



---

**Report of the Director of Neighbourhoods and Housing**

**To the Inner South Area Committee**

**Date: 20<sup>th</sup> February 2007**

**Subject: Area Manager's Report**

---

**Electoral Wards Affected:**

**Beeston & Holbeck  
City & Hunslet  
Middleton Park**

**Specific Implications For:**

Ethnic minorities   
Women   
Disabled people   
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 an update from the Area Manager on the work of the Area Management Team since the last Area Committee met.

It also enables the committee to raise questions or provide advice regarding the topics contained in the report.

The report is laid out along the lines of the 06/07 Area Delivery Plan key themes.

**1.0 AREA DELIVERY PLAN (ADP) 2007/08**

The Team has been involved in drafting up this Plan on behalf of the Area Committee, reviewing this year's and consulting with agencies and services. The Draft plan is elsewhere on this agenda

**2.0 DISTRICT PARTNERSHIP AND NARROWING THE GAP AGENDA**

The South Leeds District Partnership has held a review away day in December 2006, the outcomes of which were presented at the Board meeting on 22<sup>nd</sup> January 2007.

The review and discussion at the Board resulted in a revised structure and membership which streamlined the Partnership. It was agreed to retain an Area Committee representative (via the chair) from both Inner and Outer South and a representative (through Area Management) to cover regeneration.

Other membership of the Board will comprise of representatives from the sub-partnerships which are: Children Leeds, Health and Well Being, Employment/Education and Training Group; Participation and Engagement (via the Voluntary and Community Sector 'Super Forum'), District Housing Partnership; Community Safety Partnership. It has also been agreed to establish a cultural and cohesion partnership which will be developed by Leeds Voice  
The Board also received a discussion paper on Fuel Poverty for sub-partnerships to support and take action as appropriate.

### **3.0 CLEANER NEIGHBOURHOODS**

The piloting of carrying out two days of intensive clean ups a month has successfully begun. These were carried out by the Environmental Pride Team in January – the binyards in the Recreations/Runswicks/Crosbys area of Holbeck, and the St. Anthony's Drive to St. Anthony's Road in Beeston.

Further to Members being asked in December for ideas for clean ups of grotspots for Jan-March, clean ups have also now been scheduled for February (Bromptons, Beeston Hill; Bodmins, Middleton) and for March (Hunslet Moor and an area in Belle Isle). In addition Neighbourhood Wardens have organised local smaller scale community clean ups in the Normantons/St. Lukes area (West Hunslet) and on the Sussex and Rocheford Estates (Hunslet).

Members are asked to suggest ideas to Keith Lander, the Area Co-ordinator, by the 2<sup>nd</sup> March for locations for clean ups in order that agencies/council services can plan in advance for April to June. These clean ups are in addition to the day to day referrals that Members can continue to put through to the Area office for the Environmental Pride Team (formerly CAST) on issues in each Ward.

### **4.0 IMPROVING NEIGHBOURHOODS IN NEED**

#### **4.1 Central Middleton NIP**

Updates from all agencies continue to be received on progress of the actions within the NIP. A central Middleton fencing scheme is due to commence shortly – this is a project funded through well being capital to create further community safety and cleaner neighbourhood improvements in the estate. The next edition of the Middleton NIP newsletter has been produced and will be distributed to residents shortly.

#### **4.2 Cottingley NIP**

As previously reported the Cottingley Neighbourhood Improvement Plan has now come to an end. A final report on this plan has been attached as an appendix to this report. This report sets out the achievements of the NIP, some tasks that still need to be carried out and evaluates the NIP process for lessons which can be learned for future NIPs. The Area Committee is requested to note the content of this report, and consider the implications for future NIPs.

#### **4.3 New Neighbourhood Improvement Plans**

Early work has commenced on drawing up the new NIPs which are located in the Arthingtons , Recreations and Manor Farms areas. A report will be presented at a future Area Committee meeting outlining the draft action plans and details on the establishment of the steering groups to drive these plans forward.

## **5.0 INVOLVING COMMUNITIES**

### **5.1 Neighbourhood Priority Development Worker**

The worker has been particularly working in Middleton and Cottingley supporting the current NIPs, and has begun some community support work on the Manor Farms. As new NIPs get off the ground the worker will have further involvement in other areas ie Arthingtons (Hunslet) and Recreation/Cleveleys (Holbeck). In Middleton the worker has particularly helped develop the Middleton Community Group (formerly 'Sissons Residents Association') including reforming its constitution, better publicity, increased involvement at meetings and initiatives to address local issues etc. In Cottingley support has been given to Cottingley in Bloom with some help in getting more members, albeit at this stage a small increase. A new treasurer is now in place and project ideas are being developed with small amounts of funding pledged from Leeds South Homes and TRAC for putting up hanging baskets on the flats. With TRAC (Tenants and Residents Association Cottingley Hall) the worker has produced a newsletter delivered to all homes, helping develop a Neighbourhood Watch, leafleted flats regarding throwing rubbish out of windows and supported a lottery application for work to a Community Centre Garden.

Although the contract for managing this post through South Leeds Health For All ends in August/September, it is recommended that the Area Committee determines soon how they would wish to consider the next steps for this initiative. An early decision allows time for any changes particularly any major ones. To assist the Area Committee in their decision it is suggested that a full report on what the worker has done comes to the next Area Committee (in March). A decision at the next March meeting would give sufficient notice for South Leeds Health For All of any continuation, change or discontinuance of the Area Committee's contract with them.

### **5.2 Community Centres**

Preparations are already underway for the next tranche of community centres to be transferred to Neighbourhoods and Housing Department from the Learning and Leisure Department– a report is anticipated to be presented at the May Area Committee meeting providing information on each community facility which is to be delegated for the Area Committees' management.

In order to assist the Area Committee in the managing of current and future delegated centres it is proposed that an Inner South Sub Committee is formed of Elected Member representatives for each Ward. The aim of the committee is to better co-ordinate the management of the Area Committee's portfolio of community facilities across the area and create a forum for exploring issues about the future of community buildings and efficiency saving targets. Subject to the Committees agreement to the formation of such a sub committee, nominations are requested for one member from each ward to sit on the sub group. Draft terms of reference are attached at appendix 2 for approval.

## **6.0 MORE FOR YOUNG PEOPLE**

Latest reports on the Mobile Youth Provision have already been circulated to Elected Members. Although operating since July, the provision was formally launched in December with several young people attending accompanied by good press coverage.

The report circulated covered work in October to December 2006 and showed that there had been 317 new young people involved with 201 young people continuing to join in. Activities were broadened out and there was increased partnership working such as with the Youth Service (in Westwoods), Police in Leasowes and Church of Nazarene. Volunteers are being encouraged to come forward with already some interest expressed from a few parents and residents although only 2 had volunteered up until December.

Poor weather and dark nights has effected how the work has been carried out and St Luke's Cares reports that people have often questioned what the bus is about. Consequently St Luke's will improve on publicity information and apart from reducing the size of their logo on it they are proposing to put the sub-title 'working with young people'.

Although the contract for St Luke's and the lease of the 'bus' currently ends in June/July, it is recommended that the Area Committee determines soon how they would wish to consider the next steps for this initiative. This allows time for any changes (particularly any major ones) to be made. To assist the Area Committee in their decision it is suggested that a full report on the provision comes to the next Area Committee (in March) including providing information on other mobile provision in the city so that the Area Committee can make as much of an informed decision as possible. A decision at the next March meeting would give enough notice for both St Luke's Cares and the lease company of any continuation, change or discontinuance of any contracts.

## **7.0 REGENERATING AREAS**

Initial work on drafting proposals for a possible South Leeds Regeneration Area is discussed in greater detail elsewhere on this agenda. It is intended to present a report to the March Executive Board seeking authorisation for further work on this scheme. This work will sit alongside any further work undertaken as part of the progression of the Beeston Hill and Holbeck PFI scheme.

An urgent meeting has been held of the Beeston Hill and Holbeck Regeneration board to discuss a possible bid to the Regional Housing Board requesting funding to progress Housing based improvements in Holbeck, Beeston Hill and the Garnets area. This bid, which is for the period 2008-2011, will need to be considered firstly at a city level and if supported will then be appraised on a sub-regional basis. It may be possible to table more details of the bid at this committee meeting.

Also within the Beeston Hill area, Shaftesbury House has now been sold and work is expected to start soon, negotiations are also ongoing with developers regarding the prospective sale of land in Hunslet Hall Road. In addition the Leeds Leggi bid has been successful and it is anticipated that Hillside primary School will become the site of one of the cities first catalyst centre designed to encourage new entrepreneurial activity.

A regeneration board has been established for Middleton and preliminary work has commenced on the development of an action plan for the area. Re'new have also employed a neighbourhood manager for the area. Potential development sites in the area may well become essential components of a wider South Leeds scheme.

## **8.0 SAFER NEIGHBOURHOODS**

One multi-agency crime and grime operation (known as 'Operation Cava') has been undertaken since the last Area Committee meeting in December 2006. The Cava took place in Middleton (Acres, Throstles, Intakes and Sissons) on the 23, 24 and 25 January 2007. The choice of area was based on police hotspots and local intelligence.

The outputs from the operation were:

- Vehicles - 61 untaxed vehicles, 17 complaint letters issued, 2 summons and 16 interviews completed.
- 13 agencies (equivalent of 64 people) took part in the Cava over the 3 days, the agencies included the DVLA, Streetscene, Police, Youth Service, Fire Service etc.
- 900 community safety information packs distributed to households.
- 150 personal alarms distributed to young people, elderly and other vulnerable groups.
- Removed rubbish from 54 properties, plus cleared 5 void properties and deployed two 40 tonne roll on roll off skips to the area.
- Issued 17 enforcement letters regarding untidy gardens.
- 25 referrals to the fire service
- 120 households were interviewed over the 3 days to ascertain residents' opinion about the area and identify any issues.
- 30 feedback interviews were undertaken regarding operation CAVA.

The operation was a success because of the time, energy and enthusiasm put in by partner agencies.

## **9.0 RECOMMENDATIONS**

### **Members are asked:**

a) to note the invitation to the Chair of this Area Committee to continue being a representative on the South Leeds District Partnership.

b) to suggest ideas to Keith Lander, the Area Co-ordinator, by the 2<sup>nd</sup> March of grotspot locations for clean ups in order that agencies/council services can plan in advance for April to June.

c) to particularly note the final report on the Cottingley NIP and consider the implications for future NIPs.

d) to request that officers present at the next March Area Committee meeting a report on the Area Committee commissioned initiatives (Neighbourhood Priority Development Worker and Mobile Youth Provision) in order to assist the Area Committee determine the next steps for any continuation, change or discontinuance of the Area Committee's contract with the relevant organisations.

e) to determine the proposal for having a small sub-committee to consider community centre issues and for Ward Members to propose a Ward representative to attend.