

Appendix 1

Recreations Neighbourhood Improvement Plan

1.0 Introduction

1.1 At the Area Committee meeting on 23rd September 2004, the Inner South Area Committee adopted the improvements of 'Priority Neighbourhoods' as one of its key themes. The aim is to improve the overall quality of life for the residents of the most deprived areas within the Inner South area, as well as for residents in defined neighbourhoods where there are a number of recurring issues of significant concern to local people, for example a high incidence of anti-social behaviour involving young people, environmental problems such as litter, fly tipping and overgrown gardens, and relatively high turnover in properties.

1.2 Neighbourhood Improvement Plans (NIP) are the vehicle for tackling the key issues in the Priority Neighbourhoods and this will be delivered by some short term as well as medium and longer term actions.

1.3 This plan is about the Recreations area

2.0 A profile of Recreations area

2.1 The Recreations area is one of the 22 identified Priority Neighbourhoods. A map of the area is at annex 1.

2.2 Some of the basic data about the Recreations area is at annex 2. Overall this shows that the area is one of considerable deprivation which is within the top 5% most deprived areas in England.

2.3 The area is the subject of major regeneration activity on Brown Lane East and PFI development of site of the former Matthew Murray School.

3.0 Consultation

3.1 The area covered by the Recreations NIP has recently been the subject of two major consultation exercises for the Holbeck Regeneration Plan and the Intensive Neighbourhood Management Plan (as described at 3.2 and 3.3 below). Thus local concerns were well documented, and to avoid consultation fatigue the results of these consultations were utilised for the Neighbourhood Improvement Plan.

3.2 A detailed consultation exercise was undertaken in the wider Holbeck area to inform the Holbeck Regeneration Plan in December and November 2006 the consultation centred on two main Saturday events at St Matthews Community Centre (11th November and 9th December). The first of these included a marquee on Holbeck Moor which helped raise interest and also attracted some people who don't normally get involved in consultation. The second was a 'feedback' event four weeks later.

3.3 Other events included a successful launch at the Holbeck Community Partnership where a number of small groups considered the 15 'preferred options' which make up the Draft Holbeck Regeneration Plan and reported their initial thoughts back to everybody at the end of the evening. There was also a presentation

to the Cross Ingrams Residents' Association, Board of Governors at Ingram Road Primary School and a series of staffed exhibitions at Holbeck Youth Club, St Matthews Community Centre, Holbeck Library and Kwik Save.

3.4 Approximately 330 people actively took part in the various events. Young people were targeted at the event on 11th November and with the help of the Youth Service their ideas on how to make Holbeck a better place have been recorded and made into a short DVD. The views expressed have been incorporated into the draft regeneration plan.

3.5 Further consultation was undertaken to inform the Intensive Neighbourhood Management programme through a Participatory Appraisal project which was carried out by people living in the INM areas supported by Leeds VOICE. As part of this 200 people from the Receptions and Holbeck Moor were interviewed.

3.6 The key issues raised during consultation which made up 55% of the comments were (not in any priority order) community safety issues and environmental issues. The main issues referred to were antisocial behaviour, women working as prostitutes, drug abuse, traffic issues, and improvements to Holbeck Moor and rubbish.

4.0 Steering Group

4.1 A steering group chaired by Councillor Gabriel has been meeting regularly since April and includes representatives from:

- Environmental Services (formerly Streetscene Services)
- Parks and Countryside
- West Yorkshire Police
- Aire Valley Homes
- Leeds Federated Housing Association
- Old Holbeck Residents Association
- Cross Ingrams Residents Association
- Gaitskell Community Association
- Groundwork Leeds
- Neighbourhood Warden
- Area Management

5.0 Action Plan

5.1 The action plan has been drawn up and developed by the Steering Group and is attached at annex 3. In developing the action plan the Steering Group has been mindful that the NIPs are short term action plans and it is clear that many of the major regeneration issues of the area will only be tackled via the hoped-for PFI programme and redevelopment of e.g. the site of the former Mathew Murray school.

5.2 Some of the issues raised in consultation e.g. anti-social behaviour are being dealt with by meetings of the Old Holbeck Residents Association which the Police attend. The Association agreed the action plan. It also became clear that ideally a litter picker would be employed for the whole of the NIP area but this is something that the NIP cannot deliver and was therefore removed from the Action Plan as it was developed.

5.3 Considerable progress has been made in various of the actions set out in the action plan and work will continue on implementing the action plan:

(a) Cleaner Neighbourhoods

- Green re-cycling bins are to be provided in the Cross Ingrams - surveys have started.
- An 'environment day' to highlight e.g. re-cycling, the masterplan for Holbeck Moor is to be held in July 2008 as part of the Holbeck Gala.
- Grass-cutting issues have been tackled with improvements in the area and clearer identification of responsibilities.
- Agreeing with Holbeck in Bloom that the major improvement to be largely funded by INM for the area would be the removal of the hedge and installation of new railing on Holbeck Moor Road.
- Agreement that there should be a pilot binyard improvement project. This pilot will involve taking down the walls, providing a new floor and leaving the area open. A project proposal for this pilot will be brought to a future meeting of the Area Committee.

(b) Built environment/homes

- The need for new fences in the Cross Ingrams area is to be submitted to Aire Valley Homes Leeds' Inner Area Panel.
- A arts project is to be taken forward (by the Youth Service) probably a mosaic to tackle the problem of graffiti in the underpasses. It is not clear yet how much funding would be needed for this; a project proposal might be submitted to the Area Committee.

(c) Traffic and movement

- Depending upon sufficient evidence from residents, a bollard may be installed on the footbridge over the M621 to prevent motorbikes using it.

(d) Involving communities

- A community group (the Old Holbeck Residents Association) has been started for the older terraced housing part of the NIP area and is now meeting monthly. Many detailed issues are being raised by residents and are being dealt with by working with a range of agencies.
- Two newsletters have been produced for the area.

(e) More for young people

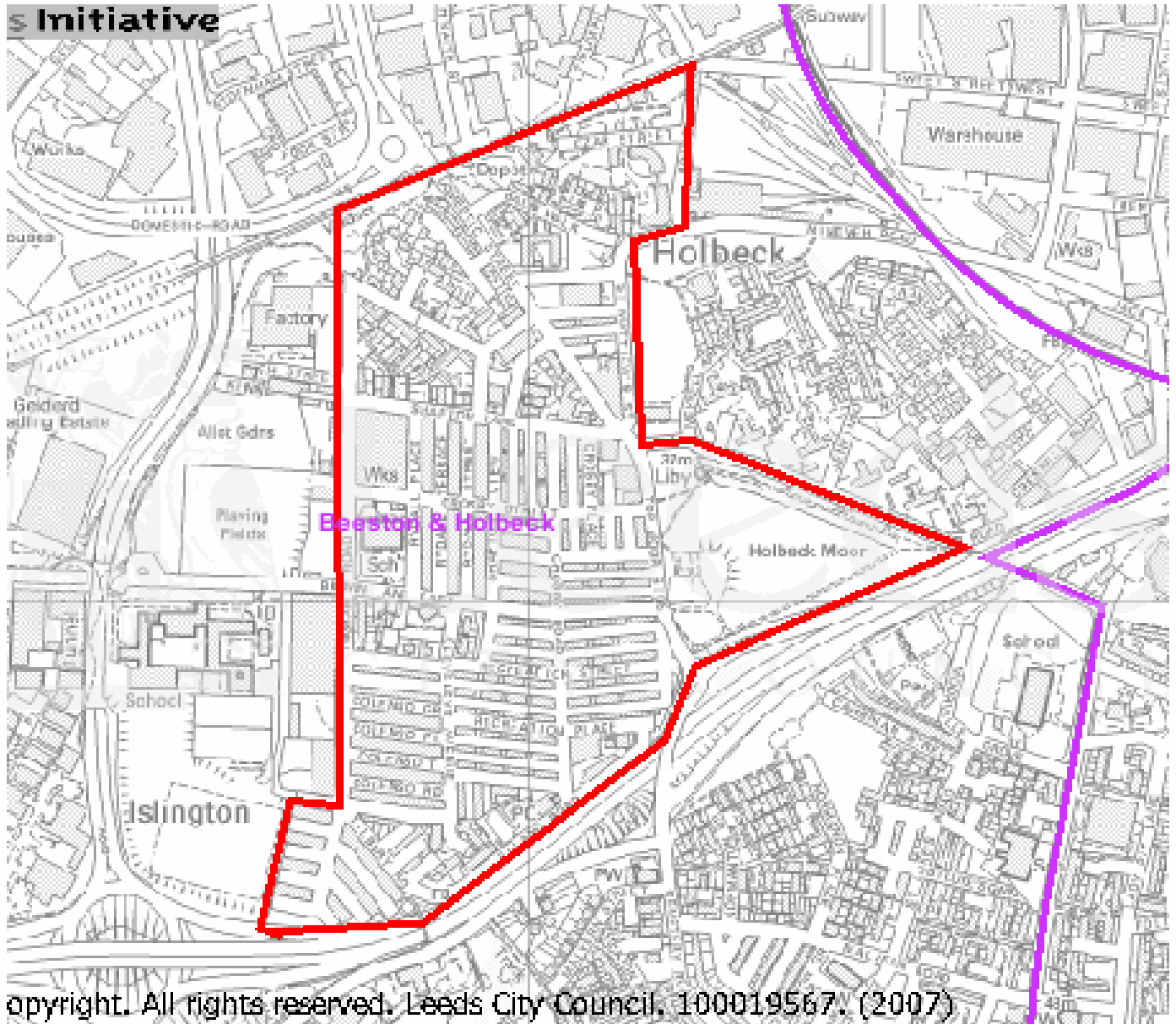
- Youth activities have been publicised in the two newsletters including the youth gym at South Leeds Sports Centre, the new Jungle Gym (funded by INM) on Holbeck Moor and activities at Holbeck Youth Centre. A new sign for the Holbeck Youth Centre is being investigated and if feasible this might come as a project proposal to the Area Committee.

(e) Safer Neighbourhoods

- The Police will be invited to the Residents' Association to see if a Neighbourhood Watch scheme could be set up.

Annex 1

Recreations Neighbourhood Improvement Plan Area



Annex 2

1.0 Recreations Area Profile

1.1 Location

This Neighbourhood Improvement Plan (NIP) area which for identification purposes will be known as 'the Recreations' covers the area bounded by Ingram Road, Elland Road, the Viaduct and Holbeck Moor and is shown on the map at Appendix 1. It includes the Recreations, Colensos, Tilburys, Rydals, and Runswicks areas of turn of the century back to back and through terraced housing and some more recently constructed housing in the Balms and Ingrams area.

The area is close to Holbeck Urban Village and provided connectivity issues can be overcome is likely to benefit from the developments underway and envisaged in the Urban Village.

1.2 Sources of information

The main sources of information used for this NIP are the 2001 Census and the Index of Multiple Deprivation. The Index of Multiple Deprivation shows relative deprivation in small, similar sized areas for different domains that measure different aspects of deprivation. Deprivation is measured in a way which ranks each area in England. A rank of "1" indicates the most deprived area within the measure and "32,482" the least deprived in England.

Information from the Census and the Index of Multiple Deprivation is available for small areas known as 'Super Output Areas' which provides more localised information than before.

There are three relevant SOAs – SOA 1366, 1367 and 1368 – although they are not completely coterminous with the NIP area, for practical purposes they are acceptable and are used in this document.

As stated above this profile is based on the 2001 census which is the best information available at this time. However the information is now over 6 years old and does not take account of changes which have taken place during this time not least of which is the numbers of refugee and asylum seekers and economic migrants who have moved into the South Leeds area.

1.3 Population

The NIP area contains approximately 2,504 people in 1253 households (there are actually 1,400 dwellings in the area, but according to council records for September 2003 164 were vacant). As shown in the table below there are slightly more children under age 4 and adults aged 20 to 29 and slightly fewer people over the age of 60 than the city average.

Age group	Recreations %	City %
0 – 4 years	9	6
5 -15	14	14
16 - 19	5	6

20 - 29	18	15
30 - 59	38	39
Over 60	17	20

1.4 Ethnicity

The Receptions area has a higher proportion of Black and Minority ethnic groups compared with the Beeston and Holbeck ward and the city average:

Ethnic group*	Receptions Area	Beeston and Holbeck Ward	Leeds
	%	%	%
White	87	93	92
Mixed	2	1	1
Asian or Asian British	9	5	5
Black or Black British	1	1	1
Other ethnic group	1	0	0

* Note: these figures are from the 2001 census and the picture may have changed markedly since then.

1.5 Deprivation

The area as a whole crosses the boundaries of three super output areas all of which are clearly very deprived and within the top 5% of most deprived areas in England.

Super Output Area No.	Overall Index of Multiple Deprivation
1366	1136
1367	1157
1368	470

1.7 Economy

The rankings for the Income Deprivation Domain from the Index of Multiple Deprivation are shown in the table below. The area as a whole is within the top 10% of the most income deprived areas in England but SOA 1368 is significantly more deprived and ranks in the top 3% of the most income deprived areas in England.

Super Output Area No.	Income Deprivation Domain
1366	2891
1367	2568
1368	1394

Information about economic activity is available from the Census and this shows that for economically active people aged 16 – 74 the Beeston and Holbeck ward as a whole has a higher rate than the city as a whole. (See table below.)

Worklessness	
Beeston and Holbeck Ward	Leeds
%	%
5	3.3

Additionally in the NIP area 41% (calculated as a percentage of all households liable for Council Tax) are in receipt of Council administered benefit compared to 16% in the city as a whole.

1.8 Housing

The terraced housing in the area is mainly composed of pre 1919 brick built terrace properties with some more recent housing. The terraced housing is very dense with a high proportion of ‘Type 2’ back to back properties (i.e. opening directly onto the street without any private external space) many Type 3 back to backs (i.e. larger houses with small garden/yard) and some through terraces. There are approximately 150 binyards attached to the back to back properties.

The Balms and Cross Ingrams are newer properties built in the 1970s between the viaduct and Shafton Lane.

Almost 99% of the properties are in the lowest Council Tax band and 12% of the properties are vacant.

Statistics for the main area of older housing (Recreations, Colensos, Tilburys, Rydals, and Runswicks) show that Aire Valley Homes manage approximately 25% of all properties in the area; Leeds Federated Housing Association manages approximately 10% of all properties, and private landlords own approximately 30% properties in the area.

Historically low property prices (compared to the Leeds average) have probably contributed to the high proportion of private landlords in the area, a fact which can often lead to an over representation of vulnerable, mobile and antisocial residents.

A Project Team (which reports to the Beeston Hill and Holbeck Regeneration Partnership Board) is currently working on the development of an integrated regeneration strategy in order to begin transformational change in the area. Currently £2.8m has been approved to commence a phased acquisition and clearance of ‘Type 2’ properties within this area of densely terraced housing. This will permit an improved junction at Brown Lane East/Top Moor Side and will open up the residential opportunity site at the former Matthew Murray School site.

1.9 Recent planning consent

Planning consent has been granted for new business/office units on the west side of Ingram Road near Kenneth Street and existing industry but there is currently no timescale for implementation. Planning consent has also been granted for extension housing units at the existing former Church House on Brown Lane East.

1.10 Education and qualifications

Key Stage 2 results for Ingram Road Primary School show that the school performed very well in 2005 with a slightly higher number of children than the Leeds average achieving the expected level or above in all the tested areas. But performed less well in 2006 with results significantly lower than the Leeds average.

40% of the pupils living in the area entered for GCSEs achieved 5 or more at grades A* - C, which is slightly lower than the city-wide average of 44%.

1.11 Crime

The area has a higher level of all reported crime than is average for the city; 181 crimes per thousand population compared to 137 for the city as a whole. Domestic burglary is lower the city average at 21 per thousand households, compared with the city average of 24 per thousand households. Vehicle crime is lower than the city average with the number of reported cases at 16 per thousand compared with the city average of 18 per thousand population. Criminal damage is slightly higher than the city average, with the number of recorded crimes being 38 per thousand people compared with the average for the city of 31.

2.0 Existing facilities

(a) Shops

Shops on Top Moor side are mostly takeaways, and convenience stores. There are several pubs in the area and The Britannia Pub has been given a makeover. There is a discount carpet warehouse on Domestic Street, and just outside the NIP area residents have access to shops on Domestic Street which include a Kwik Save supermarket

(b) Community centre

St Matthews Community Centre is just outside the area at the junction of Domestic Street and Top Moor Side. It is a major landmark and asset for the area and is accessible to most residents in the NIP area except those with mobility difficulties.

(c) School

Ingram Road Primary School, is located at the junction of Brown Lane East and Ingram Road. Older pupils in the area will attend the new South Leeds High School.

(d) Provision for young people

Holbeck Youth centre is on the Elland Road edge of the area it provides a base for Youth Service activities in the area such as Holbeck Girls Group and includes an outdoor games pitch.

(e) Health

There is a Health Centre on Ingram View and Pharmacy and Dentist on Shafton Lane.

(f) Transport

Walking: to reach the city centre on foot takes approximately 25 minutes. There is a fairly steeply ramped pedestrian walkway at the Elland Road/Tilbury Road junction which connects the area to Beeston. There is also a recently improved underpass on the other side of Holbeck Moor which connects with Beeston Hill and includes access to South Leeds Sports Centre.

Bus: Bus Routes 46, 51, 51A, 55 run through the area. Access to the city centre is possible via regular bus service from Top Moor Side. Other bus services link the area directly to Morley Town Centre and White Rose Shopping Centre. For elderly people and those with a mobility difficulty living in the areas furthest from the bus route (e.g. the Tilburys, Eustons, Colensos, Ingram Road) the distance and access routes to the nearest bus stop on Top Moor Side may be problematic.

Car: Approximately 60% of households have no car compared to 34.5% of all Leeds households with no car. The majority of residents are therefore dependent on bus services. For those with cars there is good access to main roads and to the M621 and from there to the wider motorway network. There are a considerable numbers of cars parked in the area when Leeds United are playing at home.

(g) Green spaces

Holbeck Moor is a large open area of green space which has a playground and a multi use games area and is a major asset for the area. There have been some recent improvements e.g. provision of new metal benches and renewal of flower beds. A green space assessment for the whole area will be undertaken shortly and it is likely that some small scale improvements will be made in this financial year. If the proposed PFI is successful (the scheme is currently on the reserve list) a full 'master plan' will be prepared as part of the work with the private developer. It is anticipated that full refurbishment of the Moor would require investment in excess of one million pounds.

There are allotments and playing fields just outside the area on Ingram Road which may need reconfiguring as part of the regeneration plans for the area.

(h) Community organisations

The Cross Ingrams Residents Association covers residents in the Ingrams and Cross Ingrams areas, residents in the Balms area link in with the Gaitskell's community Association. As part of the Neighbourhood Improvement Plan a residents group has recently been established for the majority of the area (terraced housing). Environmental concerns are the focus of Holbeck in Bloom and Friends of Holbeck Moor.

3.0 Existing service provision

(a) Neighbourhood Warden

There is a Neighbourhood Warden in the area who is dedicated to daily patrolling and reporting of problems in the area and also links in with local initiatives e.g. Holbeck in Bloom, Operation Champion etc.

(b) Police

The area is covered by the Neighbourhood Policing Team – headed by Inspector Steve Palmer this includes 2 Sergeants, 4 PCs and 8 PCSOs.

(c) City Services

There is a City Services team collecting household refuse bins weekly; City Services area also responsible for keeping the roads and pavements clean.

(d) Learning and Leisure

There is a Library in Domestic Street which is only open for part of the week.

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DRAFT**Recreations Neighbourhood Improvement Plan - Action Plan**

[At 12.11.07]

Issue	Action	Who (lead agency in bold)	Progress to date
CLEANER NEIGHBOURHOODS			
Street cleansing	1. Provide information about cleaning to local area – weekly cleaning.	Environment al Services	
Refuse collection	1. Cross Ingrams area to be provided with green recycling bins	Environment al Services	Surveys have started
	2. Hold 'environment day're recycling [and include recycling information in the newsletter], master plan for Holbeck Moor, improvements on the Moor etc. [Hold environment day as part of Holbeck Gala.]	Environment al Services/ Education Awareness/AMT/Groundwork/Parks and Countryside/ Holbeck in Bloom	
Under-maintained land/grass cutting	1. Identify grass-cutting issues/responsibilities and secure improvements.	AMT/Streetscene/Parks and	Improvements have been made. Responsibilities identified.

		Countryside/ Aire Valley Homes	
	2. Publicise contacts for residents.	AMT	Information in second issue of newsletter (November)
The Viaduct	1. graffiti needs to be removed, rubbish needs to be removed, overgrown vegetation needs to be cut back	Network Rail/ Neighbourhood Warden	Graffiti has been removed.
Recycling banks (by Spotted Cow pub and shop by Holbeck Towers)	1. Can we re-locate bottle bank from Spotted Cow site?	Environmental Services	Environmental Services is checking if there could be a minor relocation.
Holbeck Moor	1. Ensure improvements to the Moor are implemented e.g. hedge removal/installation of railing – with major funding from INM.	Holbeck in Bloom/Friends of Holbeck Moor/Parks and Countryside/ Groundwork Leeds	
	2. Publicise improvements and master plan (on environment day – as part of Holbeck Gala)	AMT/Holbeck in Bloom/Parks and Countryside/ Groundwork Leeds	
Binyards	1. Continue pilot programme of 'education'.	AMT/Environmental Services/Education	

		Awareness AMT	
	2. Carry out pilot scheme for binyards and depending on outcome develop programme of binyard improvements		
Issue	Action	Who (lead agency in bold)	Progress to date
BUILT ENVIRONMENT/HOMES			
Fencing – Cross Ingram area	1. Identify responsibilities and budget for repairing/renewing fencing.	ALMO	Fencing issue to be submitted to ALMO's Inner Area Panel.
Underpasses	1. Explore graffiti arts project (via Mosaic) to combat problems with graffiti.	Youth Service/Neighbourhood Warden/ Groundwork	
TRAFFIC AND MOVEMENT			
Footbridge over M621 – open to motorbikes	1. Explore possibility of bollard to prevent motorbikes getting onto footbridge (depending upon level of complaint).	Highways Agency/AMT	Nuisance diaries given out via Old Holbeck Residents' Association
Issue	Action	Who (lead agency in bold)	Progress to date
INVOLVING COMMUNITIES			
No residents' group in major part of area	1. Start community group in Recreations/Clevellys/Rydals/Colensos/Crosbys area	AMT	Old Holbeck Residents Association now established and meet monthly-
	2. Produce newsletter(s) for the NIP area	AMT	1 Newsletter produced.(July) Second Newsletter to be produced in November

Fuel poverty	1. Publicise ways to tackle fuel poverty [e.g. referrals to Groundwork's Green Doctor; also PCT family outreach workers to promote awareness about Health Through Warmth scheme and make referrals]	PCT/ Groundwork	Promoted via November Newsletter.
MORE FOR YOUNG PEOPLE			
Activities for young people	1. Encourage use of youth gym at Sports Centre	Sports Division/ Youth Service	Encouraged via newsletters in July and November
	2. Publicise launch of jungle gym	AMT	Publicised in November newsletter
	3. Promote use of Holbeck Youth Centre and its facilities including involving the community running activities and develop use of the centre 5 days a week.	Youth Service/AMT/ Management Committee of St. Matthew/ Holbeck Youth Centre	Promoted via newsletter Possible notice board for the Centre – costs etc being investigated
SAFER NEIGHBOURHOODS			
Prostitution/drugs/anti-social behaviour	1. Endeavour to set up Neighbourhood Watch scheme.	Police/AMT/ Residents Association	Neighbourhood Watch Co-ordinator to be invited to Old Holbeck Residents' Association meeting.