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**Report of The Director of Environment and Neighbourhoods Directorate**

**Meeting: Inner South Leeds Area Committee**

**Date: Thursday 18<sup>th</sup> September 2008**

**Subject: Area Manager's Update Report**

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**Electoral Wards Affected:**

Beeston & Holbeck  
City & Hunslet  
Middleton Park

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

Council  
Function

Delegated Executive  
Function available  
for Call In

Delegated Executive  
Function not available for  
Call In Details set out in the  
report

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**EXECUTIVE SUMMARY**

This report identifies a range of activity which has been undertaken in recent months by the Area Management Team and/or in conjunction with others.

**1.0 PURPOSE OF THIS REPORT**

1.1 This report provides an update from the Area Manager on the work of the Area Management Team since the last Area Committee met.

**2.0 CLEANER NEIGHBOURHOODS**

**2.1 Clean ups**

2.1.1 Environmental Services' (formerly Streetscene Services) Environmental Pride Team and the Estate Caretakers from Aire Valley Homes Leeds have carried out intensive clean ups in the Beverleys in June and partial clean up in the Normantons/St. Lukes in August which mainly involved cutting back overgrown shrubbery.

2.1.2 In addition to the above, Neighbourhood Wardens have carried out environmental projects. During June, 2 community clean ups were carried out in Holbeck and Belle Isle and throughout August, 3 clean ups were carried out in Holbeck, Hunslet and Beeston. Skips for the projects have been provided by Aire Valley Homes and Area

Committee. The community clean ups now involve waste in garden enforcement, target hardening on theft from vehicles through Vcrat referrals and the distribution of any information leaflets. Where possible the Environmental Pride teams have assisted with the removal of bulky waste and litter picking the area. The Wardens have also assisted in the 2 intensive clean ups in the Beverleys and the Normontons and St. Lukes .

- 2.1.3 The Area Management Team has sent through a total of 127 referrals to the Environmental Pride Team for rubbish/litter clearing between 24<sup>th</sup> May and 29<sup>th</sup> August.

### **3.0 INVOLVING COMMUNITIES**

#### **3.1 Priority Neighbourhood Development Worker**

- 3.1.1 Following on from the last Area Committee meeting, an update report has been produced by the Priority Neighbourhood Development Worker. The section below briefly summarises outcomes of this work in priority neighbourhoods in June, July and August:

##### **Middleton**

- Worked with Middleton in Bloom on garden competition and assisted with judging. Will help organise a celebration event for winners through Middleton Community Group
- Met with local residents in Sissons area to discuss community clean ups and the support which could be provided
- Supported Middleton Community Group
- Assisted with community consultation on Middleton Regeneration Strategy

##### **Cottingley**

- Supported Cottingley Tenants & Residents Group
- Assisted with planting of flower beds with Cottingley in Bloom
- Reviewed the success of Cottingley Fayre with organising committee

##### **Manor Farms**

- Assisted Groundwork with development of green masterplan for the area
- Supported Manor Farms Community Group

##### **Recreations**

- Supported Voice of Holbeck Group
- Assist with progressing Neighbourhood Improvement Plan action around healthy eating

##### **Arthingtons**

- Working with Groundwork and Leeds Federated Housing Association on development of green masterplan
- Supported clean up at Middleton Railway

##### **Belle Isle**

- Support Aberfields & Newhalls community group
- Working with BITMO to set up community group covering Windmill and Winrose area

##### **Other**

- Attended all community galas throughout the summer, providing support at the Area Committee stalls

- Supporting Holbeck in Bloom
- Attending and supporting the CAD Beeston Residents forum

### **3.2 Community Centres**

- 3.2.1 Proposals are currently being developed with Joseph Priestley College around Old Cockburn Sports Hall for the college to take over the management responsibility for the building. The college will have increased usage for classes commencing in September and further work on around consultation with existing user groups before formal lease documentation is drafted.
- 3.2.2 With regards to Watsonia Pavilion, a meeting has been held with Tiger 11 to discuss further their proposals around leasing this facility and developing the building further. Tiger 11 are currently drawing up a business plan and will inform South East Area Management Team once this is complete, as the production of this will inform the decision of the terms of the lease that will be negotiated.
- 3.2.3 The Cupboard Project have approached South East Area Management Team regarding Holbeck Youth Centre. Cupboard Project are keen to expand some of their work into Holbeck and feel that Holbeck Youth Centre would be the ideal location to carry out this work from. The Cupboard are keen for all existing users to continue to use the building and work in partnership with some groups to improve service provision in the area. The Cupboard Project are willing to take on full internal and external repairing lease dependant on the rental valuation which is currently being undertaken on the building.
- 3.2.4 Asset Management Group have supported the transfer of a further 8 community centres from the former Learning and Leisure and Education Leeds portfolio to the Regeneration Service citywide. One of these centres is in inner south – the William Gascoigne Centre in Middleton Park ward.

## **4.0 MORE FOR YOUNG PEOPLE**

### **4.1 The Youth Bus**

- 4.1.1 The latest update report received (and sent to councillors) covers June, July and August 2008, the points below outline the main facts and figures:
- 1,176 young people access the Youth Bus in June and July – 270 of these were new users and the remaining 906 were young people who had accessed the service previously.
  - In the Middleton Park Ward, 350 young people aged 8 – 19 years were worked with in the neighbourhoods of Manor Farms, Belle Isle and Sissons/Throstles area.
  - 521 young people accessed the Youth Bus in the City and Hunslet Ward when it visited Hunslet Moor, the Arthingtons and Balmorals.
  - In Beeston and Holbeck Ward, 305 young people aged 8 -19 years accessed the Youth Bus when it visited the Cottingley, Parkwoods and Holbeck neighbourhoods.
  - As usual activities provided from the bus included: football, cricket, rugby, basketball, rounders, dodge ball; there were also squash and snacks, music, DVDs, art and jewellery making. In addition Connexions information and information about services were provided.
  - St. Lukes Cares delivered activities from the Youth Bus in partnership with LCC Youth Service, Crossroads Youth Project, Middleton Park Football Club, Farsley Youth Project (use of their double decker bus) O2, Church of the Nazarene, Urban Bar,

South Leeds Sports Centre, Hope 08 and Groundwork. A local volunteer is also helping deliver activities in the Beeston & Holbeck area.

## **4.2 I Love South Leeds Festival 2008**

- 4.2.1 The 2008 I Love South Leeds Festival has taken place, a full evaluation report has been written and is being presented at this Area Committee meeting.

## **5.0 REGENERATING AREAS**

### **5.1 Beeston Hill and Holbeck PFI Scheme**

- 5.1.1 Bidders have now formally entered the next stage of the procurement process, called Invitation to Submit Detailed Solutions (ISDS). This is when the three remaining bidders work up specific information on their works and services proposals to meet the Council's requirements for design and construction, refurbishment and maintenance, environmental improvements and resident liaison and customer services. The bidding contractors have until early October to submit these detail proposals. The Council has issued a set of specifications to be met by the bidders and will evaluate the submissions against these criteria to select two of the bidders to go through to the next stage called Refinement of Solutions. The bidders that have been short listed for ISDS are:

Community Solutions for Regeneration:

Morgan Sindall Investments – project development, funding and wider regeneration  
Lovell Partnerships Ltd – affordable housing  
Chevin Housing Group – regional Housing Association

Regenter:

Regenter – PFI/Public Private Partnerships projects  
Gladedale (Construction & Demolition) – construction of new housing  
Rok plc – refurbishment contractor  
Equipe (Repairs & Maintenance) – repairs and maintenance  
EDAW and West & Machell (Master Planning and Architects) – architecture & design

Sustainable Communities 4 Leeds (SC4L)

Cyril Sweett – PFI/Public Private Partnerships projects  
Allied Irish Bank – infrastructure investments  
Frank Haslam Milan, Keepmoat – refurbishment and construction of public sector housing  
Gillespies – urban design, landscaping design, masterplanning and environmental planning  
Milnerbuild – social housing repair, maintenance and refurbishment

- 5.1.2 Aire Valley Homes are working in the area to ensure that all Council homes meet the Decent Homes standard by the end of 2010. Properties included as part of the PFI project will get a higher standard of refurbishment called Decency Plus. Refurbishment for the PFI will be done in the first five years of the contract – 2010 to 2015. With Decency Plus it is a whole house renovation approach.
- 5.1.3 The PFI Team are still very keen to hear from tenants and residents in Beeston Hill and Holbeck who would be interested in joining a small group of people to work with the Council on the PFI housing regeneration plans for the area. This is an opportunity to get involved in design workshops and site visits to other housing projects as well as

feed information into the development process. Interested tenants and residents should contact Val Smith on 2478125 or val.smith@leeds.gov.uk

## **5.2 Middleton**

- 5.2.1 The Middleton Regeneration Board has met on one occasion, since the last Area Committee. At the board meeting held on September 1<sup>st</sup>, the community consultation on the regeneration strategy, the environmental plan, the development of a sub-strategy for economy, employment and enterprise in the area and the vacant Middleton Partnership Manager post were discussed.
- 5.2.2 The draft 10 year Middleton Regeneration Strategy has been widely distributed with a summary to every household and full documents available in key centres. A range of consultation activities took place over July and August. Drop in events at key centres and attendance at some of the various community group meetings. At the time of writing the responses were being collated with a view to reporting the results to the Middleton Regeneration Board in early September.
- 5.2.3 Focus for the Middleton Regeneration Strategy has to date been on environment and physical regeneration matters. A masterplan for the area is to be drawn up particularly focusing on developing housing in the area including affordable housing with some environmental improvements.
- 5.2.4 More recently enterprise, employment and economic matters have become more focused on. Through Area Management, a sub-group has now been established and met for the first time to develop and drive forward a sub-strategy.

## **5.3 Intensive Neighbourhood Management (INM)**

- 5.3.1 The next INM Steering Group meeting is set for Tuesday 16<sup>th</sup> September. The Steering Group will receive progress reports from the projects that are receiving Safer Stronger Communities revenue funding in 2008/09 for projects including the Environmental Pride Team, Signpost project and Neighbourhood Safety Liaison project.
- 5.3.2 At the previous meeting in June the Steering Group expressed concern about food access in the INM areas, particularly given the rising cost of living in the current financial climate. They requested a report on current and planned initiatives that were underway in the area to deal with this issue, covering food, allotments and green space. A report has been prepared and will be presented to the Steering Group in September. There are several initiatives operating in the area, particularly in Holbeck which is reassuring.
- 5.3.3 Since the reorganisation of partnership working across the city, the accountability structure for the INM Steering Group needs clarifying. The Area Committee is requested to note that it has a formal ratification role for decisions taken by the Steering Group in relation to the allocation of INM funding. 2009/10 is the final year of the scheme so in practice, the allocations for next year are the only major decisions the Steering Group will make over the next few months. The Area Committee can expect a report to their December meeting giving them information on the decisions taken by the Steering Group in relation to next year's spend. It should be noted that because of the overall reduction of INM funding to Leeds, the funding available to spend in south will be reduced next year. Current projects are being advised of this over the next few months and meetings will be held to discuss their forward plans and

potential INM contributions in 2009/10, which in most cases will need to be at a lower level than previous years.

## **5.4 Beeston Hill and Holbeck Regeneration**

- 5.4.1 The Council and partners have been working with residents over a number of years to improve the quality of life for residents in Beeston Hill and Holbeck. There are now two regeneration plans – the Holbeck Regeneration Plan and the Beeston Hill and West Hunslet Regeneration Plan. Residents, Councillors and other agencies have been consulted on these plans over the last few years and they are due to be approved by the Executive Board later this year. There is plenty of work already underway to progress actions in these plans including work to progress a series of environmental improvement projects in Holbeck. These include a major improvement scheme for Holbeck Moor, costed in the region of £1.2m. Officers are working to identify funding sources, and recently held a consultation event as part of Holbeck Gala to find out which aspects of the plan are top priority for residents so it can be implemented in phases.

## **6.0 SAFER NEIGHBOURHOODS**

- 6.1 **Neighbourhood Wardens** : The Wardens have worked on the Operation Champions in Belle Isle and Beeston and have continued to support any Galas within the area. Where possible the Wardens have attended resident forums and consultations as well as the continued evening work with the PCSO'S to tackle Anti Social Behaviour within the area.

## **6.2 Operation Champion**

Operation Champion in Beeston Hill took place during 11<sup>th</sup>-13<sup>th</sup> June. Partner agencies involved include Neighbourhood Wardens, Environmental Pride Teams, Aire Valley Homes, Anti Social Behaviour Team, West Yorkshire Police, West Yorkshire Fire Service, Leeds Federated Housing, CASAC, Groundwork UK, PCT Stop Smoking Service, HM Revenue and Customs, DVLA and Safer Leeds.

The target area of Operation Champion included the Garnets, Longroyds, Clovelly's, Lindens, Harlechs and Maud Avenue in Beeston Hill.

### **Tackling environmental improvements**

- Environmental improvements focussed on the implementation of the arson reduction project to tackle bin yards. This included the clearing of 63 bin yards by the Environmental Pride Teams, Aire Valley Homes and Neighbourhood Wardens. Improvements took place on the Garnets, Lindens, Harlechs, Clovelly's and Rowland Road.
- Education work took place by the NSLO's, Neighbourhood Wardens, Leeds Fed and Arson Task Force with local residents in relation to bin yards. Letters and information leaflets were delivered to all affected households. New bins were delivered to the area to ensure residents could dispose of their waste properly.
- Tenancy enforcement letters were sent to all tenants in the effected areas by Aire Valley Homes to re-affirm their responsibilities in maintaining the bin yards.
- Groundwork UK carried out work to remove the vegetation that had grown in a number of the bin yards in the Garnets that were preventing bins being stored.
- Probation Services spent a day cutting back overgrown shrubs and hedges on the Beverley's around homes that remain occupied.

- 15 referrals were made to the Warmer Living project.

### **Tackling crime and community safety**

- The Anti Social Behaviour Unit and Neighbourhood Wardens carried out work in the Clovelly's and Stratfords area to tackle ASB. A significant number of witnesses were identified, diary sheets completed and statements taken, assisting in future action taken in the area.
- Following an increase in forced entry burglary and repeated burglary hotspot covering the Garnets in Beeston a target hardening project was implemented to prevent future incidents. The installation of Birmingham Bars were offered to residents living in the area and were fitted by CASAC to prevent forced entry burglaries on properties with wooden doors. 39 Birmingham Bars were fitted to properties with wooden doors across the Garnets.
- A sneak in burglary awareness raising campaign was run on the Longroyds and Garnets following repeat incidents in May and June.
- 47 VCrat referrals were made to prevent smash and grab thefts to motor vehicles.
- 78 untaxed vehicles were identified by the DVLA. 18 vehicles were dipped tested by HM Revenue & Customs for red diesel and 2 vehicles were detected.

6.2.1 Operation Champion Belle Isle 15<sup>th</sup> & 16<sup>th</sup> July. Originally the Operation was scheduled to take place over three days, 16<sup>th</sup>- 18<sup>th</sup> July. Due to the proposed strike action and therefore the likelihood of fewer resources being available the dates were changed at the last minute so that the operation could be as effective as possible. Unfortunately due to a change in dates some agencies like HM Customs were unable to attend.

Neighbourhood Wardens, the Environmental Pride Team, BITMO, West Yorkshire Police, West Yorkshire Fire Service, Groundwork UK, PCT Smoking cessation, DVLA, HM Court service and Safer Leeds were all involved. The target area encompassed the Winroses, The Clearings, Windmill Rd and West Grange Rd area.

The key achievements were:

### **Community engagement**

- Each household within the target area was leafleted inviting them to a public meeting where residents could inform officers what they would like to see tackled as part of Operation Champion and talk about any problems in the area. Residents were also given a short survey asking about problems in the area so that they could feed back even if they could not attend the evening meeting.
- At the meeting residents could speak to officers from Neighbourhood Safety, Rothwell NPT, Anti Social Behaviour Unit, Victim Support and Criminal Justice System.
- At the evening event the Safer Leeds CCTV van was opened up to the public so that they could see how the cameras worked. This would hopefully deter young people acting in an anti social manner in future as they would understand how effective the cameras are at picking up clear images allowing agencies to identify people.
- Newsletters promoting local services to residents were delivered to all households within the Champion area. The newsletter included key community safety messages. An insert focusing specifically on young peoples activities throughout the summer holidays was also included.
- The NHS Stop Smoking service carried out outreach work around the area encouraging residents to engage and attend their new clinics.
- The Fire Service had a stall inside the BITMO office giving out fire safety information and took 22 referrals for a free home fire safety check.

## **Tackling Environmental issues**

- From the consultation event and returned resident surveys, it was apparent the main area of environmental concern was the overgrown planters on Windmill Rd. During Operation Champion the Neighbourhood Wardens, Environmental Pride Team, Neighbourhood Safety Officers and BITMO caretaking team cutback and litterpicked every planter on Windmill Rd.
- Groundwork cleared two more overgrown planters at the junction of Winrose Garth and Winrose Drive.
- A litter pick around Windmill Primary School was carried out with the school children and the Priority Neighbourhood Development worker.
- The back of the Belle Isle Neighbourhood Centre was cleared. This involved litterpicking, removing burnt out debris and objects which could be used to cause criminal damage, cutting back of shrubbery and removing excess soil and sweeping the area.

## **Tackling Crime and Anti Social Behaviour**

- To raise residents awareness of theft from motor vehicles and to prevent future incidents the PCSOs and Neighbourhood Wardens identified 60 vehicles with possessions on show. These vehicles were then sent a letter from the V Crats project informing them that by leaving articles on display the chances of being a victim of smash and grab are greatly increased.
- The Rothwell Neighbourhood Policing Team (NPT) executed 4 drugs warrants and had successful results.
- Following reports of buses on Belle Isle Rd being attacked, the First Leeds Trojan bus was used during Operation Champion. Plain clothes officers from Rothwell NPT sat on the bus and were followed in an unmarked police car. During the initiative young people threw objects at the bus and subsequently four arrests were made. The YEP ran an article on the success of the initiative.
- DVLA worked in the area during the operation, 93 untaxed vehicles were spotted and 33 were lifted or clamped.
- HM Court Service carried out visits in the target area on the 15<sup>th</sup> July to retrieve unpaid court fines.

6.2.3 Operation Champion took place in Far Beeston on 6<sup>th</sup>- 8<sup>th</sup> August 2008. Partner agencies involved include Neighbourhood Wardens, Environmental Pride Teams, Aire Valley Homes, Anti Social Behaviour Team, West Yorkshire Police, West Yorkshire Fire Service, Leeds Federated Housing, CASAC, Groundwork UK, PCT Stop Smoking Service, HM Revenue and Customs and Safer Leeds. Statistics are currently being collated from partner agencies for this operation. Key achievements were:

### **Community Engagement**

- A leaflet was delivered to all households in the Operation Champion area inviting residents to take part in the scheduled Aire Valley Homes walkabout as a means of influencing operation activity. A number of residents spoke to us as part of the walkabout and raised issues they wanted tackling during the operation.

### **Tackling environmental issues**

- Environmental Pride Teams, Aire Valley Homes Caretakers and Neighbourhood Wardens spent time carrying out environmental improvements. This included cutting back, strimming and litter picking to a number of areas of green space across the target area. Cutting back was completed on Waincliffe



Place to four areas of communal green space and to the over grown area to the rear of the bus shelter on Cardinal Road leading to the ginnel.

- Bin yards were improved on the Barkley's in Far Beeston. The Environmental Pride Teams and Neighbourhood Wardens cleared the bin yards. Education work was then completed with residents in the area to help maintain the work.
- Residents across the operation area with waste in their gardens were offered a community clean up to get rid of the refuse.
- On the final day of the operation all those residents who did not comply with removing the waste from their garden were visited by both Aire Valley Homes and Environmental Enforcement. Enforcement action is now being actioned on those residents who continue to have waste in their gardens.

### **Tackling crime and community safety**

- West Yorkshire Police issued the Capture Car on the three days of Operation Champion. The aim of the capture car is to tackle vehicle crime by placing a vehicle with Sat Nav on display to catch prolific offenders in the area.
- Home visits were completed with Aire Valley Homes and diary sheets issued to a number of residents to tackle anti social behaviour on the Cardinals, further work will be ongoing.
- Following a number of complaints PCSO's, Neighbourhood Wardens and NSLO's carried out door knocking to gather intelligence and witnesses in the Cross Flatts area relating to anti social behaviour. Diary sheets and information was distributed to a number of residents across Cross Flatts Terrace and Parade. A number of witnesses have come forward and enabling Police action in the area to tackle ongoing ASB.

6.2.4 Below is a table outlines the dates of the 2008 Operation Champion and where they have taken place and where they have been planned to take place:-

<b>Month</b>	<b>Dates of Operation Champion</b>	<b>Area</b>
January	15-17 January	Middleton
February	27-28 February	Rothwell
March	10-12 March	Beeston Hill
April	15-17 April	Holbeck
May	7-9 May	Hunslet
June	11-13 June	Beeston Hill
July	16-18 July	Belle Isle
August	6-8 August	Far Beeston
September	9-11 September	Beeston Hill
October	8-10 October	Outer
November	3-5 November	Beeston Hill
December	No Operation this month	

## **7.0 Community Engagement**

7.1 Planning for the ward wide engagement events has begun with discussions at ward Member meetings. In addition, the area management team have attended the following festivals and galas to promote the work of the area committee:

- Beeston 14<sup>th</sup> June
- Hunslet 21<sup>st</sup> June
- Cottingley 5<sup>th</sup> July
- Middleton 6<sup>th</sup> July
- Holbeck 9<sup>th</sup> August

- 7.2 The area committee agreed at their March meeting to having themed public events before each area committee meeting. Each event is associated with one of the themed multi-agency partnerships who will work with the area management team to organise the event and agree the particular focus of the event. This is part of the drive to increase accountability and links between the themed multi-agency partnerships, the area committee and the public.
- 7.3 Area committee is requested to note that the November committee meeting has been moved from 4<sup>th</sup> to Tuesday 11<sup>th</sup> November so that the Divisional Community Safety Partnership can provide support for the themed event beforehand.
- 7.4 To increase the accountability and links between the Area Committee and themed multi-agency partnerships, the minutes of the most recent relevant partnership meetings are attached to this report in appendix 1. These area based partnerships are the South Leeds Education, Employment and Training Group, Divisional Community Safety Partnership and the Children Leeds South Partnership. Members will recall that the Area Committee agreed nominated 'theme champions' for the partnerships and themes in the Area Delivery Plan. A briefing for the nominated community safety champion (Cllr Blake) has taken place.

## **8.0 Implications for Council Policy and Governance**

- 8.1 No specific issues are identified.

## **9.0 Legal and Resource Implications**

- 8.1 No specific issues are identified

## **9.0 Recommendations**

- 9.1 The Committee is asked:
- a) To note the contents of this report

### **Background papers list:**

Beeston Hill & Holbeck PFI project update – August 2008 edition, Val Smith  
Middleton Regeneration Strategy 2008-2018 – Draft for consultation July 2008.