

**AREA PANEL 1 COMMUNITY ISSUES – UPDATE REPORT**  
**BACKGROUND INFORMATION**  
**10 JANUARY 2007**

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**1. Ref: 105033 – Dangerous wall – Spondon Village Hall, Spondon – received 02.11.05**

**Responsible officer(s) for more information:**

Chris Edwards, Assistant Director - Property Services, Corporate and Adult Social Services,  
telephone 255070

**Issue:**

A member of the public raised concern over the dangerous wall at the rear of Spondon Village Hall and asked the panel who it belonged to and what was happening with it.

**Previous key points / action taken:**

January 2006 - The Council completed a boundary wall inspection programme in 2004 and this wall was identified as being potentially dangerous. Safety fencing was erected immediately and further investigation carried out. Part of the wall was subsequently shored up to increase stability. In January 2005 there was a partial collapse and again the wall was stabilised and fenced off for safety. Our deeds on this wall indicate there is a shared responsibility with the adjoining property owners. A structural engineer has recently inspected the wall and we are awaiting his recommendations and quotes for the repair works. Due to the historic importance of the site, any remedial works will reinstate the wall to its original appearance even though the wall is not within the Spondon conservation area. Preliminary estimates indicate that this will be an expensive job and we will discuss a contribution towards the cost with the adjoining owners. Work will not start until the specification, quote, contributions and a budget have been confirmed.

March 2006 - Since the last area panel urgent temporary repair works have been carried out on a small section of the wall. A letter has been sent to all property owners adjoining the wall asking them to check their deeds so that we can start discussions over any split of the cost of the works. Received structural engineers recommendations and obtaining tender price for works.

Timescales: Tender documentation planned for sending out no later than Friday 17 March 06.

Tender returns will be required back by Wednesday 12 Apr 06.

Work could commence during May 06 and duration anticipated at 2 - 3 months. But the following needs to be resolved first. All adjoining owners to have confirmed their responsibility under their own title - we have now written to them all requesting this information.

Consultation with owners over liability, extent of works and share of the cost. The works vary along the various lengths of the wall and the split will not be even and will be subject to negotiation.

Considerable delays if any disputes arise.

There will be approval of funding for our share of the cost, wider public consultation as this adjoins the village hall and public car park, planning approval following consultation and agreement of the extent of works - 12 weeks. It is very difficult to estimate how long the issues above will take but we expect around 4-6 months and longer if there are any major disputes.

June 2006 - There was a delay sending out the tenders for the works. They are now due back by the end of May. Officers are chasing up the information requested from residents, as this has not all been received yet. A party Wall Surveyor will be appointed to advise on the repair works and how the costs should be apportioned. A letter was sent at the end of May to the residents adjoining the wall inviting them to a meeting on Wednesday 14 June at 6pm in the village hall. Ward councilors and a representative from Spondon Community Association have also been invited. The meeting is to consider the options following which there will be wider consultation on the preferred option.

September 2006 - The Council completed a boundary wall inspection in 2004 and this wall was identified as being potentially dangerous and was fenced off. Due to the historic importance of the site, remedial works will reinstate the wall to its original appearance. Discussions have started with all property owners adjoining the wall over any split of the cost of the works. A meeting was held on

14 July with the residents adjoining the wall. Broad agreement was reached on the way to proceed with the repairs to the wall subject to final prices on the cost of the works being agreed and legal advice on the ownership of the wall and the liability. If the Council still have Party liability then we anticipate that the works will be started in early autumn and will be completed by winter time.

November 2006 - Officers have spoken to the resident who had not received any information since 15 July.

The Council has not yet received confirmation of ownership from all of the adjoining owners. From the information supplied it would appear that the southern boundary is a party wall and the Council will joint fund either repair works or a new fence. Officers have written to those residents in October to set out the relative costs of the options to enable consensus to be reached on which option to progress. The work can then start.

The western boundary, rear of car park, is less clear cut. It appears at this stage that the wall is probably the residents' responsibility. Again, officers have written to the residents in October to seek clarification and then the Council will need to take a view on how to protect users on the Council side.

**Response on 1 November 2006**

Councillor Poulter asked why there has been such a delay in starting the improvements to the wall. Richard Smail reported that there continues to be uncertainty about the responsibility of specific residents for their parts of the wall. It has now been agreed to split the project into smaller projects so that some work can begin on parts of the wall where agreement has been reached while we wait for information from other residents relating to their responsibilities.

**Actions agreed:**

Report back to the next meeting on progress.

**Update:**

There has been little feedback from residents following the October letter and still no clarity on ownership of the Western wall. Discussions have been held with the 2 residents adjoining the southern wall and subject to final details being clarified we are hopeful of reaching agreement early in the new year and commencing works as soon as possible. Note

**2. Ref: 106020 – Spondon Cemetery, Spondon – received 01.11.06**

**Responsible officer(s) for more information:**

Andrew Morgan, Landscape and Development Officer, Environmental Services, telephone 715547

**Issue:**

A resident asked who is responsible for sweeping the paths in Spondon Cemetery. There are leaves and tree cones on the paths that make it difficult to walk safely. He stated that he has personally cleaned up some paths. Are the staff who are working in the cemetery meant to sweep the paths?

**Previous key points / action taken:**

New item.

**Response on 1 November 2006**

Councillor Williams reported that the responsibility for cleaning and the rota would be checked and a reported back.

**Actions agreed:**

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Investigate the issue and report back directly to the resident with a reply on who is responsible and how often.

### **Update:**

The responsibility for clearing footpaths within the cemetery has recently transferred from the Parks staff to the StreetCare section. The paths in Spondon Cemetery have now been swept. Residents are asked to report problems with cleaning paths in the cemetery to StreetCare on 715000.

### **3. Ref: 106021 – Trees on Danebridge Crescent/Fiskerton Way , Oakwood – received 01.11.06**

#### **Responsible officer(s) for more information:**

Andrew Shervill, Assistant Arboricultural Officer, Environmental Services, telephone 715537

#### **Issue:**

A resident was concerned about two trees impeding the footway on Danebridge Crescent and Fiskerton Way near to the District Centre. They are a danger to pedestrians because they need to step into the road to avoid them. He said the problem has already been reported to the Council but no action has been taken.

#### **Previous key points / action taken:**

New item.

#### **Response on 1 November 2006**

Councillor Latham responded saying she would ask the Arboricultural officer to visit.

#### **Actions agreed:**

Investigate and take the necessary action.  
Contact the resident

#### **Update:**

Officers have visited both Fiskerton Way and Danebridge Crescent to investigate the problem. Trees on Fiskerton Way have been cut back, but no trees on Danebridge Crescent were considered in need of cutting back. We have written to the resident confirming the action taking and asking for him to contact us directly if there are any more trees needing attention.

### **4. Ref: 106022 – Street Lighting in Oakwood, Oakwood – received 01.11.06**

#### **Responsible officer(s) for more information:**

Alan Jaques, Street Lighting Manager, Regeneration and Community, telephone 715014

#### **Issue:**

A resident asked why so many street lights are on in the Oakwood area during the daylight hours. He felt it was an unnecessary cost.

#### **Previous key points / action taken:**

New item.

#### **Response on 1 November 2006**

Councillor Latham commented that she did not know why some lights were on but asked the

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resident to identify the column numbers and report them to Streetcare. It would then be possible to identify why these lights were on.

### **Actions agreed:**

Report back on why street lights can be on in daylight hours.

### **Update:**

Most street lights are switched on and off via a light sensitive switch, called a photo-electric control unit, PECU. These units are designed to fail safe, this means that generally when they fail they switch the light on permanently, this is obviously preferable to them being permanently off. As the electricity for street lighting is not metered we do not pay any more for the electricity consumed by these permanently lit lights, however there is obviously a minor environmental impact from this wasted energy. If the column numbers are reported we replace the faulty units. Note and close

## **5. Ref: 106023 – Spondon Alcohol Restricted Zone – received 01.11.06**

### **Responsible officer(s) for more information:**

Stuart Leslie, Chief Legal officer, Corporate and Adult Social Services, telephone 255450  
Inspector Rachel Walker, Derbyshire Police, telephone 613131

### **Issue:**

A resident, representing Vancouver neighbourhood Watch, asked why the existing Alcohol Free Zone - AFZ cannot be extended to south of the A52 road when funds are made available. He felt that groups of young people, up to 20 at a time, gather in the area around Vancouver Avenue and no action is taken to stop them drinking alcohol.

### **Previous key points / action taken:**

New item. However, this item has previously raised at the meeting in June 2006.

### **Response on 1 November 2006**

Councillor Williams reported that the issue of extending the AFZ was considered at the last Area Panel meeting where it had been agreed to wait until the Section 30 dispersal order is reviewed in 2007. She explained that there will be opportunity in 2007 to reconsider whether the Area Panel should allocate any of their funds to pay for the AFZ designation process. She explained though that where possible Spondon Councillors aim to use their funds to support Voluntary groups rather than paying for work that the Council is responsible for. The Spondon Councillors reconfirmed their support for extending the AFZ.

Sergeant Summers reported that the section 30 order is proving effective. He asked that residents report their concerns if it is to continue being effective. In response to the resident saying he had made four reports in two months the Police agreed to visit him at home to discuss further.

Councillor Poulter commented that the section 30 order had made an improvement and thanked the Police for their work.

Councillor Rawson reported that the Community Commission are considering the effectiveness of Alcohol Free Zones and Section 30 orders in Derby and will be assessing what works.

### **Actions agreed:**

Write to the resident explaining whether the AFZ can be extended once funds are made available.  
Police to respond directly to the resident.

### **Update:**

A letter has been sent to the resident explaining that the Alcohol Restricted Zone could be extended if there were funds available. Note.

**6. Ref: 106024 – Potter Street/Sitwell Street Lights, Spondon – received 01.11.06**

**Responsible officer(s) for more information:**

Alan Jaques, Street Lighting Manager, Regeneration and Community, telephone 715014

**Issue:**

A resident reported that four of the six street lights on the jitty between Potter Street and Sitwell Street were not working and that he had reported it to StreetCare on 11 October. By 1 November only one of the four was now working, and as the target time to repair is 10 working days, he asked how typical it is for the repairs to take longer than the target.

**Previous key points / action taken:**

New item.

**Response on 1 November 2006**

Councillor Berry reported that he would chase up the work with officers and a response to whether it is typical will be provided at the next meeting.

**Actions agreed:**

Investigate the reason for the lights not being repaired within 10 days and report back on the performance of achieving repairs within 10 working days.

**Update:**

Four of the six street lighting units on the footpath from Potter Street to Sitwell Street have been repaired at least once within the last month, this quantity of outages indicates that there has been some vandalism carried out against these columns. By 17 November all of the lights were working again, also two of the columns will be renumbered because we believe that the numbering sequence has been causing some confusion.

Only one of the faults on this footpath took longer than the 10 working days repair target, I believe that our performance was made to look worse because the units had been vandalised almost as soon as they had been repaired, thus some people may never have realised that a repair had been carried out.

Currently our average time to repair a fault is 9.65 days. Note and close.

**7. Ref: 106025 – Derbyshire Blocks Flats, Arnhem Terrace, Spondon – received 01.11.06**

**Responsible officer(s) for more information:**

Ian Fullagar, Housing Strategy and Performance Manager, Resources and Housing, 255185  
Annabelle Barwick, Local Manager, Derby Homes, telephone 716577

**Issue:**

The Chair of Spondon Community Association asked what was going to happen to the flats around Langley Road. When would they be demolished and what are the proposals for the land afterwards.

**Previous key points / action taken:**

New item.

**Response on 1 November 2006**

Councillor Williams reported that the flats are due to be demolished but there are still 11 flats occupied throughout the blocks. She confirmed that the plans are to build new housing. Councillor Williams agreed to make sure a more detailed response was sent directly to the resident.

Councillor Redfern explained that acceptable alternative accommodation needs to be found for those still living in the flats.

**Actions agreed:**

Update on progress to develop the site.  
Write to the resident with a response.

**Update:**

As of 18 December there are eight residents still in occupation but three of these currently have offers for rehousing.

The Derbyshire Blocks are to be demolished and redeveloped as part of the Council's 'Housing Private Finance Initiative', PFI, scheme. The Council is currently going through a selection process to choose a development partner for the project. The PFI project is due to start in the Spring of 2008, although the Council is currently considering whether it would be feasible to demolish the blocks in advance of this.

When the Derbyshire Blocks site is cleared, it will be re-developed. The new development is likely to consist of a mixture of family houses and flats. A number of the new homes will be for rent, some for shared ownership - now known as new build HomeBuy, and some will be for normal market sale.

The exact mix and number of new homes has yet to be finalised, but will be determined through negotiations with the selected partner and in response to identified housing needs within the area. Note and close.

**8. Ref: 106026 – Petition - Traffic Solutions for Chapel Street, Spondon – received 01.11.06**

**Responsible officer(s) for more information:**

Neil Palfreyman, Traffic Management Engineer, Regeneration and Community, telephone 716090

**Issue:**

A petition was presented, containing 308 signatures, requesting a feasibility study to try and find solutions to the traffic problems facing Chapel Street, Spondon. Photographs were attached showing the narrow section of Chapel Street at the eastern end near the White Swan, where there is either no footway or just a narrow footway that is regularly overrun by large vehicles. Problems at the western end of Chapel Street were also highlighted particularly associated with parking and the School Run, highlighting areas of footway that are overrun by vehicles.

**Previous key points / action taken:**

New item.

**Response on 1 November 2006**

A report was presented to the panel in response to the petition. It was noted that the petition included photographs and plans showing the areas of concern. The Road Safety Unit have been working with St Werburgh's C of E Primary School developing a School Travel Plan. Some of the issues raised by the petitioners about parking and vehicles mounting the footway, have already been raised as part of discussions with the School Travel Forum with a view to looking at the



parking and waiting restrictions on Chapel Street.

The request for traffic solutions at Chapel Street has been included in the list for possible inclusion in the 2007/08 highways and transport work programme. Details are in the report titled 'Consultation on Area Panel 1 2007/08 programme of highways and transport schemes'. The final programme for 2007/08 highways and transport schemes will be presented to Cabinet for approval in February 2007. Once the final programme is approved, we will provide a further report to the area panel.

**Actions agreed:**

Resolved to note that the request for traffic solutions at Chapel Street, Spondon has been included in the list for possible inclusion in the 2007/08 highways and transport work programme.  
Report back in 2007 when the final list is approved.

**Update:**

Put in outstanding issues report and report back in March 2007.