



Report of The Director of Environment and Neighbourhoods Directorate

Meeting: Inner South Leeds Area Committee

Date: Wednesday 17th December 2008

Subject: Area Manager's Update Report

<p>Electoral Wards Affected:</p> <p>Beeston & Holbeck City & Hunslet Middleton Park</p> <p><input checked="" type="checkbox"/> Ward Members consulted (referred to in report)</p>	<p>Specific Implications For:</p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input checked="" type="checkbox"/></p> <p>Narrowing the Gap <input checked="" type="checkbox"/></p>
<p>Council Function <input type="checkbox"/></p> <p>Delegated Executive Function available for Call In <input checked="" type="checkbox"/></p>	<p>Delegated Executive Function not available for Call In Details set out in the report <input type="checkbox"/></p>

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 AREA DELIVERY PLAN

2.1 As part of the Council's new corporate planning framework, Area Delivery Plans are the key focus for the achievement of strategic outcomes at a locality level. The ADP identifies key actions for delegated services. Enhanced responsibilities for the Area Committee are grouped under the following six themes linked in turn to the key themes in the LSP.

- Community engagement and facilities
- Community safety
- Environment
- Children and young people
- Adult social care and healthier communities

- Regeneration and development

2.2 Corporate discussions are underway regarding aligning Area Delivery Plans and Service Plans. This will ensure that services highlight specific local issues and implications for each area rather than a general overview from a city-wide perspective. An example of this could be proposed changes to streetscene arrangements which would affect particular localities. Service plans will also be produced to provide greater clarity about the services provided and the responsibilities of the Area Committee in relation to them.

2.3 In relation to progress and monitoring of the ADP, performance management information is currently being collated and it is anticipated that a progress report will be presented to the meeting in February 2009. Following this, regular detailed progress reports will be submitted to the Area Committee. The Area Manager's Report will continue to provide the Area Committee with progress on actions as determined by the ADP and issues not addressed elsewhere on the agenda.

3.0 CLEANER NEIGHBOURHOODS

3.1 Clean ups

3.1.1 Environmental Services' (formerly Streetscene Services) Environmental Pride Team, Estate Caretakers from Aire Valley Homes and Estate Caretakers from Belle Isle Tenant Management Organisation have carried out an intensive clean up mostly involving cutting back vegetation in a footpath at the back of Newhall Chase, Belle Isle.

3.1.2 There are currently 4 full time and 1 part time Neighbourhood Wardens covering the three wards of inner south. Ray Hitchcock (Far Beeston) and Dave Bracken (Cottingley) have both retired. In order to make sure that all areas receive a service, the frequency in some areas has had to be reduced. However each area is patrolled at least twice per week. The patrol involves carrying out an environmental audit and reporting the issues to the relevant departments. The Wardens continue to respond to requests from members of the public and Elected Members to deal with emerging and ongoing environmental issues. The Neighbourhood Wardens also participate in the Area Management intensive clean ups and work with the environmental pride teams and estate caretakers to clear the bin yards during Operation Champion.

3.1.3 The Neighbourhood Wardens have continued to issue Waste in Garden letters. Out of the 25 currently been processed, 18 have now been cleared. Void properties with waste in the garden are also been logged and referred to the Environmental Action Team.

3.1.4 The Wardens are working with Environmental Services to gather evidence in order to serve Defacement Removal Notices against Virgin Media for failing to remove graffiti from their NTL boxes. This process involves monitoring and photographing 100 boxes in a target area over a 10 week period. It is intended that this evidence will improve the way in which this problem is addressed by Virgin Media. This evidence gathering will be completed by mid January 09.

3.1.5 The Area Management Team has sent through a total of 67 referrals to the Environmental Pride Team for rubbish/litter clearing between 16th October and 27th November 2008.

4.0 INVOLVING COMMUNITIES

4.1 Priority Neighbourhood Development Worker

4.1.1 Members of the Area Committee will already be aware that the current post holder, Richard Lancaster, has been successful in securing a new job at Health for All (Leeds). Interviews took place on Monday 24th November and Joy Hart has been appointed. It is anticipated that she will start her role in mid-January. Richard will continue to cover the Priority Neighbourhood Development Worker role in the meantime.

4.1.2 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 November:-

Manor Farms

- Draft Green Master Plan produced and Aire Valley Homes Leeds agree to support the group
- 1,500 bulbs planted with young people volunteers

Holbeck

- Holbeck in bloom produced information leaflet on Japanese Knotweed
- NIP completed and Voice Of Holbeck group up well established
- 1,500 bulbs planted inc with Ingram Road Primary School

Beeston

- Several new residents attending CAD Beeston meeting.

Middleton

- 2009 Calendar currently being printed
- 1,500 daffodil bulbs planted inc. young people attending NACRO.

Cottingley

- Cottingley in Bloom and Cottingley Primary school planted 4,000 daffodil bulbs
- TRAC running a petition for a play area

Belle Isle

- Two initial meetings held of the developing 'West Granges & Winroses Community Group'
- Aberfields and Newhalls Residents Association continues to develop

4.2 Community Centres

4.2.1 Work is currently ongoing to lease three of the Area Committee's community centres. Discussions have taken place with The Cupboard Project to take over the management of Holbeck Youth Centre and terms and conditions of the lease have been agreed with Area Management. This is currently being formalised by Property Services and the lease between the Council and The Cupboard Project should be in place within the next couple of months. A meeting with Middleton Park FC has also taken place regarding them taking over the management responsibility for Cranmore & Raylands Community Centre. The existing user group who manage the building are set to relinquish the lease from the 31st December 2008. It is anticipated that Middleton Park FC will take over the facility from 1st April 2009. Joseph Priestley

College are still set to take over the management responsibility for Old Cockburn Centre. Again, agreements are currently being drawn up and should be in place for early 2009.

- 4.2.2 The next Inner South Community Centres Sub Committee is currently being arranged and will be held prior to February's Inner South Area Committee. A detailed report will be presented to Area Committee to provide an update on each community centre which forms the committees portfolio in February.

4.3 Community Safety Area Committee event

- 4.3.1 Prior to the November Area Committee, a pre-event was held focussing on community safety. A review report on the event is attached at Appendix 1.

5.0 MORE FOR YOUNG PEOPLE

5.1 The Youth Bus

- 5.1.1 The latest update report received (and sent to councillors) covers October and November 2008, the points below outline the main facts and figures:
- 417 young people accessed the Youth Bus in October and 301 in November - total of 718. 65 of these were new users and the remaining 653 were young people who had accessed the service previously.
 - In the Middleton Park Ward, 291 young people aged 8 – 19 years were worked with in the neighbourhoods of Manor Farms, Belle Isle and Sissons/Throstles area.
 - 224 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, 203 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 Groundwork, The Friday Night Project, Urban Bar, Church of the Nazarene and Crossroads Project.

6.0 REGENERATING AREAS

6.1 Beeston Hill and Holbeck PFI Scheme

- 6.1.1 The process for the regeneration of Beeston Hill and Holbeck is gaining pace as the three bidding consortia have submitted their proposals for the works and services required by the Council. From now until the end of the year officers will evaluate each submission against bid requirements. Two out of three bidders will be selected to go forward to the next stage, and from January 2009, start to work up the proposals for PFI sites in more detail.
- 6.1.2 The Community Advisory Group (CAG) held its first meeting in October. Tenants and residents living in the areas affected by the PFI plans volunteered to get involved following a call for interest in the community through leaflets, events and the press. The group will work closely with the Council, feeding views from the community into the selection process for a contractor. Up until Christmas the group will become familiar with interpreting plans, the planning process and looking at examples of similar developments so that they can make informed comment on the plans for their

areas. TPAS Consulting have been appointed as Independent Tenants' Advisor (ITA) to work directly with the CAG to ensure members have access to impartial information, can ask for advice or raise any issues and are fully supported in terms of the skills they will need to participate effectively in the process.

- 6.1.3 Outline plans for the development sites were approved by Plans Panel East on 23rd October.
- 6.1.4 As part of the PFI in the low rise housing estate areas of the Meynells and Ninevahs in Holbeck, the following environmental improvements will be made:
- Improvements to car parking for residents
 - Improving security by taking some ginnels out of public use and making courtyards more private for families living nearby
 - Planting of new slow growing street trees
 - Resurfacing footpaths and new planting
 - New and improved pedestrian and cycling routes, making easier connections with Holbeck Moor and the City Centre.
- 6.1.5 127 tenants of Holbeck Towers have been successfully re-housed. Aire Valley Homes (AVHL) are running surgeries twice a week at Holbeck Elderly Aid when housing staff will be available to answer questions and talk to individuals about their specific needs. As the re-housing progresses, flats will become empty. AVHL will secure empty flats and mobile security patrols are in place. Residents can help keep Holbeck Towers safe and secure by reporting damage or suspicious behaviour.

6.2 Middleton

The Middleton Regeneration Board met in November. The following work was noted or reported:

- 6.2.1 The Board received a report on the development of the final draft Masterplan including plans for affordable housing which have been worked up between LCC's Strategic Landlord, Aire Valley Homes and an architect/designer from Planning. The Board welcomed the plan as a positive way forward and proposed that it took into consideration the wider social and community infrastructure.
- 6.2.2 The Board endorsed the work of Area Management on the draft Enterprise, Employment and Economic sub-strategy for Middleton Regeneration area. The sub-group working on this sub-strategy and co-ordinated by Area Management met recently to start detailing further an action plan to implement the sub-strategy
- 6.2.3 The Board noted the progress report on the Catalyst Centre and Development Trust from the renamed Health For All (HFA) organisation. Area Management has continued to support HFA alongside the Council's LEGI team to draw up a bid for ERDF funds worth £1mil to match currently ring-fenced LEGI funds. Further to receiving an expression of interest, Yorkshire Forward requested an Outline Business Plan which has now been submitted and is awaiting approval for moving onto the next step (working up a full business plan). In the meantime HFA has organised at least two successful enterprise awareness events in Belle Isle and Middleton and set up a stakeholders group for consulting on the development of the catalyst centre.
- 6.2.4 The position of Middleton Neighbourhood Manager has been filled and the successful candidate has already attended the Board meeting in November and reported on

various matters including the re-working of the officer co-ordination group, links made with the Extended Services cluster, and the development of a historical research in Middleton with students from Leeds Metropolitan University which may lead to a 2009 calendar.

6.3 Intensive Neighbourhood Management (INM)

- 6.3.1 The next meeting of the Steering Group is 10th December. The main item for discussion is the proposed allocations for 2009/10.
- 6.3.2 The INM programme in Leeds is currently in year 3 of the 4 year programme. As a result of the Safer Stronger Communities Funding (SSCF) invested in INM areas and services co-ordinating delivery at a neighbourhood level, significant improvements have been made in reducing deprivation in the south Leeds INM areas. So much so that some of the neighbourhoods have moved out of the 3% most deprived areas in the country.
- 6.3.3 The SSCF allocation for 2009/10, the final year of the programme is 38% less than this year. There is no capital money available. This is a citywide reduction and means some difficult decisions need to be taken to prioritise how this money is allocated next year.
- 6.3.4 Discussions have taken place between the Area Management Officer and INM project managers. The Steering Group will be presented with a report that recommends how this funding should be allocated on the basis of exit strategies and these discussions, and the priorities residents identified as still being an issue in the perception survey carried out in early 2008.
- 6.3.5 Because the Steering Group meet on the 10th December which is after the deadline for papers for this Area Committee meeting, a late item appendix will be submitted with the decisions of the Steering Group in relation to 2009/10 allocations which the Area Committee is asked to formally endorse.

6.4 Beeston Hill and Holbeck Regeneration

The Beverleys

- 6.4.1 The Partnership Board met on 7th November. They received a report updating on progress with the regeneration of the Beverleys. The first phase of demolition (2-24 Beverley View) has been completed and a further phase (1-27 Beverley Ave and 2-28 Beverley Mount) commenced in mid November.
- 6.4.2 97 of the properties in this area were privately owned. Council officers have been working to acquire these properties and currently 84 of the 97 are now in Council ownership. A further 9 owners have agreed to sell to the Council. 4 owners remain who have not yet agreed to sell. A report is currently being finalised which seeks approval to Compulsory Purchase (CPO) these properties. Legal advice suggests that Outline Planning Approval is an essential pre requisite for a successful CPO.
- 6.4.3 Over recent months officers from the Councils Renaissance Unit and Sustainable Development Unit have been working on a residential redevelopment scheme for the site which will form the basis of an Outline Planning Application. A consultation event for local residents and stakeholders was held on Saturday 19 July in Brickfield Park to gather the views of local residents. The event was well very attended, with around 50 people turning up on the day. Responses were generally positive and constructive

and as a result the early scheme has been revised and improved. A consultation report is available upon request.

- 6.4.4 A further feedback session at the Rowland Rd WMC was held on Saturday 25th October 11.30am – 1.30pm to inform stakeholders of the outcome of the consultation event and to advise how the views of stakeholders had been taken into account in amended proposals. There has also been an exhibition of the feedback material at Dewsbury Road One Stop Centre during the week commencing 27 October (this week) which will be moved to the Dewsbury Road Library next week (3 -7 November).
- 6.4.5 In addition separate briefing sessions have been held for local ward members. In light of the feedback which has been received the proposals are currently being refined and work is ongoing on a number of technical reports which will be required for submission with the Outline Planning Application. As a result of revised outline planning requirements the submission of the outline will be delayed by a number of weeks.
- 6.4.6 The Councils Executive Board at its meeting of 14 March, 2008 agreed that this site, along with others across the city cleared with Regional Housing Board funding should be added to the 77 acres of Council owned land which had been set aside for the provision of affordable housing via the Leeds Affordable Housing Strategic Partnership. The Housing Delivery and Development Team are currently working to provide a brief which will be circulated to Registered Social Landlords (RSLs) and private developers who are accredited with the Housing Corporation inviting expressions of interest to redevelop the sites with Housing Corporation funding.
- 6.4.7 Subject to approval by the Leeds Affordable Housing Strategic Partnership Board the brief will be circulated to RSLs and accredited developers in December, 2008 with an aim to appoint the successful development partner by Spring/Summer 2009.
- 6.4.8 It is important to note that once a development partner is appointed further work will be required to develop, in more detail, proposals for the site which not only meet the requirements of stakeholders but also will attract sufficient Housing Corporation funding to ensure that redevelopment may take place. There will be further opportunities for consultation as part of the outline planning approval process and again once more detailed proposals are submitted for full planning approval.

South Leeds Sports Centre

- 6.4.9 The Board were consulted on the Draft Vision for Leisure Centres in Leeds. This was the subject of a special Area Committee meeting in October, as one of the proposals being considered is to close South Leeds Sports Centre once Morley Leisure Centre has opened and to concentrate provision at the John Charles Centre for Sport. The outcome of the consultation will be reported to the Executive Board in December.

6.5 Recreations Neighbourhood Improvement Plan

- 6.5.1 The Recreations NIP has now been completed. The Committee is asked to note the contents of the report at Appendix 2.

6.6 Aire Valley Homes Leeds (AVHL) Board Minutes

- 6.6.1 Attached at Appendix 3, are copies of the AVHL Board minutes from the meeting held on 24th September 2008. Minutes of future board meeting will be attached to Area Manager's report, at the request of the Area Committee.

7.0 SAFER NEIGHBOURHOODS

- 7.1 The Neighbourhood Warden teams carry out weekly visits to elderly person's complexes and also reassurance visits to elderly persons in the area. We work closely with other services including Victim Support and Elderly Aid groups and do joint visits when required. In addition to our daily roles in the community, we have carried out evening patrols in Middleton with the Neighbourhood Policing Team to try to deal with anti social behaviour in the area around Mischief/Bonfire Night. The Neighbourhood Wardens also carry out early morning inspections of the tower blocks in Holbeck to deal with ongoing problem of rough sleepers and drug users in the blocks due to the cold weather.

7.2 Operation Champion

- 7.2.1 Operation Champion took place in Beeston Hill on 3rd to 5th November 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 and Safer Leeds. Key achievements were:

Tackling environmental issues

- The bin yards work has continued with a further 49 bin yards cleared of rubbish and dumping. This amounted to 3.17 tonnes of rubbish being removed.
- The Neighbourhood Wardens team assisted the Environmental Pride teams in dismantling bonfires across the inner south area.
- The Probation unpaid work team were also involved in litter picking, cutting back bushes and making visible improvements to the Bismarcks area.

Tackling crime and community safety

- A problem with lead flashing being stolen from properties around the Harlech Road area was identified. A door to door survey was carried out and 17 properties accepted the offer of anti climb paint being painted onto their properties. This paint means that the lead cannot be sold as it is difficult to remove the paint from the lead. It can also deter people from climbing onto the roof and therefore reduces the risk of other crimes occurring.
 - There is an increase in nuisance during late October early November around Hallowe'en, Mischief Night and Bonfire Night. Visits were carried out to 21 shops to advise staff to refrain from selling eggs to young people.
 - The Police, ASBU and AVH visited 8 residents to deter further ASB from those individuals.
 - The DVLA identified 50 untaxed vehicles and arranged for 10 to be clamped and removed.
 - The Operation Champion Newsletter was given to all properties in the area.
- 7.2.2 Below is a table showing the planned dates of the 2009 Operation Champion and where they are planned to take place. It is based on last year's timetable in order to

avoid conflict with other areas of the city that may affect the involvement of city wide services. It has been co-ordinated to avoid clashes with other meetings namely: Tasking, thematic sub group, ASB panel meetings and the inner south environmental co-ordination group.

- 7.2.3 The number and frequency of operations in each area will remain the same as last year. This represents the fairest allocation of resource taking into account the differing needs across the area. An area has been identified in the schedule to help agencies plan their contribution to the operation in terms of allocating staff to the planning and delivery of Champion.
- 7.2.4 The specific target area will be decided at each of the planning meetings using information gathered from several sources. All agencies are invited to bring intelligence or information about problem areas or issues. Data from the Police and Fire Service will be presented at the meeting. Elected members will be consulted for their views on current issues or areas. The operations in inner south have been timetabled to complement the Intensive Neighbourhood Clean Ups that take place on a monthly basis.
- 7.2.5 It is proposed that Beeston Hill will have four operations. This reflects the higher level of need in terms of consistently above average crime figures and the need to maintain and support a programme of work clearing the bin yards.
- 7.2.6 It is proposed that Middleton Park ward has two operations (one in Belle Isle and one in Middleton). These have been timetabled so that there is a six month gap between them. This will also allow for seasonal variation in crime/grime trends, thus allowing us to tackle a wider range of issues within the ward.
- 7.2.7 It is proposed that Beeston and Holbeck ward has two operations (one in Holbeck and one in Far Beeston). Again, this allows for a gap of five months between the operations and will allow a variety of work to be carried out.
- 7.2.8 City and Hunslet ward has four operations in Beeston Hill and an operation in Hunslet. Hunslet has been included as an area that has experienced persistent ASB and environmental issues that would benefit from the Champion approach.
- 7.2.9 The calendar has been circulated to Members by email with a request for comments. Members are asked to approve the distribution and scheduling of operations.

Month	Dates of Operation Champion	Planning meeting date	Area
January	Tues 13 – Thurs 15 January	Tues 16 th Dec 10am	Middleton
February	Tues 24 - Thurs 26 February	Tues 3rd Feb 10am	Morley North
March	Tues 10 – Thurs 12 March	Tues 17th Feb 10am	Beeston Hill
April	Tues 31 March to Thurs 2 April	Fri 6th March 10am	Holbeck
May	Wed 6 – Fri 8 May	Wed 8th April 10am	Hunslet
June	Tues 9 – Thurs 11 June	Tues 19 th May 10am	Beeston Hill
July	Tues 14 – Thurs 16 July	Tues 23rd June 10am	Belle Isle
August	Tues 4 – Thurs 6 August	Tues 30 th June 10am	Morley South
September	Tues 8 – Thurs 10 September	Tues 18th August 10am	Beeston Hill
October	Tues 6 – Thurs 8 October	Fri 11 th Sept 10am	Far Beeston
November	Tues 3 – Thurs 5 November	Tues 13 th Oct 10am	Beeston Hill
December	No Operation this month		

8.0 Implications for Council Policy and Governance

8.1 No specific issues are identified.

9.0 Legal and Resource Implications

9.1 No specific issues are identified

10.0 Recommendations

10.1 The Committee is asked:

- a) To note the contents of this report
- b) To endorse the decisions of the INM Steering Group in relation to 2009/10 SSCF allocations (late item appendix)
- c) To note the contents of the final report on the Recreations NIP

Background reports:

- Beeston Hill and Holbeck PFI Project Update, October 2008 – Val Smith
- Outline Planning Application for the Beverleys report to the Beeston Hill & Holbeck Regeneration Partnership 7th November 2008 – Ian Mackay and Sue Morse
- Draft Vision for Investment in Sports Centres in Leeds and Proposals for Future Provision for Public Consultation report to the Executive Board 2nd September 2008 – Martin Farrington