

## BEAUMONT LEYS COMMUNITY MEETING

WEDNESDAY, 7 MARCH 2018

Beaumont Leys Library, Beaumont Way, Leicester LE4 1DS

NO	<u>ITEM</u>	<u>ACTION REQUESTED AT MEETING</u>
25.	<b>INTRODUCTIONS</b>	Councillor Westley, Chair for the meeting led introductions and welcomed everyone to the meeting.  There were no declarations of interest.
26.	<b>APOLOGIES FOR ABSENCE</b>	Apologies for absence were received from Ramila Dhobi, Neighbourhood Housing Team.
27.	<b>ACTION LOG</b>	The action log of the previous meeting held on 4 October 2017 was agreed as an accurate record.  <u>Progress on actions:</u> <b>John Calvert Court</b> The housing association owners of John Calvert Court had previously indicated their intention to demolish the building and put forward proposals for a new development but no plans had been seen. <b>ACTION:</b> CEO to contact the housing association to ask what their plans for the site were and to request that they arrange a meeting with ward councillors and public to update and consult on their proposals.
28.	<b>WARD COUNCILLORS FEEDBACK</b>	Councillors reported that: <ul style="list-style-type: none"><li>• Patchwalks had been conducted across the ward with housing officers, the frequency of ongoing Patchwalks would be reviewed and it was likely that future Patchwalks would only take place during spring and summer months as people were less inclined to engage during the winter months.</li><li>• Councillors continued to try and support community activities within the ward.</li><li>• Additional councillor surgeries had been arranged to listen to concerns of residents across the wards.</li></ul> <u>Details of Councillor Surgeries as follows:</u> Beaumont Leys Library, Beaumont Way, LE4 1DS

First Saturday of each month 10.30am - 11.30am  
All Councillors in rotation [March - Councillor Rae Bhatia](#), [April - Councillor Waddington](#), [May - Councillor Westley etc](#),

E2 Training Centre, 2-4 Home Farm Close LE4 0RU  
Each Friday 11.00am – 12 noon  
[Councillor Waddington – NB: No surgery 30 March, 6 April and 29 December 2018](#)

Barley Croft Community Centre, Malham Close, LE4  
OUT [\(from 16 March 2018\)](#)  
Each Friday 9.00am – 10.00am  
[Councillors Rae Bhatia and Westley – NB: No surgery 30 March, 6 April and 29 December 2018](#)

- A new food bank had been created to fill a growing need in Beaumont Leys and help people in crisis referred from agencies or by workers in the area who worked directly with children and families that needed support. The Food Hub was operating from the E2 Training Centre at Home Farm Square and distributed food on Fridays from 11am to 2pm. It was also hoped that a food kitchen could be set up to help local people with cooking skills.
- Litter complaints continued to be received for areas across the ward in particular Lismore Walk and the Home Farm area. Along Lismore Walk there was some improvement near the school, who had engaged in litter picking and Matalan had arranged to remove flytipping near the car park but there was still a lot of litter on a piece of land that no-one had claimed responsibility for and work continued to address the issue.
- Expressions of gratitude were forwarded to the housing department who during very bad weather had dealt with over 500 calls to properties regarding frozen boilers and lots of families without heating and hot water. Engineers had worked around the clock to deal with backlog of calls and councillors were very

		<p>grateful for all their hard work.</p> <ul style="list-style-type: none"> <li>• In relation to proposals to introduce a bus lane along Groby Road, Councillors understood that funding had been procured from the government but the proposed works were not scheduled this financial year. Councillors had sought assurance that before this was brought into any programme of works that Councillors, residents and road users should be consulted. Councillors had also asked for details of the benefits of a bus lane being introduced there.</li> </ul>
29.	<b>UNIVERSAL CREDIT</b>	<p>Bharat from DWP gave an outline of Universal Credit during which it was noted that:</p> <ul style="list-style-type: none"> <li>• Universal Credit is being introduced in stages across UK, the Live date for being introduced to Leicester will be 13<sup>th</sup> June 2018,</li> <li>• Universal Credit is 6 benefits all rolled into one and replaces child tax credit, income support, housing benefit, income-based Jobseekers Allowance, income-related Employment and Support Allowance and Working Tax Credit,</li> <li>• Initially Universal Credit will be for new claimants or anyone who has a major change to their claim,</li> <li>• Target 2022 for all claimants to be migrated onto Universal credit,</li> <li>• Universal Credit was operated through a fully digital service and measures were being put in place to support customers making claims.</li> </ul> <p>In response to questions it was noted that:</p> <ul style="list-style-type: none"> <li>• New claims took 5 weeks to be processed for payment however if certain criteria were met claimants could ask for upto 100% advance on payments,</li> <li>• Repayment of advances was taken over a 12 month period,</li> <li>• Availability of an advance was identified during the online application process.</li> </ul> <p>Concerns were expressed that other authorities had seen a link between the introduction of Universal Credit and a significant increase in build-up of rent arrears leading to increase in evictions. Bharat responded that processes were being put in place</p>

		<p>offering support where required to avoid issues of debt/evictions arising. The DWP were working with partners, support groups and local councils to provide the support necessary.</p> <p>Concerns were also expressed that council resources were stretched and the burden of support should not fall from DWP onto the council.</p> <p>It was commented that Universal Credit was paid direct but a lot of people in receipt of benefits had poor financial management skills. Bharat reiterated that DWP was doing its upmost to work with providers and councils to support vulnerable people to avoid issues arising.</p> <p><b>ACTION:</b> all to note that further details about Universal Credit can be obtained from the DWP website.</p>
30.	<b>HOUSING UPDATE</b>	<p>Alison Morrish, Neighbourhood Housing Officer provided an update on matters across the Beaumont Leys Ward.</p> <p>It was noted that:</p> <ul style="list-style-type: none"> <li>• The number of ASB incidents across Beaumont Leys had reduced since the last meeting and compared to the same period last year.</li> <li>• The Environmental Budget was being put to good use and a large programme of works had been scheduled including new bin areas, fencing, and new cladding on houses in Lime Grove Close area.</li> <li>• Flytipping continued to be an issue across Beaumont Leys and several areas had been targeted for clean ups including Bishopdale Road, Bishopdale Close, Beaumont Leys Close.</li> <li>• Open space at bottom on Beaumont Leys Close was to be gated to prevent flytipping and a playground was to be installed.</li> </ul> <p>Concerns were expressed about the issue of flytipping and the drain on resources. The Skip Scheme that had operated successfully in the area some years ago and prevented flytipping occurring to the extent it did now was discussed and Councillor Westley asked officers to explore the feasibility of reintroducing a Skip Scheme across the ward.</p>

		<p><b>ACTION:</b> Ramila Dhobi/Alison Morrish to explore feasibility and cost effectiveness of introducing a skip scheme with a comparison of the costs incurred in clearing fly tips in the Beaumont Leys Ward.</p> <p>Councillors expressed their gratitude towards the Beaumont Centre management for the steps they had taken in improving community areas and addressing issues such as litter.</p>
31.	<b>SECTION 106 FUNDING</b>	An officer was not available to present this item, however an information sheet was circulated to those present at the meeting (as attached).
32.	<b>CITY WARDEN UPDATE</b>	<p>Charlotte Glover, City Warden provided a brief update on issues across the Beaumont Leys Ward and circulated an information leaflet to those present on steps taken since the last meeting.</p> <p>It was noted that:</p> <ul style="list-style-type: none"> <li>• Flytipping at Pankhurst Road – this had been cleared and the person responsible identified from CCTV leading to a successful prosecution had followed.</li> <li>• Work was ongoing with Matalan to clear car park and walk ways in the Lismore Walk area.</li> <li>• Home Farm littering – City Warden now had a list of contact details for areas that were not covered by the council cleansing services dept.</li> <li>• Keep Britain Tidy Clean up event would be taking place on 20/3/18 and 15 local schools would be taking part.</li> </ul> <p><b>ACTION:</b> Invite Cleansing Services Team officer to future meeting to provide an update on their work across the ward.</p>
33.	<b>POLICE ISSUES UPDATE</b>	<p>Sgt Ian Parker gave an update on local policing issues across the Beaumont Leys Ward.</p> <p>It was noted that:</p> <ul style="list-style-type: none"> <li>• Last year the city had recorded 18 murders and there had been 4 murders so far this year.</li> <li>• Officers from Beaumont Leys had been involved in assisting with the Hinckley Road incident.</li> <li>• An individual had recently been dealt with by the Crown Court for deliberately running over 2 people in the Butterwick Drive area last September.</li> </ul>

		<ul style="list-style-type: none"> <li>• Police continued to work with groups to provide reassurance in the area.</li> <li>• Overall crime statistics showed an increase of 20% however changes to the way in which incidents were reported had impacted on those statistics and there was some fluctuation.</li> <li>• Amadis Close burglary – police had made an arrest following identification from CCTV footage.</li> <li>• Knife point robbery in January – police had identified an individual who had been arrested, charged and remanded into custody.</li> <li>• Knife Crime Reduction Initiative was continuing, police had developed strong links with schools and visited to present talks and classroom interventions. Habitual knife carriers were being monitored and visited.</li> </ul> <p>The meeting was reminded that police held regular Beat surgeries on alternate Fridays at the Home Farm Neighbourhood Centre, next to BLM Mosque.</p> <p>The Chair thanked Sgt Parker for the update.</p>
34.	<b>COMMUNITY WARD BUDGET</b>	<p>The Community Engagement Officer informed the meeting that Councillors had supported the following applications since the last meeting:</p> <ul style="list-style-type: none"> <li>• <u>Saturdads</u> - £490 supported towards annual Christmas party</li> <li>• <u>Saturdads Utd</u> - £497 supported towards 6-a-side football league 17/18 season</li> <li>• <u>Christ the King Church</u> - £500 supported towards Food Bank and cookery training</li> <li>• <u>Bling</u> - £360 supported towards youth action supporting homelessness</li> <li>• <u>The Cooke E-learning Foundation</u> - £400 supported towards creation of an art space/workshop</li> <li>• <u>Beaumont Lodge Neighbourhood Association</u> - £800 supported towards self-defence for all project</li> <li>• <u>Cameroon Leicester Association</u> - £500 supported towards Cameroon National Day event</li> <li>• <u>Girls World</u> - £374 supported towards school lunch club dance programmes</li> <li>• <u>Stocking Farm &amp; Beaumont Leys PCC</u> - £500 supported towards Reality youth bus at Home</li> </ul>

		<p>Farm</p> <ul style="list-style-type: none"> <li>• <u>Angels and Monsters</u> - £117 supported towards young parents workshops</li> <li>• <u>Belgrave St Peters Primary School</u> - £500 supported towards an outdoor learning and resilience programme</li> <li>• <u>Irish Cultural Activity Programme</u> - £800 supported towards workshops with local schools/senior citizen groups</li> <li>• <u>Beaumont Leys Ward Councillors</u> - £1000 supported towards producing a newsletter for distribution across the Beaumont Leys Ward.</li> </ul> <p>To note: Community Ward Budget Allocation 2017/18: £18,000 Total balance remaining 7/3/18: £0</p> <p>Recipients of previous ward funding briefly addressed the meeting:</p> <p>Saturdads had put money received towards a successful Christmas party tailored for the children but to also say thank-you to all those involved with the group and making it a success</p> <p>Saturdads Utd were putting money received towards membership of powerleague which was a 6-a-side football league, the group had now reached an agreement with De Montfort University to use the Beaumont playing fields for a set time.</p> <p>Stocking Farm and Beaumont Leys Parish Churches were using funding received to 1. provide cookery lessons supporting those who used the foodbank, 2. provide a Reality bus for young people in the area to access.</p> <p><b>ACTION:</b> Beaumont Leys Ward Newsletter to be circulated by email to all bid applicants.</p>
35.	<b>ANY OTHER BUSINESS</b>	There being no further business the meeting closed at 8.10pm





# Minute Item 31

## How does s106 Work?

The way that s106 currently works is as follows:

- **Applicable Policy:** Core Strategy Planning Policies set the areas of funding which can be sought in principle, namely:
  - Affordable Housing (formula based)
  - Education (largely formula based but named schools required)
  - Transport (site/project specific schemes required)
  - Open space/Sports provision (site/project specific schemes required)
  - Community facilities eg health facilities (site/project specific schemes required)
- **Relationship with applications for planning permission:** The Government's rules require that all contributions which relate to specific projects need to be clearly based upon evidence of that the money spent **will alleviate direct impacts that the generating development** will have upon the locality. In the case of education/ health infrastructure this linkage needs to be driven by any education/Public health/CCG requirements/consultations as these are specialist areas and 106 sums need to be aligned with other existing funding programmes because 106 money on its own will not generally cover whole project costs.
- **Relationship with Council Capital and Project development programmes:** s106 can be used to contribute to schemes which are part of the emerging delivery programmes but needs to be clearly linked to the identified development impacts. The development of projects can anticipate the potential for s106 contributions but these would only become available should an eligible planning application be received and the developer be willing to enter into the specifics of the agreement.
- **Developing 'Pools' of potential projects:** Therefore service departments are requested to consider on an application by application basis what projects could be linked to applications as they are submitted- so it is helpful for these colleagues to have a 'pool' of projects which can be selected from in this context, and that was one of the intended outcomes of the three constituency meetings- to seek views and agree local Cllr priorities for schemes already in the programme, and to ask for ideas for new projects
- **Making the case at the Planning Application Stage:** When planning applications are submitted, local councillors are strongly advised to recommend 106 priorities in the form of **specific projects in response to the formal consultation** on the application. This allows planning officers to then directly raise the suggested projects with the applicants. If requested Planning officers will be happy to meet with local councillors on request to help explore potential candidate projects
- **Site Infrastructure Requirements as part of the Local Plan:** A further opportunity to develop a project and infrastructure programme is through considering required

Infrastructure projects to support site allocations in the new local Plan. When this allocates sites for development, requirements **for associated projects to be linked to the development** sites in the form a comprehensive infrastructure programme is required. As well as helping to make the planning case by mitigating localised development impacts, such dialogue can also help inform the council's capital and revenue programme/project development processes.

- **What about Viability?** Unfortunately developers can make a case that there is not sufficient profit in developing a site to allow for some or all of the possible s106 policy requirements to be met. If they submit a valid and robust Viability Appraisal, then Government Policy requires Planning authorities to consider such information in a positive way and in the light of a general presumption in favour of development
- **What about sites the Council owns?** In disposing of sites the council as landowner can specify that some or all of the s106 obligations have to be met as a condition of sale, as opposed to being a matter for negotiation at the planning application stage. This generally has the effect of reducing the land receipt received by the council, but does have the benefit that delivery of the funding for the infrastructure is captured, and the developer cannot easily argue a Viability issue to avoid the obligations. This approach has worked well at recent disposals/approvals such as St Mary's Allotments, Blackbird Road and Franklyn Fields all of which have secured substantial sums for affordable housing, education, and open space.
- **What about Community Infrastructure Levy (CIL)?** This is a simpler, tariff based system the Government prefers to s106. The Council establishes a citywide list of required infrastructure and a set sum is charged to eligible developments without the current individual negotiations on all applications. The Government is due shortly to publish significant changes to the CIL regulations and the City Council will be reviewing this option as part of the new Local Plan process.
- **How can I find more information?**
  - LCC Core Strategy policies are set out [here](#)
  - CIL Information is set out [here](#)
  - Government Policy is set out [here](#)
  - Contact [grant.butterworth@leicester.gov.uk](mailto:grant.butterworth@leicester.gov.uk)

**Grant Butterworth**  
**Head of Planning**  
**Leicester City Council**  
**23<sup>rd</sup> February 2018**

- 1) Community Sports facilities on derelict land owned by the Council at the bottom of Littlewood Close.
  - 2) Community Kitchen at E2 Home Farm Close
  - 3) Parking and access improvements to Beaumont Lodge Community Centre
  - 4) Footpath and pedestrian access from new Ashton Green housing to Beaumont Lodge shopping etc area.
  - 5) Adventure Playground on Council owned land in the Beaumont Leys area.
- NB this would require revenue funding but we can only start working on that when we know the capital costs will be covered by 106. Need to decide on a location but there are several possibilities.

Project	Planning response on eligibility/compliance with current policies	Executive approvals: Service area to consider in respect of applicable operational issues and project programme development processes	Other Recommendations/Actions
Community Sports facilities on derelict land owned by the Council at the bottom of Littlewood Close.	This could be an eligible project which could be considered as part of the open space and sports policy requirement	<b>Sports Services</b> to consider inclusion in relevant project pool/programme and if agreed as a priority, put forward proposal in their consultation response on any eligible local applications which may be brought forward	<b>Property Department</b> to review the development options for the site identified. Planning Department to consider possible allocation in Local Plan
Community Kitchen at E2 Home Farm Close	It is difficult to see how this could be evidenced as infrastructure required to mitigate development impacts in the context of current policies	To be considered via normal <b>training centre</b> service/capital programme development processes	
Parking and access improvements to Beaumont Lodge Community Centre	It is difficult to see how this could be evidenced as infrastructure required to mitigate development impacts in the context of current policies	To be considered via normal <b>community centre</b> service/capital programme development processes	
Footpath and pedestrian access from new Ashton Green housing to Beaumont Lodge shopping etc area.	This could be an eligible project which could be considered as part of transport policy requirement but an outline planning permission has already been granted.	<b>Regeneration service</b> to consider most appropriate development and delivery route with property, planning and Highways	Might be better pursued as part of the wider development and master-planning process for future development phases of Ashton Green and transport infrastructure development work
Adventure Playground on Council owned land in the Beaumont Leys area.  NB this would require revenue funding but we	This could be an eligible project which could be considered as part of the open space and sports policy requirement	<b>Parks/youth Services</b> to consider inclusion in relevant project pool/programme and if agreed as a priority, put forward proposal in their consultation response on any eligible local	<b>Parks/Planning</b> to consider as part of possible Local Plan site allocation/mitigation proposals

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applications which may be brought forward