



Report of the South East Area Manager

Meeting: South (Inner) Area Committee

Date: Tuesday 23rd June 2009

Subject: Actions and Achievements 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 provides Members with an update on actions and achievements of the Area Management Team relating to priorities and work of the Area Committee since the Area Committee meeting in April 2009. It also provides information on current ongoing projects. A full report to update on progress against the Area Delivery Plan will be provided to the September Area Committee.

PURPOSE OF THIS REPORT

1. This report provides an update on the actions and achievements of the Area Management Team since the last Area Committee meeting. The Area Committee are requested to note the change of the subject title of this report from Area Manager's report to better reflect its purpose.

AREA DELIVERY PLAN

2. A separate report is presented to this meeting on the refresh of the Area Delivery Plan 2008-11.

ENVIRONMENT

3. The Inner South Environmental Co-ordination and Task Group has co-ordinated two intensive clean ups as set out below in paragraph 4. Members are invited to suggest specific locations these intensive clean-ups which involve various agencies working in partnership to tackle particular problem areas.

Clean ups

4. The Environmental Pride Team, Aire Valley Homes and Neighbourhood Wardens have participated in two intensive clean-ups covering the Flaxtons and Greenmounts, in April and Cottingley in June. The teams have also worked on environmental issues for the Holbeck Operation Champion in April and the Hunslet Operation Champion in May.
5. During April and May the neighbourhood wardens organised five community clean-ups. Two were held in Beeston and one in Holbeck, A further two were held in Hunslet one of which was held in conjunction with Leeds Federated housing.
6. During April the wardens continued to work alongside the agency team in the clearance of the bin yards. The wardens have continued to help other agencies with various projects these include working with the Hamara Centre to educate local youths about taking pride in their community and a project with Groundwork to promote re-cycling facilities in Beeston.

HARMONIOUS COMMUNITIES

7. Priority Neighbourhood Development Worker

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

A garden competition was launched to establish a Belle Isle in Bloom Group. A plant give away and Gardener's question time took place before the last community group meeting to promote the competition and proved very popular.

A Neighbourhood Watch has been established in the Blakeney's area of the NIP with 4 local residents volunteering to act as co-ordinators for the area. The first meeting was held on the 28th May.

A booklet was produced and distributed to service providers in the area outlining activities for Young People.

Belle Isle Gala is taking place in June at Windmill School.

• Garnets & Woodviews

Work is underway with Aire Valley Homes, Leeds Federated Housing Association and Special Regeneration Team are to hold a public meeting and consult with residents to establish a tenants and residents group. Consultation has been undertaken and 8 residents have expressed an interest in forming a group. A local resident who is interested in youth provision in the area has been linked to an existing youth group to encourage the extension of this provision to the Garnets.

• Northcotes & Greenmounts

The second tenants and residents meeting was held in May and better attended than the first. Representatives from the local sports centre and local youth project attended alongside the Police and Aire Valley Homes.

- **Cardinals**

Work in establishing a community group is progressing. The first meeting of the steering group has been held and a date has been set for the first public meeting. Work has been done to link Beeston Juniors Football Club to Leeds Met Sports Development Course to establish a programme of support for the club.

- **Holbeck in Bloom**

Holbeck in Bloom group are holding a Beetle Drive and plant sale over the last weekend in May. Work is underway to recruit volunteers from the university to help out at this event.

- **CAD Beeston**

Support work is continuing with CAD Beeston. A leaflet drop of the area has increased new residents attending the meeting.

Community Engagement

8. The Area Committee has made a commitment to empower local people to have a greater voice and influence over local decision making and a greater role in public service delivery. This is an identified priority in the current Area Delivery Plan and is integral to the objectives of establishing Area Committees.
9. On 9th May a community engagement event branded “Have Your Say” took place in Beeston at the newly refurbished former library, now a community facility. The purpose of the event was to inform residents of the priorities of the council and its partners and give them the opportunity to comment. A range of partner organisations attended to present their actions for the coming year. Alongside this, other fun activities were organised, such as face-painting, free refreshments, football and bird-box making. Residents were encouraged to put their ideas and views forward by entering them into a free-prize draw. Prizes were donated by businesses and included tickets to watch Leeds Rhinos, a signed Leeds Carnegie rugby shirt, vouchers for £40 at Strada restaurant, £15 for Wagamama’s restaurant, £20 at Tesco, and Lush bath products.
10. The event was advertised by a flyer that was delivered to around 6,000 homes in Beeston by a private distributor. Posters were also displayed in the local library and shops. 107 attendees signed in on the day and 65 comment cards were filled in. The completed cards and comments residents made to staff meant that a total of 97 issues were raised. The majority of these were environmental concerns. 13 issues were deemed to be urgent and have been sent to relevant services to be addressed. Feedback has been sent to residents who filled in the cards.
11. The event planned for City & Hunslet ward at the Royal Armouries was postponed as partners were not able to participate in the event. The Area Management Team are therefore having a stall at the Hunslet Festival on 27th June to give local people the opportunity to comment on local priorities.
12. In line with the Area Committee’s community engagement framework, the Area Management Team will begin planning shortly for the community engagement activity in the Autumn. Members will be contacted shortly to agree dates and venues. It is recognised that there needs to be increased emphasis on engagement in conjunction with partners to ensure that community engagement is fully reflected in the Area Delivery Plan and helps inform the service planning of our council colleagues and partner organisations. Work is underway corporately to secure commitment to this approach and timescale.

13. It is proposed that the Area Management Team publish a calendar of events so that our partners and service colleagues, as well as local residents are aware of opportunities to get involved. An early calendar of area committee community engagement events, with an indication of their format and objectives, would help others plan their own consultation and engagement activity, help with the planning process and help drive out duplication and perceptions of consultation overload.

Middleton Bright Ideas – Participatory Budgeting

14. The results from the consultation with local residents identified four main areas for projects to be developed. These were: parks, activities for children/young people, CCTV and sports provision. All of these are being developed into project proposals. Further proposals have been asked for from a range of local agencies. The closing date for applications was 10th June 09. Local people will then be invited to a Decision Day on 11th July to vote for the project they want to see funded.

The Youth Bus

15. A meeting took place between St Luke's Cares and the Area Management Team in early June to discuss the operation of the youth bus across Inner South Leeds and how the statutory youth service mobile provision is working alongside St Luke's. The Youth Service and St Luke's have met to discuss the operation of the two buses across the area and have ensured that there is no duplication of service and both vehicles do not cover the same area on the same night. St Luke's have moved their provision from a Friday evening to a Thursday evening as many young people are attending the Friday Night Project at Middleton Leisure Centre and South Leeds Sports Centre. St Luke's have reported a low attendance of young people accessing the service in the Parkwoods area of Beeston. Members are asked to comment whether they wish the service to continue in the area or whether it should be relocated to another part of the ward.
16. The latest update report received covers March and April 2009; the points below outline the main facts and figures:

667 young people accessed the youth bus over March and April. 31 of these were new users and the remaining 636 were young people who had accessed the service previously.

In the Middleton Park Ward, 214 young people aged 8 – 19 years in the neighbourhoods of Manor Farms, Belle Isle and Sissons/Throstles accessed the youth bus.

283 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, 170 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.

I Love South Leeds Festival

17. The I Love South Leeds launch event took place on Thursday 28th May at The Hunslet Club. The event provided organisations commissioned with delivering projects the chance to talk to young people and get them signed up to participate in the festival activities. There were also performances from some of last year's winners of Junior Superstar and Turn It Up competitions. The advertising for the festival on the back of buses running through Inner South Leeds was also launched on the 28th May. This will appear on buses for a month from week commencing 22nd June.
18. An activities booklet promoting the festival has been produced and distributed to schools, various community venues and young people on the festival mailing list. I Love South Leeds Festival activities will also be listed within the summer activities booklet which will go to every school pupil in the South Leeds Area.
19. Work is underway to plan the 'Celebrate South Leeds' event at the end of the I Love South Leeds Festival. This will give young people who have participated in the festival an opportunity to perform for the community. Certificates and goody bags will also be presented to all young people who have taken part in the festival.

CULTURE

Community Centres

20. Following on from the Area Manager's report presented to Area Committee in April, Joseph Priestley College has decided not to take on the lease for Old Cockburn Centre. This is due to the college's planned future use of the facility and the running costs associated with operating the building. They will still use the centre for classes which they currently provide from the site on a key holding basis and charged a letting fee for.
21. The Cupboard Project's move to Holbeck Youth Centre is progressing and a handover date of the facility has been set for 30th June. Cupboard are currently exploring funding sources to cover costs of renovation work to the facility to transform the building into a media and music centre for young people.

THRIVING PLACES

Beeston Hill and Holbeck PFI Scheme

22. The Council is now in detailed competitive dialogue with the two remaining bidders for the contract to build new council housing and refurbish existing council housing as part of the PFI housing regeneration of Beeston Hill and Holbeck. Regenter and Sustainable Communities for Leeds (SC4L) are refining their proposals that were originally submitted in October 2008 in readiness for an interim submission of final proposals in August and an anticipated final tender submission in October 2009. Planning approvals will be required for a range of the proposed work following which a financial close to the procurement exercise is expected by April 2010.
23. The current phase of procurement, with a manageable number of consortia involved, has a requirement for community and stakeholder engagement in the development of the project. Consultation is an essential part of appropriate proposals being brought forward, drawing on local knowledge and responding to local concerns and is also a

means through which planning applications for development and improvement of land can be fully justified.

24. The consortia have been provided with comprehensive briefings regarding key stakeholders, other ongoing projects and service issues in the project area and have been invited to follow these up with their own enquiries, managed by the Council's PFI Communications Manager with the Area Management Team. These discussions with stakeholders will be within the confidential and commercial context of bidders' emerging proposals for the overall PFI contract, but it is the expectation that each consortia will consider how the project can be delivered in complement to other Council and stakeholder activities and wider regeneration aspirations.
25. In May both bidders presented their design and refurbishment proposals as work in progress to City and Hunslet & Beeston and Holbeck Ward Members for input and feedback.
26. The Community Advisory Group (CAG) which was established to provide a specific and focused means of engagement for bidders with local community representatives is also undertaking design workshops with each bidder. A workshop on external works and environmental design was held in May and a new build design workshop on 20 June. These are opportunities for CAG and ward members to feed back their views directly to the bidding consortia which will be required to demonstrate how these have been taken into account in their proposals. The bidders will also be presenting their proposals to the wider community at a series of consultation events throughout July. This is a relatively short window for consultation reflecting the constraints of the PFI process but will cover a range of venues, times and days of the week to ensure maximum potential for local people to attend. Dates and venues are currently being confirmed but ward members will be notified when these are finalised. A newsletter giving an update on the PFI project, revisions to its scope and wider regeneration and community news has been distributed throughout the Beeston Hill & Holbeck PFI areas.

Beverleys acquisition and demolition progress

27. Of the 131 properties within the target area of this scheme 130 are currently within council ownership. This leaves just 1 owner, a private landlord, who has not yet agreed to sell voluntarily to the council. Formal approval to make a CPO has now been secured and the owner notified by letter of the council's intention. Work is ongoing in an attempt to reach agreement with this owner which will hopefully avoid the need to compulsorily purchase the property. One AVH tenant remains but this family are due to move out imminently to take up an alternative tenancy they have already accepted. Two phases of demolition have taken place to date, in total 39 properties. Demolition of the remaining properties, excluding a block of 6 containing the outstanding acquisition, is due to take place over the coming months. Outline planning approval for the sites' redevelopment was secured at plans panel on 12th March.

Holbeck acquisition and demolition progress

28. Of the 102 properties within the target area of this scheme 100 are currently within council ownership. A further owner has agreed to sell to the council with the purchase due to complete as soon as the property to which the family are to be rehoused is ready for occupation. 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.

29. Demolition has not yet started within this area due the pepper-potted location of residents who were still awaiting rehousing until very recently. It is anticipated that the first phase of demolition will commence later in the year.
30. A consultation event was held in Holbeck on 16 May to give stakeholders the opportunity to comment on redevelopment proposals for the cleared site. A consultation report will be available in due course.
31. An option appraisal on a further potential phase of acquisition and demolition is currently underway. Of the 20 properties affected it has been established that at least 2 are empty. Contact has been made with 12 households in the area and all have expressed support for demolition. It is anticipated that a recommendation will be made to the Councils Executive Board at its meeting on 22nd July.

The Garnets acquisition and demolition progress

32. An option appraisal on 112 type 2 back to back properties in the Garnets area commenced with a residents survey in January 2009. A report was subsequently considered by the Council's Executive Board at its meeting on 13th May and a recommendation for the acquisition and demolition of the 112 properties within the target area was approved. On 14th May letters were hand delivered to notify residents of the council's intention and since that time council officers have been working to make personal contact with all residents directly affected to give them advice on rehousing and the compensation package to which they may be entitled. Formal offers to purchase will be made to owners once independent valuations have been undertaken.
33. Households not directly affected by the demolition proposals have also received a hand delivered letter which advises them of the council's intentions and gives them the opportunity to complete a questionnaire with their views on the regeneration of the area as a whole. Results of this survey are expected to be available in August. Officers of Aire Valley Homes, Leeds Federated Housing Association and the council intend to work together to facilitate and support the establishment of a community group with the aim of enhancing the long term sustainability of the area.

Middleton Regeneration

34. The action plan for Middleton Enterprise, Employment and Economic Development Group (MEEED) has been approved by the Middleton Regeneration Board in May. The actions outlined in the plan predominantly focus on interventions or projects that will be operational over the next three years. These are currently being implemented by all organisations that are signed up to the action plan and over arching strategy. Three key partnership projects have also been developed as part of the action plan – Reach Out Research, Beat the Credit Crunch event and Jobs & Family Learning Fair. The Reach Out Research has already been carried out with 890 properties being visited, with 140 completed questionnaires being returned, over a two week period to speak to local people around employment, training and enterprise opportunities such as setting up their own business. This information will be used to further develop the action plan. The next partnership project taking place will be the Best the Credit Crunch event on Saturday 4th July, on the field outside Middleton Leisure Centre.
35. Re-New have set up a website for the Middleton Regeneration Partnership which is live but also still in development. The website publicises the work of the Partnership and recently shows the banners which have been put up on lampposts along the main Middleton Park Avenue and Circus shops. The banners have been funded by Aire

Valley Homes, made by young people with Groundwork on the theme of 'Our Middleton'.

36. Re-New are bringing partners together on a themed basis in order to address key issues and priorities outlined in the strategy for which a draft action plan has been drawn up. The first themed meeting called 'Middleton Matters' took place on Community Safety.
37. The Affordable Housing consultation plan is being developed and aims to go live in July. Environmental and Community facilities have been integrated into the wider master plan for Middleton. The housing market assessment is due to be presented to the Board which in turn will inform the housing plan.
38. Consultation by Parks and Countryside has started on the new park proposals which will be reported to the Board in July.
39. The PCT have identified Middleton as a pilot area to develop work around obesity and healthy weight. A range of partners are also to develop a pilot project to address alcohol consumption issues including issues related to ASB and crime incidents in the City.

Intensive Neighbourhood Management (INM)

40. The INM programme is in the last year of the 4 year programme. As a result of the Safer Stronger Communities Fund 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. The following is a summary of final activity in the programme for 2008/09 managed by the Area Management Team.
 - **Environmental Emergency/ Contingency Fund.** A recycling site off Rowland Road (Beeston Hill) has been improved to bring it up to standard LCC requirements, including provision of an appropriate range of bins for different types of recycling and improved signage. In addition to this, funding was used to demolish and open up a bin yard in the Recreations area of Holbeck. The front and rear walls were demolished and a new concrete floor installed.
 - **Neighbourhood Safety Team.** A Neighbourhood Safety Liaison Officer has been appointed and started work in April 09. Her role will be to support residents experiencing crime/ASB across all 9 SOAs. She will support the delivery of Operation Champion in those areas and will oversee the spending of the resource budget. To date she has supported several local residents experiencing issues around ASB, domestic violence and hate crime.

Neighbourhood Wardens

41. The Neighbourhood Wardens have continued to work alongside the N.P.T. This includes regular patrols with the PCSOs. The Wardens have also worked evenings and weekends to combat the problem of ASB in the area. During May the wardens worked on a joint project with CASAC and the police to target harden areas of Cross Flatts due to a high increase in the amount of burglaries in the area.

Operation Champion

42. In March, Operation Champion took place in Beeston Hill. The operation focussed on environmental issues around the Bismarcks/Disraelis area and crime and anti-social behaviour issues around the Woodviews, Harlechs and Maud Avenue.

Environmental issues

- 4 empty properties were secured, litter picking carried out on Brett Gardens, Coupland Place and Malvern Road. 3 visits by the Environmental Action Team to noise nuisance offenders and removal of bulky waste/cutting back carried out on properties in Bismarcks, Disraelis, Waverleys and Normantons.

Crime issues

- An estimated £50,000 dried cannabis was found stored in bin bags in a loft on Burlington Road and Harlech Road. 751 Cannabis plants were recovered. An 18 year old male was arrested for possession with intent to supply. 60 Ecstasy tablets, 19 bags of cannabis, 29 steroid tablets were seized. A drugs warrant was carried out on Brompton Row and amphetamine and cannabis seized. 40 properties in the Woodviews have been referred to CASAC to have door bars and mortice locks fitted. ASB visits were carried out on Maud Avenue, Bromptons, Bude Road, Sefton Avenue, Woodviews and Harlechs. 46 children were spoken to during the truancy sweep; 5 were returned to school and further investigation is ongoing regarding the remaining 41 children.

Community engagement

- Two school - gate consultations were carried out to identify local issues. A total of 40 people were surveyed at Cross Flatts Primary and New Bewerley School. 600 information packs were delivered containing information about the Green Doctor, crime reduction advice and contact numbers for partner agencies.

43. In April, Operation Champion was carried out in Holbeck, it focussed on activity to tackle the prostitution issues around Meynell Heights and surrounding streets.

Environmental issues

- 900 properties were offered a bulky waste collection in Balms, Cross Ingram Close, Shafton Lane, Ingram Road, Willoughby Terrace. A community clean up was organised in Meynells, Gaitskells and Ninevehs where 2 skips were provided for residents to remove bulky waste. The Environmental Action Team visited 4 noise nuisance offenders in the area. The EAT also visited the second-hand shop next to the Bull's Head and served notice on the owner of the shop to prohibit putting furniture on the footpath. Neighbourhood Wardens, Environmental Pride and 2 Teams of estate caretakers cleared all hedges from the former Kwik Save site. Notice also served on owner of Waggon and Horses pub to clear all refuse from car park. These sites had been identified as problem areas for prostitution, so the removal of the overgrown shrubbery will help to reduce that activity in the area.

Crime issues

- a tenancy sweep was carried out in Meynell Heights to gather information about the reports of prostitution taking place in and around the area. There are already 10 cases being looked at by the Anti Social Behaviour Unit. A warning was issued to one resident and 1 person was referred to CRI (a drug treatment and support service).

Community Engagement

- a school gate consultation was carried out at Ingram Road Primary School involving 32 residents. 500 newsletters were delivered. Fire safety crews carried out a talk to children at Ingram Road Primary School.

44. In May, Operation Champion took place in Hunslet. It focussed on gathering information about ASB in the Hemingways and surrounding streets. Due to staff being on annual leave, the results are still being collated and will be reported in the next Action and Achievements report in September.

Police Community Support Officers

45. As part of the functions delegated to Area Committees, PCSOs were listed as one of the community safety focused services where area committees would have increased influencing, development and consultative responsibilities. Members are asked to refer to appendix 1 which outlines the protocol and general work schedule relating to the deployment of PCSOs as agreed between Leeds City Council and West Yorkshire Police Authority. Members are asked to note that area committee member influence is particularly referred to in points 4 and 5, references to the Area Delivery Plan in point 7 and communication in point 8.

Leeds City Credit Union

The Area Committee are aware of the financial difficulties facing the Leeds City Credit Union and have indicated their support for the retention of the credit union facility provided from the Dewsbury Road One Stop Centre. Corporate discussions are ongoing and further information will be presented to the area committee at their meeting in September.

Other issues

Area Committee Controls

47. The Council's Internal Audit has reviewed area committee controls. In January 2009, Internal Audit completed a report and action plan with recommendations relating to governance arrangements, partnership working, risk management and well-being procedures.
- A citywide task group, with officers from the three Area Management Teams and Regeneration Resources, have addressed the recommendations relating to the Well-Being Fund in order to streamline processes and improve accountability and transparency. Consequently a new range of standardised application forms, guidance for applicants and funding agreements have been produced for small grants, large projects and commissioned activity. In addition monitoring expenditure and payment of funding are now more compliant with LCC's financial regulations. Should Members wish to see the new forms and guidance etc; the Area Management team can make these available.
48. Further work will be undertaken to develop a shared risk register for Area Management; produce area profiles to help inform local priorities and needs, support the move towards a commissioning framework for local resources; and ensure that local governance arrangements for partnership work are consistent.

Implications for Council Policy and Governance

49. No specific issues are identified.

Legal and Resource Implications

50. No specific issues are identified

Recommendations

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

Background papers

None