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## Report of The Director of Environment and Neighbourhoods Directorate

Meeting: South (Inner)Leeds Area Committee

Date: Wednesday 11<sup>th</sup> February 2009

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 meeting.

### 2.0 AREA DELIVERY PLAN

2.1 As reported to the last meeting, performance management information is being collated relating to actions in the current ADP. As the 2008/09 ADP is now the local delivery plan for the Leeds Strategic Plan, performance information is being collected by Corporate Performance Team against the Leeds National Indicators. This is the first time such information has been collected at a local level, and as a work in progress, more time is needed to ensure the data reported to Area Committee is local and meaningful. A working group with membership from all three area management teams and the Corporate Performance Team are working together to develop a revised template and it is hoped to bring an ADP performance report to a future meeting. At the same time, a more streamlined and locally meaningful ADP

template is being worked up for the 2009/10 plan, in time for the community engagement events to take place and the results used to inform the ADP.

### **3.0 CLEANER NEIGHBOURHOODS**

#### **3.1 Clean ups**

- 3.1.1 The Environmental Pride Team and Parks and Countryside have carried out an intensive clean up in the Garnets involving street cleaning, the cutting back of vegetation and cleaning and cutting back the small park. This clean up was part of the Garnets NIP. The Neighbourhood Wardens carried out the audit to support this work. In addition the Neighbourhood Wardens organised a litter pick in the Couplands area with the Probation Service.
- 3.1.2 The Neighbourhood Wardens have continued to issue Waste in Garden letters. There are 3 gardens where the process has started.
- 3.1.3 The Area Management Team has sent through a total of 73 referrals to the Environmental Pride Team/Aire Valley Homes for rubbish/litter clearing between 28<sup>th</sup> November 2008 and 23<sup>rd</sup> January.

#### **Residual Waste Treatment Strategy**

- 3.1.4 Leeds City Council has agreed a very challenging strategy for the City to ensure major reductions in the environmental impact of dealing with its waste, in particular through minimising landfill. In addition to measures to reduce the levels of waste generated and to increase recycling significantly, the Council intends to enter into a contract with a private sector partner to develop and operate treatment facilities to recover value from waste that is not recycled by householders.
- 3.1.5 In line with Government requirements, the Council has had to identify 'reference sites' within its ownership on which these new facilities can be developed, and which can be made available to bidders. The former wholesale market site on the Cross Green Industrial Estate in the East of the city has been identified as the 'reference site' for a waste treatment facility. The existing Council waste transfer station on Evanston Avenue, Kirkstall, has been identified as the 'reference site' for a new transfer station where waste could be 'bulked up' for onward transfer to the main treatment facility.
- 3.1.6 These sites do not represent preferred options, and those bidding for the contract to construct and operate the waste facilities have been invited to propose alternative suitable sites. Similarly, the Council has not indicated any preference for the type of waste treatment technology to be used. Technology and site proposals will be assessed using the detailed evaluation model developed by the Council. This approach, including the evaluation model itself, has been approved by the Executive Board.
- 3.1.7 The Council started procurement in July 2008. It is anticipated that the current field of ten bidders will be reduced to four in April 2009 following the evaluation of their outline proposals. A preferred bidder is expected to be selected in early summer 2010, with the contract awarded and planning applications submitted in autumn 2010. Subject to gaining planning permission, the construction of the main treatment facility would commence in 2011, with full operations starting in 2014.

- 3.1.8 Although we have undertaken a great deal of communications activity, and several formal consultations, there has been limited effective direct communication around the process that we are going through and the reasons for it. We therefore intend to undertake further communications activities, over the year ahead to educate and inform residents about the process and to understand any issues affecting them prior to the selection of the preferred waste treatment solution.
- 3.1.9 The nature of the project means that interest will be attracted from all Leeds residents, but there will be a particular interest in the main areas close to identified 'reference' sites or any alternative sites proposed. Any communications activity therefore needs to cover the entire Leeds area, but also to provide greater opportunity for those residents in these specific areas. The involvement of Elected Members is obviously key to the delivery of this communications activity. A more detailed communications plan is in production and will be brought for consultation to the next round of Area Committees in March and April.

## **4.0 INVOLVING COMMUNITIES**

### **4.1 Priority Neighbourhood Development Worker**

- 4.1.1 Joy Hart, the newly appointed Priority Neighbourhood Development Worker started on Monday 12<sup>th</sup> January. She will be based with the Area Management Team at the Dewsbury Rd One Stop Centre for 3 days per week, and 2 days per week with Health for All.
- 4.1.2 Joy will be familiarising herself with the inner south area over the next few weeks and will then be concentrating on driving forward the NIPs. She will be working on taking forward the Phase 1 NIPs in the Cardinals (Beeston & Holbeck), Garnets (City & Hunslet), Northcoates & Greemounts (City & Hunslet) and West Granges (Middleton Park).
- 4.1.3 In addition she will provide support to the CAD Beeston Community group (as a future Phase 2 NIP area), to build capacity in communities to ensure they can take part in and benefit from the Area Committee's community engagement activities. She will also support ongoing work to promote the I Love South Leeds Festival 2009 to local organisations, encouraging their involvement in the running of events.
- 4.1.4 Richard Lancaster, the previous post holder, worked with many other community groups in implementing previous NIPs in neighbourhoods across inner south. As a result of his work, many of these groups are able to sustain themselves and no longer require such intensive support. This is a very positive outcome of the project as it has established community groups that now provide a voice for those neighbourhoods. Other groups are being supported by Aire Valley Homes Customer Involvement Team including Middleton Community Group and Cottingley TRAC.

### **4.2 Community Centres**

- 4.2.1 Following the establishment of a Community Centres Management Team, looking at community centres issues on a city-wide strategic basis, it is anticipated that the Inner South Community Centres Sub Committee may need to be slightly revised. This is to fit in with a new South East Community Centres Liaison Group involving Area Buildings Managers and surveyors from Corporate Property Management. Proposals for the structure of this meeting are currently being drawn up and members of the

Inner South Community Centres Sub Committee will be consulted directly on these proposals.

## **5.0 MORE FOR YOUNG PEOPLE**

### **5.1 The Youth Bus**

- 5.1.1 The latest update report received (and sent to councillors) covers December 2008; the points below outline the main facts and figures:
- 196 young people accessed the youth bus in December. 15 of these were new users and the remaining 181 were young people who had accessed the service previously.
  - In the Middleton Park Ward, 55 young people aged 8 – 19 years in the neighbourhoods of Manor Farms, Belle Isle and Sissons/Throstles accessed the youth bus.
  - 112 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, 35 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 bidder submissions have now been evaluated. The overall evaluation score, outlining the strengths and weaknesses of each bid, is to be reported to PFI Project Board on 2nd February with the aim of short listing at least two contractors to go into the next stage of procurement.
- 6.1.2 The **CAG** have had training on Urban Design Principles and interpreting plans followed by sessions looking at bidder designs. CAG responses and comments have been fed into the bid evaluation process where they relate to the evaluation criteria. A session was run before Christmas on PFI - explaining how it works, the procurement process and terminology. The role of the different players i.e. The Council, ALMO and contractor was also put into context.
- 6.1.3 On January 29th there will be a site visit to Grove Village PFI in Manchester and Hulme to see comparable examples of housing development including social housing. Future session will include a Works and Services workshop and Design workshops. At the Design workshop bidders will present to the groups directly.
- 6.1.4 A Project Update will be available in February for community groups. A newsletter is also being put together for wider circulation in the PFI areas. A consultation strategy is being prepared to inform and involve the community in the Bidder proposals in the next stage of the procurement. This is likely to include a number of drop-in events as well as sessions run for directly affected groups and at sheltered accommodation etc.

## **6. 2 Beeston Hill and Holbeck Regeneration**

### **Beverleys**

#### **6.2.1. Acquisitions**

Of the 132 properties within the Beverleys 121 are currently within the ownership of the Council. A further 9 owners have agreed to sell to the Council and these purchases are expected to complete over the next 2/3 months. This leaves just two properties in private ownership where owners have not yet agreed to sell voluntarily to the Council.

#### **6.2.2 Compulsory Purchase**

Negotiations will continue to take place with the two remaining owners in the hope that voluntary agreement may be reached. If agreement cannot be reached with these owners it will be necessary for the Council to make a Compulsory Purchase Order (CPO). Formal approval will be sought for the making of a CPO during January, 2009.

#### **6.2.3 Redevelopment of the Site**

An outline planning application was submitted for the proposed redevelopment of the Beverleys on 19 December, 2008. During January a notice will be served on the site which will give details of the 3 week consultation period in which the public will have the opportunity to comment on the proposals. In addition notices will be published in the local press and the public will have the opportunity to view proposals and comment via the Councils website, leeds.gov.uk.

If approved, this application will support the case for Compulsory Purchase.

In March, 2008 The Councils Executive Board approved a proposal to incorporate the sites cleared with Regional Housing Board (RHB) funding into the pool of Council owned land set aside for the provision of affordable housing via the Affordable Housing Strategic Partnership.

A brief has been circulated to all Housing Associations and private sector developers who are accredited with the Homes and Communities Agency and expressions of interest have been requested from those organisations interested in developing the sites with Homes and Communities Agency funding. The closing date for expressions of interest has been set for mid February. It is hoped that the successful development partner will be in place by April/May 2009.

#### **6.2.4 Demolition**

The second phase of a rolling demolition programme is currently underway on the Beverleys. With the even numbers of Beverley View already demolished in 2008 the current phase will target a further 28 properties on Beverley Mount/Avenue. It is anticipated that the next phase will include Beverley Avenue/Back Beverley Terrace and Beverley Terrace/ Back Beverley Terrace subject to the rehousing of 4 remaining residents. Further phases will be undertaken as appropriate blocks are vacated.

### **Holbeck**

#### **6.2.5 Acquisitions**

Of the 102 properties affected by the three phases of clearance in Holbeck 92 are currently within the ownership of the Council. A further 8 owners have agreed to sell to the Council and these purchases are expected to complete over the next 2/3

months. This leaves just two outstanding properties in where an agreement has not yet been reached with owners.

#### 6.2.6 Demolition

A phased programme of demolition is expected to commence in Holbeck in March 2009, subject to the rehousing of several remaining residents.

#### 6.2.7 Redevelopment of the Site

On Saturday 7 March we are aiming to hold a consultation event similar to the one held in July 2008 regarding the Beverleys. This will give the local community the opportunity to comment on indicative scheme options for the Holbeck site. Our aim is to develop these indicative proposals to enable an outline planning application to be submitted for this site which will support the case for Compulsory Purchase on this site if voluntary agreement cannot be reached with the two remaining stakeholders.

### **Garnets**

- 6.2.8 An option appraisal is currently underway on 114 type two (street lined) back to back properties in the Garnets. This includes a residents survey of those properties affected. Project Officers from the Regeneration Special Projects Team will be visiting all affected homes in the area over the next 3/4 weeks to assist residents in the completion of a questionnaire which seeks their views on their level of satisfaction with their homes and the area in which they live. No decision will be made on the future of these homes until a full option appraisal has been carried out and considered by the Councils Executive Board, possibly in April/May 2009.

### **Beeston Hill Group Repair**

- 6.2.9 Phase 4 of the Beeston Hill Group Repair programme is now complete. This phase has improved properties in part of Tempest Road, Maud Avenue, and Stratford Street, with 49 properties having taken part in the scheme to extend their life by 30 years. A further 23 properties having had tying in works. Phase 5 is currently underway and 33 owners have already signed up to take part. This phase will focus on Hardy Street, Hardy Terrace, Marrion Grove, Catherine Grove, Sunbeam Terrace and part of Lodge Lane.

### **6.3 Middleton**

- 6.3.1 The Middleton Regeneration Board has met once since the last Area Committee meeting. The development of the masterplan that includes affordable housing continues. The Board heard about the heritage development proposals for Middleton Park from Parks and Countryside Service (LCC) as well as received a report from Aire Valley Homes regarding Middleton Circus and an Environmental Plan. On the theme of 'Education and Learning' the Board received a report outlining the context of Extended Services within neighbourhoods and more specifically regarding the Middleton Cluster and the Core Offer being made to children and families in the area.
- 6.3.2 Following the Board's previous approval of the Enterprise, Employment and Economic sub-strategy, Area Management has now started to work with the sub group on detailing an action plan. One the key initiatives are Health For All's bid for ERDF funds for developing an Enterprise Centre. This has been submitted to Yorkshire Forward as an outline plan. Should Yorkshire Forward approve it at their meeting on 2nd February, a full business plan will then be worked up and submitted

alongside planning permission which will need to be approved prior to submission of the full plan.

6.3.3 Re-New reported on the officer working group that's developing the delivery plan for the strategy; work done on community consultation and engagement with the distribution of Middleton Calendars and plans for developing a youth network and resident network (with the Middleton Community Group) to allow for wider consultation and feeding into the Board; the start of work on auditing community buildings in the area; the Youth Hub development.

6.3.4 Area Management reported to the Board the work we have been doing in addition to leading on the Economic sub strategy and work on the community buildings audit. Plans were outlined regarding community engagement event scheduled for 14th February to celebrate the work of the Middleton Community Group as well as using the event to inform and consult local people on the development of the Area Committee's Area Delivery Plan.

6.3.5 The above event will be launching 'Middleton Bright Ideas'. This is the title given to the Participatory Budget (PB) scheme (one of the elements of a wider cohesion pilot in Middleton). A Steering Group for the PB scheme met in January and involved key funders (including the Police, Aire Valley Homes and Elected Member representation) plus other voluntary community sector representatives (Health For All and Faith sector) and Extended Services. The Steering Group agreed a range of matters and is now working up publicity in readiness for its launch in February and promoting of applications through March.

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

6.4.1 The Area Committee ratified the decisions of the INM Steering Group at its last meeting in relation to the 2009/10 allocations. The next Steering Group meeting is scheduled to take place in March 2009.

6.4.2 As a refresher, these are the allocations agreed for projects in 2009/10. There is a 40% reduction in Safer Stronger Communities Fund next year citywide so this has been reflected in the allocations for inner south projects.

No	Scheme	2009/10 budget
1	Environmental Services (PRIDE Team, Enforcement Officer and Probation Services team to be managed by Environmental Services)	£127,800
2	Neighbourhood Safety Team	£53,000
3	Signpost project	£47,000
4	Regeneration and neighbourhood management support (Re'new)	£20,000
	<b>Total</b>	<b>£247,800</b>

#### **6.5 Aire Valley Homes ( AVHL) Board Minutes**

6.5.1 The minutes of the last board meeting were not available at the time of writing and will be tabled at the Area Committee meeting on 11<sup>th</sup> February.

## **7.0 SAFER NEIGHBOURHOODS**

### **7.1 Neighbourhood Wardens**

7.1.1 The Neighbourhood Wardens have completed work gathering evidence of the non removal of graffiti from NTL boxes. This information a weekly audit of the boxes to photograph and record evidence of graffiti so that a prosecution can be brought about Virgin Media.

7.1.2 A team has been recruited for six weeks to clear the accumulations of rubbish and dumping in the bin yards across the area. The team is being supported by the Neighbourhood Warden who is carrying out regular audits to inform their work plans and liaising with the EAT for enforcement action where appropriate.

### **7.2 Neighbourhood Safety projects**

7.2.1 The Neighbourhood Safety Liaison Officer left the team at the end of December 08. Her post has been advertised and it is intended that a replacement will be in post to continue the work for the last year of the project. Projects that are ongoing include the mini-motorbikes scheme and an alleygating project in the Disraeli's.

### **7.3 Operation Champion**

7.3.1 Operation Champion took place in Middleton on 13<sup>th</sup> to 15<sup>th</sup> January. Partner agencies involved include Neighbourhood Wardens, Environmental Pride Teams, Aire Valley Homes, Anti Social Behaviour Team, West Yorkshire Police, West Yorkshire Fire Service, HMRC, DVLA, Civilian Warrants, local Primary schools, Groundwork and the Environmental Action Team. Key achievements were:

#### **Tackling environmental issues**

- A bulky waste collection took place on Thorpe Road. AVH sent letters to residents asking them to clear their gardens of any waste and put it into the skip provided. Follow up enforcement action will now take place on any properties that did not take up this opportunity.
- Several gardens were cleared of bulky items in Lingwell Approach.
- The AVH Caretakers and the Environmental Pride team worked on cleaning up ginnels in the Manor Farms area. The teams removed rubbish and bulky items from the ginnels and identified further work to be done later in the year.
- The Probation Unpaid work team worked with the Neighbourhood Warden to cut back bushes on Thorpe Road. This site was identified by local residents as needing attention. It is frequently used by children to play on and parents are now satisfied that they have a better view of their children.
- Groundwork co-ordinated litter picks with groups of children at St Phillip's, St Mary's and Middleton Primary Schools.

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

- Joint visits were carried out to a number of key individuals and shops around Middleton Park Circus to address concerns of under age drinking and youth nuisance in that area.
- The LCC Parkswatch team were requested to patrol the green spaces across the area. Results from these patrols are not yet available and will be circulated to Members when they are.



## **Community engagement**

- A consultation was carried out with local residents prior to the operation outside Middleton Primary School. Key issues that were identified included ASB around the Throstles and Middleton Park Circus and nuisance with motorbikes across the area.
- PCSOs, Aire Valley Homes and Area Management carried out a door to door survey on Throstle Lane on the Wednesday evening of the operation. This allowed for intelligence to be gathered about ASB issues locally and information given to residents about services available.
- A follow up leaflet that tells people what actions have been carried out during Champion will be produced and distributed when the information has been collated.
- The Neighbourhood Warden talked to a group of young people at Westwood Youth Club about Operation Champion and the role of Neighbourhood Wardens.
- The Fire Service, Neighbourhood Policing Team and Environmental Action Team talked at assemblies in Middleton, St Mary's, St Phillips and Westwood Primary Schools.

7.2.3 The calendar for operations during 2009 has previously been circulated to Members. The next operation Champion in inner south is scheduled to take place in Beeston in March.

## **8.0 Other Issues**

8.1.1 Following consultation, including a special area committee meeting in October, a report has been presented to the Executive Board in December giving recommendations on the Vision for Council Leisure Centres in Leeds.

8.1.2 The Vision had impacts for both South Leeds Sports Centre and Middleton Leisure Centre. It proposed to close South Leeds Sports Centre once the new Morley Leisure Centre has opened and to concentrate provision at the John Charles Centre for Sport and Morley. Regarding Middleton Leisure Centre, it proposed to close the pool and to consider the transfer of the dry-side facilities to the voluntary sector as part of a community asset transfer.

8.1.3 With respect to the centre specific proposals the consultation indicated a divergence of views. In particular, Sport England has suggested further work is undertaken to understand the impact of the proposals on the supply of swimming facilities at a local level. The Executive Board report recommended that this additional work is undertaken before any final conclusions are developed for consideration.

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

9.1 No specific issues are identified.

## **10.0 Legal and Resource Implications**

10.1 No specific issues are identified

## **11.0 Recommendations**

11.1 The Committee is asked:

- a) To note the contents of this report

## **Background Papers**

Vision for Council Leisure Centres, Executive Board, 3<sup>rd</sup> December 2008