



Calverley Charity - the Workhouse Allotment

FINAL REPORT: CONSULTATION ON THE SALE OF LAND





Calverley Charity - the Workhouse Allotment

FINAL REPORT: CONSULTATION ON THE SALE OF LAND

TYPE OF DOCUMENT (VERSION) CONFIDENTIAL

PROJECT NO. 70054580

DATE: OCTOBER 2021



Calverley Charity - the Workhouse Allotment

FINAL REPORT: CONSULTATION ON THE SALE OF LAND

WSP

Three White Rose Office Park
Millshaw Park Lane
Leeds
LS11 0DL

Phone: +44 113 395 6200

Fax: +44 113 395 6201

WSP.com

QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks	Draft	Addition of local population information.		
Date	24 September 2021	October 2021		
Prepared by	Ambar Ahmad and Elizabeth Barner	Elizabeth Barner		
Signature				
Checked by	Elizabeth Barner	K Dixon		
Signature				
Authorised by	Katie Dixon	K Dixon		
Signature				
Project number	70054580	70054580		
Report number				
File reference	Calverley Charity	Calverley Charity Final		

CONTENTS

EXECUTIVE SUMMARY

QUALITY CONTROL 4

CONTENTS 5

EXECUTIVE SUMMARY 7

1 INTRODUCTION 8

1.1 THE CALVERLEY CHARITY AND THE SALE OF ITS LAND 8

1.2 INTRODUCTION TO THE CONSULTATION 8

2 CONSULTATION RESULTS 10

2.1 REACH AND THE NUMBER OF RESPONSES 10

2.2 SURVEY RESPONSES 10

2.3 SURVEY RESPONSES – QUALITATIVE COMMENTS 12

3 DEMOGRAPHICS AND USE OF THE LAND 16

3.1 CONNECTION TO THE AREA AND USE OF THE LAND 16

3.2 DEMOGRAPHICS 18

4 CONCLUSIONS 20

APPENDIX A – TEXT PRESENTED ONLINE AND VIA POST 21

APPENDIX B: SURVEY PRESENTED ONLINE AND VIA POST 24

FIGURES

Figure 1 - Plan showing land boundary and likely changes	9
Figure 2 - Graph of responses regarding sentiment	11
Figure 3 - Graph of reasons for sentiment	12
Figure 4 - Count of coded statements	13
Figure 5 - How often respondents currently use the land in question	17
Figure 6 - Potential use if a path were maintained	17
Figure 7 - Age group of respondents	18
Figure 8 - Gender of respondents	18
Figure 9 - Employment status of respondents	19



EXECUTIVE SUMMARY

The consultation on the sale of land owned by Calverley Charity was well-advertised using local online media and direct outreach to residents on all sides of the land. It was hosted online. Nearly 450 people viewed the consultation website at <https://calverleycharity.commonplace.is/>, with 550 leaflets distributed to nearby residents and over 900 clicking through to an article in local media.

The consultation window was six weeks, long enough to give time to those who might wish to reply. Fifty-nine surveys were received. Although this was a relatively small number of responses, they were drawn from people who were interested and knowledgeable, living locally.

Overall sentiment was slightly more negative than positive regarding sale of the land. The main reason appeared to be a fear of possible development for housing in the future, as well as discontent with enlargement of Dawson's Corner roundabout. The consultation materials informed residents that Leeds City Council (LCC) as the future landowner had no proposals for housing development on the land, and the only proposed works would be in relation to the Dawson's Corner scheme. Concerns were raised regarding trust that LCC would maintain that position.

The consultation did not inform residents about the market value of the land, but explained that an independent assessment based on Red Book (RCIS) values had been made. While respondents did not know the market value of the land, they volunteered many suggestions for use of the proceeds and appeared to understand that proceeds would be used in line with the charitable aim. The focus of suggestions was on the needs or wishes of those who would use the land in question rather than the three parishes of Farsley, Calverley and Thornbury more broadly.

There was interest in a path proposed across the land, and indication that people would use the land more with a path.

Contact name Elizabeth Barner

Contact details +44 113 301 6207 | Elizabeth.Barner@wsp.com

1 INTRODUCTION

1.1 THE CALVERLEY CHARITY AND THE SALE OF ITS LAND

The Calverley Charity – the Workhouse Allotment (the Charity or CCWA) is a long-established charity with the aim of *“the prevention or relief of need or hardship of persons living within the former manor of Calverley”*. It operates within what is now the parishes of Calverley, Farsley and Thornbury. In recent years it has supported local seasonal decorations and other small grants. There are no allotments associated with the charity.

The Charity’s main asset is the land bordered by the A647 on the north and east – the Bradford Road and the Ring Road – and the houses along Ederoyd Drive to the west and the rail line to the south.

The Charity was approached by Leeds City Council (LCC) who requested to purchase the land. Tentative agreement between the Charity and the Council specified that part of the land would be used to enlarge and re-engineer the roundabout known as Dawson’s Corner, while the majority of the land would be improved and maintained as publicly-accessible green space, it’s current use.

For CCWA, sale of the land for a sum based on an independent valuation following Red Book (RCIS) guidance would release funds for use in the community while passing responsibility for maintenance of the land to LCC.

Following external legal advice, a public consultation was undertaken as recommended by the Charity Commission when land assets are sold by charities.

Prior to the consultation, an additional independent valuation was carried out. The resulting market value was not shared with members of the public as the principle of sale of the land is separate from use of the proceeds, though consultation materials were clear that any future spend would be in line with the charitable aim of the Charity.

1.2 INTRODUCTION TO THE CONSULTATION

An external organisation, WSP, was appointed to undertake the public consultation, with all consultation materials agreed by the Trustee representative for CCWA. The Charity’s sole trustee is Leeds City Council, and therefore a Principle Legal Officer at LCC acted as representative for CCWA. Strict separation of communication was maintained between departments or officers acting for the purchase and the sale of the land, as directed by external legal advice. The consultation was undertaken on behalf of the Charity as the organisation selling the land.

1.2.1 THE PURPOSE OF THE CONSULTATION

The purpose of the consultation was to apprise members of the community of the likely sale of the land and to elicit any opinions or information supporting the sale or suggesting the sale of the land could be detrimental to the Charity’s aim, following guidance from the Charity Commission.

It was important to make clear that this consultation was separate from engagement on the expansion of the junction known as Dawson’s Corner, which had been consulted on starting in 2018.

1.2.2 OVERVIEW OF THE CONSULTATION

An online platform – Commonplace – was used to host the consultation, which included a description of the land, a plan showing its location and likely future use, and a brief survey. The site will remain available at: <https://calverleycharity.commonplace.is/>. The text of the site is attached as Appendix A, and the survey as Appendix B. The site is anonymous but displays comments made in response to the survey, allowing a sense of general sentiment to anyone who cares to read the website.

Dates: The consultation was available between 23 July and 5 September 2021 online, and paper surveys were accepted following closure of the online consultation.

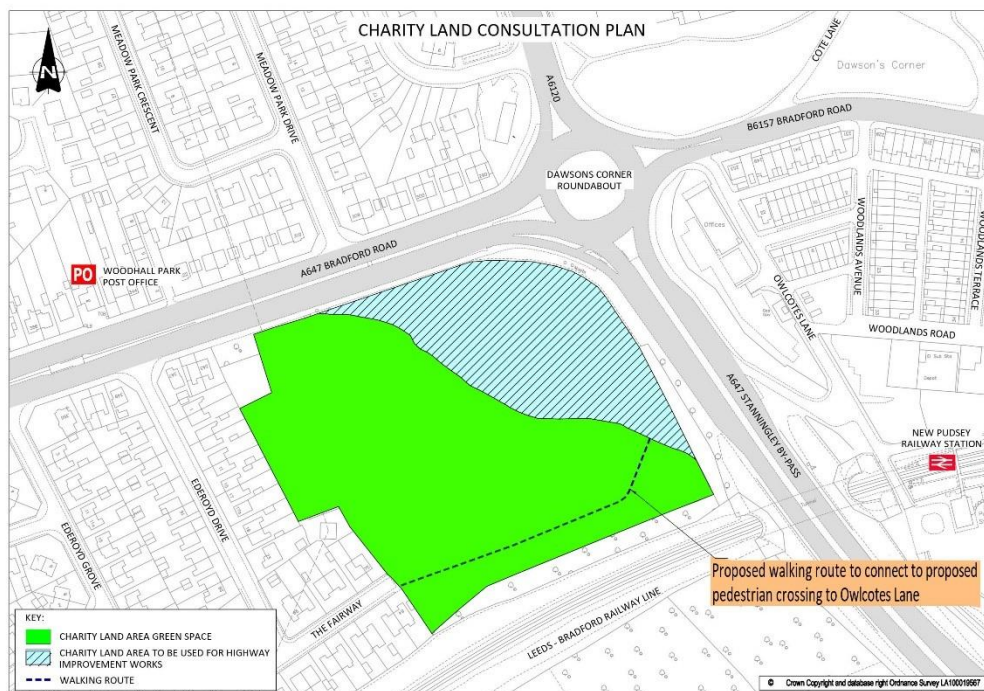
Outreach: The consultation was advertised via an online article in the West Leeds Dispatch and circulated via their social media: <https://westleedsdispatch.com/have-your-say-on-sale-of-land-owned-by-calverley-charity/>. The article was accessed just over 900 times.

People living in the immediate vicinity of the land received A4 flyers. 550 were distributed to houses on all sides of the land, including across its boundary roads and to households that might walk to it easily.

Posters were also put up on the entrance to the land at The Fairway and on a sign regarding the land near a bus stop on Bradford Road.

The plan included is reproduced here:

Figure 1 - Plan showing land boundary and likely changes



2 CONSULTATION RESULTS

2.1 REACH AND THE NUMBER OF RESPONSES

448 people viewed the Commonplace website, with roughly half viewing more than one page. In total, 59 people filled out surveys; 57 online and two by post. An additional 37 people spent significant time with the site without filling in a survey or reacting to any of the publicly readable comments made by others. 13% of people who interacted with the site filled in a survey, which is a good questionnaire response rate. In addition, more people were informed without choosing to respond via survey. 27 people signed up to receive updates via Commonplace newsletter.

The leaflet delivered to doors gave a telephone number and email address. A handful of households asked for more information, including confirming the boundaries of the land for sale. One household requested surveys in paper form and one emailed to express the importance of the land locally and to discuss whether it could be retained in private or charitable ownership.

The consultation site information was shared to a local Facebook page, which was not monitored as part of the consultation.

An overview of total numbers:

- The population of Calverley and Farsley ward is 22,475 (2019 Office of National Statistics (ONS) estimate). The land owned by CCWA is entirely within Calverley and Farsley, but its charitable aim covers the parish of Thornbury, with a population of 6,964 (ONS 2019 estimate). The land is very near to Pudsey ward, with a population of 25,026 (ONS 2019 estimate)
- Total surveys in: 59, with fewer than five additional queries via email or phone; these inquiries could have been from the same households that filled in surveys.
- 448 people viewed the online consultation site, with around 225 of those exploring the site and 57 filling in the survey (two additional were received via post) while 37 explored the site extensively without filling in a survey and 27 people signed up to receive updates.
- Outreach included an article in local press, which was accessed more than 900 times, and 550 leaflets delivered to households immediately surrounding the land. Information was also posted on a local Facebook site or group by an interested resident. This was not monitored for membership numbers.

2.2 SURVEY RESPONSES

The survey asked three main questions, followed by demographic information and questions relating to respondents' use of the land owned by the Charity.

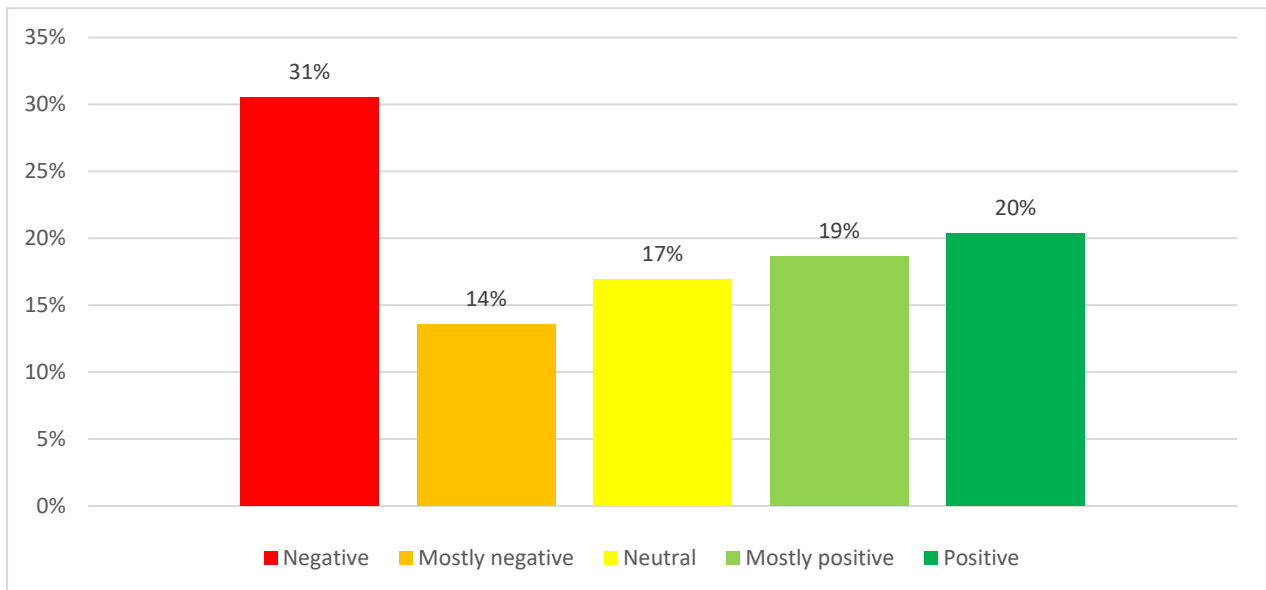
2.2.1 SENTIMENT REGARDING SALE OF THE LAND

Respondents were asked how they felt about Calverley Charity selling its land to Leeds City Council: ***How do you feel about Calverley Charity selling its land to Leeds City Council?***

This will release money to spend locally and retain most of the land for public use. The Council needs the land to widen Dawson's Corner.

Respondents were shown five faces in a Likert scale ranking from red to green, smiling broadly to fully frowning, and asked to pick one. 59 people answered this question, with 18 choosing Negative, 8 Mostly negative, 10 Neutral, 11 Mostly positive and 12 Positive. The percentages are presented in the graph below. If the neutral answers are distributed, then the results are roughly 50:50 in support and against selling of the land, but more people who felt negative were very negative.

Figure 2 - Graph of responses regarding sentiment



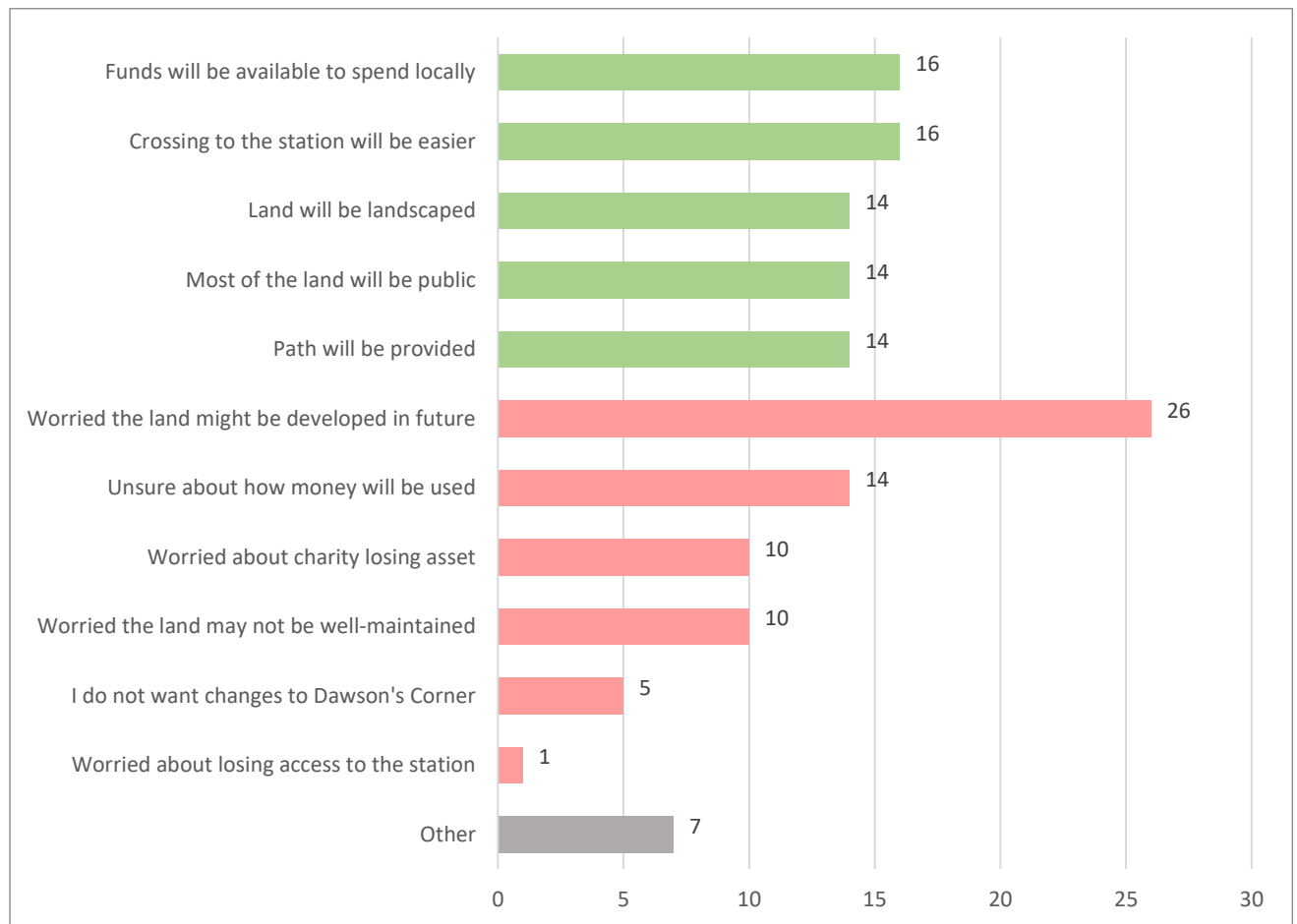
2.2.2 REASONS FOR SENTIMENT

The second question in the survey asked why people felt as they did. The respondents could select multiple answers from the list provided. In total 59 respondents gave 147 responses for this section of the feedback.

The most-chosen option was 'Worried the land might be developed in future' (negative; 26 people), followed by people who felt that the proceeds would be available for community usage (positive; 16 people), and that the crossing to nearby station will become easier (positive; 16 people).

All answers are displayed in the graph below. Five meaningful comments were received under 'Other', the remaining two were potential errors or irrelevant to opinions. Where people wrote in an answer to 'Other' this was analysed with the final main question asking for further comments against any changes being made to the Dawson's corner.

Figure 3 - Graph of reasons for sentiment



The next section goes on to discuss the responses to the opportunity to make comment generally. Following that, the section on Demographics includes information on the use of the land by people who responded to the survey, as well as information about age, gender and employment status.

2.3 SURVEY RESPONSES – QUALITATIVE COMMENTS

Respondents were asked if they had any further comments relating to the proposal. This received 34 answers, a total of 39 when the 5 'Other' sentiment answers were integrated. As answers were sometimes multi-part, these were coded as 61 ideas from 37 individuals. Two people wrote in an answer to 'Other' and an independent comment, resulting in 37 individuals rather than 39.

Figure 4, below, shows the coded ideas expressed and the number of people expressing each one.

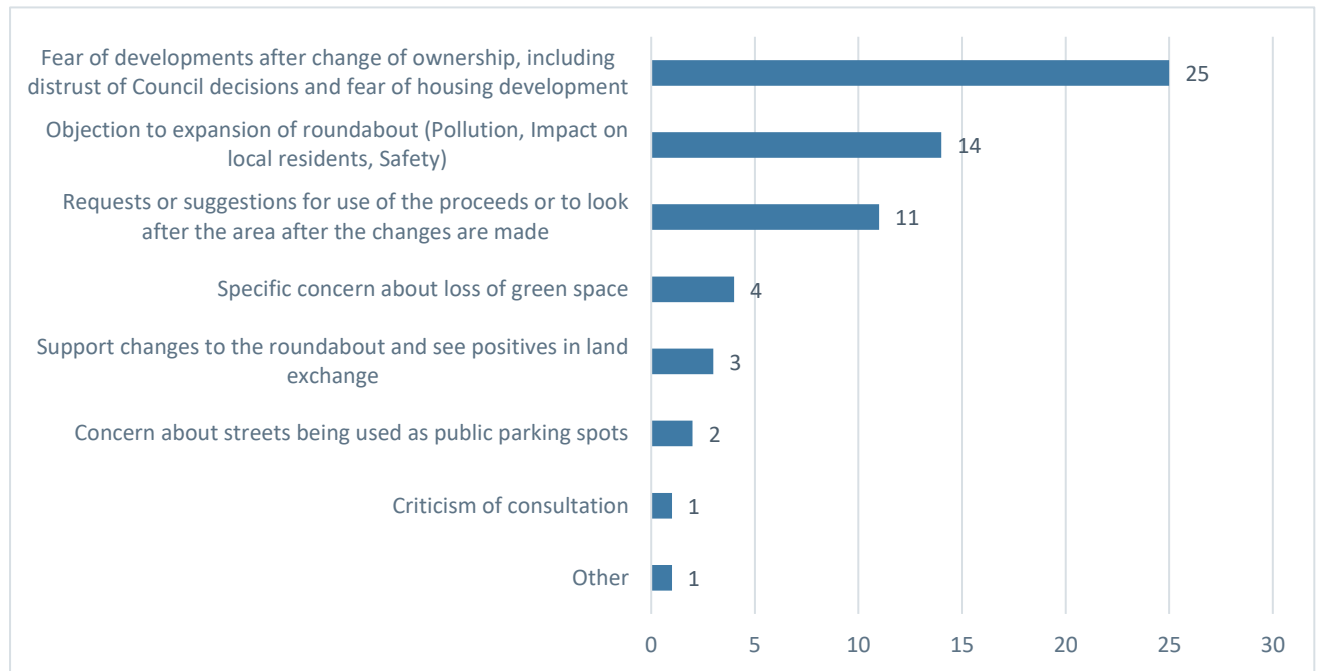
The three most-expressed ideas were:

- Fear of developments after change of ownership, including distrust of Council decisions and fear of housing development.* This was expressed by 25 people.
- Objection to expansion of Dawson's Corner roundabout (Pollution, Impact on local residents, Safety).* This was expressed by 14 people.

- c) *Requests or suggestions for use of the proceeds or to look after the area after the changes are made.* This was expressed by 11 people.

There were a couple of minority opinions that may also be of interest: 4 people specifically mentioned a local concern about losing further green space, connected to both the development of the roundabout and to the fear of the land being used for housing in future. Additionally, 2 people mentioned a concern that if a path were formalised across the land then commuters may park in the area of the Ederoyds in order to walk to the train station.

Figure 4 - Count of coded statements



The following paragraphs explore statements associated with each idea.

Fear of development after change of ownership

One of the most common concerns amongst respondents was that the land would be subjected to further developments such as a housing. The concerns included distrust of the local council as the landowner and steward. One person responded:

“I do not trust LCC to leave the space open and would not put it past them to sell it for development in the future.”

In addition, respondents were occasionally suspicious about the use of funds from the proceeds of the sale and not familiar with the financial care involved in charity management. One respondent mentioned:

“How can you guarantee you will not use the funds yourself, rather than for ‘the prevention or relief of need or hardship of persons living within the former manor of Calverley’?”

Others questioned the need for selling the land completely and not retaining the part not required by the council for roundabout improvement:

“There is no reason to sell ALL of the land to the council. IF these Dawsons developments 'must' go ahead then only sell the land used for development. The remainder should be retained for the charity to protect it from future political interference....”

Objection to expansion of roundabout

Respondents also showed concerns about the consequences of the roundabout's expansion. One person responded:

“The redevelopment of the land will turn the roundabout into a motorway. The road is already very dangerous with cars driving up to double the speed limit. Also noise from speeding cars can be heard in the early hours of the morning. This will make the road near our houses unsafe and even noisier...”

Requests or suggestions for use of the proceeds or to look after the area after the changes are made

Respondents who were more positive about the sale of the land were more likely to give opinions on how the proceeds of the sale could be spent for the betterment of the local community through, especially through improving the land. Occasionally these comments came from people who were against the sale of the land and focus on maintaining as much green space as possible. All of the comments are recorded here, divided into individual ideas:

- *A lot of the proceeds of the sale should be put to improving the public amenity usefulness of the remaining plot.*
- *I hope the area can be planted with fruit trees that can be harvested by local people. I hope there will be trees planted on the perimeter to cut down on traffic noise and fumes.*
- *It sounds like a good project and could make a lively pocket park for people to exercise their dogs therefore a doggy bin for waste will be essential.*
- *The loss of the land for highways improvements needs to be offset by promoting environmental projects.*
- *Maybe open up this space to the public: allotments, parks etc.*
- *I would appreciate if the land is landscaped with more trees planted which the local community can enjoy.*
- *It is imperative that the remaining land is kept as a green space and carbon sink. There is an opportunity to further plant more trees to ensure that this parcel of land can soak up as much CO2 and reduce air pollution.*
- *I would like to see: a native reserve; play and cycle practice areas for local children; more new trees; wildflower areas.*
- *The money should be spent on acquiring agricultural land in the vicinity for a mass tree planting programme. The loss of the land for highways improvements needs to be offset*



by promoting environmental projects. Also consider community electric charging points in Farsley and Calverley.

- *The proceeds should be allocated to the benefit of the local community in a manner to help those who want to enjoy clean green spaces.*
- *There is an increasing number of children and young people in the Ederoyd/Fairway area who need safe adventure and cycling space. The new footpath should allow for cycles and mobility scooters and would become an alternative to the main A647 for cycling.*

Concerns regarding loss of green spaces

Some respondents expressed specific concern about a trend of losing green spaces, including recent losses in the area. This person spoke about the impact on wildlife:

“Worried about local wildlife losing more green space.”

Support changes to the roundabout and see positives in land exchange

Three respondents stated they felt the proposals would benefit the area and were positive about the sale of land. One strongly supported the changes to Dawson’s Corner roundabout to ease congestion and danger, one felt the council would provide better maintenance of the land, and one respondent stated:

“Given that the junction is to be upgraded, this seems a sensible way forward.”

Concern about streets being used as public parking spots

Two respondents showed concern regarding parking of vehicles near their houses. One person responded:

“The station car park is already over-filled regularly. The pedestrian access to the station will turn the Fairway and Ederoyds into a car park for commuters.”

Criticism of consultation

One respondent criticised the survey, stating:

“...I am not sure that this survey is well thought out.”

Other

One respondent suggested the idea of improving public transport instead of improving the roundabout or other roads to ease vehicular traffic:

“Efforts must be made to improve public transit and not to improve highways for private vehicles.”

3 DEMOGRAPHICS AND USE OF THE LAND

Participants were asked to describe their connection to the area and the land and use of it, followed by a request for further information about themselves. This section of the survey is conducted as part of a registration process and fewer people, up to 42, answered these questions.

3.1 CONNECTION TO THE AREA AND USE OF THE LAND

The first question asked was about connection to the land:

What is your connection to the land owned by Calverley Charity? This is the land bordered by the A647, the Ederoyds, and the rail line. Possible answers:

- a. *I live nearby*
- b. *I work nearby*
- c. *I study nearby*
- d. *I exercise or have leisure time here*
- e. *I use the land as a shortcut*

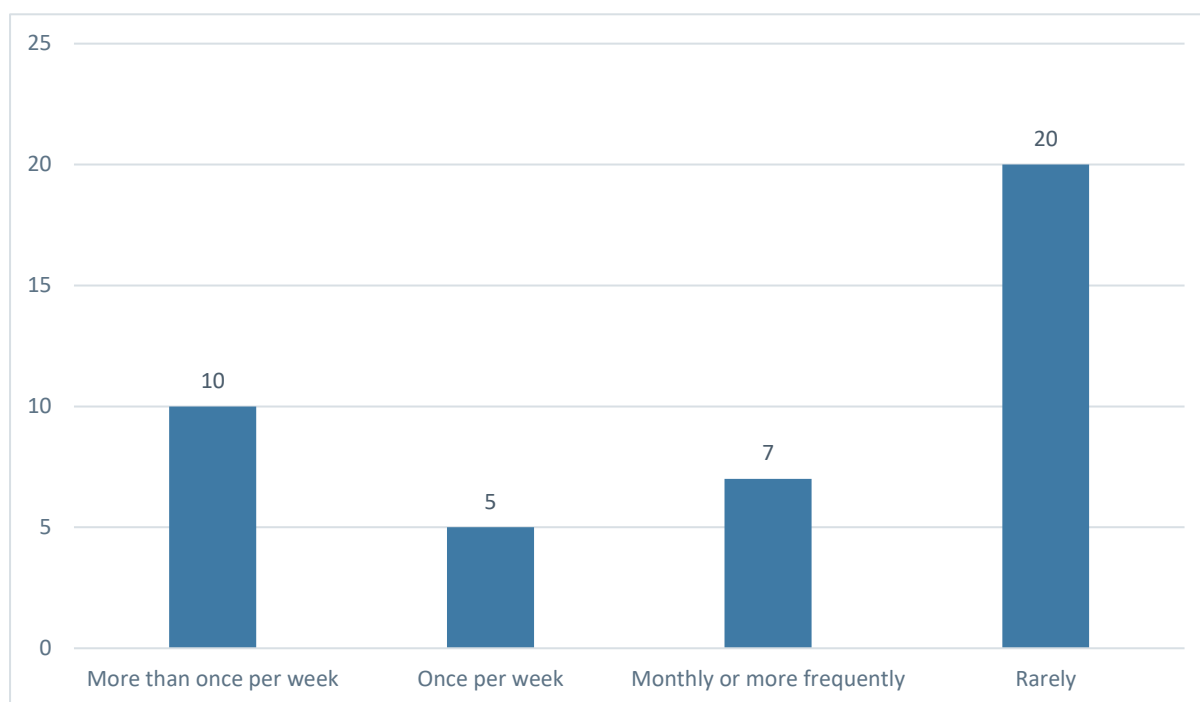
The intention of this question was that people could choose more than one answer, but there was an error limiting respondents to one choice. 38 people said they lived nearby, with 1 person saying they exercised or had leisure time and another person writing that into 'Other' in the question above.

The second question asked about use of the land currently and if a path were maintained across it.

How often do you access the land owned by the Calverley Charity?

Answers displayed in Figure 5 below show half of respondents used the land regularly or semi-regularly, and half rarely:

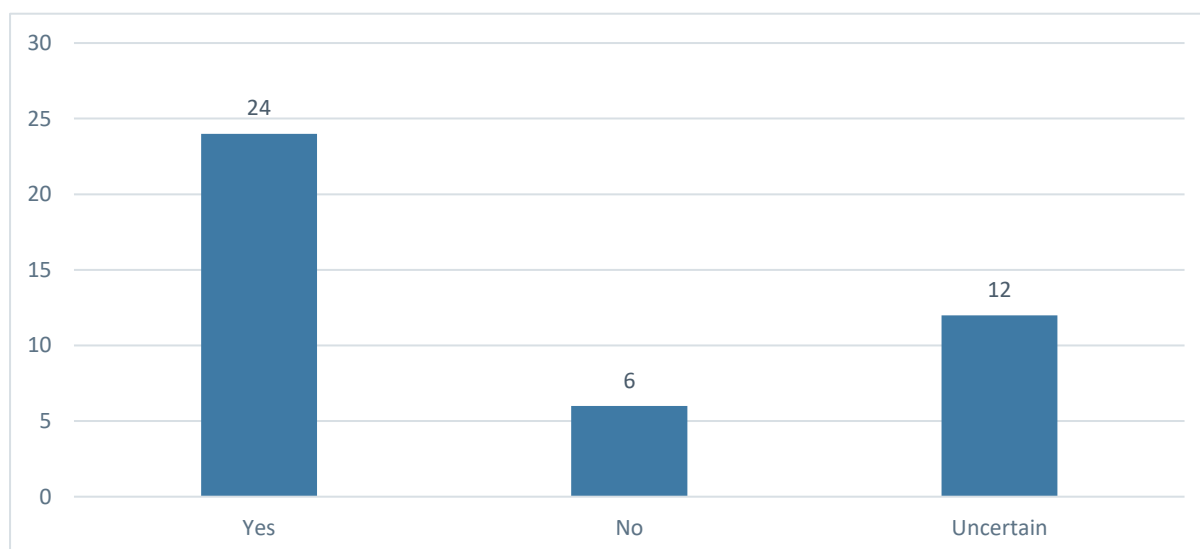
Figure 5 - How often respondents currently use the land in question



Would you use the land more if a path were maintained across it?

More than half of the 42 people who answered this question said they would use the land more.

Figure 6 - Potential use if a path were maintained



3.2 DEMOGRAPHICS

We asked about Age, Gender, Employment status, Postcode and Ethnicity. Less than half of the possible respondents filled in information about ethnicity, and this was considered too few to include in reporting.

All **Postcodes** (42 were provided) were very nearby in LS28.

Age, Gender and Employment are recorded in the graphs below, with 42 people responding to information about Age and Employment, and only 40 responding regarding Gender.

Figure 7 - Age group of respondents

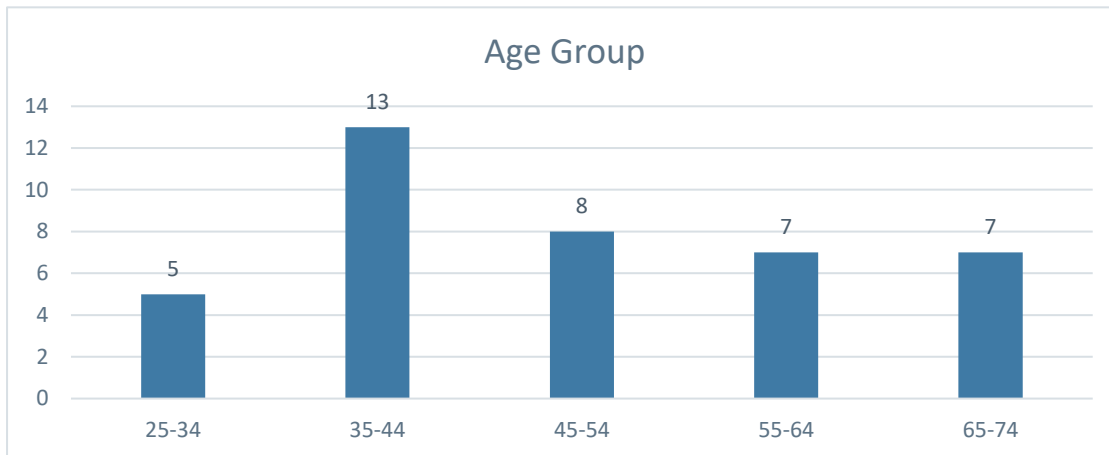
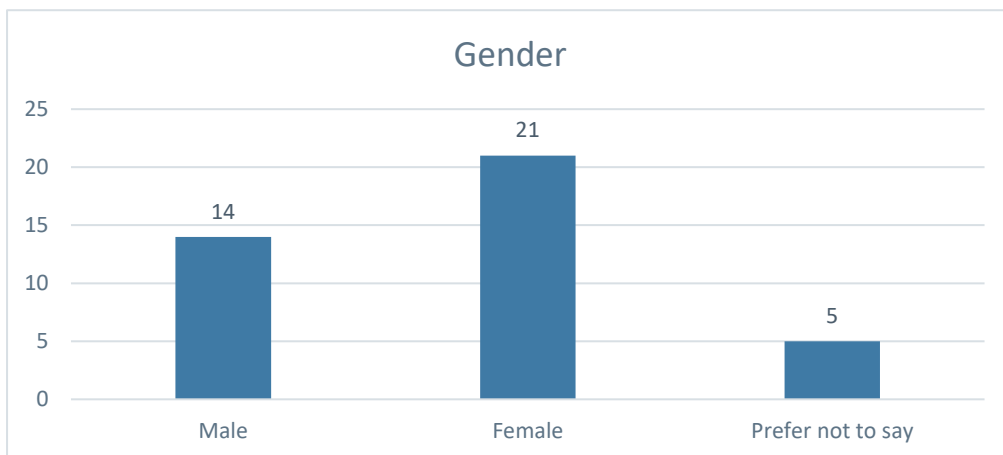


Figure 8 - Gender of respondents



No one chose 'Other' as a gender option, which was offered.

Figure 9 - Employment status of respondents



There is nothing unusual about the demographics that suggest the survey is not representative of those living locally.

The consultation on the sale of land owned by Calverley Charity was well-advertised using local online media and direct outreach to residents on all sides of the land. The consultation window was long enough to give time to those who might wish to reply.

Fifty-nine surveys were filled in. Although this was a relatively small number of responses, they are drawn from people who were interested and knowledgeable, living locally.

Overall sentiment was slightly more negative than positive regarding sale of the land. The overarching reason appeared to be a fear of possible development for housing in the future, as well as discontent with enlargement of Dawson's Corner roundabout. The consultation materials stated that development for housing was not proposed. Concerns were raised regarding trust that as the landowner Leeds City Council would be able to maintain that position.

The consultation did not inform residents about the market value of the land. While respondents were not able to guess the buying power, they volunteered many suggestions for use of the proceeds and appeared to understand that proceeds would be used in line with the charitable aim. The focus, however, was on the needs of those who would use the land in question rather than the three parishes of Farsley, Calverley and Thornbury more broadly.

There was interest in a path proposed across the land, and indication that the land would be used more with a path.

APPENDIX A – TEXT PRESENTED ONLINE AND VIA POST

The Calverley Charity has the opportunity to sell its land asset and to use proceeds to further its aim of benefiting the local community.

Please read the information below and tell us how you feel about the sale of land using the enclosed survey. Survey closes 5 September. Alternately, you can fill in the same survey at <https://calverleycharity.commonplace.is/>



1. What is the Calverley Charity?

The Calverley Charity – the Workhouse Allotment (CCWA or the Charity) was established over 100 years ago. Its aim is: **'the prevention or relief of need or hardship of persons living within the former manor of Calverley'**. It operates within the former Manor of Calverley, now the parishes of Calverley, Farsley and Thornbury. Some people recognise its name because it has supported local seasonal decorations and other small grants. There are no allotments associated with the charity.

The Charity's main asset is the land bordered by the A647 on the north and east – the Bradford Road and the Ring Road – and the houses along Ederoyd Drive to the west and the rail line to the south. Please see the plans enclosed for more detailed location.

Please read the information below about why the charity is selling this land and fill in the attached survey.

2. Opportunity to sell the land asset

CCWA has agreed to sell the land to Leeds City Council, subject to public consultation and agreement of terms.

The opportunity to sell the land arose only because of the Dawson's Corner highways works. Some of the land will be used for the highways scheme, which local residents were consulted on starting in 2018. **The majority of the land will remain as open space** and a footpath with improved crossing to the train station will be maintained. Landscaping work will also take place on the site. Once the junction works are complete, the parcel will be too small for further development or for housing and will remain open to the public.

Leeds City Council is the only trustee of the Charity. In order to ensure the best interests of the Charity are served, CCWA has sought independent legal advice which has shaped this consultation. Ward councillors will act as trustees for the Charity during the sale.

3. Proceeds of the sale

The value of the land will be set by independent valuation following Red Book (RCIS) guidance.

In recent years, the Charity has had very small income and spent very little.

- In 2019, its income was £6 and outgo was £170.
- In 2020, its income was £208 and outgo was £310.

The sale of the land at market value will release funds to be spent on the Charitable Aim.

4. Dawson's Corner Junction Changes

To see the latest updates regarding Dawson's Corner,

see <https://a647qtc.commonplace.is/proposals/bradford-to-leeds-route-scheme-update>

The sale of land is taking place to facilitate the improvement works required to the junction at Dawson's Corner. Two consultations on Dawson's Corner were undertaken by Leeds City Council in 2018. This was entirely separate from this current consultation undertaken by CCWA about the sale of the land.

5. Will the Charity Be Wound Up?

CCWA will continue. Leeds City Council will continue to be the sole trustee for the Charity and ward councillors will decide how funds are spent following the sale of the land.

6. Further questions

If you have further questions, please contact the Charity on: CalverleyCharity@gmail.com

Please tell us your view about the sale of the land using the survey enclosed, and return it in the envelope provided. Alternately, you can fill in the same survey at

<https://calverleycharity.commonplace.is/>

This is the current view from Bradford Road:



The land entrance, from the Fairway:



APPENDIX B: SURVEY PRESENTED ONLINE AND VIA POST

Survey - Consultation on sale of land from the Calverley Charity - the Workhouse Allotments - to Leeds City Council

1. How do you feel about Calverley Charity selling its land to Leeds City Council? This will release money to spend locally and retain most of the land for public use. The Council needs the land to widen Dawson's Corner. *Please mark or circle one:*



2. **Why do you feel this way?** *This list is in random order. Choose as many answers as you wish:*

- a. Most of the land will be public
- b. Worried the land might be developed in future
- c. Funds will be available to spend locally
- d. Worried the land may not be well-maintained
- e. Crossing to the station will be easier
- f. I do not want changes to Dawson's Corner
- g. Worried about charity losing asset
- h. Worried about losing access to the station
- i. Unsure about how money will be used
- j. Land will be landscaped
- k. Path will be provided
- l. Other – *please write in:*

3. **Do you have any other comments about the sale of this land by Calverley Charity?**

Please continue to next page to tell us about yourself



About You.

This information is kept confidentially.

4. What is your connection to the land owned by Calverley Charity? This is the land bordered by the A647, the Ederoyds, and the rail line.

- a. I live nearby
- b. I work nearby
- c. I study nearby
- d. I exercise or have leisure time here
- e. I use the land as a shortcut

5. How often do you access the land owned by the Calverley Charity?

- f. More than once per week
- g. Once per week
- h. Monthly or more frequently
- i. Rarely

6. Would you use the land more if a path were maintained across it?

- j. Yes
- k. No
- l. Uncertain

The following information is used to allow us to understand who the survey has reached (and whose opinions might be missing). It is kept confidentially.

7. What is your home postcode?

8. What is your age group?

- | | |
|----------|----------------|
| a. 13-16 | f. 55-64 |
| b. 16-24 | g. 65-74 |
| c. 25-34 | h. 75-84 |
| d. 35-44 | i. 85 or older |
| e. 45-54 | |

9. What is your gender?

- a. Male
- b. Female
- c. Other
- d. Prefer not to say



10. What is your employment status?

- a. Working full time
- b. Working part time
- c. Zero-hour contract
- d. Self-employed
- e. Apprenticeship/Training
- f. Student
- g. Retired
- h. Unemployed
- i. Other

11. What is your ethnic group?



Three White Rose Office Park
Millshaw Park Lane
Leeds
LS11 0DL

wsp.com

CONFIDENTIAL