

Headway

Issue #26

News on the way we're heading in & around Headingley

October 2008

Headway aims to let local residents know which way we're heading in & around Headingley. Local community associations have got together to share & circulate information – Cardigan Triangle, Far Headingley, Headingley Network, Kirkstall Valley, Moor Parks, North Hyde Park, South Headingley & Turnways. We'd be pleased if other associations joined us. Everyone is invited to send us any news that matters to Headingley. **Headway** is an initiative of Leeds HMO Lobby, the collective campaigning for local housing balance.

Here's how it works: Latest news is published on an ongoing basis on the Headingley Community website. The printed version of **Headway** comes out every quarter. Anyone is welcome to send us items for either or both of these. Anyone is welcome to be on the mailing list. Let us know if you are online, and we can deliver **Headway** by email. See back page for contact details.

Legislation at last!

Well, the first steps towards new legislation, at least. With the new university year beginning, many residents have experienced yet again the usual symptoms of Freshers Week - squalor in the streets, damage to property, sleepless nights, antisocial behaviour, and so on. This comes about because landlords (and parents) have bought up so many houses (which should be first homes for families) and turned them into second homes for students. No planning permission is needed to do this - so the Council has been powerless to intervene. For this reason, Leeds HMO Lobby was set up by local community associations eight years ago, to campaign for changes to the law so that shared houses (houses in multiple occupation, or HMOs) could be controlled. With other groups around the country, we have lobbied the government. At our suggestion, Leeds City Council and many other councils have also lobbied the government. And also encouraged by us, our MP and many others have formed a parliamentary lobbying group.



As a result, the government published a Report at the end of September, which is a major step forward. ● The Report recognises the concerns of residents groups around the country. ● It summarises the 'challenges' created by concentrations of HMOs, the impact they have on social behaviour, on the environment, on the local economy - and on the very existence of the community. ● It makes clear that this is not just a student problem. ● It looks at measures which have been taken so far - and largely failed. ● And best of all, it makes the case for new legislation to tackle the root of the problem. It recommends that planning permission should be necessary to change the use of a family home into a shared house or HMO - which means the Council will at last be able to say "No!"

Of course, this is only the beginning. There will have to be consultation on any proposals. And then new legislation will have to be put in place. On its own, this won't solve all our problems. But combined with new purpose-built student accommodation, it will have a major effect on housing in & around Headingley. It's a sign of a new beginning!

Leeds HMO Lobby

HEART

Headingley Development Trust (HDT) has raised £105,000 from its HEART community share issue, the project to redevelop the old Headingley Primary School on Bennett Road. The Trust is delighted that so many residents responded. The community share issue is just one part of the package of funding that HDT has been chasing - it has also secured £525,000 from other sources and £50,000 to employ a dedicated worker. However the Trust is still £500,000 short of the target of £1.1M. The ward councillors put forward the idea that some of the funds from the Town & District



Centres Improvement Fund could be diverted to make up this shortfall so that the project can proceed. In order for this to happen the proposal went out for public consultation in September. Results of the consultation show residents ten-to-one in favour of the idea, with support by the Area Committee. This is good news for a vital component of the funding package.

Community under Siege

Despite what we already have to put up with, the community still faces further threats.

● Leeds Met has begun building new accommodation for 500 students at its Beckett's Park Campus. And it now has permission to teach some thousand students at the Stadium (cont.).

Community under Siege (continued)

● Pickard Properties have put in plans to house 360 students on the old Tetley Hall site. But they also have alternative proposals for residential housing on the same site. The Council is preparing a Position Statement on all the issues, to go to the Planning Panel.

● Parklane Properties have plans to house 250 students at the old Glassworks site on Cardigan Road. This was turned down by the Council, but Parklane has appealed. A formal Public Inquiry begins at the Civic Hall at 10am on 8 October. Both the Council and Leeds HMO Lobby are opposing the appeal.

Leeds HMO Lobby

Neighbourhood Design Statements

Huge population changes have taken place in & around Headingley in the last ten years or so. One of the effects of this has been on the character of the buildings of our community. In order to protect and promote our built environment, the Area Committee has allocated funds for Neighbourhood Design Statements (NDSs) - these are Statements which sum up the Design features of a Neighbourhood which should be preserved.

● The NDS for Headingley & Hyde Park is well under way. An Exhibition in the summer presented the surveys carried out by residents. Now these are being written up for formal public consultation - which should take place this autumn. When this is done, the NDS can be adopted by the Council as an official planning document.

● The Little Woodhouse Neighbourhood Design Statement now also covers part of South Headingley (Burley Lodge, south of Royal Park Road, including the Harolds). It is at draft stage. Text and photos taken by many local residents will be exhibited on Saturday 22 November at a venue in Hyde Park (to be confirmed) and at Swarthmore on Saturday 29 November.

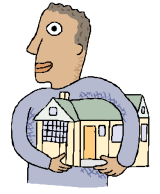
● A Conservation Area Appraisal is under way for Hyde Park, and a Kirkstall Vision is also being prepared.

**Housing in Headingley**

Once dominated by landlords, the housing market in & around Headingley is now changing.

● Under a deal with HDT, estate agents Manning Stainton in Headingley will find a family buyer for anyone who has to leave Headingley, but doesn't want to sell to a landlord. They report that 80% of their recent sales in the area went to families. Half of these were sales by families - but the other half were houses sold by landlords. This is a promising trend for the community.

● Meanwhile, HDT is itself aiming to help restore the balance of housing. Trading as Headingley Homes, it is seeking to buy or lease houses which it can then let or sell to families (keeping a stake, so that properties remain in community hands). Its first letting was reported in the last issue of Headway.



Now another has followed. Get in touch with HDT if you know of any houses which could be added to Headingley Homes portfolio.

Headingley Development Trust

Headingley Carnegie Pavilion

Will local residents ever be able to halt the advance of planning applications such as this? The decision by Plans Panel West on 4 September to delegate approval of the Stadium proposals to officers after further negotiations means that the "landmark pavilion" (YEP) will be built. The Panel accepted the officers' recommendation, only one (Morley!) councillor objecting. By 2010 the new building will fill the rear-window views of residents of the houses at the Cardigan Road/Kirkstall Lane junction. Teaching facilities to be used by as many as 850 Leeds Met students will come into service close to a busy traffic intersection. More student houses nearby? Progress will have marched in Headingley again! What can Headingley residents who live near the Stadium expect in future? They have seen a steady trickle of changes - a big screen gantry here, a huge new rugby pavilion there. The argument is put that Headingley Stadium needs these changes to keep it on the sporting map. The involvement of Leeds Met in recent years has complicated matters, as "dual use" has now become the orthodoxy, despite the fact that no planning committee would give permission for a new university on the site if it was starting from scratch. The consequences for the residents around the stadium are a steady and apparently irresistible decline in our neighbourhood amenity. Are the planning officers and the Panel now able to set out rational principles which could be used to set limits on what the stadium and Leeds Met might do in future, or are we likely to see that every "improvement" requested will get consent?

Lee Davidson, Chair, Turnways & Laurel Bank RA

Letting Boards The Council has applied to the government to renew our code for Letting Boards, which has had such a positive impact on the streetscene in Headingley. The Council has proposed a simplification of the Code, and an extension of the area covered, to include the Turnways and the Royal Parks. We are now waiting for the application to be considered by a Planning Inspector.

Community Planner Jade Corcoran has been appointed as the new Community Planner for the Inner North West Area Committee of Leeds, where she replaces Andrew Crates. She will support councillors and the local community by offering planning advice, including general advice, commenting on planning applications, answering queries about particular sites or issues, and helping community engagement. If you have any questions or problems about planning in & around Headingley, contact Jade on 0113-247 8027 or email Jade.Corcoran@leeds.gov.uk

Kirkstall Festival

Well, I'm pleased to say our 28th annual festival was a great success. Like last year we were all very worried about the weather, but the day itself was not too bad, we even had sun for most of the day! Everyone would agree it was a good day out for all the family, the feedback we have had has all been very positive. This year we provided a free car park on the playing fields opposite the Abbey, by 2pm it was full. We are already planning the 29th festival. We are always looking for groups of all sorts to take part. They can join the Parade, perform in the Abbey grounds, take a stall - tell us what you would like to do, the more the merrier! Contact me on Leeds 2785987 or e-mail jlivers_907@hotmail.com

John Liversedge, Kirkstall Festival Committee

Celebrate Headingley



Our community celebrations kicked off on 11 September. Tickets for the wine-tasting at the Bowery were sold out. Bassa Bassa and Nervous

Shakedown played to a packed house at the Rugby Club, which raised £1000 for the HEART project – a great evening and a great result. A round of applause for all who organised and took part! The weather could have ruined the Farmers' Market and the barbecue but didn't. The bands played, food was bought, cooked, consumed, enjoyed. The residents of Headingley got together and proved once again that we are still here, enjoying our neighbourhood and our neighbours. The ceilidh on Saturday night rocked the foundations of St Michael's parish hall, the cream teas featured an exciting game of bingo. The Theatre of the Dales performed their magic once again in Dagmar Wood. Poetry, jazz, children's art workshops and wonderful events in Headingley Library completed the programme.

Rachel Harkess, Headingley Network

ARARA, Hurrah!

The Ash Road Area has a new Residents Association, ARARA, which aims to serve the whole area and everyone in it, from Kirkstall Lane up to the allotments and the back of St Anne's Road and from Langdale Terrace across to North Lane and Trelawn Terrace, containing over a thousand properties. Two well-attended meetings at the Community Centre have decided to focus on traffic, overflowing refuse, the new Stadium development, housing disrepair, and community safety, as key issues. The group will be leafleting the whole area as this year's student intake arrives. The next meeting on traffic is planned for 20 October. Helen Gee was elected Chair, and Bob Overy as Secretary, both of Ash Road. Contact a.r.a.r.a@hotmail.com

Bob Overy, ARARA

Blooming Headingley!

The wet summer has ensured a continuing floral display in the central flowerbed opposite Somerfield. The colourful array of phlox has given way to antirrhinums and the pink geraniums at the front of the border just keep on flowering. Meanwhile the school flowerbed is still vibrant and with a little deadheading will hopefully last into the Autumn. We have now commissioned window boxes for the seven ledges of the community centre at the corner of Bennett Road and hope to have winter displays in them to brighten up the sombre months to come.

Brenda Frater, Headingley in Bloom



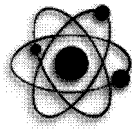
Leeds Girls High School

The LGHS sites form the gateway to Headingley and their sale and proposed redevelopment will bring a big change to the area. The school has now boarded up the building and left for Alwoodley, having put in six planning applications. The main issues with these are: ● The plans would build on the protected playing pitches; these, and the sports hall, should be retained for use by local people and local schools. ● Plans for lots of flats, when what we need is more family housing. ● The out-of-character Rose Court extension, and the loss of mature trees. ● Increase in the amount of traffic and parked cars. ● No adequate involvement of local people, as required by the Council. ● Piecemeal planning without a masterplan. The LGHS Action Group has produced a community planning document. We see the site as an opportunity for the regeneration of the area. Visit the website at www.headingley.org/lghs



Pam Bone, LGHS Action Group

Neighbourhood News



Café Scientifique ● Monday, 6 October, Doug Parker, University of Leeds, 'The Science of Weather Forecasting'; ● Tuesday, 4 November, Alan Reid, 'Geophysical Prospecting'; ● Monday, 1 December, Greg Radick 'Darwin' All at 7.45-9.30pm, New Headingley Club, 56 St. Michael's Road, LS6 3BG, admission £2.

Planning Surgeries Tuesdays 7 October, 4 November and 9 December, 4.30-6.30pm, Headingley Library.

Public Inquiry on plans for student flats at the Glassworks on Cardigan Road, 10am, Wednesday 8 October, Civic Hall, for two days.

Woodsley Kashmiri Elders Association

A Community Celebration for the International Week of the Older Person and the Festival of Eid, 11am-2pm, Thursday 9 October, at Woodsley Multicultural Community Centre. Contact Kamila at kashmirielders2@btconnect.com

Farmers' Market 9.00am-12.30pm, second Saturday of each month, 11 October, 8 November and 13 December, in the Rose Garden, North Lane (opposite the Community Centre). Organic veg, fish, cheese, meat, honey, bread, free-range eggs, cakes, baked goods, etc, etc. All are local and sold by the producer. Also, guest stalls every month.

Little Woodhouse Community Forum

7pm Tuesday 14 October 2008, Civic Hall. Chaired by Cllr Penny Ewens, open to all residents between Clarendon Road and Hyde Park Road, including Burley Lodge, Marlboroughs, and Willows RA. We will be talking about "Rubbish" and its collection, also Highways, Parking, Community Safety and the Neighbourhood Design Statement.

Headingley Network Quarterly meeting, 7.30pm, Wednesday, 15 October, New Headingley Club

Woodhouse Ridge Action Group WRAG Action Days, 10am-2pm, 26 October, 30 November and 21 December, meeting at Ridge Terrace entrance (off Wood Lane). Practical conservation work in a valued greenspace, help the woods, meet like-minded people, with tea breaks and lunch-time barbecue. Further info, contact Nigel Lees tel 275 5932 or visit www.woodhouseridge.org.uk

Inner NW Area Committee Meetings open to the public, all at 7pm, on Thursdays, 13 November and 18 December, venues tba.

North Hyde Park Neighbourhood Association

AGM, 7pm, Monday 17 November, Woodhouse Community Centre

Little Woodhouse Neighbourhood Design Statement

Exhibition of text and photos by local residents, on Saturday 29 November, at Swarthmore.

Planning Applications New planning applications in the area are circulated by the Community Planner on the Activists Email List.



Planning Problems? Ask Jade!

For advice, contact Jade Corcoran, Community Planner, on 247 8027 or jade.corcoran@leeds.gov.uk

Local History by Local Residents

- Ian Harker, *A History of Woodhouse Moor*, Friends of Woodhouse Moor, £2.00 pb
- Eveleigh Bradford, *Headingley: Clues to the Past*, Jeremy Mills Publishing, £12.99 pb

Selling in Headingley? To find a family buyer, go to *HeadingleyHomes!* Ring Manning Stainton in Headingley on 274 8646.

Contact **Headway** by email at hmolobby@hotmail.com. To join your local association, for Headingley Network (central Headingley) contact Lesley Jeffries (tel: 274 1011), for South Headingley contact Sue Buckle (tel: 278 2296), for North Hyde Park contact Annie Faulder (tel: 2758738), for Far Headingley contact Donald Hood (tel: 275 5575), for Kirkstall contact John Liversedge (tel: 278 5987), for Moor Parks contact Kate Henshall (tel: 274 1550), for Cardigan Triangle contact Peter Spafford (tel: 275 4199), for Turnways contact Lee Davidson.

Keep up-to-date by checking the Headingley Community website at <http://www.headingley.org/>. Anyone can post content on the website once they have registered and got a password. Internet access is provided free at Headingley Library, where help is available if needed.

Headway is also available online at <http://www.headingley.org/node/45>

Headway is published by Leeds HMO Lobby, c/o Cardigan Centre, 145 Cardigan Road, Leeds LS6 1LJ, website www.hmolobby.org.uk/leeds, it is supported by the North West (Inner) Area Committee, covering Headingley, Hyde Park & Woodhouse, Kirkstall and Weetwood, and it is printed on recycled paper by Edwin Harmer, 67a Raglan Road, Leeds LS2 9DZ

The next issue of **Headway** is due to be published in January 2009