



Report of the South East Area Manager

South (Inner) Area Committee

Date: 7th January 2010

Subject: Actions and Achievements report

Electoral Wards Affected:

Beeston & Holbeck
City & Hunslet
Middleton Park

Ward members consulted
(referred to in this 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 November 2009. It also provides information on current ongoing projects.

Purpose of this report

1. Members will recall that the refreshed Area Delivery Plan was approved at the June Area Committee with ward meetings serving to focus on ward specific actions within the plan.
2. This report provides Members with an update on actions and achievements around the Area Delivery Plan since the last Area Committee meeting, it also provides members with an overview of the current projects that the Area Management Team are working on.

Background Information

3. The ADP for 2008/9 – 2010/11 has been developed following the headings contained within the Leeds Strategic Plan and the Vision for Leeds. It is a local expression of the city's commitment to the Local Area Agreement and partnership working. The themes of the ADP are:
 - Culture
 - Harmonious Communities
 - Enterprise and Economy
 - Transport
 - Environment
 - Health and Wellbeing
 - Thriving Places
 - Learning.
4. The Area Delivery Plan for 2008-11 was approved by this Area Committee and a refreshed version of the plan was endorsed by the Area Committee on 23rd June 2009.
5. Members also agreed at the June meeting of the Inner South East Area Committee to the production of a 'community charter' which will offer a user friendly interpretation of the ADP.

Updates by Theme

Culture

Community Centres

6. An exercise has been undertaken to review the discount categories agreed by the Area Committee in 2007. The discount schedule is now more detailed to allow the Lettings Unit to assess applications for room hire to ensure that groups are apportioned the correct levels of discount. The revised discount schedule is attached at Appendix 1 for members to endorse so that the policy can be implemented from 1st April 2010.
7. Further to the report presented at the November Area Committee, it is requested that a meeting of the Inner South Community Sub Committee is convened to discuss the detail of the report and the information the Area Committee would like to see presented in future. A request for a meeting date has been sent to the Councillors who were previously selected to represent their ward on community centre issues in order to discuss this further.

Enterprise and Economy

World of Work Days

8. The Area Committee have commissioned Leeds Ahead to deliver World of Work Days in primary schools across the inner south to raise aspirations of the pupils and reinforce the value of education in relation to work. Ten volunteers from O2 worked with year 6 pupils from Middleton Primary School in November. O2 are hosting a half day work place visit for year 6 pupils in the new year. The next World of Work Day will take place at Cottingley Primary School on 4th February, followed by New Bewerley School.
9. **Area Employment, Enterprise and Training Partnership.** The South Leeds Enterprise, Employment and Training Partnership (SLEET) are keen to maintain a strong link with the Area Committee. Councillor Driver is the designated representative on this partnership. Minutes of the last meeting are available in Appendix 2.

Learning

February 2010 Half- Term Activities

10. The four Inner South Extended Services Clusters are working with the Sports Development Officer to organise a sports camp at the John Charles Centre during the February half term. Funding from the clusters will be used to provide free transport and activities for 5 “targeted” children from each of the 4 clusters. In total 200 children from across the area are expected to access the activities.

Preventing NEET

11. The Extended Services Clusters have developed a project aimed at preventing or averting NEET. Over 120 years 5 and 6 primary children across 12 schools have been identified at risk of becoming NEET by the age of 16 years. A range of after school activities aimed at tackling some of the behaviours and issues associated with NEET are being provided from the Hunslet Club and The Works. Other organisations including Hamara, St Lukes, Asha, Leeds United and West Yorkshire Police will take up further groups after Easter 2010.
12. A separate report is presented at this meeting of the area committee on developing local arrangements for children’s services performance management reporting. This includes proposals for the nominated Children’s Champion to join the locality children’s services leadership teams. The minutes of the last meeting of this partnership are available in Appendix 3.

Environment

13. The Inner South Environmental Coordination and Task Group continue to progress the environmental issues raised in the Neighbourhood Improvement Plans and to resolve other particular environmental issues.
14. A programme of intensive clean-ups is being developed for 2010. Members are invited to suggest specific locations for these intensive clean-ups which involve various agencies working in partnership to tackle particular problems.

Health and Wellbeing

15. The Belle Isle Health and Wellbeing group organised a Winter Wellbeing Event for the area where 30 new pairs of slippers were swapped for old ones and intergenerational activities took place with pupils from Windmill Primary School. Following consultation with local residents, the group identified a need for healthy activities including dance to be held in the evenings. These are to start at the beginning of 2010. Residents have also asked for opportunities to play football and links will be made with sports development agencies to progress this.
16. **Health and Well-Being Partnership.** The local area health and well-being partnership has been set up for the South East wedge of the city. Cllr Coupar is the nominated representative on this partnership. Minutes of this meeting are available in appendix 4.
17. **Holbeck Health and Well Being Group.** This group convened by NHS Leeds is planning a 'Beat the Credit Crunch' event for January 2010 to be held at St. Matthews Community Centre.

Thriving Places

Operation Champion

18. In November, Champion took place in Beeston Hill in the Coupland Road & Place areas and Brett Gardens. The operation linked with Operation Flame to reduce incidents of ASB and nuisance in the run up to bonfire night.

Environmental issues: The usual environmental activity was not possible due to ongoing industrial action. However, three incidents of fire crews being attacked by youths throwing stones had been reported in the weeks before Operation Champion. In order to remove the missiles and piles of rubbish that were being used to fuel these attacks, a skip was sited on Brett Gardens. Once the missiles and rubbish had been removed, there were no further reports.

Crime issues: The Anti- Social Behaviour Unit (ASBU) investigated reports of anti-social behaviour (ASB) in Coupland Road. In addition there has been attempted break-ins and thefts. In response, the area was issued with crime reduction information, which has included over 800 homes in the Bismarcks, Disraelis, Northcotes Greenmounts Couplands and Brett Garden area.

Community engagement: Staff involved in Operation Champion met with local residents to identify issues of concern to be addressed during the operation. The Aire Valley Homes mobile office was also present during the operation and was staffed by AVH staff and 4 PCSOs.

A citywide and south wide review of Operation Champion has taken place. The aim of the review was to ensure that best use is being made of available resources and to ensure continued commitment from partners. As resources are reducing next year due to the end of the INM programme, it is crucial that changes are made so the operations can continue in the most effective form. The proposed changes were discussed by the DCSP on 4th December and the following changes agreed :

- Responsibility for co-ordinating key sections of each operation to be shared between Area Management (ACSC), NPT Inspectors and Aire Valley Homes.

- Linking planning and feedback of operations to Tasking meetings. This will ensure that actions are better integrated into an ongoing programme of work.
- Publicising Champion through PACT meetings to ensure residents are aware and have the opportunity to raise issues of concern. Feedback on what the operation carried out will also be brought to PACT meetings.
- Reducing the number of operations to 7 per year. They will be allocated as follows – 2 in outer south (as previously agreed) and 1 in each ward in inner south. The other 2 operations will take place in Beeston Hill as this area experiences ongoing and persistent crime and grime issues. It is also the area that is most likely to be affected by the reduction in resources as the INM programme ends. A timetable is attached at Appendix 5.

The Area Committee is asked to approve these changes.

Divisional Community Safety Partnership (DCSP). The DCSP are keen to maintain a strong link between the partnership and the Area Committee. Councillor Blake attends the DCSP as the Inner South Area Committee representative. An executive summary of the September meeting is available at Appendix 6. The summary of the December meeting will be available for the February Area Committee meeting.

Neighbourhood Wardens

19. The Wardens have continued to raise awareness over various issues including joint visits with Leeds Federated Housing to support vulnerable residents, The Wardens have continued to support Operation Champion and provide help and advice to local communities through residents meetings. In addition they support community activities such as carol singing at Middleton Circus, Holbeck Christmas fair and Christmas parties at the Mariners Resource Centre.

Regeneration

Beeston & Holbeck Regeneration

20. **Redevelopment of the Regional Housing Board (RHB) funded sites**
The Single Regional Housing Pot (SRHP) allocation, which funds acquisition, demolition and investment in private sector housing, originally totaled £22.44m for 2008-11 of which LCC has a full planned programme of works. However, officers were recently advised of the governments intention to transfer £75m nationally from the Private Sector Renewal (PSR) element of regional housing resources for 2010/11 (SRHP) to the 'Housing Pledge' element of 'Building Britain's Future' to assist recovery of the construction industry. This has resulted in a 20% cut in the 2010/11 SRHP allocation for all West Yorkshire authorities, a £4.07m reduction for Leeds.
21. The 2008/11 programme, since the outset, has carried out schemes in some of the most deprived wards in the city and there is an expectation that this programme in its entirety will be delivered subject to available funding in future years. Careful consideration has been given by programme board as to how the adjustments can be made to the cash flow of the individual projects to ensure that the programme is delivered despite the reduction in grant funding.
22. At its meeting of 9th December the Councils Executive Board approved proposals to slip £1.77m of spend on the Garnets acquisition and demolition scheme to 2011/12. Savings of a further £2.3m from the 2008-11 programme will be made by

adjustments to the programme in other parts of the city. Delivery of the Beverleys and the Holbeck acquisition and demolition schemes will not be affected by this reduction in funding.

Beverleys Acquisition and Demolition Progress

23. The final privately owned property affected by the Beverleys acquisition and demolition scheme was acquired by the Council on 5 November, 2009 following the rehousing of the final resident on the previous day. Three phases of demolition have taken place to date, in total 63 properties. Demolition of the remaining properties started in December 2009 and is due to be completed over the coming months. Following a further stage in the consultation process which gave stakeholders the opportunity to see the final plans on 16th and 17th December at Dewsbury Road, One Stop Centre a planning application will be submitted mid January, 2010.
24. Chevin Housing Association will submit a bid for grant funding to the Homes and Communities Agency. Subject to planning approval and success in its funding bid Chevin HA aim to be on site in mid 2010 to commence the redevelopment of 55 new 2, 3 and 4 bedroomed houses each with its own private garden. The houses will be for rent and shared ownership.

Holbeck Acquisition and Demolition Progress

25. Of the 102 properties within the target area of this scheme 100 are currently within Council ownership. Agreement on a purchase price has not yet been reached with 1 owner of commercial premises. In addition alternative premises are being sought for the leaseholder of a Council owned sandwich shop/Café within the target area. If progress cannot be made towards securing the agreement of these two owners it is likely that formal approval will be sought to make a CPO for their acquisition. If a CPO is required this could result in a delay of up to two years before redevelopment can commence. Officers are continuing to negotiate with these two businesses in the hope that an agreement may be reached so that CPO may be avoided and redevelopment may take place sooner.
26. Officers are also working to investigate the possibility and any potential funding sources for the temporary landscaping of the demolition site until redevelopment can commence. One proposal is the sowing of a wildflower meadow on the site so that if redevelopment is postponed pending the outcome of a CPO then further blight of the wider area will hopefully be avoided. Chevin HA are working on the drafting of plans which will form the basis of a planning application which if approved will underpin the case for CPO if required.
27. Prior to the commencement of demolition the completion of a bat survey is a legal requirement to establish whether demolition is likely to disturb the roosting habitat of this protected species. The results of this survey were required before a planning application for demolition could be submitted. Finally the planning application was submitted in November, 2009 and approval is anticipated during January. Demolition contractors are on standby to commence the first phase of demolition as soon as planning approval has been secured.

Phase 4 acquisition and demolition in Holbeck

28. The Councils Executive Board at its meeting on 26 August, 2009 approved proposals to acquire and demolish a further 20 properties in the Crosbys area of Holbeck. A dedicated Project Officer from the Councils Regeneration Special Projects Team has

visited the majority of households directly affected by this decision to discuss rehousing options and the compensation package to which residents may be entitled, attempts will continue to be made to contact those not yet visited. To date 11 valuations have been carried out on the 14 privately owned properties. Two owners have accepted the Councils offer to purchase and these acquisitions are currently progressing through the conveyancing process. Assuming that all of the private owners will agree to sell voluntarily without the need for CPO it is hoped that the site could be cleared by 2011.

Garnets Acquisition and Demolition Progress

29. At its meeting of 13 May, 2009 the Councils Executive Board approved proposals to acquire and demolish 112 properties in the Garnets area of Beeston. To date 7 properties have been acquired from private owners in this area and a further 11 owners have agreed to sell to the Council. If all owners agree voluntarily to sell to the Council without the need for CPO it is hoped that the site may be cleared by 2012.
30. Council officers are working closely with Leeds Federated Housing Association and Aire Valley Homes who are both major stakeholders in the area to ensure that a coordinated approach is taken to the regeneration of the Garnets area as a whole and to address issues of decline as further properties become empty.
31. The recently formed community group continues to meet and it is anticipated that when the project reaches the appropriate stage the group will have an important role to play in helping to form redevelopment proposals.

PFI

32. At its meeting in June, the Area Committee received a progress report on the procurement of the PFI Housing scheme covering parts of the Beeston & Holbeck and City & Hunslet wards. The project will construct 275 new council homes, refurbish 414 existing homes and undertake environmental improvements to the estate in Holbeck. All of the works will be managed and serviced for a period of 20 years through the PFI contract.
33. Since the last update, the council has continued its detailed competitive dialogue with the two remaining bidders for the contract, Regenter and Sustainable Communities for Leeds (SC4L). Interim tender submissions were received in September and final negotiations are being concluded to resolve detailed technical, legal and financial matters to enable bidders to submit their Final Tenders.
34. Over the course of Summer 2009, consultation has taken place with the bidding consortia engaging in focused sessions with ward members and the Community Advisory Groups (formed to offer a specific and focused means of engagement for bidders with representatives of tenants and residents associations and other stakeholder groups). Wider public consultation events were held throughout July in Holbeck (Holbeck Gala and St Matthews Community Centre) and Beeston (Hillside). These were visited by over 100 people. Smaller exhibitions were also left unstaffed at all of the venues for a week following the main events.
35. The bidders presented their design proposals for new build sites, environmental improvements and property refurbishments, with feedback on the outcomes of this work provided to ward members and the Community Advisory Groups. Further

details of the outcomes of the consultation will be submitted as part of planning applications by the Preferred PFI Bidder.

36. It had been programmed that Final Tenders would be received by the Council by December 2009. However the procurement has experienced some delays, principally in relation to approvals to legal documentation awaited from the Homes and Communities Agency. Whilst pressure is being exerted to expedite the approvals required, it is not expected that the impact on programme will be known until early in 2010. At this point local ward members will be briefed on the revised timetable for the last stages of the procurement and transition into the delivery period. Nevertheless, as a positive signal of change the demolition of the tower blocks at Holbeck Towers & Gaitskells is to progress ahead of schedule. During the Summer, Aire Valley Homes completed rehousing of tenants from the Holbeck Towers site in preparation for the redevelopment. This has been achieved far quicker than had been planned leaving the tower blocks empty, boarded up and an eyesore. In view of the need to reduce the impact of this on local amenity, Executive Board agreed on the 9th December to remove the demolition and clearance of the site from the PFI project and to bring forward the work for delivery directly by the Council, using prudential borrowing. It is anticipated that the work will commence, with full decommissioning and stripping out of the buildings in February 2010, for likely completion of clearance by July 2010.

The Greenhouse development

37. Construction on the development is progressing and the first phase completion is on schedule for January

Holbeck Urban Village

38. The Beeston Hill and Holbeck Regeneration Partnership are currently reviewing the the progress of Holbeck Urban Village against its stated longer term aim. The programme to deliver investment in the area in the future will have to adapt to both changes in the economic cycle and unmet needs of local communities if it is to remain fully sustainable. Proposals to refocus priorities to support enterprise, employment and the environment to strengthen confidence and ensure the local economy remains stable are being developed . The refocus of the programme to deliver these priorities will also require a further review of governance arrangements to ensure wider business and community representation and involvement in the programme. Members of the partnership will be discussing further at their next meeting on 8th January and a further update will be provided to the area committee in February

Intensive Neighbourhood Management (INM)

39. The INM programme is currently in the last year of the 4 year programme. Projects are developing exit and succession strategies for when funding ends in March 2010. In terms of the dedicated Pride Team service, the south east acting area manager is working with managers from Streetscene services to consider options and the impact on services from March 2010. In addition, the area management team are working with the Middleton Park ward councillors to develop a succession strategy to support the work of the Middleton Regeneration Board from March 2010.

Mobile Youth Provision

40. The mobile youth bus service managed by St Luke's has been effected due to the bus being damaged when it was stolen in late October. Sessions have been provided in the usual community settings but activities have been scaled down. This has affected the numbers of young people accessing the provision and numbers are down. The bus is expected to be fully operational from 23rd January. The following summarises the use of the mobile youth bus between the period of September to November 2009:
- 890 young people accessed the youth bus from September - November. 334 of these were new users and the remaining 556 were young people who had accessed the service previously.
 - **Middleton Park ward** - The bus was accessed by 351 young people aged 5-19 years from the Manor Farms, Belle Isle and Sissons/Throstles
 - **City & Hunslet ward** - The bus was accessed by 206 young people ward when it visited Hunslet Moor, the Arthingtons and Balmorals
 - **Beeston & Holbeck ward** - The bus was accessed by 333 young people when it visited Cottingley, Parkwoods and Holbeck.
41. The Area Management Team and St Luke's are meeting in the New Year to discuss the effectiveness of the mobile provision. Members will be asked for their views on youth provision and this service through individual ward member briefings.

Harmonious Communities

Priority Neighbourhoods

42. A separate report on the future management of priority neighbourhoods is presented to this meeting.
43. The following is a summary of work undertaken by the Priority Neighbourhood Development Worker since the last area committee meeting.

Cardinals

The group met in November with a focus on anti-social behaviour. The Neighbourhood Watch Coordinator was invited as the group had specifically expressed an interest in setting up a Neighbourhood Watch.

A good link has been formed between the Leeds Met Sports Development Course (who assist in the development of local sports clubs as part of their course). Four of their third year students are now supporting Beeston Juniors Football Club to increase participation of local young people playing football and to look at how the clubhouse can be used to generate income for the clubs activities.

The Final Newsletter is currently in production for the NIP.

The Priority Neighbourhood Development Worker has arranged for the secretary to attend a minute taking course in January and will organise for the Chair to attend a Comfy Chair course in the New Year.

West Granges and Winroses

A “thank you” event has been organised for the beginning of December to invite those people who entered the garden competition in the summer and to discuss the setting up of an “In Bloom” group for the area.

A meeting has been arranged for January to form a committee for the West Granges Tenants and Residents group. Leeds Tenants Federation BITMO and the Area Management Team will be in attendance to discuss the procedures.

The Final NIP Newsletter for this area is in production.

As part of the community engagement event in Middleton Park ward, young people from Windmill Primary School took part in making a video about the area which was displayed at the event. The school now intend to use this method to engage with kids at the school about their ambitions for the future.

Support was given to the school to look for funding opportunities for out of school activities for young people and parents. In addition support is also being provided to establish a Neighbourhood Watch Scheme for the area.

Northcotes and Greenmounts

The group are continuing to meet, however issues relating to when a group was established in this area previously have delayed the group becoming finalised. The groups last meeting on the 30th November was attended by 12 residents and 2 young people from the area. Guests at the recent meetings have included the Neighbourhood Watch Co-ordinator for West Yorkshire Police to talk about establishing a Neighbourhood Watch for the area.

Garnets

The Garnets group have met 3 times so far with the last meeting being held at Tunstall Road Community Centre at the request of the group. A resident has volunteered to become the chair of the group and has been supported to attend a training course. The same resident is interested developing a social enterprise for the area to increase skills and employability of local people. Support has been provided with the initial stages of this and a visit to a successful social enterprise in Rothwell is planned. The group are very pro active and keen to be involved in the regeneration plans for the area. The final NIP Newsletter is currently in production for this area

CAD Beeston

This group is being supported through the work of the Priority Neighbourhood Development Worker, as this particular group will link directly to work being undertaken in the Priority Neighbourhood of West Hunslet & Hunslet Hall. On average 10 local people attend the meeting but no residents have shown an interest in taking on a formal role within the group.

Holbeck in Bloom

Holbeck in Bloom are supported with project work. Planning permission for hanging baskets at St Matthews Community Centre has recently been granted. The Priority Neighbourhood Development Worker is working with partners to assist with projects such as the Mosaic/Mural project for the underpass.

Community Engagement

44. Community engagement events were held in all three wards during October and November in line with the community engagement strategy agreed by the Area Committee. In addition, the area management team took advantage of local events and facilitated the Planning for Real process with 40 women at the Asha Neighbourhood Project and at the Middleton Opportunities Day on 9th December. The aim of the events was to seek views of local residents to shape priorities for 2010/11 Area Delivery Plan (ADP).
45. An evaluation of the Beeston & Holbeck and City Hunslet events were outlined at the November meeting. The Middleton Park ward event took place on 11th November at Windmill Primary School. The total number of residents who attended was 20 and 88 issues were raised.
46. In total Over 500 issues were collated from all events. The Area Management Team are currently undertaking a full evaluation of these to inform the priorities for the 2010/11 ADP. This local information will be used together with statistical data and the new neighbourhood profiles to give a sophisticated understanding of the problems and issues facing local communities. It is suggested that this provides a robust evidence base by which to plan service interventions and the Area Management Team will be working with council and other partners in the coming weeks to analyse this data and will discuss with ward councillors through individual ward member meetings.
47. Given the relatively low attendance of residents compared to the officer time and funding required to support the events, the Area Management Team are looking at other methods of engagement for Spring 2010. Resident feedback indicates that the foundations for effective community engagement have been put in place and it is suggested that better use of existing engagement opportunities and the use of questionnaires that could be circulated to resident groups are investigated as ways of feeding back to local residents in the Spring. It is proposed that residents receive feedback on how their ideas from the "Planning for Real" events have informed the development of the ADP. In order to develop a draft ADP for approval at the March area committee, it is suggested therefore that a form of engagement, takes place in February.
48. If the area committee agree to the approach outlined above it is proposed that an inner south ward wide event takes place in late March 2010. This event can serve to "launch" the ADP for 2010/11, recognise the value of voluntary activity in the area and enhance the role of the Area Committee as a focal point for community involvement. It is proposed that this is a high profile event, to take place in the Civic Hall. A range of voluntary groups could be invited, particularly recipients of well-being funds, which in turn will demonstrate the priorities set out within the ADP.

I Love South Leeds Festival

49. At the November Area Committee meeting, Members agreed well being funding to support festival activities in 2010. Initial scoping of potential activities and a festival action plan are being drawn up and will be presented at the first I Love South Leeds Festival Steering Group taking place in January. Regular updates of festival progress will be provided through the Actions and Achievements reports.

Middleton Regeneration

50. At the time of writing this report, the Middleton Regeneration Board meeting had not taken place. A verbal update of what was discussed on the 15th December will be provided at the Area Committee meeting.
51. As part of the Middleton Enterprise, Employment and Economic Development Strategy (MEEED), Middleton Opportunities Event was held at Middleton Primary School on Wednesday 9th December. The aim of the event was to provide advice on jobs, training and enterprise opportunities in the area to local people.

Implications for Council Policy and Governance

52. No specific issues are identified.

Legal and Resource Implications

53. No specific issues are identified

Recommendations

54. The Committee is asked to:
 - a) Note the contents of this report.
 - b) Endorse the revised pricing and lettings discount schedule at Appendix 1
 - c) Approve the changes proposed to Operation Champion outlined in paragraph 18
 - d) Approve the proposals for community engagement in Spring as outlined in paragraphs 47 and 48

Background Papers

South (Inner) Area Committee, 23rd June 2009, Area Delivery Plan

South (Inner) Area Committee, 11th November 2008, Community Engagement.