a lower student accommodation bed space threshold and higher contributions. As with every big city, the level of homelessness in the city remains a great concern and is likely to continue to rise, so the highest level of investment from these contributions is essential;
- b) the theory of this SPD is welcomed, but should have been applied much earlier as multiple affordable housing funding opportunities have now been missed. However, contributions should be set as high as is possible from purpose-built student developments which don't benefit the community in any way by releasing family and HMO (houses in multiple occupation) accommodation, as the universities merely consider this as a way of increasing their student capacity. The market is strong enough

to cope with a higher contribution. Citizens impacted by high levels of student accommodation need to see that contributions from such developments are invested within affordable housing the local community and not directed to other parts of the city. There needs to be further consideration of where PBSA is allowed to prevent the overpowering of local residents and neighbourhoods by the student population;

- c) if suitable accommodation is not provided for students, the pressure on residential accommodation will increase and local communities will be affected. Landlords can command higher rents from students compared to normal residential tenants so PBSA is essential. The Universities are successfully expanding and it is not advisable to deter PBSA as there is a definite need for student accommodation in the City;
- d) previous comments are supported but this isn't about providing affordable accommodation for students, but this also needs to be considered to prevent or help deter students entering community accommodation which is half the price of PBSA. This needs further consideration;
- e) first year students are attracted to PBSA but less so for second year students and highly unlikely for third and fourth year students who will usually prefer independent shared houses so it cannot be realistically presumed that these new developments are detracting from the accommodation pressures on the community;
- f) when students are concentrated in any area, it changes the dynamic of communities, particularly out of term time. There are massive complexes south of the City which overwhelm the local area;
- g) where there is space on the University campus, it is not unreasonable that student accommodation should be built and provided there and not in the community;
- h) focusing all PBSA in one area, such as the university campus is a ghetto mentality, is not appropriate and would still not benefit surrounding communities.

Paul Seddon responded to comments and questions as follows:

- i) The 'Local Plan' had to be in place and adopted prior to any applications for SDP's which propose further detail of policies for consideration with new developments so it was not possible for the proposal to be presented earlier. An SPD can only be proposed where a need (such as for affordable housing) is evidenced;
- j) The City Council cannot determine the threshold for purpose-built student accommodation without providing evidence based information in line with Central Government set limitations and in consideration of the affordable housing contribution levels for other developments within the city. There is not room to increase the level of contributions;
- k) Concerns regarding the density of PBSA in some neighbourhoods is acknowledged and will be taken back to the Housing Policy Team, including the legitimate request to potentially mitigate the impact of PBSA. However, intervention ability is varied across the city;
- l) PBSA is an essential element of accommodation within the city and is encouraged within policy to deflect from local accommodation pressures.

- m) The contributions will contribute to the wider affordable housing need across the City and is not necessarily within the local area or within the student accommodation complexes as this was found not to be appropriate;
- n) PBSA is not displacing or stopping other types of development opportunities in the city, which remains very broad so, as there is no evidence, it is not possible to restrict further PBSA or amend planning policy when the need is evident;
- o) this approach does enable some funding to be captured from the ongoing development of PBSA;
- p) in recent years student accommodation demand has far outstripped provision so this has impacted on rental values, but student accommodation affordability continues to be monitored and found not to be a significant issue as there is a range within the City so there is no evidence to support Council intervention or influence with planning policy, which may not be the best approach to influence the market;
- q) with regard to who lives in PBSA, we are getting information from the universities, there is a mix of student years in PBSA but whilst the attraction of independent accommodation will remain, it's in the interest of developers to pitch the attractiveness of their offer to students of all years.

**Resolved to note the draft affordable housing contributions arising from the purpose-built student accommodation supplementary planning document, as attached to the report, as appendix 1.**

## **9 Ward Report - COVID 19 Response**

Parbinder Singh, Neighbourhood Development Officer, presented the report which provides the committee with an overview of the work undertaken within the work stream of 'Mobilising Civic Society' under the Covid 19 pandemic response with contribution from Neighbourhood Development Officer Abdul Ghaffar.

The following points were highlighted:

- a) it was 6 months ago when the Country went into lockdown, but within a very short period of time, the technology was in place for staff to be able to work from home, the Golden Number support telephone number was created and promoted, and 7 Area Clusters and Customer Hubs were established around the Area Committee boundaries;
- b) nearly 3,000, formally recognised medically/socially vulnerable citizens have been supported across the city, including 101 from Lenton and Wollaton East ward, 80 from Wollaton West ward, and 112 from the Meadows ward, with welfare checks with help getting their medications and food;
- c) communities, organisations, religious bodies, neighbourhoods and individuals came together to provide an amazing variety of community support at every level, for which sincere thanks are given as so very many people in need were supported;

- d) in addition, the Local Resilience Forum co-ordinated and/or supported several other work stream elements including maintaining the social care service, ensuring key workers could remain safe, protecting and promoting the financial resilience of the city economy, ensuring workforce welfare and promoting the covid resilience message. Case studies of individual circumstances and activity are included in the report;
- e) the local knowledge and community understanding of the Neighbourhood Development Officers played a vital part in co-ordinating and providing prompt and effective support;
- f) open spaces across the city were very well used and appreciated during lockdown with the benefit that many citizens appeared to value a re-connection with nature and the venues available;
- g) further lockdowns and restrictions are predicted so we need to ensure people can still reach out for support when they need it and that support is still there.

Comments from the Committee included:

- h) it is heart-warming that so many individuals stepped up and offered support. The Golden Number received calls from some people saying that they didn't have food in the house and that they hadn't eaten for a couple of days. With the help of some of these individual heroes, it was possible to get food parcels urgently delivered. The way in which so many local people stepped up to help was overwhelming and very touching;
- i) this has been an emotional time for all and is ongoing, especially with recent rises in infection rates and the potential for a further lockdown. An immense amount of work has been achieved and it is noted that going forward, many of those who initially helped and contributed are still willing to again if necessary;
- j) thanks go out to everyone involved. It has been a truly remarkable effort. People gave beyond what was expected across the city and there have been remarkable acts of kindness and support. The City Council staff were wonderful; visited people, traced 18,000 people who were known to be vulnerable and/or shielding. Where known vulnerable people couldn't be contacted by telephone, officers went to the property and knocked on doors, to trace them and ensure they were ok and had what they needed. Residents continue to state how much they appreciate support of Council staff, who were a friendly face or voice doing welfare checks during the isolation of lockdown. It really has been appreciated;
- k) it's important to remember that the people who have supported the community and individuals not only supported the vulnerable but have helped people keep the broader population safe and this appears to have made a massive impact on the city infection rates, especially compared to other similar cities, for which sincere thanks are given, it has been amazing;
- l) during this difficult time we were reminded of our common humanity and citizens, officers and partners responded with support and collaboration provided wherever possible to overcome obstacles.

**Resolved to note the progress so far offered to citizens during the COVID 19 pandemic by the Neighbourhood and Community Engagement Team and Partners.**

## **10 Area Capital Programme**

Abdul Ghaffar, Neighbourhood Development Officer, presented the report which seeks approval for Area Capital funded schemes within the three wards.

**Resolved for all proposed schemes to be approved and the Area Capital financial position of each ward to be noted.**

## **11 Area Capital Schemes approved under Delegation 82a**

Catherine Ziane-Pryor, Governance Officer, presented the report which informs the Committee of the Area Capital funded decisions taken under delegated authority the cancellation of the last scheduled ferry committee meeting.

**Resolved to note the Area Capital scheme projects approved, in compliance with the City Council's Constitution, since the last meeting of the Area Committee, as follows:**

<u>Decision number</u>	<u>Scheme</u>	<u>Cost</u>
3864	Additional Litter Bins	£2,818
3865	Kennington Rd Playground Improvements	£11,000
3885	Footway Improvements	£57,047

## **12 Suggestions for future agenda items**

Community Representatives and members of the Committee were invited to propose potential future agenda items for the Committee's consideration.

## **13 Ward Councillor Budget**

Abdul Ghaffar, Neighbourhood Development Officer, presented the report which was issued as a supplement to the agenda, informing the Committee of the allocations made by ward councillors and authorised by the Director of Community Protection.

**Resolved to note the allocated funds, de-commitments and resulting financial position of Ward Councillor Budgets, as detailed in the appendices to the report.**

## **14 Dates of future meetings**

**Resolved to note that the next Area Committee meetings are scheduled for 6 January 2021, and 17 March 2021 at 6pm.**