

# Headway

Issue #30

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

October 2009

**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.

## Lobbying for Legislation



Everyone who lives in & around Headingley knows about the negative impact of too many shared houses (houses in multiple occupation, or HMOs). HMO concentrations can be the most disruptive form of housing development. Yet they are also the only type of housing development which doesn't need planning permission. This is why it has got so out of hand, in & around Headingley.



And this is why Leeds HMO Lobby has been campaigning for a decade for new rules on HMOs, so that they do require planning permission. Earlier this year, the government at last recognised that there was a problem, not just in Leeds but around the country, not just in university towns but also in seaside and market towns. They published a consultation paper, asking whether there should be any change to the rules on HMOs.

There was a huge response from the community. The Lobby called for change, of course (copies of our 28-page response are available on request). So did local community associations, like Ash Road, Cardigan Triangle, Far Headingley, Headingley Development Trust, Little Woodhouse, North Hyde Park, South Headingley, The Turnways and Woodbine Terrace. And so did many individual residents. Leeds City Council called for change, and so did many of our local councillors, as well as our MP, Greg Mulholland.

Unfortunately, the university sector opposed any change. The University of Leeds was opposed, in spite of supporting it in their *Housing Strategy*. The student unions at both universities opposed any change. And Unipol Student Homes (which advertises shared houses) also opposed new rules on HMOs.

The same was true nationally. Opposition to change came from Universities UK, the National Union of Students and the British Property Federation (astonishingly, NUS supported the very landlords who are ripping them off!).

But the call for new legislation was supported by dozens of community groups in Bath, Belfast, Birmingham, Bristol, Chester, Chichester, Egham in Surrey, Leicester, Lincoln, Loughborough, Manchester, Newcastle-upon-Tyne, Nottingham, Oxford, Plymouth, Poole, Reading, Salford, Sheffield, Shrewsbury, Southampton and York. Controls were supported by most of the Core Cities, by the seaside towns, and (to its credit) by Loughborough University. And it was supported by professional organisations like the Royal Town Planning Institute, the Planning Officers Society, the Chartered Institute of Environmental Health and the National HMO Network.



What happens now? Well, first we await the official report on the consultation, which is due later this autumn. And then the government will announce what it intends to do. We know the Minister, John Denham, understands the issues. The main concern is that legislation is enacted before there is a general election.



Leeds HMO Lobby

## A Hundred Streets in Headingley



The concentration of HMOs in & around Headingley is the biggest in the country (and a report by Sheffield University has shown that this area has the worst community cohesion, as a result). This autumn, over 40,000 students came to Leeds, requiring housing. Some have gone into halls of residence, some into the new accommodation built around the city centre. But this still leaves over 25,000 moving into shared houses (equal to Otley and Wetherby combined!). (This is also the same as the number of people on the council's list waiting for decent housing.) Where do they all go? Some do go to other parts of Leeds. But the great majority head to Headingley. The biggest concentration is in South Headingley, between Woodhouse Moor and the railway line, up to the Manors and Richmonds, and down to the Harolds. There are 72 streets here, and in all, students outnumber residents. Another big concentration is in the Ash Road area, where another 28 streets are dominated by students houses. (These two areas make up the hundred streets.) But there are also concentrations in Woodhouse, in Burley and in Little Woodhouse. And on top of this, there is also a surplus of empty rooms - currently 3,000, rising to nearly 4,000 over the next couple of years.

Leeds HMO Lobby

## Leeds Girls High School site

The Grammar School has submitted amended plans for the site of the former LGHS. A position statement on the plans will be presented to the Plans Panel West on 1 October. The plans may then go forward to the Panel, for a decision, in December. If this the case, then the Action Group will be organising a public meeting to consider the new proposals, and the community's response. The date of the public meeting will be posted on the Headingley Community website at [www.headingley.org](http://www.headingley.org)

Pam Bone, LGHS Action Group

## HEART Update



headingley enterprise and arts centre

Work is progressing on the HEART project by Headingley Development Trust to bring Headingley

Primary School back into use as a community arts and enterprise centre. Over the summer, plans were finalised by the team, and a range of

necessary surveys (from asbestos to timber) were carried out on site. HDT's workers have moved into an office in Bennett Road, so they are close by when work starts. Plans can be viewed there, so do drop in, but maybe phone Kim or Dale in advance to make sure they're there! Application for planning permission was submitted on 2 September, and we hope to have a positive decision by early December. In the meantime, the design team has been working on a two-stage tendering process to choose the contractor who will carry out the building work itself. We are anticipating an approximate timetable of getting onto site in January and finishing the work by July, so readers can look forward to a spectacular launch event at Celebrate Headingley next year! Come to the drop-in on 3 Oct (see back page).

**Contacts:** Dale 07 545 019 364, Kim 07 912 068  
300, office address: St. Michael's Hall, Bennett Road, Headingley, LS6 3HN

## Local Licensing



Headingley Councillors are holding a meeting at St Michael's Church Hall on 6 October (see back page) to discuss liquor & takeaway licensing issues, with Council

licensing officers who will be talking about:

- how to object to a licensing application,
- the Headingley Cumulative Impact Policy,
- who is an eligible objector,
- how to get a license for a premises withdrawn.

There will be opportunity for Q and A and discussion of any specific issue relating to Headingley and particular premises. We shall also give an update on the recent Lucky's application and court case. We look forward to seeing you at the meeting

Cllr Martin Hamilton, Headingley Ward

**Becketts Park Residents' Association** has just been formed. We are people living in and around the Becketts Park area, within St. Anne's Road, Batcliffe Mount and Drive, and St. Chad's Drive, including St. Chad's Rise and Avenue. Our aim is to provide a forum to share news and information of interest to the local residents and to maintain and improve our community. If you live in this area and would like to support, and have support, with local issues such as traffic, HMOs (Houses in Multiple Occupancy), local developments and our park then please contact the Association. To be added to our mailing list, email your name and address to: [beckettparkresidents@googlemail.com](mailto:beckettparkresidents@googlemail.com).

## Under new ownership – ours! Two years on ...



The Natural Food Store on North Lane, Headingley is a special kind of shop. Why? Yes, it sells a huge range of high quality groceries, has a fantastic array of organic and ethically sourced goods, food for all kinds of special diets, local breads, eggs and dairy, remedies and delectable lotions and potions, soaps and cleaning products free from petro-chemicals. Yes, it has wonderfully knowledgeable and helpful staff, able to tell you much of the provenance of what you buy, and yes, it's a truly local shop working closely with other local shops. But what makes it really different is the fact it is fully owned by its customers and members of the community. Two years ago, over 200 people who wanted to see the shop continue to thrive and serve its special range of goods got together and bought the store. Headingley Development Trust set up a new co-op and invited members to join. Their shares bought the business, and in October 2007, Martin Wainwright, deputy editor of the *Guardian* and a committed Leeds Loiner, formally opened the shop: "Under new ownership –ours!" read the banner outside! Two years on the shop is thriving. Professional managers Stuart and Lynn ensure it is run to the highest standards and continue to source fantastic goods. The Natural Food Store is always keen to welcome new members (come to the shop or see [www.naturalfoodstore.coop](http://www.naturalfoodstore.coop) ).

Helen Seymour, Natural Food Store

## Kirkstall Festival



Thank you to everyone who came to this year's Kirkstall Festival. Once again we were very lucky with the weather, look on Kirkstall Online (at [www.kirkstall.org.uk/](http://www.kirkstall.org.uk/)) to see photos. We all

had a wonderful time and would like to thank all those who gave up their time to make it happen. We estimate over 10,000 people attended, fantastic for a community festival. It was also good to have the Shakespeare Festival back in the Abbey grounds again, and of course to finish the summer programme, there was Fantasia, a magical evening of music and fireworks.

We are now working on the 2010 Kirkstall Festival, our 30<sup>th</sup>, we hope to make it a very special occasion. If you can offer a little of your time we would be pleased to hear from you.

John Liversedge, Kirkstall Valley Community Association

## Celebrate Headingley



Once again we celebrated Headingley in style. A great atmosphere created by local bands at the Rugby Supporters' Club; gorgeous weather for the Farmers' Market, accompanied by the brass band; lovely, fascinating purchases at the Craft Market; talented Headingley residents offered children's stories, poetry and history; then a scrumptious musical barbecue to finish the weekend. Hours of hard work were rewarded by appreciative audience/customers.

Rachel Harkess, Headingley Network

## Headingley LitFest



It's firming up well: the next LitFest, the third, will take place in the last week of March 2010. The 'big name' next year will be novelist David Peace. Dramatised versions of his gothic, horror-laden novels about Yorkshire a quarter of a century ago were repeated recently on television in the *Red Riding* series, and *The Damned United*, about the short stay of Brian Clough as manager of Leeds United, has a cult following. He is more likely to be speaking about his latest book, though – *Occupied City*, set in Tokyo. The Irish Arts Foundation will contribute an event, local poets will strut their stuff, there will be another creative writing competition for school students based at Leeds Rugby, another Poetry Slam at Lawnswood (if the grant appears) and an appearance by Frances McNeil, a crime writer whose heroine lives in Headingley. A 'dramatic tour' event is planned as well, with an audience travelling from house to house! Keep your eye on the updates at [www.headingleylitfest.blogspot.com](http://www.headingleylitfest.blogspot.com)

Richard Wilcocks

## Union Community Reps



Leeds University Union & Leeds Metropolitan University Students' Union have now recruited their Community Reps for this academic year. The Reps will be trying to make contact with as many groups as possible this year, so if you would like to help us then please get in touch and we can link you up with the rep for your area.

Rose Hampton, [R.J.Hampton@leeds.ac.uk](mailto:R.J.Hampton@leeds.ac.uk)



## Neighbourhood News

**HEART drop-in** 10.00am - 12.30pm, Saturday, 3 October, Headingley Library. Kim and Jade will be there to talk people through the plans and answer any questions



**Rosebank Millennium Green Trust** Annual General Meeting, 7pm Monday 5 October, Swarthmore Education Centre Woodhouse Square, contact 0113 244 9680

**Licensing Meeting** 7pm, Tuesday 6 October, St Michaels Church Hall: Headingley Councillors are holding a meeting to discuss liquor and takeaway licensing issues.

**Little Woodhouse Community Forum** 7pm, Tuesday 6 October, Civic Hall, chair Cllr Ewens. This forum is organised, administered and the agenda set by Little Woodhouse Community Association. Our discussion concentrates on the area covered by Little Woodhouse Community Association between Clarendon Road, Moorland Road, Hyde Park Road, Burley Road and Park Lane including the Marlboroughs, the Willows and the Burley Lodges. All residents welcome

**Light Night in Little Woodhouse** Friday 9 October. Animated projection on Swarthmore Centre; Lights, balloon lights in Woodhouse Square. For more info contact 0113 243 2210

**Farmers' Market** 9.00-12.30, second Saturday of each month, 10 October, 14 November and 12 December, in the Rose Garden, North Lane (opposite the Community Centre). Organic vegetables, smoothies, cheese, bread, free-range eggs, baked goods, jams, honey, fish, meat (farm reared and organic). All these are local and sold by the producer. Also, guest stalls every month.

## Café Scientifique

- Tuesday 20 October, Ray Emery and Paul Marchant (Leeds Astron Soc), *Enjoying the Night Sky*.
- Monday 2 November, Prof. Vlatko Vedral (University of Leeds), *Decoding Reality: The Universe as Quantum Information*. Both at 7.45pm, New Headingley Club, 56 St. Michael's Road, admission £2. Hosted by HDT. For details, mailing list, contact [ann.clarke17@yahoo.co.uk](mailto:ann.clarke17@yahoo.co.uk)

## Inner NW Area Committee

- 7pm, Thursday, 22 October, Abbey Grange,
- 7pm, Thursday 10 December, Little London Community Centre.

Meetings open to the public,

**NHPNA** Annual General Meeting, 7.30pm, Wednesday 18 November, Wrangthorn Church Hall.

**Far Headingley Village Society** Annual General Meeting, 7.30pm, Friday 27 November, Weetwood School. After the business meeting, Eveleigh Bradford will talk about the history of Headingley. All local residents are warmly invited.

**Planning Applications** New planning applications in the area are circulated by the Community Planning Officer on the Activists eMail List.

**Planning Problems?** Just ask Jade! For advice, contact Jade Corcoran, Community Planning Officer, 247 8027 or [jade.corcoran@leeds.gov.uk](mailto:jade.corcoran@leeds.gov.uk)

## Love Headingley, have to leave?

- ★ To find a family buyer, go to *HeadingleyHomes*. Ring Manning Stainton in Headingley on 274 8646.
- ★ Or consider leasing your house to HDT, to let to a family. Contact HDT on 07 545 019 364

Contact **Headway** by email at [hmolobby@hotmail.com](mailto: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 Martin Staniforth (tel: 274 7837), 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 ([turnways@headingley.org](mailto:turnways@headingley.org)).

Keep up-to-date by checking the Headingley Community website at [www.headingley.org](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 [www.headingley.org/headway](http://www.headingley.org/headway)

**Headway** is published by Leeds HMO Lobby, c/o Cardigan Centre, 145 Cardigan Road, Leeds LS6 1LJ, website [www.hmolobby.org.uk/leeds](http://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, website [www.harmerprint.co.uk](http://www.harmerprint.co.uk)

The next issue of **Headway** is due to be published in January 2010.