



Report of the Director of Neighbourhoods and Housing

To the Inner South Area Committee

Date: 26th March 2007

Subject: Area Manager's Report

Electoral Wards Affected:

Beeston & Holbeck
City & Hunslet
Middleton Park

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 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

- 1.1 Further to the February Area Committee meeting where the draft ADP was presented, the team have now finalised this Plan. The final version is presented as a separate item on the agenda for this meeting.

2.0 DISTRICT PARTNERSHIP AND NARROWING THE GAP AGENDA

- 2.1 The District Partnership has not met since the last Area Committee Meeting. The Health and Well Being subgroup met on 28th February, agenda items included a brief discussion concerning the PCT restructuring, progress with the new facilities and priority issues. The PCT advised that the Parkside Health Centre is not fully occupied and that there was scope for organisations to use the building for individual meetings

or to rent office space within the facility. The Group is working on priorities for action focusing on Alcohol and Smoking. As part of the intention to promote smoking cessation messages, the Area Committee is asked to consider whether in principle the Committee would be willing to require groups (particularly sporting organisations) who are in receipt of an Area Committee grant to use an approved logo to promote a smoking cessation message. If the Committee approves of this idea, further work will be undertaken before presenting the detail to the committee for final approval.

- 2.2 The District Housing Partnership met on 8th March. As part of the agenda, the meeting discussed the Regional Housing Board funding round for 2008/11, (see below 7.1.2).
- 2.3 The South Leeds Employment and Training Group (sleet), is presently working on a submission for the 'Access 2 Employment' Programme. This is a series of geographically based tenders, with the South Leeds scheme focussing on Beeston Hill and Holbeck and being of an approximate value of £200k for 2006/7. Sleet has been very successful so far in securing funding to develop the South Leeds Gateway (LSC funded), and the South Leeds Jobzone (NRF funded). Both of these schemes are operated through a consortia of South Leeds organisations and managed by Learning Partnerships. The A2E submission is being written so as to compliment the existing two schemes and to enable continuation of projects once the existing funding ends at Christmas and March respectively. Mike Johnson Is working with Learning Partnerships to prepare the bids.
- 2.4 In a similar vein Job Centre Plus have announced a further scheme, called the Deprived Area Fund. Again Mike is working with Learning Partnerships to prepare a bid.

3.0 CLEANER NEIGHBOURHOODS

3.1 Clean ups

- 3.1.1 Intensive clean ups led by Streetscene Services' Environmental Pride Team in partnership with other agencies have been carried out in the Bromptons area (Beeston Hill) where the scale of the rubbish gave problems; the Bodmins area (Middleton); Hunslet Moor. However a scheduled event focussing on an area between Belle Isle Road and Winrose Hill had to be cancelled due to operational problems and will be re-scheduled.
- 3.1.2 Requests from Elected Members for tackling Grotspots between April and June will be integrated as part of the next schedule of either clean ups or through a more appropriate resource.
- 3.1.3 There have been three community clean ups led by the Neighbourhood Wardens. These events normally take place without major Environmental Pride Team involvement, but pas part of the process utilise skip(s) provided mainly for residents to clear out unwanted things. These events have taken place between January and March at the Recreations/Tilburys/Colensos (Beeston and Holbeck Ward); Rocheford Close/Sussex Green (City and Hunslet Ward); and St. Lukes area (City and Hunslet Ward).

3.2 Referrals for Environmental Problems

- 3.2.1 Day to day referrals on issues in each Ward which Members and other agencies have put through to the Area office, have continued to be dealt with by the Environmental

Pride Team (formerly CAST). In January and February there were 155 referrals for Beeston and Holbeck Ward; 210 referrals for City and Hunslet Ward, and 177 referrals for Middleton Park Ward.

3.3 Environmental Enforcement

3.3.1 In January, action carried out by Environmental Enforcement (part of City Services) included:

Beeston Hill: 23 Notices were served on homes where rubbish etc needed to be cleared up; 28 letters sent to residents where there were untidy gardens which needed to be cleared up. 1 notice was served on commercial premises where rubbish etc needed to be cleared up.

Middleton and Belle Isle INM areas: 1 Notice was served on homes where rubbish etc needed to be cleared up; 25 letters sent to residents where there were untidy gardens which needed to be cleared up. 5 notices were served on commercial premises where rubbish etc needed to be cleared up.

3.4 Beeston Hill Bin Yards – next phase

3.4.1 The Inner South Area Committee from its capital well being budget funded improvements to 17 binyards in Beeston Hill (City and Hunslet Ward). The bin yards pose considerable problems with many in a very poor condition. Subsequently City Services through the Cleaner Cities programme added funding to enable a higher standard of improvement (i.e. the addition of metal railings and a lockable metal gates). The improvements to these bin yards (in the Harlechs and in the Clovellys) are due to be completed by 31 March 2007.

3.4.2 The Area Committee agreed funding of £57,100 for improving the 17 binyards but because of the contribution from City Services, only £29,133 of Area Committee funding is needed to carry out this initial scheme. Members are asked to determine how the balance of £27,967 should be used. Members are reminded that the 17 binyards were regarded as a Phase 1 and that, additional binyards and areas had been identified for improvement work should further monies be made available.

3.4.3 In view of this, Members are invited to determine whether they would wish the following binyards to be improved in the next phase in the following priority order using the outstanding balance of funding from the first phase of funding. Some of these binyards are in a very poor condition and are sites of considerable dumping of rubbish.

- Bromptons (6 binyards and two open areas previously bin yards. The costs are likely to be higher than average and because of this, although originally meant to be part of Phase 1, the binyards in the Clovellys was done instead. Additionally it should be noted that the Fire Service is concerned about the considerable number of fires in these binyards, (four in January alone.)
- Stratford Terrace (1 binyard)
- Westbournes (4 binyards)

This would tackle some of the worst bin yards and help to consolidate the binyard improvements already being carried out. Alternatively – or in addition depending upon funding - Members could consider binyards out of the immediate Beeston Hill area but still in the City and Hunslet Ward i.e. the Dobsons (which are the other side of

Dewsbury Road off Burton Avenue) which will not benefit from additional funding under the Intensive Neighbourhood Management programme.

- 3.4.4 The number of binyards that can be improved – and the standard for improvement - depends on whether or not further funding can be obtained via City Services (Cleaner Cities), as in the first phase.
- 3.4.5 Last year Leeds City Council submitted an application as part of the national Cleaner Britain Awards. Whilst the application was seen as a learning exercise to gain experience to underpin a more realistic application in 2009, the Council was nonetheless pleased to be placed into the final round of ten authorities in the city category. Results of the process were announced at an awards ceremony held on the 14th of March, whilst Leeds was not judged to be successful, a certificate of commendation was nevertheless awarded.

3.5 Community and City Pride Awards

3.5.1 Leeds City Council City Services Department in conjunction with Groundwork Leeds is running for the fourth consecutive year the Community and City Pride Awards. These awards seek to recognise projects run by local communities, individuals, schools, students and businesses which serve to improve the environment. Typical projects eligible for the awards may include such things as clean ups, recycling schemes, reuse or waste minimisation projects, community garden or any other small scale environmental project. Assistance is available to help with ideas, equipment or to get in touch with other people in the area who may want to join in. Sponsorship from Biffa provides for free skips, or if space is limited, Hippobag sacks.

3.5.2 The 2007 scheme will have the following categories:

- Community Project of the Year
- Partnership project of the Year
- Primary School Project of the Year
- Secondary School Project of the Year
- College/University Project of the Year
- Innovation Project of the Year
- Schools Recycling Waste Winners Project of the Year
- Individual of the Year
- Tidy Business Standards

3.5.3 The closing date for this year's entries is the end of October 2007, and projects done since October 2006 are eligible. Further information on the scheme is available from the City Councils website at www.leeds.gov.uk/cleaner, by Email at - info.recycling@leeds.gov.uk, by telephone on 0113 395 1520, or by writing to Community and City Pride Awards, City Services, Knowsthorpe Gate, Leeds, LS9 0NP

4.0 IMPROVING NEIGHBOURHOODS IN NEED

4.1 Central Middleton NIP (Neighbourhood Improvement Plan)

The Middleton NIP is progressing well with the majority of actions having been completed. A summary of the achievements to date will be presented at the next meeting. Discussions need to take place about the role which the group can play in

the wider Middleton Regeneration Action Plan and how this steering group can act as a forum for consultation and a group who can influence service provision. An edition of the Middleton NIP newsletter has been produced and distributed to residents.

4.2 New Neighbourhood Improvement Plans

Manor Farms – A profile of the area is being drawn up and a proposal for membership of the NIP steering group is also being drawn up for Elected Members to consider. It is anticipated that the first meeting will take place in spring/early summers to determine the projects action plan.

Arthingtons – Work to draw up a profile of the area has started.

Recreations/Cleavellys – A profile of the area has been drawn up; a proposal for membership of the NIP steering group will be drawn up shortly for Elected Members to consider.

4.3 Beeston Hill and Holbeck

- 4.3.1 At the recent BHH Regeneration Partnership a request was made that a report be brought to the Area Committee on the issue of subsidised swimming at the South Leeds Sports centre. There has not been time to prepare a full report on this issue, however prior to the February Area committee the full service development plan for the centre circulated to members to add context to the application from the Sport and Active recreation service for funding to enable the centre to extend the lifespan of a community development worker post. This issue was discussed under well being report. The report detailed that “The worker will have specific objectives relating to increase the use of the Sports Centre. This approach is seen as offering a more sustainable approach to increasing the use of the Sports Centre than by, for example, subsidising the costs of activities which in the experience of Officers does not provide sustainability. ”
- 4.3.2 Further discussions have taken place with staff at the centre. They suggest that subsidising certain activities such as swimming lessons presents particular problems, as attendance is rarely sustained once the subsidy finishes. However, centre staff are keen to ensure that the centre is accessible in affordability terms, and would be keen to see a subsidy being provided for certain periods such as school holidays. There is a possibility that there will be a general subsidy applying across the city for the summer holiday period. This has not been confirmed, but would need clarifying prior to the Area Committee committing wellbeing funds.
- 4.3.3 The Centre staff are presently working on proposals to run some form of fun/ family day to attract people in to the centre, and again there may be possibilities here for Area Committee assistance.
- 4.3.4 Overall, whilst the centre is still operating a limited service, it is being used well, and this is expected to increase as the programme is further enhanced. There had been some suggestions that the centres success would be judged against other similar centres. This is not the case, as due to the restricted opening at SLSC this would provide an unfavourable and unrealistic comparison. Consequently the success of the centre is to be judged on its own merits. It is proposed to revisit this issue and bring a further report to the Area Committee scheduled for June.

5.0 INVOLVING COMMUNITIES

5.1 Community Centres

5.1.1 At the last meeting Ward Councillors were asked to submit their request for membership to this group in order for the first meeting to be set up. The first meeting will be information providing sessions to make committee members aware of the responsibilities which were transferred over to the Area Committee with the first phase of community facilities last year. This will also be an opportunity to provide details on the second phase of buildings which are due to transfer in the summer. At the time of writing there is one representative for Beeston and Holbeck Ward with representatives awaiting confirmation for City and Hunslet, Middleton Park Wards. It is requested that the Committee nominate one member per ward.

5.2 Area Committee's Priority Neighbourhood Development Worker

A full report on the work of this project to date is elsewhere on this Area Committee meeting agenda.

6.0 MORE FOR YOUNG PEOPLE

6.1 Mobile Youth Provision

The report for February on the Mobile Youth Provision has already been circulated by e-mail to Elected Members and a full report on the work of this project is elsewhere on this Area Committees agenda.

6.2 I Love South Leeds Festival

6.2.1 Following a tendering process, two bidders were appointed to form a joint managing and delivery body for the Festival. South Leeds Health For All (SLHFA) is the managing organisation and Leeds based Pete Turner of a company called 'Bread and Circuses' has been appointed as the part time Festival Co-ordinator.

6.2.2 Whilst the work has only recently begun good progress is being made and a wide range of discussions has taken place with local organisations and groups including local festival/galas. An early draft of the proposed Festival outline has been attached to this report (Appendix 6), and it is anticipated that a more developed version will be available at the committee. The outline programme broadly involves 3 stages:

- a creative arts workshop programme from April/May,
- a local festivals support programme in June and July and
- the summer holiday programme in August leading to a final event provisionally planned for 2nd September.

In the latter two programmes it is intended to have a small circus style tent which will tour the festivals and then in August be set up in 6 locations in 6 different neighbourhoods. This idea will make a visible impact, reach out to those who may not usually be engaged in activity and provide a variety of activities and performances all on the theme of community and youth cohesion.

6.3.3 It is anticipated that Mr Turner and South Leeds Health For All will be attending this meeting to introduce themselves and give a short presentation regarding the festival proposal.

7.0 REGENERATING AREAS

7.1 South Leeds Regeneration Area

7.1.1 Following the presentation at the February Inner South Area Committee meeting regarding this proposed scheme, a similar report has been presented to the Health and Well Being, District Housing and Beeston Hill and Holbeck Regeneration Partnership Boards. In addition the report was discussed and supported at the Executive Board of Leeds City Council on the 14th March. It is intended to take a more detailed report to the June 2007 Executive Board prior to more local community consultation taking place.

7.1.2 Work is presently ongoing to determine the areas and projects which will be submitted for consideration as part of the sub regional component of the Regional Housing Board Programme. Initial work has focussed on determining the Leeds based priorities. The submissions for South Leeds focus on the Beeston Hill and Holbeck area. Proposals have been submitted to enable group repair activity to take place in Beeston Hill, Holbeck and the Garnets area, whilst other proposed programmes focus on transformational change in Holbeck and the Garnets. The potential total cost of these projects is in the region of £18 million during the 3 year lifetime of the programme. More information may be available on this matter at the Committee.

7.2 Local Enterprise and Growth Initiative (LEGI)

A presentation from the Leeds LEGI programme has taken place at the Beeston Hill and Holbeck Regeneration Partnership. It is planned to bring further details regarding this scheme to the Area Committee later in the civic year. At the moment the LEGI team is very small and is seeking to prioritise activity which focuses on getting the scheme off the ground and into an initial delivery phase.

7.3 Middleton Regeneration Board

The next meeting of the Middleton Regeneration Board is taking place in early April. A revised action plan has been developed based on the themes of Live, Learn, Work and Play. An officer co-ordination group is also being developed to sit under the main board to progress the on the ground delivery of the action. The Board is expected to discuss the emerging action plan and the proposed affordable homes special purpose vehicle which was previously discussed at this Area committee in February.

7.4 Closer Working with Environmental Health

7.4.1 As part of the process of delivering more joined up services at a local level, Area Management and Environmental Health Services have instigated a programme of closer working. Across the city this takes various forms dependant upon opportunities and needs. In South Leeds the Community Safety Coordinator, Wardens and the two Safer Stronger Community funded Neighbourhood Safety Liaison Officers have been co-located with a Senior Environmental Health Officer (E.H.O.) within the Environmental Health Service office.

7.4.2 In addition, the entire Area Management Team has been relocated to the top floor of Dewsbury Road One Stop Centre, to enable the entire team to be in one area alongside Environmental Health Services. Key areas for closer working focus largely on taking a more prescriptive approach to the work of the Warden team who will respond to and inform the work of the E.H.O. So far this has focussed on the

identification of empty properties and targeting them for particular attention, which can include sealing them off, encouraging owners to bring them back in to use, or the clearance of rubbish from the gardens of the properties. Wardens also check on a regular basis progress made in respect of these properties. An example of action resulting from this is that all owners of empty properties in the Manor Farms area have been written to, requesting they bring back their properties into use and advising them of potential enforcement activity should this be deemed necessary. Wardens have also been trained to monitor noise nuisance complaints and will be trained in the near future how to deal with initial visits to residents making complaints in relation to noise nuisance. Following on from this, wardens will be trained in how to deal with public health problems associated with dog fouling and issues such as fires in public places.

7.4.3 It is also intended that, dependent upon particular issues within the Wardens patch, a system of routine patrolling of areas will be introduced. This will ensure more effective management of the area and enable greater tasking of wardens in relation to problems identified by Environmental Health colleagues. In addition the team is also playing a primary role in assessing the viability of introducing a selective licensing scheme for Beeston Hill.

7.5 Intensive Neighbourhood Management

7.5.1 At its meeting on March 7th, the Intensive Neighbourhood Management (INM) Steering Group agreed its full revenue budget for 2007 / 08 and agreed in principle a number of capital schemes which now require further development, costing and consultation. All of these projects will be targeted at the 9 neighbourhoods in the worst 3% nationally in terms of deprivation (7 in Beeston Hill and Holbeck and one each in Belle Isle and Middleton).

7.5.2 Again the Programme assumes that the vast majority of the co-ordination work will be undertaken by the Area Regeneration Team at no direct cost to the INM budget and the overall objectives of the scheme remain to:-

- Tackle crime, fear of crime and anti-social behaviour
- Resolve a wide range of environmental related problems
- Create a visible difference that residents acknowledge
- Involve residents in determining the priorities for the work in their neighbourhood

7.5.3 Revenue projects totalling nearly £500,000 include the maintenance and expansion of enhanced Streetscene services through the Environmental Pride Teams for inner south; maintaining the innovative neighbourhood safety work undertaken by the Police and Council officers; supporting youth cohesion work and a motorbike project to address irresponsible riding; support for the on-going and expanding work of the Signpost Project, Re'new Leeds and with private sector landlords, and finally a small scheme with the PCT to benefit "brief intervention" alcohol reduction clinics in various health facilities in the area.

7.5.4 Capital schemes in 2007 / 08 will focus the following resources against a number of projects in wards, details of which have been sent to Members:-

Middleton Park - £40,000 (specifically in the Belle Isle area)

Beeston and Holbeck - £41,500

City and Hunslet - £152,000 (specifically in the terraced housing area)

7.5.5 In addition a further £102,500 will support capital purchases for the Environmental Pride Team, and the boarding up and possible purchase of an empty property.

8.0 SAFER NEIGHBOURHOODS

8.1 Dispersal Orders

West Yorkshire Police have issued three dispersal orders covering parts of inner South Leeds. The orders give the West Yorkshire Police Force the powers to tell people in a group, or people from outside the area to leave the designated dispersal area. Further the powers also allow the Police to return young people under the age of 16 to their own address, if they are found to be in the dispersal area between the hours of 9pm and 6 am if they are not in the company of an adult. The general areas and dates of coverage are, Beeston Hill from 14th March to 14th May 2007, Belle Isle from 12th March to 12th June and Middleton between 12th March and 12th June. The specific areas covered by the orders are contained in appendices 1-3.

8.2 Multi-Agency Crime and Grime Operations

8.2.1 One multi-agency crime and grime operation known as 'Operation Champion' (formally known as Cava) has been undertaken since the last Area Committee meeting in February 2007. The operation took place in West Hunslet on the 27, 28 February and 1 March. The choice of area was based on police hotspot data and local intelligence. The Operation was visited by Paul Evans Director of Police and Crime Standards Directorate at the Home office, Jackie Lewis Deputy Regional Director Home Office and Charlie Woolnough Delivery Manager Home Office and Safer Leeds, in order to observe a restyled Operation Champion. Feedback from the visitors was positive. The guests were particularly impressed with the depth and breath of the partnership work that takes place during the operations.

8.2.2 The operation was successful and whilst they are multi-agency it is recognised that the Area Management team has a pivotal role to play in co-ordinating and ensuring the success of the operations. Full details of the operational outcomes area contained in appendix 4

8.3 Neighbourhood Wardens

8.3.1 As requested by Members at the last meeting, appendix 5 provides details of activity undertaken by neighbourhood wardens in the Inner South Area.

8.3.2 In addition work has been undertaken to develop a more structured approach to the Warden's work. Attached at appendix 5 is a proposal for this. Members are requested to comment on the proposal which seeks to determine a weekly schedule for each Warden with potential options for patrolling certain routes/zones on a more regular basis.

10.0 RECOMMENDATIONS

10.1 Members are asked:

- a) to endorse in principle a requirement that organisations in receipt of Area Committee funding are required as part of the conditions of the funding arrangement to promote where practicable a smoking cessation message as part of a wider programme.

- b) To agree a further phase of binyard improvement (depending on funding and costings), in accordance with a proposed priority order as follows: Bromptons, Stratford Terrace, Westbournes and/or Dobsons.
- c) To request that a more detailed report be brought to the next Area Committee concerning ways in which community use of the South Leeds Sports Centre can be encouraged.
- d) Confirm Ward Member representatives to sit on an Area Committee community centres subgroup.
- e) Members are asked to comment on and agree the proposed Wardens patrolling areas contained in appendix 5

Appendices

1 dispersal area Belle Isle

2 dispersal area Middleton

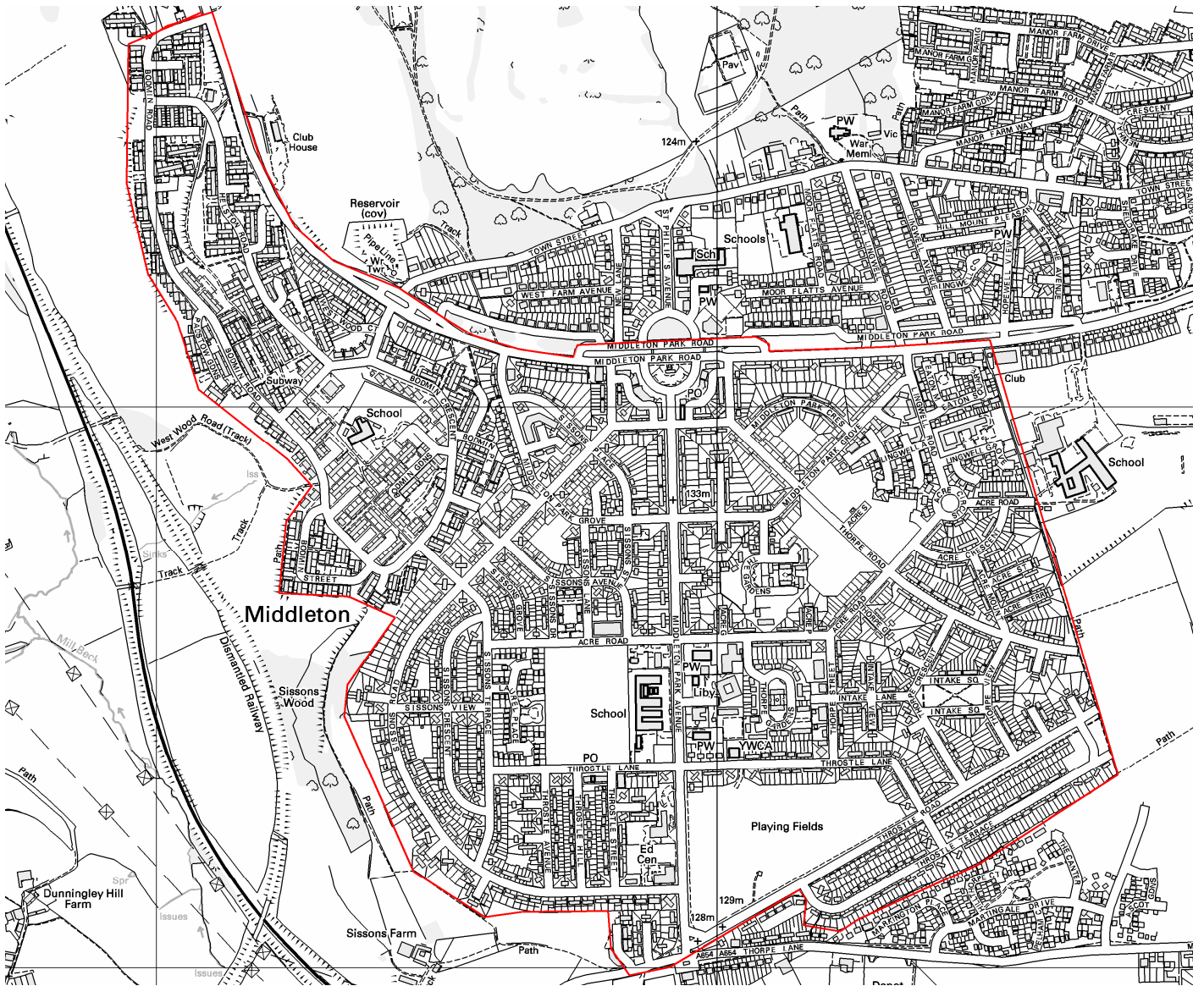
3 dispersal area Beeston hill

4 Operation Champion- West Hunslet

5 Neighbourhood Warden activity levels and proposed timetable

6 Draft Outline programme of 'I Love South Leeds'

Appendix 2 – Dispersal Area: Middleton



Appendix 3 – Dispersal Area: Beeston Hill

