



## Report of the Director of Environments & Neighbourhoods Directorate

### South Leeds (Outer) Area Committee

Date: Monday 19<sup>th</sup> October 2009

### Subject: Acting Area Manager's Report

<b>Electoral Wards Affected:</b> Ardsley & Robin Hood Morley North Morley South Rothwell  <input type="checkbox"/> Ward Members consulted (referred to in report)	<b>Specific Implications For:</b> Equality and Diversity <input type="checkbox"/> Community Cohesion <input type="checkbox"/> Narrowing the Gap <input checked="" type="checkbox"/>	
Council Function <input type="checkbox"/>	Delegated Executive Function available for Call In <input checked="" type="checkbox"/>	Delegated Executive Function not available for Call In Details set out in the report <input type="checkbox"/>

### Executive Summary

This report details a range of activities taking place within the Outer South Leeds Area, some of which are dealt with in greater detail elsewhere on the agenda.

#### 1.0 Purpose of Report

- 1.1 To bring to Members' attention in a succinct fashion, brief details of the range of activities with which the Area Management Team are engaged, and that are not addressed in greater detail elsewhere on this agenda. It provides opportunities for further questioning or the opportunity to request a more detailed report on a particular issue.

#### 2.0 Morley Literature Festival

- 2.1 The Area Committee have supported the Morley Literature Festival Committee with £15,000 revenue Well being funding. The 2009 festival has a strong line up of events starting with the Book Swap on Saturday 10<sup>th</sup> October in the Town Centre. The Literary Luncheon takes place on Monday 12<sup>th</sup> October at the Village Hotel, guest speaker Mike Pannett and with Brian Turner, John Hegley and Stuart Maconie as the headline acts over the weekend. A full evaluation report will be presented to Members at the November Area Committee which will ask Members to consider the funding support for 2010.

### **3.0 Lofthouse Bottle Bank**

- 3.1 Levels of noise pollution from two glass bottle banks on Green Lane in Lofthouse have resulted in requests from local residents to remove the banks. An alternative site was proposed on Carlton Lane, next to the Library. Following consultation with Ward Members, Area Management Team and the Recycling and Waste Minimisation Team carried out a consultation exercise with local residents to gauge opinions on this proposal. The consultation period; Thursday 16<sup>th</sup> July to Thursday 30<sup>th</sup> July, involved a door knocking exercise and posting a leaflet (**Appendix 1**) and a freepost comments card (**Appendix 2**) through letterboxes in houses included in the area outlined in **Appendix 3**. A consultation box in the library allowed all library users the opportunity to comment on the proposal to move the banks.
- 3.2 Of the 78 households in the consultation area, 53 households responded, with 3 residents responding several times with letters, emails and the freepost reply card, giving a total number of responses of 59. 38% of respondents stated their objections to the relocation. The objections have been very strong and vocal from the residents on Carlton Lane and these strong views have been reflected by almost half of the residents on Saville Close.
- 3.3 The main issues raised were noise pollution, increased traffic congestion and aggravation of current issues including parking and the dangerous nature of the corner junction from the main A61 Leeds Road onto Carlton Lane. No alternative site can be identified due to land gradients, low hanging cables or similar issues with residential properties being too close.
- 3.4 Amendments made in 2008/09 and continued in 2009/10 to the Area Committee's Delegated Functions Schedule mean that Area Committee's no longer have any delegated responsibility from the Executive Board regarding bring bank sites. Recycling and Waste Minimisation Officers are responsible for working with Ward Members to agree a solution that improves the well being of residents but also supports Leeds City Council recycling targets set out in the Leeds Strategic Plan.

### **4.0 Churwell Park CCTV**

- 4.1 At the June 2009 Area Committee, Members approved £17,712.01 from the Morley North Capital Well being Budget to allow Churwell Action Group to commission the property maintenance section of Leeds City Council to install and maintain a CCTV system at Churwell Park. Area Management has been informed that this team can no longer undertake this work.
- 4.2 Area Management has supported Ward members and Churwell Action Group to identify an alternative provider and submit a revised proposal to the Outer South Area Committee. This new proposal is outlined in the Well being Budget Report.

### **5.0 Operation Champion – Morley North**

- 5.1 Operation Champion is a crime and grime initiative. It is a high visibility, multi agency project that focuses on a target area for up to three days. It co-ordinates services to tackle issues of crime and ASB in a neighbourhood to provide reassurance to the community through a high visibility approach.
- 5.2 It was agreed with the Outer South Area Committee in July 2008, that the Outer South area would have two Operation Champions per year. These would be evenly

distributed across the four wards, so each ward would have an operation every two years. It was also discussed and agreed that the following order should be followed:

Ardley Robin Hood ward – October 08  
Morley South – February 09  
Morley North – August 09  
Rothwell – Spring 10 (month to be confirmed).

- 5.3 The main target area for Operation Champion in Morley North on 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> August 09 was agreed as the Oakwells and Fairfaxes, Drighlington, with some further activity spread across the ward in Gildersome, Drighlington and Churwell. In preparation for Champion, PCSOs carried out a consultation exercise at shops in the area. The aim was to gather intelligence/information about local problems and also to make people aware that the Operation would be coming to the area.
- 5.4 The following agencies were involved in the operation: Area Management, West Yorkshire Police, Safer Leeds, Environmental Action Team, Aire Valley Homes, Anti Social Behaviour Unit, West Yorkshire Fire Service, Probation unpaid work team, Youth Service, Leeds Tenants Federation and Environmental Pride team.
- 5.5 **Crime and ASB activity**  
A door to door survey was carried out during the day and the evening of the first day to tell residents about the operation and to gather intelligence about ongoing issues of Anti Social Behaviour. Staff were asked to record the addresses of properties where they did not speak to a resident. These properties were then visited during the evening session to ensure people were given ample opportunity to engage with the initiative. Following the operation, this information was collated and distributed to the partner agencies to ensure ongoing action could be taken. Visits were carried out to five households known or suspected to be involved in ASB in the area. A further 16 were visited to address issues of rent arrears.
- 5.6 **Environmental Activity**  
A bulky waste collection took place and residents were sent letters in advance informing them that skips would be available for them to dispose of bulky items of furniture. The Environmental Action Team and Aire Valley Homes issued warning letters to 10 tenants regarding the unacceptable state of their gardens. Domestic property inspections were carried out on 2 properties. Action was taken against 12 properties for having bins on the street and against 2 individuals for damage to the Highway. The Probation Unpaid Work team was tasked with clearing the ginnels in Gildersome that had become overgrown.
- 5.7 **Community engagement**  
In addition to the pre-operation consultation, Aire Valley Homes mobile office was sited in the area during the operation. A number of staff made themselves available throughout the day in order to deal with residents' enquiries. Fire Service staff visited properties in the area to generate referrals for Home Fire Safety Checks. Leeds Tenants Federation also leafleted to promote their service to support tenants and residents. Agencies also staffed a stall at the entrance to Asda. The aim was to provide residents with crime reduction, fire safety and housing information to passers by. 43 people had their number plates fitted with tamper proof fixings to reduce the risk of them being stolen.

- 5.8 The Operation was well received by residents. Comments were made to officers saying they appreciated staff going door to door to speak to them. Residents also noted and commented on the high visibility presence of staff carrying out the physical improvements and could link these two activities together. This demonstrates the benefits of partnership working in demonstrating activity to tackle local problems and concerns.
- 5.9 The next Operation Champion is scheduled to take place during spring 2010 in Rothwell Ward.
- 5.10 The Area Committee allocated £400 to fund additional activity during Champion. All activity that was carried out was done within existing resources therefore the funding is unspent. It is proposed that we allocate the £400 to support the operation in Rothwell.

## **6.0 Cleaner Neighbourhoods Sub Group**

- 6.1 The Cleaner Neighbourhoods Sub Group met on Tuesday 7<sup>th</sup> July, (minutes at **Appendix 4**), to discuss Environmental issues and actions from the Area Delivery Plan (ADP). Updates were given by partners on the action plan (**Appendix 5**) which contributes towards the delivery and monitoring of the environment section of the ADP.
- 6.2 Dog Fouling – Out of Hours Dog Warden Patrols  
At the June Area Committee, Members agreed to fund £2,000 to commission the Dog Warden Team to undertake out of hours patrols. The Dog Warden Team proposal includes additional patrols in September to early November, carrying out two micro chipping events and raising the profile of reporting dog fouling and the health issues that can be caused as a result of leaving dog waste on the streets. This promotional activity includes wardens distributing a leaflet (**Appendix 6**) whilst on patrols and articles in About Leeds, Outer South newsletter, Aire Valley Homes newsletter and information sent to Morley Observer and Rothwell Record to assist in promoting the scheme.
- 6.3 Ginnel Mapping  
A request to map ginnels across the Outer South has become stagnant in recent months. At the last meeting in July, the Cleaner Neighbourhoods Sub Group agreed that all relevant partners needed to actively assist and partake in this exercise. Area Management have arranged a meeting in October with key partners to agree a project plan.

## **7.0 Town & District Centre Regeneration Scheme**

### **7.1 Morley Bottoms**

#### **7.1.1 S215 Enforcement Action**

Work still not done to repair timber pilaster between 1 and 3 Brunswick St, though scaffolding, which was impeding access to the pilaster has now been removed. To pursue matter with both owners to get works finally completed as it is not clear where the property boundary is. Other works now satisfactorily completed. Check required that glazing is in place but it might be advantageous to maintain a screen to the shop windows pending users taking over the premises. To discuss applying some artwork to boarding fixed to main shop windows with Town Centre Manager and owners.

2a Queen St

To prosecute for non compliance with Section 215 Notice. Case officer asked to complete witness statements and schedule of exhibits in the next two weeks so we can instruct our prosecuting solicitor to issues a Court summonses.

As previously reported the other S215 cases relating to run down premises have been successfully resolved.

#### 7.1.2 Chapel Hill Properties

The purchase of the property successfully completed on 15 September 2009. Yorkshire Housing Association is progressing with the preliminary scheme stages and meetings with the planning authority have taken place for finalise design issues prior to submitted an application.

In March this year Highway Design and Construction completed a feasibility study outlining highway improvements around Morley Bottoms. One -way traffic flows were investigated but these were both problematic and costly. Instead the report proposed improvements to the signalised crossing at the junction of Station Road / Chapel Hill, repaving of Chapel Hill footways and refurbishing a small car park including the access steps down to it from Chapel Hill, all costing £300K

This was originally to be funded by Neighbourhoods and Housing's Town and District Centre funding however the £300K was used to cover a shortfall in funding for an affordable housing scheme in Morley. The possibility of using maintenance money to cover (some) of this work has previously been investigated, but the footway maintenance is not on any forward plan in this location.

Highways are currently investigating how highway improvements can best be delivered at Morley Bottoms.

The upgrade of the signals at the bottom of Chapel Hill to provide pedestrian facilities has been approved by the Highways Board and design work is ongoing. It is anticipated the improvements will be implemented in the next financial year.

The current programme for completion of the affordable housing project at Morley Bottoms is Spring 2011 and highways will be working with Neighbourhoods and Housing to determine the best way of enhancing the footways in the vicinity of this development to compliment the opening of the development. This will include the steps adjacent to the development which should be kept open. It has been provisionally agreed that the development should provide for lighting and a handrail on their building.

The lay-by on Chapel Hill has been completed, but still requires adopting by the highway Authority. Details of the construction are to be forwarded for approval.

### 8.0 Conservation Audits

- 8.1 The Area Committee commissioned three conservation area appraisals in the Outer South; in Morley, Rothwell and Oulton. An up-to-date appraisal can make all the difference when determining planning applications and fighting planning appeals in the conservation area; recently-adopted conservation area appraisals are now being use to inform planning decisions, fight appeals and to help secure heritage-led

regeneration funding. The appraisals are being used to successfully prevent unsuitable development in conservation areas and to encourage the enhancement of the areas.

- 8.2 Morley Conservation Area Appraisal: the draft appraisal has been through an 8 week period of public consultation with an exhibition at the library, two public 'drop-in' meetings and paper copies available to view at the library and the town hall. The consultation was advertised on the council's Talking Point web site and the appraisal was available for download from the conservation pages of the main council web site. Local posters were displayed in the town and there was press coverage of the process. A direct mailing was delivered to all addresses affected by the proposed boundary changes and identified stakeholders including ward members, the town council, the chamber of trade, Morley in Bloom and the local history groups were all contacted with details of the appraisal and consultation. The appraisal proposed the amalgamation of the existing conservation areas of Morley Town and Morley Dartmouth Park to form a single, significantly enlarged conservation area. The general response was positive although there were also a number of objections. Consultation responses are currently being assessed and the appraisal amended as appropriate. The final document is due to be approved as a material consideration in the determination of planning decisions in November 2009.
- 8.3 Rothwell and Oulton Conservation Areas: Work is underway on the Rothwell and Oulton appraisals. Initial research, site visits and pre-consultation meetings with ward members and local organisations are being progressed. It is anticipated that draft appraisals and management plans for the conservation areas will be ready for internal consultation in the early autumn with a 4/6 week period of public consultation to follow.

## **9.0 Wood Lane 'You Choose' Participatory Budgeting**

- 9.1 As part of the Outer South Area Committee's Community Engagement Strategy the second Participatory Budgeting (PB) initiative for 2009/10 has begun. Rothwell Ward Members identified Wood Lane as priority neighbourhood that would benefit from a targeted initiative due to the presence of an established Tenants and Residents Association.
- 9.2 Two Steering Group meetings have been held which outlined the aim of the initiative and the role of the group. The Area Committee's Priority Neighbourhood Worker has promoted and held two public meetings and delivered a presentation at the Tenants and Residents Association meeting. All three sessions explained what PB was about and consulted with residents on projects they would like to see as a result of the initiative. 11 local residents attended the two public meetings and participated in the consultation work. 34 postcards with several comments and ideas were received through the freepost consultation. Feedback as identified the environment, activities for young people, community involvement work and community safety projects as themes for the funding criteria.
- 9.3 Local residents have requested another public meeting to continue to receive further information on the initiative, this was not originally planned however, and the Priority Neighbourhood Worker (PNW) recognises the enthusiasm from these residents and is planning another meeting in October. Voluntary and community groups are developing projects, and in some instances in partnership with statutory organisations, who are best placed to deliver a project.

- 9.4 Detailed planning for Decision Day on Saturday 21<sup>st</sup> November continues and the PNW is expanding the PB process to include a tour of a display of all the projects applying for funding. This tour will include displays at key community venues on the estate and aims to encourage residents to participate in the initiative and generate publicity for the Decision Day.

## **10.0 Community Heroes Event**

- 10.1 As part of the Outer South Area Committee's Community Engagement strategy, the first Outer South Community Heroes Awards event was held on Wednesday 9<sup>th</sup> September at Rodillian High School. The event was hosted by Councillor Grayshon as Chairman of the Area Committee. Councillor Elliott, Lord Mayor of Leeds, presented 7 volunteers with certificates in recognition of the achievements as a member of their local Tenants and Residents Association. Chairs of Resident Associations had secretly nominated a member of the group who they wanted to receive an award to recognise their hard work and effort as a volunteer.
- 10.2 Comments on the evening from both the winning volunteers and residents were very positive towards the event and the Area Committee hosting any future events with the aim of supporting and celebrating volunteers across the Outer South. An evaluation report is currently being written and will be presented to Members at the next Area Committee.
- 10.3 The aim is to develop this event to become the showcase event for the Outer South Year of the Volunteer work in 2010. The event will be broadened to include a range of voluntary and community sector groups and to celebrate and recognise their achievements and contributions made in their communities.

## **11.0 External Funding**

- 11.1 Coalfields Regeneration Trust Funding  
Following on from the update at the September Area Committee, Area Management has been notified by the Chief Executive of Health for All that the bid to the Coalfields Regeneration Trust for £99,173 revenue funding has been successful.
- 11.2 The bid includes the employment of a dedicated worker for John O'Gaunts and Wood Lane estates with a remit to improve the opportunities and access residents have to health, training and skills services. The bid also includes funding for sessional workers and child care. A Steering Group is currently being established; Chaired by the Chief Executive of Health for All with representation from Elected Members and key partners the Steering Group will monitor the project, ensure sustainability issues are addressed and create a forum for partners to demonstrate how they are actively supporting this regeneration programme.
- 11.3 Aire Valley Homes Outer South Area Panel  
The Aire Valley Homes Outer South Area Panel deferred their decision at the July meeting regarding awarding £15,000 funding to the Area Committee towards a Participatory Budgeting initiative in Gildersome. At their meeting on Thursday 17<sup>th</sup> September panel members agreed to the funding. Area Management are now arranging for payment to be made and will aim for the initiative to begin in 2010.

## **12.0 Year of Volunteering**

- 12.1 The Leader of the Council, Councillor Richard Brett, has proposed that 2010 be made a 'Year of Volunteering' in Leeds. Initial responses to the idea have been sought from the Voluntary and Community Sector in Leeds, Executive members and from Council Directorates. 2011 is the European Year of Volunteering and is anticipated that the Leeds experience will be able to contribute and also be sustained into 2011.
- 12.2 Leeds Year of Volunteering will be a major initiative across the city, aiming to create more volunteers and volunteering opportunities, increase community engagement through volunteering opportunities, deliver a quality volunteer experience and recognise and celebrate the contribution of volunteers in local communities.
- 12.3 A programme of activities will be planned that encourages recruitment, retention, training opportunities and recognition of volunteers. Members are asked to approve participation in the programmed 2010 Year of Volunteering and are invited to comment on how they would like to see this initiative taken forward in the Outer South. These ideas will be developed into a detailed report to be presented at the November Area Committee outlining a full programme of activities for the Outer South.

## **13.0 Queensway Car Park Morley**

- 13.1 In February 2008 Area Committee approved a three hour waiting limit for part of the Queensway Car Park in order to attract shoppers and ease traffic flows.
- 13.2 Following consultation and amendment of traffic orders, the scheme went live in September 2008. It was agreed that a "bedding in" period would be included during which people would only get a fine if they park outside the bays or in bays for the disabled without displaying a blue badge.
- 13.3 In March 2009 Members received a 6 month update on the scheme. The update noted: The intention of the scheme is to improve management of the car park so that space is available for short stay visitors. As this is currently being achieved, enforcement is not required. However, the situation is being monitored by Parking Services and enforcement will be carried out if this changes.
- 13.4 A review of compliance in the car park has been undertaken in advance of the anticipated increase in traffic in the run up to Christmas. This review showed that about a third of motorists were not taking a ticket as directed. Rather than commence with the issue of tickets, a two stage operation has been undertaken.
- 13.5 For the first 2 weeks, 21<sup>st</sup> September – 4<sup>th</sup> October, enforcement officers issued a warning notice to cars parked without a ticket. Observations from these officers showed that about 50 vehicles who received a notice on the first day at about 10 am were still parked at 4pm. However, this number dropped quickly, indicating that the problem was caused by a small number of repeat offenders rather than a general lack of compliance. About 400 warning notices were issued in the 2 weeks, with over 300 in the first week.



- 13.6 Enforcement action has started from 5 October. The intention is to ticket those who are staying for too long rather than those who haven't got a ticket. If a vehicle is seen without a ticket, its position is noted and a further check made a few hours later. However, so far no offenders have been identified and no tickets issued.
- 13.7 In summary, there was a small but still significant number of motorists who were disregarding the limited waiting area on a frequent basis. After advisory notices were issued, these motorists stopped offending and full enforcement action has not been needed.

#### **14.0 Recommendations**

- 14.1 The Area Committee is asked to note the above information and make comment as appropriate.
- 14.2 The Area Committee is asked to:
- a) Agree to the full £400 revenue Well being Funding allocated to support the two Outer South Operation Champions in 2009/10 being allocated to the operation in Rothwell as outlined in 5.10.
  - b) Receive the evaluation report from Heroes Event to the next Area Committee
  - c) Note the £15,000 secured for Participatory Budgeting from Aire Valley Homes Outer South Area Panel
  - b) Agree to participate in the Leeds Year of the Volunteer 2010 and agree to receive further information at the November Area Committee.
  - c) Agree to the continued local management of the Queensway Car Park limited waiting scheme.

#### **Background Papers:**

- Acting Area Manager's Report, 10<sup>th</sup> September 2009
- Priority Neighbourhood Worker Update, 22<sup>nd</sup> June
- Town Centre Management, 22<sup>nd</sup> June 2009
- Community Engagement, 22<sup>nd</sup> June 2009
- Morley Literature Festival Evaluation Report, 9<sup>th</sup> February 2009
- Well Being Report, 22<sup>nd</sup> June 2009
- Area Committee Roles for 2008/09, 1<sup>st</sup> September 2008
- Marsh Street Car Park, February 2008
- Conservation Area Reviews, 10<sup>th</sup> September 2007