



Report of the South East Area Manager

Meeting: South (Inner) Area Committee

Date: Thursday 2nd April 2009

Subject: Area Manager's Update Report

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

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 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.

2.2 In line with the Area Committee's community engagement framework, work is ongoing to engage with community groups and residents linked to service improvement and area delivery plan priorities. Members of the Area Committee will be asked to bring

forward their ideas for development based on local needs and together with partners identify "smart" actions to be taken forward in the 09/10 ADP that will be the proper basis for service delivery improvements in Inner South Leeds and one that service providers will be happy to be accountable to the Area Committee and local residents. This in turn will ensure that priority outcomes in the ADP are being addressed through the use of Well-Being Funds. The Area Management Team will liaise with Members through individual ward member meetings and the revised ADP will be presented to the Area Committee meeting in June 2009.

3.0 CLEANER NEIGHBOURHOODS

3.1 The Inner South Environmental Co-ordination and Task Group and the Thematic Champion for the Environment, Councillor Ogilvie, will be taking forward for detailed discussion, as mandated by the Area Committee, reports on the relationship and reporting between the Area Committee and the Health and Environmental Action Service and Streetscene Services.

3.2 Clean ups

3.1.1 The Environmental Pride Team, Aire Valley Homes and Neighbourhood Wardens have carried out an intensive clean up on Back Lane, Beeston involving litter picking, and cutting back hedges. This clean up was part of the Cardinals NIP. The Neighbourhood Wardens carried out the audit to support this work. In addition the Neighbourhood Wardens carried out a community clean up on the Stratfords and Maud Avenue involving collecting bulky waste.

3.1.2 The Neighbourhood Wardens have continued to issue Waste in Garden letters. There are 11 gardens where the process has started and 5 gardens that have been cleared as a result.

3.1.3 The Area Management Team has sent through a total of 57 referrals to the Environmental Pride Team/Aire Valley Homes for rubbish/litter clearing between 24th January and 10th March 2009.

4.0 INVOLVING COMMUNITIES

4.1 Priority Neighbourhood Development Worker

4.1.1 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

West Granges & Winroses

- First issue of community newsletter distributed to 1300 houses in NIP area and 200 copies distributed to local community provision prior to community group meeting. Information included NIP update and activities, community activities, promotion of Belle Isle in Bloom and contact numbers
- West Granges Community Group held on 2nd March 23 residents attended. 16 new members as a result of the newsletter
- Interest in the Belle Isle in Bloom and other environmental projects in the area

Garnets & Woodviews

- Newsletter completed and distributed on 19th March along with a consultation exercise to gauge interest in Tenants & Residents group. Information in the newsletter

included: Aire Valley Homes update on option appraisal in the Garnets, news of clean ups that had taken part in the area and community activities

- Work with Leeds Fed on increasing use of the garden area and potentially holding a gardening competition in the summer

Northcotes & Greenmounts

- Letter sent to members of the old Hunslet Hall Road Forum to establish interest in Tenants and Residents
- Newsletter completed and distributed week 23rd March with Aire Valley Homes, Holbeck Elderly Aid, PCSO's
- First Meeting held 30th March
- Posters distributed to all community facilities in the area

Cardinals

- Contact with local community activist who wants to set up community/ residents association
- Newsletter produced and will go out including leaflet from local children's centre

4.2 Community Centres

4.2.1 Formal lease negotiations are currently taking place with Middleton Park Football Club for Cranmore & Raylands Community Centre, The Cupboard Project for Holbeck Youth Centre and Joseph Priestley College for Old Cockburn Centre. The organisations are already delivering sessions and activities from the facilities. The leases for the facilities should be in place within the next few months. After this time, savings against budgets for these centres will be generated that can be re-invested across the community centres portfolio.

4.3 Community Engagement

4.3.1 On Saturday 14th February, the first Inner South Area Committee community engagement event took place. The event branded 'Have your say in Middleton', was an opportunity for local people to put across their views about what the key issues are in their neighbourhood which would inform the development of the 2009/10 Inner South Area Committee Area Delivery Plan. 24 local residents completed the ideas form outlining the important priorities to them in their neighbourhood and a number of other immediate issues were reported.

4.3.2 It is estimated that around 100 people attended the event, which had a number of stalls providing information and activities for all the community. Organisations included: Aire Valley Home, West Yorkshire Police, Fire Service, Re'new, Groundwork and Leeds Chamber of Commerce. The event also saw the launch of the Middleton Bright Ideas, the participatory budgeting project for the area.

4.3.3 The community engagement events for Beeston & Holbeck and City & Hunslet are currently in the planning process with provisional dates of Saturday 9th May, Beeston Community Centre for the Beeston & Holbeck and Tuesday 21st April at Royal Armouries for City & Hunslet Ward.

4.4 Middleton Bright Ideas – Participatory Budgeting

4.4.1 Middleton Bright Ideas was launched on 14th February 09. The aim of the project is to engage the people of central Middleton in a project to distribute £30,000. The project

has three themes which are: celebrating the people of Middleton, the places in Middleton and improving safety in Middleton. The launch was part of "Have your say in Middleton" and attended by over 100 people with many coming to the Middleton Bright Ideas stand to talk to staff about their project ideas and local priorities.

4.4.2 In order to capture as wide a range of views from the local community as possible, the Steering Group has co-ordinated consultation with the people of Middleton. A multi agency team led by the Neighbourhood Policing Team organised a door to door survey yielding over 400 responses (approximately 25% of the target area). There were also two information days for people to find out more about the project. The turn out at these events was low, although the quality of the suggestions put forward benefited from this kind of approach. Work is ongoing to gather views from young people. The feedback from the consultation is being analysed and will be used to help develop projects that will go forward to Decision Day.

4.4.3 The next phase for the project is to provide an update to residents on how the initiative is progressing and to develop the Bright Ideas into structured projects.

5.0 MORE FOR YOUNG PEOPLE

5.1 The Youth Bus

5.1.1 The latest update report received (and sent to councillors) covers January and February 2009; the points below outline the main facts and figures:

- 559 young people accessed the youth bus over January and February. 57 of these were new users and the remaining 502 were young people who had accessed the service previously.
- In the Middleton Park Ward, 223 young people aged 8 – 19 years in the neighbourhoods of Manor Farms, Belle Isle and Sissons/Throstles accessed the youth bus.
- 189 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, 147 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.

5.2 I Love South Leeds Festival

5.2.1 The 2009 festival is currently in the planning stages and a number of activities are being undertaken to ensure a full programme of festival activities is developed to be promoted within schools prior to the Easter half term break.

5.2.2 A steering group has been established to oversee this process. The steering group is led and co-ordinated by Area Management, with Councillors Gabriel, Driver and Ogilvie involved in making the decisions on project applications and promotional activities.

- 5.2.3 A launch event is being planned for the festival which will take place on Thursday 28th May, from 12pm, at South Leeds High. The event will comprise of performances from last year's winners of Junior Superstar and Turn It Up and give young people the opportunity to sign up to the activities taking place across the summer.

6.0 REGENERATING AREAS

6.1 Beeston Hill and Holbeck PFI Scheme

In response to changes to the housing market in the current economic downturn, the council is removing the proposal for the PFI partner to include new private housing for sale in addition to new build council housing.

Following the removal of private housing from the PFI project, and a review of options, the following changes are proposed:

- Meynell Heights – to retain and refurbish the 99 flats including improvements to the external appearance
- Cambrian St – no longer included in the project
- Waverley Garth & Malvern Rise/Malvern Grove – rehousing and demolition will take place through the PFI project, however, the development of these sites for new homes will take place outside of the PFI project.
- Holbeck Towers – rehousing and demolition will take place through the PFI project. Development of the site will largely take place within the PFI project with some parts developed for new homes through other routes

- 6.1.2 It has recently been announced that Regenter and Sustainable Communities 4 Leeds (SC4L) will go through to the next stage of the procurement selection process. It is expected that they will submit final tenders by mid October 2009. These will be evaluated and a preferred bidder approved by mid November 2009. The preferred bidder will submit all designs for planning consent prior to the contract being let. The aim is to let the contract by April 2010 with the work and service programme to commence from July 2010.

- 6.1.3 The Community Advisory (CAG) is now well established with participants having attended informative sessions looking at design issues and plans. The group have recently been on a study visit to Grove Village and Hulme in Manchester.

- 6.1.4 Aire Valley Homes is continuing with the rehousing of 300 tenants from the 5 multi-story blocks at Holbeck Towers. To date, 230 tenants have been successfully rehoused which leaves only 70. It is important to focus on the well-being of the remaining tenants in terms of security and cleanliness of the blocks. There are regular security patrols and AVHL are working closely with the police and neighbourhood wardens to combat crime.

6.2 Beeston Hill and Holbeck Regeneration

Beverleys

- 6.2.1 Of the 131 properties within the target area of the Beverleys 127 are now in Council ownership. Three further owners have agreed to sell to the Council and purchases are expected to complete over the next couple of months. One owner still has not agreed to sell to the Council and formal approvals for the making of a Compulsory Purchase Order are currently being sought. 39 properties have been demolished and a further phase of demolition is expected to commence in the spring once services have been disconnected and asbestos checks completed.

- 6.2.2 An outline planning application was approved at Plans Panel on 12 March for redevelopment of the Beverleys. All of the sites, including the Beverleys and Holbeck sites, to be cleared with Single Regional Housing Pot funding have been packaged together and expressions of interest sought from Registered Social Landlords or private developers accredited with the Homes and Communities Agency for the development of affordable homes. Assessment of these expressions of interest is currently ongoing and it is anticipated that the successful development partner will be announced in April.

Holbeck

- 6.2.3 Of the 102 properties within the target area of this scheme 96 are currently within Council ownership. A further 4 owners have agreed to sell to the Council with purchases due to complete over the next 2/3 months. This leaves just 1 owner of commercial premises who has not yet agreed to sell voluntarily to the Council. While this owner is not averse to the Council's proposals for regeneration of the area he is still seeking replacement premises for his hot food takeaway business. In addition alternative premises are being sought for the leaseholder of a Council owned sandwich shop/Café within the target area.

Demolition has not yet started within this area due to the pepperpotted location of residents still awaiting rehousing. It is anticipated that the first phase of demolition will commence in April/May 2009.

The Garnets

- 6.2.3 An option appraisal of 112 type 2 street lined back to back properties in the Garnets area of Beeston is currently underway. A survey of residents and owners of properties in the area suggests support for demolition of these properties. Once the option appraisal has been completed recommendations will be submitted to the Council's Executive Board.

Beeston Hill Group Repair

- 6.2.4 Phase 5 of the Beeston Hill Group Repair programme is currently underway and 36 owners have signed up to take part. The phase will focus on Hardy Street, Hardy Terrace, Marrion Grove, Catherine Grove, Sunbeam Terrace, and part of Lodge Lane.

6.3 Middleton Regeneration

The last meeting of the Middleton Regeneration Partnership Board was held in March. The Board received reports and updates of work in the area, some of which are outlined below:

- 6.3.1 The Board has given some consideration to the proposal for a new Tesco store which, if approved, could benefit the area particularly in relation to employment opportunities for the long term unemployed.
- 6.3.2 Following the successful bid for Stage 1 of the £1.5m from The People's Programme Heritage Lottery Fund, Parks and Countryside Service is now developing a bid for stage 2 for improving Middleton Park. Consultation with the Board has currently focused on consultation on developing a new play area.
- 6.3.3 Specific work carried out by Area Management in the area has included community engagement/'Have Your Say' event and Bright Ideas/cohesion work (for both see

elsewhere in this report). Following the Board's approval of the Enterprise, Employment and Economic sub-strategy for Middleton, an update has been given on the development of the action plan which includes proposals for partnership community activities and events such as a 'Beat the Credit Crunch Fair' (giving local people advice on a number of money saving ideas) and a Jobs and Family Learning Fair.

- 6.3.4 The Board has been consulted and updated on other specific workstreams such as the Middleton Cluster Extended Services Action Plan, an initiative regarding promoting healthy child weight, community safety work in the area and the development of the affordable housing masterplan. Re-New is currently working up the action plan for the overall Middleton Regeneration Strategy and has recently designated hours for their Community Engagement Manager, Jack Benson, to assist Lisa Huntley in Re-New's role in Middleton.

6.4 Intensive Neighbourhood Management (INM)

- 6.4.1 With the SSCF allocation reducing by 40% in 09/10 the impact of this has been assessed and is being carefully managed. Following completion of the evaluation report last year it was presented to both the Neighbourhood Policy Group and the Narrowing the Gap Executive. A forward work programme is being developed and implemented using a mapping exercise involving partners to help define priority areas for the targeting of services. This has been completed for worklessness and is being repeated for health, children and families, environment and community safety. Work on forward strategy development for when SSCF funding ends in March 2010 is ongoing. As with the SSCF reduction in 09/10, the Streetscene and environmental enforcement work undertaken by City Services has been identified as the areas at greatest risk. City Services are in the process of developing their overall strategy for dealing with the fall-out of both SSCF and NRF in March 2010.
- 6.4.2 Managers of SSCF funded projects are being asked to forecast any underspend. In the first instance, carry forward will be used towards the 3% budget saving required in 09/10. Officers in the Regeneration Resources Team are working with the INM managers during March to discuss forecasts up to the end of quarter 4 and any requests for carry forward to 09/10. The INM steering group identified at its meeting on 11th March a number of crime and grime projects that could be rolled forward to 09/10 utilising carry forward funds.

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 this report. The minutes will be tabled at the Area Committee meeting.

7.0 SAFER NEIGHBOURHOODS

7.1 Neighbourhood Wardens

- 7.1.1 The Senior Warden has worked with the INM funded bin yard team for 4 weeks. The first three weeks involved an intensive clean up of bin yards across the area with over 270 yards being completely cleared of rubbish. This amounted to 30 tonnes of waste being removed and received positive publicity in the YEP. During the fourth week of bin yard clearances, a reduced number of 164 yards needed cleaning. A wellbeing proposal has been submitted to continue to support the funding of the team for one week per month.

7.1.2 Neighbourhood Wardens have also carried out estate inspections with Aire Valley Homes and Leeds Federated Housing Association. They also worked on Operation Damp with the police tackling ASB in Beeston Hill by doing joint patrols until 10pm over 2 weeks. There was also a police lead, multi agency initiative at Meynell Heights to tackle issues of prostitution. Wardens continue to support community events such as the event at Tiger 11 in Beeston Hill.

7.2 Neighbourhood Safety projects

7.2.1 The recruitment of a Neighbourhood Safety Liaison Officer has taken place and the post has been offered. It is anticipated that the person will join the team on 1st April 09 on a 12 month contract to 31st March 2010.

7.2.2 The mini motorbikes project has continued with a core group of young people. They have benefited from riding sessions at Bumpy and activities from a range of agencies including the Youth Offending Service who delivered a session on how crime affects victims.

7.3 Operation Champion

7.3.1 In March, Operation Champion took place in Beeston Hill from Tuesday 10th to Thursday 12th March. The operation focussed on environmental issues around the Bismarcks/Disraelis area and crime/ASB issues around the Woodviews, Harlechs and Maud Avenue. The results are being collated and will be reported in the Area Managers report in June.

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 to note the contents of this report.

Background papers

None