



## Report of the Acting Area Performance Manager Outer North West (WNWhL)

### Outer West Area Committee

Date: 29<sup>th</sup> March 2010

Subject: West North West homes Leeds Update on current problems on the Weston Estate Otley

**Electoral Wards Affected:**

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 the Area Committee with an update on the current problems within the Weston estate as requested at the North West (Outer) Area Committee on the 8<sup>th</sup> February 2010.

#### 1.0 Purpose Of This Report

1.1 This report sets out to update the Area Committee Members on the activities and performance of West North West homes Leeds in relation to item.71 c) of the Open Forum of the 8<sup>th</sup> February 2010

#### 2.0 Background Information

2.1 The Weston estate in Otley contains approximately four hundred thirty (430) council owned properties managed by West North West homes Leeds. These properties are split between one hundred and thirty five (135) category 2 sheltered accommodation units. One hundred and ten (110) flats mostly two storey and one hundred and eighty seven (187) houses. The estate also contains a large number of owner occupied properties mainly houses. The Weston estate is a popular area to live with a high demand for all types of accommodation. There is an active tenants and residents association for the area.

### **3.0 Main Issues**

#### **3.1 Anti Social Behaviour**

- 3.1.1 During the last twelve months from end of February 2009 to the end of February 2010 there have been fourteen separate recorded anti social behaviour cases associated with different addresses on the Weston estate. These cases cover a wide range of issues from minor i.e. miss use of public space to major issues involving serious criminality. Currently we have two active cases open which involve anti social behaviour on the Weston estate one of which involves less serious issues the other is potentially more serious in its nature. The pattern for cases of anti social behaviour on the Weston estate would indicate most involve residents in flats.

Two of the most serious cases of anti social behaviour on the Weston estate in the last twelve months both involve residents living in flats on the Broadwalk in Otley. Both tenants had introductory tenancies. Following the receipt of initial complaints from other residents in March 2009 the correct procedure for a breach of an introductory tenancy was followed and this led to the successful eviction of both tenants in October 2009. Unfortunately whilst this legal process was being followed to gain the successful eviction residents in the area had to continue to endure the nuisance these residents were causing. Other agencies including the Police and Environmental Noise Nuisance Team were also involved as well West North West homes Leeds.

#### **3.2 Measures to control/prevent Anti Social Behaviour**

- 3.2 West North West homes Leeds are currently either delivering or exploring the implementation of the following initiatives on the Weston estate in Otley.
- **Housing Action Group (HAG)** meetings. These are inter agency meetings arranged by West North West homes Leeds drawing together the Police, Leeds City Councils Anti Social Behaviour Section, West North West homes Leeds Tenancy Enforcement Team staff and local West North West homes Leeds Neighbourhood Management Team staff at a regular monthly meeting to identify cases and coordinate action on cases of ASB in the Otley area. These meetings due to the confidential nature of the information discussed are attended by officers of the various agencies only. An Action Plan is produced and updated at each meeting and shared between the relevant agencies. The HAG action plan is fed through to the Multi Agency Tasking Meeting via the Area Community Safety Coordinator and ultimately reports to the Divisional Community Safety Partnership as it forms part of the West North West Community Safety Structure. Negotiations are taking place to look to include the Environmental Noise Nuisance in this meeting also.
  - **Good Neighbour Agreements.** West North West homes Leeds are also in the process of establishing a Good Neighbour Agreement with residents of the Weston estate staff. This would identify the agreed behaviour which the residents of the Weston estate feel are important and publicise them.
  - **Community Participation Agreement.** This is a survey being carried out by West North West homes which includes all tenants on the Weston estate which aims to identify their priorities and will help us shape parts of our service.
  - **Anti Social Behaviour Survey.** West North West homes Leeds has recently undertaken an Anti Social Behaviour Survey of fifty residents on the Broadwalk and

Weston Crescent areas of the Weston estate in an attempt to quantify resident's experience of anti social behaviour in their area. Twelve residents responded and they identified problems of drugs, youths hanging around, public drunkenness, noise nuisance and car parking issues. West North West homes Leeds is looking at ways to deal with the issues raised as well as investigating the complaints where specific addresses or individuals are mention in conjunction with its partner agencies.

- **Dream Scheme.** West North West homes Leeds is sponsoring a Dream Scheme initiative to involve youths on the Weston estate in order to divert and reward youths into positive behaviour.
- **Weston Tenants and Residents Association** West North West homes Leeds is working with and supporting the local TARA. A meeting with the Chair of the Weston Tenants and Residents Association has been arranged for the 10<sup>th</sup> March 2010 to discuss issues related to the ASB on the estate and Local Lettings Policy.
- **Local Lettings** West North West homes Leeds is to consult and explore the possibilities for an aged based or other appropriate local lettings policy for flats on the Weston estate specifically to address problems with anti social behaviour in the area. Consultation will start in April and this will feed into the annual review of Local Lettings Policies in June 2010 by Strategic Landlord.

#### 4.0 **Conclusions**

- 4.1 This report provides the Area Committee with an update on the current problems within the Weston Estate.

#### 7.0 **Recommendations**

- 7.1 The Area Committee are requested to note the content of this report.

#### **List of Background Documents:**

N/A