

Introduction

This briefing provides an update on progress made with the Derelict & Nuisance Property Programme over the previous 12 months. It also sets out the strategy for continuing to deal with problematic buildings and sites over the forthcoming 12 months.

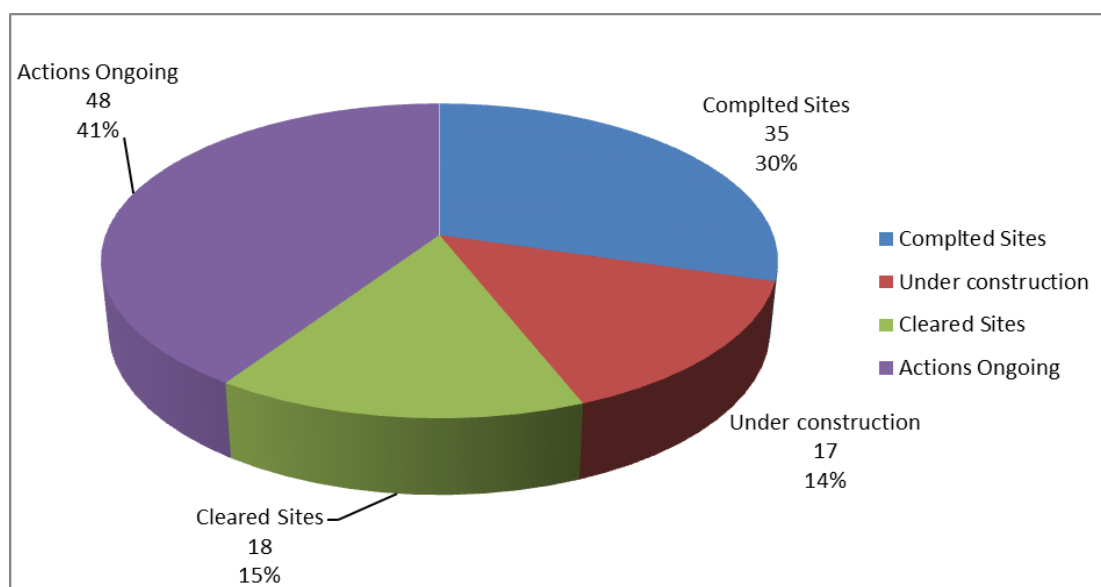
Background

The Derelict & Nuisance Property Programme (D&NPP) was established in 2012 in order to deal with problematic vacant buildings and sites across the city. Since the original list of approximately 20 properties, well over one hundred buildings and sites have been referred to the Derelict & Nuisance Enforcement Working Group (EWG).

The EWG is made up of officers from Regeneration, Building Control, Planning Compliance, Conservation and Area Support. The group meets on a monthly basis in order to discuss and progress action on a list of key cases.

Progress

The chart below illustrates the progress that has been made, in dealing with problematic buildings and sites across the city since the D&NPP was introduced.



The chart shows that there are 41% sites and buildings which the council is either in the process of dealing with or will do so in the future. Sites and properties are prioritised in relation to issues such as dangerous structures, ASB or general untidiness. The chart also demonstrates that through the proactive strategy of the council, 59% of sites and properties have been completed, are in development or have had the immediate problematic issues dealt with.

There are 35 properties at present have been redeveloped. An example of the positive impact this has achieved can be seen in the 'before and after' images below.

Derelict property in Carr Crofts, Armley converted into apartments



Before



After

Vacant untidy land, Meanwood Rd, Sheepscar developed into a Magnet kitchen showroom



Before



After

The former Squinting Cat public house which was partially burnt down in an arson attack, redeveloped into council housing



Before



After

The former grade II listed Pudsey Grangefield grammar school which has been converted into apartments



Before



After

Whilst the council doesn't possess specific details regarding the amount of investment that has occurred with the sites that are under development in the private market, it is acknowledged that this is already into the millions of pounds.

Next Steps

The EWG will continue to meet regularly and deal with key cases that most urgently require attention. In addition listed buildings that are currently vacant across the city will be given more priority with regards to encouraging redevelopment. The group will also be working closely with the Housing Growth Team, as they are currently developing an acceleration scheme for stalled development sites.