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**Report of the South East Area Manager**

**South (Inner) Area Committee**

**Date: 25<sup>th</sup> March 2010**

**Subject: Actions and Achievements report**

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**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

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**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 2009 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.
6. Feedback from resident consultation undertaken last Autumn at the Planning for Real events has been considered and a refresh of the 2009/10 plan has been undertaken with service managers and partners who have put forward suggestions to update and revise the plan to meet current conditions and strategic priorities. A separate report to this meeting presents the draft refreshed plan for 2010- 2011.
7. Performance management information is currently being collated to provide a full report to update progress against the 2009/10 Area Delivery Plan and this will be provided to the June Area Committee.

## **Updates by Theme**

### **Culture**

#### **Community Centres**

8. Following the last Area Committee meeting, work is still being undertaken to finalise the new Lettings database. The new database will support the implementation of the revised pricings and lettings policy, which has an indicative implementation date of 1<sup>st</sup> October 2010.
9. It is also requested that a meeting of the Inner South Community Centres Sub Committee in convened as soon as possible. A meeting date has been attempted to be established since November 2009 but has been unable to do so. It is vital that a representative from each ward attends the session as discussions need to take place

around budgets and priorities for investment in Area Committee facilities across Inner South Leeds.

## **Enterprise and Economy**

### **South Leeds Employment, Enterprise and Training Partnership (SLEET)**

10. SLEET are keen to maintain a strong link with the Area Committee. Councillor Driver is the designated representative on this partnership. At the SLEET meeting held on March 3<sup>rd</sup>, a presentation was given by Area Management highlighting the success of the Middleton Enterprise, Employment and Economic Development Strategy (MEEED) and the outline of Team Neighbourhood and Priority Neighbourhood work to ensure full partner buy in. Minutes of the meeting held on 3<sup>rd</sup> March are attached at Appendix 1.

## **Learning**

### **Children Leeds Partnership**

11. The minutes of the last meetings of this partnership are available in Appendices 2 and 3.

## **Environment**

12. Community clean ups lead by Neighbourhood Wardens have been carried out the Belvederes (Beeston Hill), the Royals (Hunslet), Intakes and Thorpe View/Crescent (part) (Middleton), Balms and Meynells (Holbeck), West Granges (Belle Isle), The Clearings/Jenkinson Place (Belle Isle), Brooms (Belle Isle), Throstle Road/Throstle Terrace (Middleton). Community clean ups give local people get rid of any unwanted items by placing skips in neighbourhoods for a day.
13. 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**

### **South East Health & Wellbeing Partnership**

14. The partnership have agreed initial priorities for 2010/11. Focus will be on strengthening the partnerships role on informing and influencing health and wellbeing commissioning activity. This will be done through gaining sign up and commitment from commissioners both from the NHS and the Council and working through embedding performance management arrangements. Also the partnership are addressing improving communications with and between agencies and the wider community and voluntary sector. This is being undertaken initially through development of an extranet site under Healthy Leeds and all members of the partnership have been provided access to this web system. The intention is to build on what data and information is held from initially papers for the partnership to data and local intelligence as well as the various partnership member plans. Outcome will be a more open and transparent communication portal with opportunities for identifying areas to improve joint working and prevent duplication.

## **Thriving Places**

### **Operation Champion**

15. Operation Champion took place on 16/17 February in the Couplands, Normantons, Bismarks, Malverns and Disraelis areas of Beeston Hill.

### Environmental issues:

16. All the areas Identified on the Environmental Visual Audit were cleaned by Streetscene and Aire Valley Homes staff. Probation cleaned the area around Coupland Place. The Fire Service Arson Task Force visited several properties regarding fire safety and arson prevention. They also delivered approximately 150 leaflets regarding refuse to addresses.

### Crime issues:

17. The Leeds City Council Anti-Social Behaviour Unit visited addresses of people in the area who had recently called the Police with ASB issues and they gave out some tackling drugs and crime leaflets. Victim Support also visited victims of ASB in the area and those details will be forwarded to the ASB unit.
18. The Neighbourhood Policing Team arrested 7 people for a range of offences including breach of ASBO and possessions with intent to supply cannabis.
19. A range of diversionary activities were carried out during the Operation. These included the Youth Service bus engaging with young people on Bismark Street on both days and had 7 youths on the Tuesday and 13 on the Wednesday. The Neighbourhood Policing Team funded the Urban bar to open for the two days of the operation. It had over 100 youths attending with activities such as a bucking bronco, jousting, football, pool, board games, arts and crafts and other activities. The Neighbourhood Safety Team and Extended Services funded a sports camp at John Charles Stadium all week. It had on average 65 young people everyday attending. On the last day there were over 80 young people enjoying a range of sporting activities.

### Community engagement:

20. A newsletter was distributed across the area before and after the operation. Staff involved in the operation also attended Cad Beeston and Hunslet Hall Forum to talk to residents. Issues of littering were raised by the residents and this was included in the programme of work.

### **Divisional Community Safety Partnership (DCSP)**

21. 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 January meeting is attached at Appendix 4.

### **Neighbourhood Wardens**

22. The restructuring of the Neighbourhood Wardens posts has now been completed. The Wardens have been asked to identify any element of their previous activities where they have provided regular support to any community or resident group and to pass this information on to the relevant Area Management Team. The Area Management Team will seek to ensure that suitable arrangements are put in place to minimise the impact of these changes on any such group.
23. The unsuccessful candidates are being referred to the Managing Workforce Change Team and each affected member of staff will be allocated their own caseworker. They have been they have been asked to report to their Area Management Team from where they will be line managed and allocated tasks commensurate with their job description whilst in Managing Workforce Change.

## **Regeneration**

### **Beeston & Holbeck Regeneration**

#### **Beverleys Acquisition and Demolition Progress**

24. Demolition of the majority of properties at the Beverleys is anticipated to be completed by end of March 2010. By this time it is expected that only 6 properties will remain to be demolished pending resolution of party wall issues with the shop at the corner of Rowland Rd/Lady Pit Lane which is to be retained. Demolition will take place following the resolution of these matters with the owner of the shop in order that the site can be cleared for redevelopment by June/July 2010.
25. Chevin Housing Association have submitted a bid to the Homes and Communities Agency for grant funding to develop 55 new 2, 3 and 4 bedroomed houses each with its own private garden. The houses will be for rent and shared ownership.
26. A planning application is due to be submitted at the end of February for this development. Subject to planning approval and success in its funding bid Chevin HA aim to be on site in mid 2010 to commence the redevelopment and expect completion of the development by March 2012.

#### **Holbeck Acquisition and Demolition Progress**

27. Of the 102 properties within the target area of this scheme 100 are currently within Council ownership. The leaseholder of a Council owned sandwich shop/Café within the target area has recently agreed to surrender his lease and the legal formalities are currently underway. Agreement is still required around the purchase of privately owned commercial premises at the corner of Runswick Street/Top Moor side. Negotiations are ongoing with the owner towards reaching an agreement on the purchase of this property. However, if agreement cannot be reached formal approval will be sought to make a CPO for the acquisition of these premises. If a CPO is required this could result in a delay of up to two years before redevelopment can commence.
28. Chevin HA are progressing proposals towards the submission of a planning application potentially in May which if approved will underpin the case for CPO if required.
29. The first phase of demolition is currently underway. Phase 1, which includes 2-26 Brown Lane East/1-25 Runswick Place and 2-18 Runswick Place/1-17 Runswick Terrace, is expected to be complete by the end of March. Further phases of demolition are expected to occur over the coming months but their sequence will be dependant upon the time taken to rehouse two remaining residents, acquire the final property and the results of a further bat survey. A routine bat survey was undertaken recently prior to the commencement of demolition. This survey identified 12 Recreation Grove as a potential roosting habitat for bats due to the vertically hung tiles to the gable end. A further survey of this property will be required during the summer once the bats are active to establish whether bats are in residence before planning approval can be secured for demolition.

#### **Phase 4 acquisition and demolition in Holbeck**

30. 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. 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. Valuations of the properties affected, in a number of cases, are significantly lower than the prices paid by owners who have

acquired these properties in recent years. For this reason slow progress has been made to date.

### **Garnets Acquisition and Demolition Progress**

31. 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 8 properties have been acquired from private owners in this area and a further 12 owners have agreed to sell to the Council.
32. 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.
33. 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**

34. The PFI Housing project will comprise construction of 275 new council homes across Beeston Hill & Holbeck, refurbishment of 400 existing homes, with environmental improvements in the estate areas of Holbeck. All elements will be serviced and maintained to 'as built' standards by the PFI contractor for a period of 20 years.
35. The project is being jointly procured with similar works and services for Little London, making this one of the biggest projects of its kind in the country. Procurement is still underway, with the two bidding consortia – SC4L & Regenter – awaiting the Council's Call for Final Tenders. This final stage of the procurement has been delayed whilst final legal checks are undertaken by the Homes and Communities Agency, which manages the national PFI Housing programme on behalf of government. The Council has not been able to confirm the programme for final tenders and appointment of a Preferred Bidder until the timescale for these checks being completed by the HCA is known. A verbal update will be provided at the Area Committee in regard to any development in this situation and Ward Member briefings arranged regarding the remaining procurement stages, once confirmed.
36. The new build elements of the project will take place predominately on sites that are currently occupied by outdated flats and maisonettes. For the sites in Beeston Hill rehousing will be undertaken by Aire Valley Homes and will commence in phases from April 2010, beginning with 1-21 Coupland Road, 15-44 Coupland Place, 1-41 & 2-20 St Luke's Green, 131-159 & 165-183 Malvern Road. Further phases will comprise the Bismarcks, Fairfax Road, Waverley Garth and Malvern Rise/Grove. The PFI contractor will undertake demolition on each of these sites once vacant possession has been obtained.
37. Rehousing has already been completed by Aire Valley Homes on the largest site at Holbeck Towers, ahead of schedule. In view the delay to PFI procurement, the Council has approved the earlier demolition of the Holbeck and Gaitskells tower blocks outside of the PFI contract to stop any further impact of these prominent empty buildings deteriorating and attracting anti-social behaviour. Demolition will commence in mid-March 2010, all local residents have been provided with a newsletter about this work.

### **Holbeck Urban Village**

38. A presentation was given at the last Beeston Hill & Holbeck Regeneration Partnership Board in early March around the refocus of priorities of the Holbeck Urban Village project due to changes in the economy. The project will be refocused to support enterprise, employment and the environment to support sustainability, support the creation of new investment and attracting businesses that require large floor space and that generate jobs. The boundary of the HUV area will also be extended and governance arrangements re-aligned to ensure that these priorities can be achieved.

### **Mobile Youth Provision**

39. The section below provides an overview of the numbers of young people engaged with through the mobile youth bus provision in the months of January and February:
- 469 young people accessed the youth bus in January and February. 367 of these were new users and the remaining 102 were young people who had accessed the service previously.
  - **Middleton Park ward** - The bus was accessed by 192 young people aged 5-19 years from the Manor Farms, West Granges and Sissons
  - **City & Hunslet ward** - The bus was accessed by 144 young people ward when it visited Brett Gardens, Arthingtons and Balmorals
  - **Beeston & Holbeck ward** - The bus was accessed by 133 young people when it visited Cottingley, Cardinals and Holbeck.
  - The youth bus has carried out activities in partnership with a number of organisation including The Cupboard, Crossroads Project and the Friday Night Project.
40. A review of the Area Committee funded Mobile Youth Provision is to be undertaken and reported to the June meeting. The review will look at the impact which the service has made over the last four years and what the service aims to achieve in the future.

## **Harmonious Communities**

### **Priority Neighbourhoods**

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

#### **West Granges and Winroses (West Granges & Winroses Community Group)**

- Members of the group attended a committee skills training course in late February. The session provided residents with the opportunity to find out more about becoming a fully constituted residents committee and help residents decide which roles they would like to take on as part the committee. It is anticipated that residents will take over the running of residents group by May 2010.
- Support has been provided to continue the development of the Neighbourhood Watch scheme for the area.
- Work is being carried out in partnership with BITMO on an intergenerational project to promote the use of a re-furbished bowling green on Belle Isle Circus. The project will involve children from Windmill Primary School working older people in the area to design and produce a sign for the bowling green, as well as arranging a launch event.

#### **Garnets**

- The resident chair for the Garnet Resident Group has attended a training course and is being supported by the previous chair of the group to increase confidence to take on

the role more independently. One other resident members of this group also attended the committee skills training course.

- At the next Garnets Residents Group, the meeting will be operated in a workshop format, where residents can highlight on a map the issues they want the group to focus on and aim to tackle over the next six months.
- A project is being developed in partnership with Leeds Federated Housing Association for young people from the area to get involved with designing and producing an art display to promote the regeneration of the Garnets area.

### **Northcotes and Greenmounts (Hunslet Hall Road Forum)**

- The residents group is to be re-named as Hunslet Hall Road Forum. The group for this area were originally called this before they disbanded in 2007.
- At the last meeting of the group, one resident has expressed an interest on taking on a role within the group and has attended the committee skills course. Discussions also took place around expanding the membership of the group to include local businesses, Mariners Resource Centre and Citu, who are currently managing the Greenhouse development.
- An interfaith community clean up has been arranged to take place in the area covered by the NIP. Members of the residents group have been involved in highlighting areas to benefit from the clean up and will be involved on the day. The faith groups taking part in the clean up include the Sikh Temple, St Peter's Church and Beeston Hill United Free Church. The clean up is also being supported by Groundwork.

### **Cardinals (Whiterose Residents Association)**

- A member of the residents group was supported to attend a minute taking course in January. This training has aided the resident in gaining confidence and improving skills for the role of the secretary, which they have taken on for the group.
- A meeting has been arranged in February between Leeds Met Sports Development students, Beeston Juniors and Cardinal Youth Club to see how they can work together to improve the use of the Beeston Juniors clubhouse in providing community and youth activities for the area.

### **Other**

- **Chairs Forum:** Provisional work is being done to establish if there is an interest in forming a forum for Chairs of Tenants and Residents. This is being undertaken in partnership with Leeds Tenants Federation.
- **CAD Beeston** – Group meetings and activities are continued to be supported
- **Holbeck in Bloom** - Continuing work to support the group and it's activities including working with service providers to get quotes for the Hanging basket project at St Matthews and engaging with local businesses to provide funding and support for the Mural/mosaic underpass project.

### **Community Engagement**

42. The section below provides Area Committee with an update on the community engagement activity which has taken place or in the process of being planned.
- **Volunteer Thank You Event** – invitations have been sent out to a wide range of community, resident and voluntary groups across Inner South Leeds to invite them to attend the inaugural volunteer thank you event taking place in the Lord Mayors Banqueting Suite, Civic Hall on Tuesday 20<sup>th</sup> April between 6pm and 8pm. Groups have been invited to have a stall to showcase the work which they undertake in Inner South Leeds. Each attendee will receive a certificate from the Area Committee as recognition for all the work they do within the community.



- **Connecting Communities** – a project plan is in the process of being drawn up for the connecting communities fund project in Belle Isle. An initial meeting between key stakeholders has taken place to discuss project ideas.

### **I Love South Leeds Festival**

43. Since the last Area Committee, the commissioning of activities for the 2010 festival programme has commenced. The projects commissioned so far are as follows:
- **South Leeds Superstar** – building on the success of Junior Superstar, the talent showcase will now have an increased age range of 8 – 16 years old and work in primary and high schools across Inner South Leeds. The scheme will be managed by St Luke's Cares.
  - **Sports Week** – This project will provide a sports camp style week of physical activities for young people aged 8 – 12 and will be managed by LCC Sports & Active Recreation.
  - **Middleton Mile** - Friends of Middleton Park will oversee the family fun run that will take place through Middleton Park. The Middleton Mile will also have an orienteering element for young people and will be managed in partnership with NACRO.
  - **Football Tournament** – The Cupboard Project have been commissioned to run this for the second year running. The tournament will be open to girls and boys aged between 13 and 19 to enter and will take place at John Charles Centre for Sport some time on the week commencing the 23<sup>rd</sup> August.
  - **Dance Sessions** – 15 different half day dance sessions will be running across Inner South Leeds operated by DAZL and cover dance genres such as street, cheer, break and hip hop.
44. The musical workshop programme Turn It Up is currently being finalised. Dependant on members decision on funding for this project, as outlined in the Area Well Being Budget report, this particular project could be running at a much more scaled down level than as in 2009.
45. A page on the Leeds City Council website is in the process of being set up for the festival – the web address will be [www.leeds.gov.uk/ilovesouthleeds](http://www.leeds.gov.uk/ilovesouthleeds) . This will replace the stand alone festival website and can be managed in-house rather than having to pay an external source to update the website content.

### **Middleton Regeneration**

46. An update from the Middleton Regeneration Partnership Manager on recent activity in Middleton is available at Appendix 5.

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

47. No specific issues are identified.

### **Legal and Resource Implications**

48. No specific issues are identified

### **Recommendations**

49. The Area Committee is asked to:
- Note the contents of this report.

### **Background papers**

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