



Gareth Moore

27/09/2005 09:24

To: Fran Bowers/DVD/LCC@Leeds_City_Council
cc:
Subject: Re: dangerous structure

Fran,

I confirm the charge below has been put on the LLC Register (LLC ref. 73594).

regards

Gareth

Gareth Moore
Local Land Charges Manager

Leeds City Council
Tel: 0113 24 74017
Fax: 0113 2243279
E-mail: gareth.moore@leeds.gov.uk
Room G13 Civic Hall
DX 715295 Leeds 33

Fran Bowers



Fran Bowers

27/09/2005 09:00

To: Gareth Moore/CED/LCC@Leeds_City_Council
cc:
Subject: dangerous structure

Hello Gareth

please put this one on the register under part one;

05/45 2 Oldfield Avenue and Sports Pavilion on Oldfield Lane, Wortley, Leeds 12

I will forward location plan by snail mail.

As usual please confirm when this is entered.

thanks & regards
Fran

Fran Bowers
Administration Manager
Building Standards
0113 2478199
fran.bowers@leeds.gov.uk

05/45



427171 : 432460

Map Name : SE2732SW

Title

Notes



YorkshireWater

Yorkshire Water,
PO Box 500,
Halifax Road,
Bradford BD6 2LZ
Contact Name :
COUNCIL LEEDS
Contact Tel :

Based upon Ordnance Survey map data with the permission of the Controller of Her Majesty's Stationery Office, (c) Crown Copyright. Licence No. WU298581.

Partial Key

Foul Sewer = F
Combined Sewer = C
Surface Water Sewer = SW
Trade Sewer = TD
Partially Separate = PS

This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of public sewers. No house or property connections are shown.

Date Req : 05/08/2005, 10:39:40

Date Gen : 05/08/2005, 10:39:41

Source :



Karen Conway /DVD/LCC
06/08/2007 09:15

To Bob Young/DVD/LCC@Leeds_City_Council
cc
bcc
Subject Re: Fw: Powersolve invoice on long term hold

History: This message has been replied to.

Your guess is as good as mine!!

PS:- Hope you had a good week off.

Karen Conway
Senior Finance Officer
Development Finance
3rd Floor, Leonardo Building
Leeds City Council
Phone: 0113 2478035
Fax: 0113 2476456
E-mail: karen.conway@leeds.gov.uk

Bob Young/DVD/LCC



Bob Young /DVD/LCC
06/08/2007 09:07

To Karen Conway/DVD/LCC@Leeds_City_Council
cc
Subject Re: Fw: Powersolve invoice on long term hold

Thanks Karen.

I was concerned that we were writing this off. Obviously not. One question how long does it take to arrive at method of payment?

Regards

Bob Young
Building Control Manager
Building Control Services
Development Department
Leeds City Council
Tel 0113 247 7149
Fax 0113 247 8230



Karen Conway /DVD/LCC
06/08/2007 11:02

To Bob Young/DVD/LCC@Leeds_City_Council
cc
bcc

Subject Fw: Powersolve invoice on long term hold

History:

✉ This message has been replied to.

And more.

I've had a word with David Varley. Hopefully Consort homes will complete on the sale in the next couple of months.

However in the meantime, Hough Top will cancel this invoice, & re-raise when appropriate.

Will keep you informed.

Kind Regards

Karen Conway
Senior Finance Officer
Development Finance
3rd Floor, Leonardo Building
Leeds City Council
Phone: 0113 2478035
Fax: 0113 2476456
E-mail: karen.conway@leeds.gov.uk

----- Forwarded by Karen Conway/DVD/LCC on 06/08/2007 10:59 -----



David Varley /CED/LCC
06/08/2007 10:50

To Anne Scholefield/CSV/LCC@Leeds_City_Council
cc Heather Taylor/CSV/LCC@Leeds_City_Council, Karen
Conway/DVD/LCC@Leeds_City_Council, Louisa
Collier/DVD/LCC@Leeds_City_Council, Stuart
Bell/CSV/LCC@Leeds_City_Council
Subject Re: Powersolve invoice on long term hold

Anne,

It's unlikely that this is going to be resolved in the near future, so I'll liaise with you to re-raise the invoice in due course.

For your information, repayment is linked to the sale of some land that the Association owns at Oldfield Lane, but the sale has been delayed, and it looks like it's going to be another few months before any money comes through.

As and when there's any progress, I'll let you know.

Regards,

David Varley
Principal Legal Officer
Property & Finance
Legal, Licensing & Registration Services
Leeds City Council
Tel: 0113 247 4387



Karen Conway /DVD/LCC
03/08/2007 14:48

To Joan Lucas/DVD/LCC@Leeds_City_Council, Bob
Young/DVD/LCC@Leeds_City_Council, Trevor
Hall/DVD/LCC@Leeds_City_Council, Fran
cc
bcc
Subject Fw: Powersolve invoice on long term hold


FYI.

Karen Conway
Senior Finance Officer
Development Finance
3rd Floor, Leonardo Building
Leeds City Council
Phone: 0113 2478035
Fax: 0113 2476456
E-mail: karen.conway@leeds.gov.uk

----- Forwarded by Karen Conway/DVD/LCC on 03/08/2007 14:48 -----



Anne
Scholefield /CSV/LCC
03/08/2007 09:46

To David Varley/CED/LCC@Leeds_City_Council
cc Heather Taylor/CSV/LCC@Leeds_City_Council, Karen
Conway/DVD/LCC@Leeds_City_Council, Louisa
Collier/DVD/LCC@Leeds_City_Council, Stuart
Bell/CSV/LCC@Leeds_City_Council
Subject Re: Powersolve invoice on long term hold 

David

Thank you for notifying me that the sports association acknowledge the amount owed and are therefore not disputing the invoice.

I understand, however, that no agreement has been reached as to when the debt will be paid and Sundry Income are being prevented from taking recovery action to pursue the debt. Please advise me if this is not the case.

If recovery action can not be taken at this time, I am afraid that the invoice will still have to be cancelled and can then be re-raised when either payment is to be made or evidence can be provided to enable the invoice to be passed to Legal Services for court action to be taken.

This particular debt was originally raised under invoice 6240118406 in October 2006. Invoice 6240132136 has been raised in March 2007 to replace that invoice following it's cancellation under Financial Procedure Rules

Financial Procedure Rule 7.5 (h) actually states 'Where a department has suspended the recovery of an invoice for a period of 90 days, the Sundry Debtors Team shall notify the department that the invoice is to be cancelled. The invoice should then be re-issued when all issues relating to the suspension have been resolved. The details on the re-issued invoice should also include the fact that it is a re-issued charge and quote the original invoice reference number in addition to the new number raised.

Internal Audit have been critical of Sundry Income in the past when cases of invoices in long term hold which have not been cancelled have been identified and have recommended that the number of days on hold quoted in the Financial Procedure Rule should be reduced to 60 days.

Anne Scholefield
Principal Recovery Officer
Sundry Income Enforcement Section
0113 2475857

David Varley/CED/LCC



David Varley /CED/LCC

03/08/2007 08:06

To Anne Scholefield/CSV/LCC@Leeds_City_Council

cc Heather Taylor/CSV/LCC@Leeds_City_Council, Karen
Conway/DVD/LCC@Leeds_City_Council, Louisa
Collier/DVD/LCC@Leeds_City_Council

Subject Re: Powersolve invoice on long term hold

Anne,

The debt is not in dispute - Leeds Schools Sports Association have acknowledged that they owe us the money - but we are in discussion with the Association and their solicitors about how it is to be repaid.

I will let you know just as soon as there is any further progress.

Regards,

David Varley
Principal Legal Officer
Property & Finance
Legal, Licensing & Registration Services
Leeds City Council
Tel: 0113 247 4387
Fax: 0113 247 4651
DX: 715299 Leeds 33
email: david.varley@leeds.gov.uk
www.leeds.gov.uk.

Anne Scholefield/CSV/LCC



Anne
Scholefield /CSV/LCC

02/08/2007 10:10

To Karen Conway/DVD/LCC@Leeds_City_Council, Louisa
Collier/DVD/LCC@Leeds_City_Council, David
Varley/CED/LCC@Leeds_City_Council

cc Heather Taylor/CSV/LCC@Leeds_City_Council

Subject Powersolve invoice on long term hold

The invoice listed below is outstanding and has been in dispute for a considerable length of time.

6240132136 Leeds Schools Sports Association £26,303.52

Unless the queries are resolved to enable the debt to be pursued by 15/08/07 the invoice will be cancelled in line with Financial Procedure Rule 7.5 (h) as amended by Internal Audit VFM audit recommendations.

If, at some time after cancellation, the queries are resolved and the amount invoiced is actually due, a new invoice should be raised by yourselves.

Anne,

The debt is not in dispute - Leeds Schools Sports Association have acknowledged that they owe us the money - but we are in discussion with the Association and their solicitors about how it is to be repaid.

I will let you know just as soon as there is any further progress.

Regards,

David Varley
Principal Legal Officer
Property & Finance
Legal, Licensing & Registration Services
Leeds City Council
Tel: 0113 247 4387
Fax: 0113 247 4651
DX: 715299 Leeds 33
email: david.varley@leeds.gov.uk
www.leeds.gov.uk.
Anne Scholefield/CSV/LCC



Anne
Scholefield/CSV/LCC
02/08/2007 10:10

To Karen Conway/DVD/LCC@Leeds_City_Council, Louisa
Collier/DVD/LCC@Leeds_City_Council, David
Varley/CED/LCC@Leeds_City_Council
cc Heather Taylor/CSV/LCC@Leeds_City_Council
Subject Powersolve invoice on long term hold

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If, at some time after cancellation, the queries are resolved and the amount invoiced is actually due, a new invoice should be raised by yourselves.

Any new invoice should contain the original invoice number within the chargecode description.

Anne Scholefield
Principal Recovery Officer
x75857



Karen Conway /DVD/LCC
03/08/2007 08:32

To Bob Young/DVD/LCC@Leeds_City_Council, Trevor
Hall/DVD/LCC@Leeds_City_Council
cc Fran Bowers/DVD/LCC@Leeds_City_Council

bcc

Subject Fw: Powersolve invoice on long term hold

History:  This message has been replied to.

Hi Guys,

This follows from the E-mail I forwarded to you yesterday.

Kind Regards

Karen Conway
Senior Finance Officer
Development Finance
3rd Floor, Leonardo Building
Leeds City Council
Phone: 0113 2478035
Fax: 0113 2476456
E-mail: karen.conway@leeds.gov.uk

----- Forwarded by Karen Conway/DVD/LCC on 03/08/2007 08:32 -----



David Varley /CED/LCC
03/08/2007 08:06

To Anne Scholefield/CSV/LCC@Leeds_City_Council
cc Heather Taylor/CSV/LCC@Leeds_City_Council, Karen
Conway/DVD/LCC@Leeds_City_Council, Louisa
Collier/DVD/LCC@Leeds_City_Council
Subject Re: Powersolve invoice on long term hold 

Anne,

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I will let you know just as soon as there is any further progress.

Regards,

David Varley
Principal Legal Officer
Property & Finance
Legal, Licensing & Registration Services
Leeds City Council
Tel: 0113 247 4387
Fax: 0113 247 4651
DX: 715299 Leeds 33
email: david.varley@leeds.gov.uk
www.leeds.gov.uk
Anne Scholefield/CSV/LCC



Anne
Scholefield /CSV/LCC

To Karen Conway/DVD/LCC@Leeds_City_Council, Louisa



02/08/2007 10:10

Collier/DVD/LCC@Leeds_City_Council, David
Varley/CED/LCC@Leeds_City_Council
cc Heather Taylor/CSV/LCC@Leeds_City_Council
Subject Powersolve invoice on long term hold

The invoice listed below is outstanding and has been in dispute for a considerable length of time .

6240132136 Leeds Schools Sports Association £26,303.52

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If, at some time after cancellation, the queries are resolved and the amount invoiced is actually due, a new invoice should be raised by yourselves .

Any new invoice should contain the original invoice number within the chargecode description .

Anne Scholefield
Principal Recovery Officer
x75857



David Varley

05/08/2005 14:33

To: Basil Parylo/PLAN/LCC@Leeds_City_Council
cc: Ann Blackburn/MEM/LCC@Leeds_City_Council, Roger
Henderson/LDA/LCC@Leeds_City_Council
Subject: Leeds Schools Sports Association - land at Oldfield Lane, Wortley

Basil,

Councillor Blackburn telephoned me about this earlier, and asked me to let you have contact details for Leeds Schools Sports Association - I understand that you are looking to serve a dangerous structure notice or something similar on the Association with regard to the changing rooms at Oldfield Lane.

I've also just tried to 'phone you myself, but I understand that you're likely to be out of the office for the rest of the afternoon.

Anyway, I'm told by the Association's solicitors that the person to contact is [REDACTED] (the Association's Treasurer) whose address is [REDACTED]. I would also be grateful if you could please let Roger Henderson in the Development Department and myself have copies of any notice/letter that you send to the Association.

I hope this helps, but if you need any more information, please let me know.

Regards,

David Varley
Property and Finance - Legal and Democratic Services
Extension 74387

Roger Henderson

07/09/2005 12:12

To: Basil Parylo/DVD/LCC@Leeds_City_Council
cc: stevenbonfield@chadlaw.co.uk, David
Varley/LEG/LCC@Leeds_City_Council
Subject: LEEDS SCHOOLS SPORTS ASSOCIATION - LAND AT
OLDFIELD LANE, WORTLEY

My Ref : IR/RWH/O158

I have spoken with the Associations Solicitor this morning.

I am advised that contractors have been appointed to commence the demolition works during the week commencing 12 September.

One slight quirk is that I understand that part of one of the buildings is on land owned by the Council and leased to the Association. The Association accept that they will deal with it, but are seeking a formal consent/approval. I have verbally confirmed the Council's consent to the necessary demolition/clearance/making safe of the site, but I understand that the Associations Solicitor is to draft a more formal consent for consideration. It is my understanding that this is not holding things up.

The Association hopes that you will be in agreement with the above, and feel able to accommodate the slightly extended timescale that has emerged.

Roger

Roger Henderson
Group Surveyor
Property Services
Development Department - (0113) 247 8297

12.9.05 Spoke to Roger Henderson. Demolish works
and to boundary p property to commence
this week.

Roger Henderson
18/08/2005 11:42

To: stevenbonfield@chadlaw.co.uk, Basil
Parylo/PLAN/LCC@Leeds_City_Council
cc: David Varley/LEG/LCC@Leeds_City_Council
Subject: Re: Leeds Schools Sports Association - land at Oldfield Lane,
Wortley

My Ref : IR/RWH/O158

I attach a copy of this email without the photos attached as I understand the file is so large that our system will hold it till after 6pm !. So here is the short form with the Notice, and the longer version with photos will follow as the system permits - the wonders of modern science.

Roger

Roger Henderson
Group Surveyor
Property Services
Development Department - (0113) 247 8297

----- Forwarded by Roger Henderson/LDA/LCC on 18/08/05 11:28 -----

Roger Henderson
18/08/05 11:25

To: stevenbonfield@chadlaw.co.uk, Basil
Parylo/PLAN/LCC@Leeds_City_Council
cc: David Varley/LEG/LCC@Leeds_City_Council
Subject: Re: Leeds Schools Sports Association - land at Oldfield Lane,
Wortley

My Ref : IR/RWH/O158

Mr Bonfield :-

I refer to our telephone conversation earlier this morning regarding the above, and attach the email from Building Control with attached Notice and photos, which will be found self explanatory.

As discussed, Building Control are under pressure to ensure prompt compliance with the Notice. To this end, I understand that you are in consultation with the potential developer of the site and hope to provide proposals for demolition by Friday 26 August with a view to the demolition work itself being undertaken promptly after the August Bank Holiday break.

I am forwarding a copy of this email to the Building Control Officer, Mr Parylo, for his information, and trust that this will satisfy him. But you will appreciate that this is strictly outside my sphere and is a Building Control issue.

Basil :-

I hope that you will be in agreement with the above. Clearly the Association acknowledge the need for compliance with the Notice but with the Bank Holiday etc they seek your co-operation on timing. Should you wish to speak with the Associations above Solicitor, then he is Steven Bonfield of Chadwick Lawrence (Tel: 01422 330601).

Roger

Roger Henderson
Group Surveyor
Property Services
Development Department - (0113) 247 8297


----- Forwarded by Roger Henderson/LDA/LCC on 18/08/05 11:06 -----



Basil Parylo
15/08/05 11:30

To: David Varley/LEG/LCC@Leeds_City_Council, Roger
Henderson/LDA/LCC@Leeds_City_Council



cc:
Subject: Re: Leeds Schools Sports Association - land at Oldfield Lane,
Wortley 

FAO David Varley & Roger Henderson

Re: Leeds Schools Sports Association - land at Oldfield Lane, Wortley

Please find attached my letter to the owner asking their intentions to remove the danger. If i have not had a response in the next 10 days i will block up the opening at 2 Oldfield Avenue and the sports pavilion demolished at the owners expense.

If you have any queries, please do not hesitate to contact me on Tel: 0113 247 8119

Regards

Basil Parylo
Building Control Officer
Leeds City Council

Tel: 0113 247 8119
Fax: 0113 247 8230



2 oldfield avenue armley section 77.d

Roger Henderson

02/09/2005 15:57

To: stevenbonfield@chadlaw.co.uk

cc: Basil Parylo/PLAN/LCC@Leeds_City_Council, David
Varley/LEG/LCC@Leeds_City_Council

Subject: Leeds Schools Sports Association - Land at Oldfield Lane, Wortley

My Ref : IR/RWH/O158

I refer to my emails of 18 August regarding the above.

I have been trying to speak with you - Building Control are pressing for an update ?.

Roger

Roger Henderson

Group Surveyor

Property Services

Development Department - (0113) 247 8297

Roger Henderson
14/09/2005 11:09

To: stevenbonfield@chadlaw.co.uk
cc: Basil Parylo/DVD/LCC@Leeds_City_Council, David
Varley/LEG/LCC@Leeds_City_Council
Subject: LEEDS SCHOOLS SPORTS ASSOCIATION - LAND AT
OLDFIELD LANE, WORTLEY

My Ref : IR/RWH/O158

I trust that compliance with the Notice is being actioned, and would be grateful if you will confirm .

As you will see from the attached edited email, Building Control are coming under pressure from Elected Members, and I suspect Mr Parylo's hand will be forced if material progress on the works has not been made this week.

Roger

Roger Henderson
Group Surveyor
Property Services
Development Department - (0113) 247 8297

----- Forwarded by Roger Henderson/LDA/LCC on 14/09/05 10:50 -----

Cllr A. B
13/09/05 13:02

To: Basil Parylo/DVD/LCC@Leeds_City_Council
cc: Roger Henderson/LDA/LCC@Leeds_City_Council, David
Varley/LEG/LCC@Leeds_City_Council
Subject: LEEDS SCHOOLS SPORTS ASSOCIATION - LAND AT
OLDFIELD LANE, WORTLEY

Dear Mr. Parylo (Basil),

Further to my telephone call on Thurs. 25th August 2005, when you stated that if no action had been taken by the Assoc. to pull down the changing hut and board up the empty property on site you were going to action it through the Council and charge the Assoc. You stated you would do this if they had not done the work by after the Bank Holiday. However, the time has come and gone, but no action has been taken? Can you tell me when the work will be done?

Regards,

Cllr A.B.
..... Ward

Roger Henderson
15/09/2005 15:47

To: Ann Blackburn/MEM/LCC@Leeds_City_Council, Basil
Parylo/DVD/LCC@Leeds_City_Council
cc:
Subject: LEEDS SCHOOLS SPORTS ASSOCIATION - LAND AT
OLDFIELD LANE, WORTLEY

My Ref : IR/RWH/O158

For your information.

Roger

Roger Henderson
Group Surveyor
Property Services
Development Department - (0113) 247 8297

----- Forwarded by Roger Henderson/LDA/LCC on 15/09/05 15:49 -----

Roger Henderson
15/09/05 15:46

To: stevenbonfield@chadlaw.co.uk
cc:
Subject: LEEDS SCHOOLS SPORTS ASSOCIATION - LAND AT
OLDFIELD LANE, WORTLEY

My Ref : IR/RWH/O158

I refer to my email and our telephone conversation earlier this afternoon.


As discussed, Building Control are concerned at the continuing delay and advise that if works have not commenced by close of business tomorrow, 16 September, then they will have no alternative but to take action under the Notice.

I hope you will appreciate that this is not intended to be provocative, but having identified the dangerous structures, the Council has no option but to ensure that they are appropriately dealt with.

Roger

Roger Henderson
Group Surveyor
Property Services
Development Department - (0113) 247 8297

Roger Henderson
15/09/2005 15:50

To: "Steven C.Bonfield" <StevenBonfield@chadlaw.co.uk>
cc: Basil Parylo/DVD/LCC@Leeds_City_Council
Subject: Re: FW: demolition at Oldfield Lane 

My Ref : IR/RWH/O158

Thank you - it appears our emails are crossing in cyberspace !.

Roger

Roger Henderson
Group Surveyor
Property Services
Development Department - (0113) 247 8297

"Steven C.Bonfield" <StevenBonfield@chadlaw.co.uk>



"Steven C.Bonfield"
<StevenBonfield@chadlaw.co.uk>
15/09/05 15:39

To: <roger.henderson@leeds.gov.uk>
cc:
Subject: FW: demolition at Oldfield Lane

Dear Mr Henderson,

Thank you for the call.

Consort's solicitors Brook North assured me yesterday that the matter was well in hand. It would appear that is not the case.

I enclose for your information a copy of the note I have sent to our contact at Consort Homes with whom i have made the arrangements concerning demolition.

I will keep you advised.

regards
Steven Bonfield

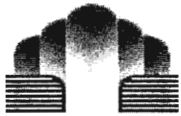
From: Steven C.Bonfield
Sent: 15 September 2005 15:35
To: 'smallinson@consorthomes.co.uk'
Subject: demolition at Oldfield Lane

Hi Simon,

Again, apologies for contacting you direct but I have just had a call from Mr Henderson at LCC who has said that if contractors are not on site before close of play on Friday 16 September the Council contractors will move onto site themselves on monday 19 September.

Given the direct involvement of Councillor Blackburn I fear this may back fire on us all if some action cannot be taken promptly

Steven



Basil Parylo

20/09/2005 08:20

To: Roger Henderson/LDA/LCC, Ann Blackburn/MEM/LCC
cc:
Subject: Re: LEEDS SCHOOLS SPORTS ASSOCIATION - LAND AT
OLDFIELD LANE, WORTLEY

FAO Roger Henderson & Councillor Ann Blackburn

Re: LEEDS SCHOOLS SPORTS ASSOCIATION - LAND AT OLDFIELD LANE, WORTLEY

Despite the many attempts with the owners to arrange a demolition date for the sports pavilion and the blocking up of the rear of the property at 2 Oldfield Avenue, i have instructed for the works to be carried out yesterday afternoon by Leeds City Council and should be completed by the end of today (Tuesday 20th September).

I feel, i have been more than generous in the time limits which have been broken on numerous occasions and yesterday was the final cut off period after another weekend passed by with no action taken.

I would like to thank Roger Henderson with his repeated emails and telephone conversations with the owner and his constant persistence. I would also like to thank Councillor Ann Blackburn for her patience in this matter which now have been resolved.

If you have any queries, please do not hesitate to contact me on Tel: 0113 247 8119

Regards

Basil Parylo
Building Standards Surveyor
Leeds City Council

Tel: 0113 247 8119
Fax: 0113 247 8230



Basil Parylo

19/09/2005 10:45

To: Tony Lloyd/CS/LCC@Leeds_City_Council
cc:
Subject: Dangerous buildings

FAO Tony Lloyd

RE: Dangerous building at Oldfield Lane/Oldfield Avenue

Please find attached photographs for the above properties to make you aware of possible action to be taken.

- 2 Oldfield Avenue, Wortley
Block up rear archway using sheeting.
- Pavilion on Oldfield Lane (opp 125)
Burnt out pavilion to be demolished and removed from site.
















I will let you know later today if the works need to be carried out, thank you for your assistance.

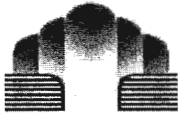
If you have any queries, please do not hesitate to contact me on Tel: 0113 247 8119

Regards

Basil Parylo
Building Standards Surveyor
Leeds City Council

Tel: 0113 247 8119
Fax: 0113 247 8230

 2 oldfield avenue armley section 77.doc  DSCI0001.JPG  DSCI0002.JPG  DSCI0003.JPG  DSCI0004.JPG  DSCI0005.JPG
 DSCI0006.JPG  DSCI0007.JPG  DSCI0008.JPG  DSCI0009.JPG  DSCI0010.JPG  DSCI0011.JPG  DSCI0012.JPG
 DSCI0013.JPG  DSCI0014.JPG



Basil Parylo

21/09/2005 12:06

To: Ann Blackburn/MEM/LCC
cc:
Subject: Re: LEEDS SCHOOLS SPORTS ASSOCIATION - LAND AT
OLDFIELD LANE, WORTLEY

FAO Ann Blackburn

I did instruct for the rubble to be removed after the building had been demolished. Thank you for letting me know and i will chase it up.

If you have any queries, please do not hesitate to contact me on Tel: 0113 247 8119

Regards

Basil Parylo
Building Standards Surveyor
Leeds City Council

Tel: 0113 247 8119
Fax: 0113 247 8230

*Left message with Tony Lloyd
to clear site of rubble still on site
ASB. 21-9-05 12.15 pm*

Ann Blackburn

Ann Blackburn

21/09/2005 11:47

To: Basil Parylo/DVD/LCC@Leeds_City_Council
cc:
Subject: Re: LEEDS SCHOOLS SPORTS ASSOCIATION - LAND AT
OLDFIELD LANE, WORTLEY

Dear Mr. Parylo (Basil),

Thank you for your e.mail. I was in Oldfield Lane yesterday morning and, of course, noticed that the pavilion had been knocked down.

Would it now be possible to arrange to have the bricks and debris removed from the site. This is of particular concern to me as I set up an all-agency team (Police, Housing, Cleansing, ASB) to deal with the problems of vandalism etc. we have been having on Highfield Gardens from some youngsters (some with ASBOs) from outside the area. We met yesterday morning, and I mentioned to them that the pavilion had now been demolished and that I would be asking for the site to be cleared. I understand that some youngsters were also causing problems outside the Oldfield Pub (next to the site) on Friday. My point is that I do not want them getting bricks from the site to use as ammunition.

Could you please action as soon as possible?

Thank you for your help so far.

Regards,

Cllr Ann Blackburn
Farnley & Wortley Ward
Green Party
0113 2790336
Basil Parylo



Basil Parylo

20/09/2005 08:20

To: Roger Henderson/LDA/LCC, Ann Blackburn/MEM/LCC
cc:
Subject: Re: LEEDS SCHOOLS SPORTS ASSOCIATION - LAND AT
OLDFIELD LANE, WORTLEY

FAO Roger Henderson & Councillor Ann Blackburn

Re: LEEDS SCHOOLS SPORTS ASSOCIATION - LAND AT OLDFIELD LANE, WORTLEY

Despite the many attempts with the owners to arrange a demolition date for the sports pavilion and the blocking up of the rear of the property at 2 Oldfield Avenue, i have instructed for the works to be carried out yesterday afternoon by Leeds City Council and should be completed by the end of today (Tuesday 20th September).

I feel, i have been more than generous in the time limits which have been broken on numerous occasions and yesterday was the final cut off period after another weekend passed by with no action taken.

I would like to thank Roger Henderson with his repeated emails and telephone conversations with the owner and his constant persistence. I would also like to thank Councillor Ann Blackburn for her patience in this matter which now have been resolved.

If you have any queries, please do not hesitate to contact me on Tel: 0113 247 8119

Regards

Basil Parylo
Building Standards Surveyor
Leeds City Council

Tel: 0113 247 8119
Fax: 0113 247 8230



LEEDS
CITY COUNCIL

INTERNAL MEMORANDUM

Development Department

To: Karen Conway Finance Section Support Services	From: Fran Bowers Telephone: 2478199 Fax: 2478230 EMail: fran.bowers@leeds.gov.uk Your Ref: Our Ref: BC/A/FB Date: 9 October 2006
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SUBJECT: RECHARGEABLE WORKS – DANGEROUS STRUCTURES

Under the standard procedures please raise an account and a Part II notification for the job(s) listed below;

05/45	Sports Pavilion, Oldfield Lane, Wortley	£26,303.52
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Please ensure I am informed of the invoice numbers and dates of issue as soon as possible.
This did not happen last time but would help me for my records.



B0879186

B0879186

LEEDS CITY COUNCIL BUILDING AGENCY

BUILDING AGENCY EMERGENCY SERVICES

JOB NO : B0879186

DATE : 19-Sep-05

ADDRESS : Sports Pavilion, Wortley
opp.125 Oldfield Lane

ORDER NO :

PLANT

Gill Demolition
Inv.No.3980/DC3055

£ 20,331.23 £ 22,872.63
12.50% £ 2,541.40

TOTAL = £ 22,872.63

+15% . 3430.89
£ 26,303.52

EXP CODE : 24/971/001/01

IDT REF :

B0879185

B0879185

LEEDS CITY COUNCIL BUILDING AGENCY

BUILDING AGENCY EMERGENCY SERVICES

JOB NO : B0879185 DATE : 19-Sep-05
ADDRESS : 2 Oldfield Avenue ORDER NO : B0879185
 Wortley

LABOUR

D.Chambers	7.5 hrs @	£ 22.50	£ 168.75
C.Leader	7.5 hrs @	£ 22.50	£168.75
Operatives			

PLANT

Welder	£ 42.20
SDS Drill	£ 17.00

MATERIALS

Galvanised sheet	£ 132.00
10mm bolts	£ 27.50
Brass inserts	£ 27.50

TOTAL = £ 583.70

+15% Admin. 87.55
£ 671.25

EXP CODE : 24/971/001/01

IDT REF :

INVOICE

**DEMOLITION
PLANT HIRE
MOBILE CRUSHING
ASBESTOS REMOVAL**

Invoice No: 3980/DC3055

Tax Point: 19th October 2005

VAT Reg. No: 179 8239 08

Invoice to: Leeds City Council
Department of Contracting Services
Seacroft Ring Road
LEEDS
LS14 1NZ

FAO: Mr Tony Lloyd



DESCRIPTION	AMOUNT
Re: Demolition and Site Clearance at the Pavilion, 125 Oldfield Lane, Leeds	
19th September 2005	
1 No low loader @ £150.00 each way	£300.00
1 No 360° excavator 3 hours @ £25.00 per hour	£75.00
3 No topmen 3 hours @ £14.00 per hour	£126.00
2 No labourers 3 hours @ £12.00 per hour	£72.00
Personnel Transport	£20.00
7.5 tonne wagon 3 hours @ £18.00 per hour	£54.00
21st September 2005	
Personnel Transport	£20.00
1 No low loader @ £150.00 each way	£300.00
1 No topman 8 hours @ £16.00 per hour (asbestos premium £2.00 per hour)	£128.00
1 No labourer 8 hours @ £14.00 per hour (asbestos premium £2.00 per hour)	£112.00
2 No 32 tonne tippers 8 hours @ £35.00 per hour	£560.00
1 No 360° excavator 8 hours @ £25.00 per hour	£200.00

ORDER NUMBER	ORDER	CREATED	GOODS RECEIVED	DATE	TIME	BY

22nd September 2005

1 No low loader @ £150 each way	£300.00
1 No Topman 8 hours @ £16.00 per hour (asbestos premium £2.00 per hour)	£128.00
1 No labourer 8 hours @ £14.00 per hour (asbestos premium £2.00 per hour)	£112.00
2 No 32 tonne tippers 8 hours @ £35.00 per hour	£560.00
1 No 360° excavator 8 hours @ £25.00 per hour	£200.00
Materials (Visqueen) per 2 No invoices plus 12.5%	£234.14
Tipping asbestos contaminated rubble 167.16 tonnes @ £88.00 + 12.5%	£16,548.84
10 No consignment notes @ £25.00 each + 12.5%	£281.25

Sub-total	£20,331.23
VAT @ 17.5%	£3,557.97
TOTAL	£23,889.20

Please note payment terms are strictly 30 days - Thank You

From I have given master to Karen Conway

05/45



LEEDS SCHOOLS'

SPORTS ASSOCIATION

President:

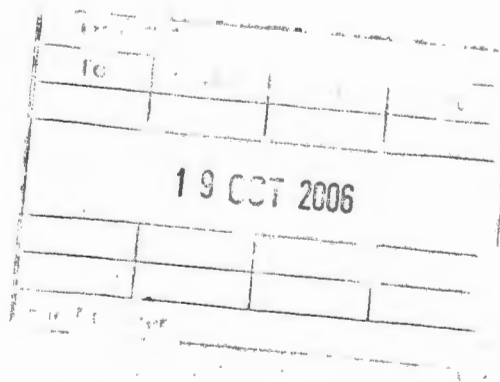
Hon. Treasurer

Chairman

Hon. Secretary

17th. October, 2006.

Mr. Bob Young,
Development Dept.,
The Leonardo Building,
2, Rossington Street,
LEEDS LS2 8HD.



Dear Sir,

I am in receipt of your letter dated 6th. October, 2006 and the breakdown of costs for the demolition of the sports pavilion at Oldfield Lane and subsequent removal of rubble.

The officers of the L.S.S.A. are so appalled by the size of the bill that we have handed it over to our solicitor. You will doubtless be hearing from him shortly.

Yours faithfully,

Hon. Treasurer.













LEEDS
CITY COUNCIL

DEVELOPMENT DEPARTMENT

**Ian Andrews, Chief Planning and
Development Services Officer**

**The Leonardo Building
2 Rossington Street
Leeds LS2 8HD**

Leeds Schools Sports Association



If telephoning ask for **Mr B Parylo**
Direct Line **(0113) 247 8119**
Development Enquiry Centre **(0113) 2478000**
Fax **(0113) 247 8230**
Minicom **(0113) 2474305**
EMail **basil.parylo@leeds.gov.uk**

Your Ref:

Our Ref: BC/BAP

Date: 15 August 2005

Dear Sir,

SECTION 77 - BUILDING ACT 1984

DANGEROUS STRUCTURE AT 2 OLDFIELD AVENUE AND PAVILION TO SPORTS GROUND, WORTLEY, LEEDS

I understand that you are the owner of the above property which has been reported as dangerous and, as a result, I have visited the site and would make the following observations: -

Sport Pavilion:

The sports pavilion has been burnt out and is in a dangerous condition.

2 Oldfield Avenue:

Access can gain at the back of the property into the dangerous building.

In the interest of public safety, it is essential that work required to remove the danger be completed within 10 days. If this work is not completed then further action may be taken by Leeds City Council under the provisions of Sections 77 or 78 of the Building Act 1984.

I would be grateful if you could give me a call to confirm your intentions.

Yours faithfully

B. Parylo
Building Standards Surveyor

Jean Dent, Director, Development Department
Central Switchboard (0113) 2348080
Website: www.leeds.gov.uk



Building Standards &
Compliance Services

Development Department

The Leonardo Building
2 Rossington Street
LEEDS
LS2 8HD

Contact: Bob Young
Tel: 0113 247 7149
Fax: 0113 247 8230
Email: bob.young@leeds.gov.uk

Date 6th October 2006

Dear Mrs Sephton

SECTION 78 BUILDING ACT 1984 EMERGENCY MEASURES TO REMOVE OLDFIELD LANE SPORTS PAVILION WORTLEY

You will be aware that it was found necessary in the interest of public safety to take emergency action to remove the imminent danger. The course of action involved was the demolition of the pavilion and removal of materials from site. Please refer to our letter of the 26th September 2005.

Prior to demolition however, it was ascertained that the building contained asbestos which had to be systematically removed before work on demolition could commence. The contaminated rubble also had to be removed.

I have now received the invoice from the Council's Building Agency and I enclose a break down of costs. You will note that a large percentage of the cost is for asbestos removal and removal of the contaminated rubble. Due to the major precautions involved in asbestos removal the costs for this are always substantial.

I apologise for the delay in providing details of the charges involved but there appears to have been some confusion regarding the location of the works as there was also emergency work undertaken at 2 Oldfield Avenue which, I understand, has been charged separately.

If you should require any information regarding the action taken, could you please contact my colleague, Basil Parylo who initiated the action.

Yours sincerely

Bob Young
Building Standards Manager



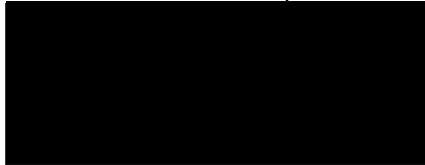
LEEDS
CITY COUNCIL

DEVELOPMENT DEPARTMENT

**Ian Andrews, Chief Planning and
Development Services Officer**

**The Leonardo Building
2 Rossington Street
Leeds LS2 8HD**

Leeds Schools Sports Association



If telephoning ask for **Mr B Parylo**

Direct Line **(0113) 247 8119**

Development Enquiry Centre **(0113) 2478000**

Fax **(0113) 247 8230**

Minicom **(0113) 2474305**

EMail **basil.parylo@leeds.gov.uk**

Your Ref:

Our Ref: **BC/BAP**

Date: **26 September 2005**

Dear Sir,

**SECTION 78 - BUILDING ACT 1984 - EMERGENCY MEASURES
DANGEROUS STRUCTURE AT 2 OLDFIELD AVENUE AND PAVILION TO SPORTS
GROUND, WORTLEY, LEEDS**

It was found necessary in the interest of public safety on 20 September 2005 for Leeds City Council to take emergency action under the provisions of Section 78 of the Building Act 1984 to carry out the following works: -

Sport Pavilion:

The demolition and clearance of the sports pavilion.

2 Oldfield Avenue:

The sheeting up of the access at ground floor level, at the back and side of the property.

I understand from my enquiries that you are the owner of the above structure. Consequently, the reasonable costs incurred for this work as carried out by the Building Agency, Seacroft Ring Road, Leeds LS14 1NZ, will be charged to you in due course.

If you require any further information or assistance then please do not hesitate to contact me at the above address or telephone me on Leeds (0113) 247 8119

Yours faithfully

B. Parylo
Building Standards Surveyor

DANGEROUS BUILDINGS AND STRUCTURES – ACTION SHEET

LOCATION	Oldfield Ave, Witley	TIME - 2.00pm
PROBLEM	Roof Bunt down chimney now a danger to life	DATE - 4.8.85
SOURCE OF REPORT	Name: Councilman Ann Blackburn Address:	OFFICER: G.M.
OCCUPIER	Name: Address:	Tel. No. 2740336
OWNER (if not above)	Name: Address:	Tel. No. [REDACTED]
SOLICITOR	Name: Address:	Tel. No.
SURVEYOR	Name: Address:	Tel. No.
CONTRACTOR	Name: Address:	Tel. No.
INSURERS	Name: Address:	Tel. No.
LOSS ADJUSTER	Name: Address:	Tel. No.

TYPE OF ACTION (Delete as necessary)							
S77 BA 1984	S78 BA 1984	S79 BA 1984	S29 LGMPA 1982	S34 WYA 1980	Informal	Other	None

Services required			
Agency	Contact/Tel. No.		Contact/Tel. No.
Police		Housing *	
Fire		Social Services	
Gas *		LDA *	
Electricity *		Highways *	
Water *		British Rail *	
Building Agency		Post Office *	
Photography		Env. Health *	
- Note: Services indicated thus * may help with the identification of ownership.		Finance (Rating) *	
		Admin. (Land Registry) *	

DATE	ACTION (Refer to separate file if necessary)
15.8.05	<p>Called on site and observed the following: <u>2 off Oldfield Ave.</u> Access can be gained into the rear of the building which is in a dangerous condition.</p> <p>Changing Rooms Changing Rooms have been built onto in dangerous condition.</p>