



WEST (INNER) AREA COMMITTEE

**Meeting to be held at the Armley Moor Health Centre,
Armley Town Street, Leeds 12 (Map Attached)
on Thursday, 19th October, 2006 at 9.00 am**

MEMBERSHIP

Councillors

J Harper - Armley
A Lowe - Armley
J McKenna - Armley

D Atkinson - Bramley and Stanningley
T Hanley - Bramley and Stanningley
N Taggart - Bramley and Stanningley

Co-opted Members

Jean Bedford - Bramley Forum
Hazel Boutle - Armley Forum
Peter Green - Bramley Forum
Morgan Pugh - Armley Forum

**Agenda compiled by:
Governance Services Unit
Civic Hall
LEEDS LS1 1UR
Telephone: 224 74353**

Maria Lipzith

**Area Manager: Steve Crocker
Tel: 395 0966**

A BRIEF EXPLANATION OF COUNCIL FUNCTIONS AND EXECUTIVE FUNCTIONS

There are certain functions that are defined by regulations which can only be carried out at a meeting of the Full Council or under a Scheme of Delegation approved by the Full Council. Everything else is an Executive Function and, therefore, is carried out by the Council's Executive Board or under a Scheme of Delegation agreed by the Executive Board.

The Area Committee has some functions which are delegated from full Council and some Functions which are delegated from the Executive Board. Both functions are kept separately in order to make it clear where the authority has come from so that if there are decisions that the Area Committee decides not to make they know which body the decision should be referred back to.

A G E N D A

Item No	Ward	Item Not Open		Page No
1			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 25 of the Access to Information Procedure Rules (in the event of an Appeal the press and public will be excluded).</p>	
2			<p>EXCLUSION OF PUBLIC</p> <p>To identify items where resolutions may be moved to exclude the public</p>	
3			<p>LATE ITEMS</p> <p>To identify items which have been admitted to the agenda by the Chair for consideration</p> <p>(The special circumstances shall be specified in the minutes)</p>	
4			<p>DECLARATION OF INTERESTS</p> <p>To declare any personal/prejudicial interests for the purpose of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 13 of the Members Code of Conduct</p>	
5			<p>APOLOGIES FOR ABSENCE</p>	

Item No	Ward	Item Not Open		Page No
6			<p>OPEN FORUM / COMMUNITY FORUMS</p> <p>In accordance with Paragraphs 6.24 and 6.25 of the Area Committee Procedure Rules, at the discretion of the Chair a period of up to 10 minutes may be allocated at each ordinary meeting for members of the public to make representations or to ask questions on matters within the terms of reference of the Area Committee. This period of time may be extended at the discretion of the Chair. No member of the public shall speak for more than three minutes in the Open Forum, except by permission of the Chair.</p> <p>Members were also asked to note the minutes of the Armley Community Forum meeting held on 20th June 2006 and the Bramley & Stanningley Community Forum meeting held on 27th July 2006.</p>	1 - 6
7			<p>MINUTES OF PREVIOUS MEETING HELD ON 14TH SEPTEMBER 2006 AND MATTERS ARISING</p> <p>To confirm as a correct record the attached minutes of the meeting held on 14th September 2006.</p>	7 - 16
8	Armley; Bramley and Stanningley;		<p>WEST LEEDS FAMILY LEARNING CENTRE</p> <p>To note a report introducing the West Leeds Family Learning Centre Manager who will provide an update to the Area Committee on the current position of the centre, its current activities and future plans.</p> <p>(Council Function)</p>	17 - 18

Item No	Ward	Item Not Open		Page No
9	Armley; Bramley and Stanningley;		<p>BUILDING SCHOOLS FOR THE FUTURE - PHASE 2 UPDATE</p> <p>To note a report by the West Leeds Area Manager informing the Area Committee on the latest update on the Building Schools for the Future (BSF) Programme and how this relates to West Leeds specifically highlighting that the submission of outline planning applications for Phase 2 projects have recently been made.</p> <p>(Council Function)</p>	19 - 22
10	Armley; Bramley and Stanningley;		<p>INNER WEST AREA COMMITTEE WELL-BEING BUDGET</p> <p>To consider a report of the West Leeds Area Manager seeking approval for new projects in the Inner West area.</p> <p>(Executive Function)</p>	23 - 38
11	Armley; Bramley and Stanningley;		<p>AREA DELIVERY PLAN 2006/2007 UPDATE</p> <p>To note a report by the West Area Manager providing an update on progress to date on actions contained in the Area Action Plan.</p> <p>(Executive Function)</p>	39 - 50
12	Armley; Farnley and Wortley;		<p>WEST LEEDS GATEWAY CONSULTATION</p> <p>To consider a report by the West Leeds Area Manager on the Issues and Options paper for the regeneration of the West Leeds Gateway and to inform Members of the proposed consultation process.</p> <p>(Council Function)</p>	51 - 84

Item No	Ward	Item Not Open		Page No
13			<p>DATE AND TIME OF NEXT MEETING</p> <p>Thursday, 7th December 2006 at 9.00 a.m. (venue to be arranged).</p> <p>MAP OF TODAY'S VENUE</p> <p>Attached is a location map for Armley Health Centre, Armley Town Street, Leeds 12.</p>	

Armley Community Forum

Date: Tuesday 20 June 2006

Present: Cllrs Harper, Lowe, Mckenna, C Clark, E & B Rayworth, H & D Boutle, T Maynard, D Peck, Ellie McKinlay, J Grainger, T Broughton, A Lawson, Jack Wordsworth, J Bahra, B Holms, P Ellis, K Donnelly, David Stead, M Stead, B & K Draper, Jane Scroggie, Beate Rohle, Harry Shields, John Kerry, Honorary Alderman Brook Nelson, E Hey, W Gregg, S Jordan, H Gardiner, A Powell, Isobel Stephenson, Joan Ranell, J Ford & J Parson, M Burgham, M Tyson, Alison Covey, Kathleen Morris, Judith Gill, Morgan Pugh, W H Devine, M Dew, Kat, Zoe Stead, Martin Sellens

ACTION

1.00 WELCOME

1.01 Cllr Harper welcomed everyone to the meeting.

2.00 APOLOGIES

2.01 John Barber, Kirk Mann, Margaret Guthrie, P Kempster, Don Laxton, Alan Stephenson, Gill Shaw, Mrs Lemm, Diane Maynard

3.00 MINUTES OF THE LAST MEETING

3.01 Agreed as a correct record.

4.00 MATTERS ARISING

4.01 (4:03) A yellow box has now been painted at Armley Ridge Road junction, thanks expressed from local residents.

4:02 Martin Sellens answered a number of planning queries:

4.03 Negotiations are ongoing regarding access for the Kent Meters site, and the development is still too dense.

4.04 Westfield Mills was originally 69 student bedspaces. The application has been changed following feedback from the West Leeds Gateway Regeneration Board and will now be 35 flats. The forum were supportive of this, although it was acknowledged that the presence of students in a community can make a positive contribution to the local economy.

4.05 The enforcement officer has contacted the owners of the vicarage site to request that it is cleaned up. Planning take a proactive approach to vacant land to encourage such land to be brought back into use.

4.06 Negotiations have been ongoing regarding the industrial units at Pickering Street, and a revised planning application will be submitted in July.

4.07 There has been an outline planning application for flats at Hall Road. The former GPs office has gone for offices.

4.08 Mikes Carpets is a key site, and the aim is to find a suitable use for the building which will attract a developer.

5.00 POLICE AND COMMUNITY SAFETY ISSUES

5.01 Two PCSOs attended the meeting. They are looking for information following an incident in the Salisburys and Aviarys area where a large number of car windows were broken.

5.02 There has been further incidents of young people causing problems (verbal abuse, graffiti) in the vicinity of West Leeds Family Learning Centre.

5.03 Motorbike problems in the Edinburghs, the PCSOs need as much detailed information as possible to tackle this problem. They are aware of the problems.

- 5.04 Cllr Harper said that anyone who is nervous of contacting the police directly can ring one of the councillors.
- 5.05 Concerns were voiced about difficulties in getting through to the Police and about police response times. This is a problem nationally which the police are trying to address. .
- 5.06 PCSOs stressed the importance of reporting incidents. Contact details for the Neighbourhood Policing Team are:

Email Contact: LeedsWestNPT@westyorkshire.pnn.police.uk

Telephone **0113 241 4837**. Officers may be out patrolling so please leave a message and someone will call you back. In an emergency always dial **999**. To contact the main police switchboard for non-urgent enquiries ring **0845 6060606**.

If you have information about a crime, you can also contact Crimestoppers on **0800 555 111**.

6.00 PFI LEISURE CENTRE PROPOSALS

- 6.01 Angela Lawson and Mark Almond attended the meeting to outline the proposals for the new leisure centre and address issues raised by the forum.
- 6.02 Cllrs stressed that they were supportive of the centre being funded through a private finance initiative, but wanted a guarantee that the old centre would not close before the new one opened.
- 6.03 An outline planning application to site a new leisure centre on land adjacent to the existing centre will be submitted. This will enable the existing centre to remain open whilst the new one is built.
- 6.04 The building of a new leisure centre is subject to securing the funding. A business case is being prepared for submission to the government. This business case will include a written statement that the existing leisure centre will remain open until the new one is built.
- 6.05 It is early days in the process, and there are still discussions to be had with Planning, urban designers and the developer about the siting and design of the building.
- 6.06 Concerns were raised about the size of the centre, and the facilities. The amount of funding will place limitations on the new building. We will have to design and build the best for the money available. A bar/cafe is not currently included in the facility but officers will reappraise this in light of comments. There will be an opportunity for the public to have input into the design through the planning processes.
- 6.07 The need to consider improving the public open space was highlighted.
- 6.08 This is a different scenario to South Leed where a leisure centre was closed and did not reopen.
- 6.09 Refurbishment is not the preferred option for a PFI project. A new building offers better value for money. There would also be issues over continuity of service provision if the leisure centre was refurbished.
- 6.10 There is a need to consider the provision of facilities for sports teams as they provide a regular income for leisure centres.
- 6.11 It will not be feasible to build a bigger leisure centre in Armley to accommodate people currently using the International Pool which closes in 2007 due to limited funding.
- 6.12 The linkages into Armley are very important for the centre to ensure it plays a role in the regeneration of the West Leeds Gateway.

7.00 EXTENDED SCHOOLS DEVELOPMENT OFFICER

- 7.01 Zoe Stead introduced herself as the new extended schools development officer.
- 7.02 Zoe is working with five primary schools, Castleton, Holy Family, St Barts, Armley and Christ Church.

- 7.03 By 2010 all schools should be extended schools. For the Armley Schools, there is 2 year funding for developing extended schools. Five key areas: Offering Childcare, out of school activities, support or parents, referral to specialist support, community access.
- 7.04 Zoe can be contacted at St Bartholomew's C of E Primary School, tel: 2639292, Email: zedstead@gmail.com.

8.00 NOTICE OF ELECTIONS

- 8.01 Councillor Harper gave notice that at the next meeting, elections will be held for the positions of Chair, Vice-chair, Treasurer, 2 co-optees for the Area Committee and a representative on the West Leeds Gateway Regeneration Board.
- 8.02 Papers for nominations will be sent out with the next agenda, with details of what these posts entail. **CC**

9.00 ANY OTHER BUSINESS

- 9.01 When will the white lines of Grasmere Estate be put back? To check with highways **Cllr H**
- 9.02 Concerns about where residents of Armley Lodge Road will park their cars, car parking will be provided to meet planning requirements.
- 9.03 Extended schools will not impact on cleaning of schools.
- 9.04 Some of the roads in the area are quite poor. Copies of the highways maintenance schedule will be provided for the next meeting. **CC**
- 9.10 Grass cutting is still poor.

- 10.0 DATE & TIME of NEXT MEETING** Tuesday 18TH July, 7.00pm, Armley One Stop Centre.

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Bramley & Stanningley Community Forum

Date: Thursday 27th July 2006

Present: Jean Bedford (Co-optee Inner West Area Committee – Chair), D Mackey (Area Management), S Withers, M Wright, S Fothergill, T Knapton, J Quimby, B Hodgson, D Russell, G Russell, P Pollard, P Ogunbor (Streetscene) Rev. J Upton, P Ward, F Brodie, P Green, D Pollard, J Stringer, Ann Marie Coubrough

Apologies: Cllr D. Atkinson (Chair), Cllr Hanley, Maud Smith.

	Action
<p>1.00 MINUTES FROM MEETING 23rd March 2006 – Agreed as a true record.</p>	
<p>2.00 MATTERS ARISING – none.</p>	
<p>3.00 POLICING UPDATE PC Woodham updated the Forum on current police activities in the area. These included a clamp down on Graffiti- 12 people arrested so far with a further clamp down on Friday (28 July). PC Woodham also advised that the police were looking at moving their office from Pudsey to a more central location in Bramley.</p>	
<p>3.01 Police noted that the clamp down on anti-social behaviour had moved groups away from residential areas to the canal, where recent damage to locks causing £100,000 damage. – They were now looking at getting the bike team up and running to get to areas like the canal where they normally can't get to in police cars. Also to be used to follow illegal motorcycle riding.</p>	
<p>3.02 Pauline Ward advised the Police that there was still a lot of drinking at Ganners Green and that area was covered with litter- as there was no rubbish bin cans were been stacked in the wire netting that is around newly planted trees.</p>	
<p>4.00 WHAT CAN WE RECYCLE –presentation by Pat Ogunbor Pat Ogunbor presented to the Forum a guide on what can and cannot be put into the green wheelie bins. The key messages were: Do</p> <ul style="list-style-type: none"> • Clean material before putting in the bin (eg rinse plastic bottles) • Put clean paper, plastics labelled 1,2 or 4 (plastic bags), metal cans in the green bin • Remove caps from plastic bottles and squash aluminium cans (helps make space) • Put your bin out early on the day of collection and take back to your property that evening. <p>Don't</p> <ul style="list-style-type: none"> • Put garden waste or paper with food scraps in the bin as this contaminates the waste <p>Put glass in the bin- take to recycle centres or glass recycle stations instead</p>	
<p>5.00 MANOR HOUSE DOCTORS SURGERY – FIRE – Ann Marie Coubrough Ms Coubrough spoke to the forum on the recent fire at the doctor's surgery. Key points from her address were:</p> <ul style="list-style-type: none"> • The surgery will be closed for 6 months for repair • Doctors will be based at the Bramley clinic in the interim 	

Bramley & Stanningley Community Forum

- Some services, such as immunisation and nursery work will be based at community centres
- All records were not burnt but some were smoke damaged and been sent for cleaning
- Dental annex next to the surgery will be modified and opened on Wednesday 2 August, followed by the ground floor.
- Phone numbers will remain the same-
- Please only book if an emergency until some normality restored soon

6.00 GRASS CUTTING – Roger Foyle City Services

6.01 Mr Foyle explained the current situation with the contract for grass cutting. Key points were:

- Contract is for 3 years with Glendale's – contract now halfway through its term
- Grass cutting was outsourced because Parks and Countryside no longer wanted to do the work.
- Glendale's were not in a position to commence immediately they were given the contract because they had to recruit staff and buy equipment- which led to delays in cutting
- This year commenced well but May was wet so grass could not be cut in that month
- Mechanical failures have also been a problem – these have now been resolved with Glendale's suppliers
- When contract signed not all areas were identified on the maps given to Glendale's so were not part of the contract – these, once identified, are being submitted to Glendale's and their contract renegotiated
- Shrubs pruning was also part of the contract if in a maintained state but 2/3 were not in this state - those that are not in a maintained state are being done as a one off by other contracts before transferring to Glendale's.

6.02 People at the Forum said:

- Ganners Green was not being done properly as Glendale's came to do the site the other day but drove off before they did anything.
- Victoria Park School – site now overgrown with weeds
- Loose grass on paths is typical of the service

7.00 ELECTION OF CO-OPTees – D Mackey

7.01 The following were nominated and seconded as co-optees for the Area Committee

1. Jean Bedford – re-elected
2. Peter Green

There were no other nominations or objections.

8.00 ANY OTHER BUSINESS

Pricing policy for community centres- the future price of lettings was asked regarding Bramley Community Centre – D Mackey said that Neighbourhood and Housing centres would have lettings prices determined by Area Committees but the hand over to Area Committees is still being debated. Learning and Leisure lettings are still the same until further notice.

9.00 NEXT MEETING – Thursday 28 September 7.30

**DM to
check
with LLD
on policy**

Agenda Item 7

WEST (INNER) AREA COMMITTEE

THURSDAY, 14TH SEPTEMBER, 2006

PRESENT: Councillor J Harper in the Chair

Councillors T Hanley, A Lowe, J McKenna
and N Taggart

Co-optees Hazel Boutle - Armley Forum
Morgan Pugh - Armley Forum
Jean Bedford - Bramley Forum
Peter Green - Bramley Forum

19 Chair's Opening Remarks

The Chair welcomed everyone to the meeting which was being held at Stanningley Rugby Club and announced that it was wonderful to see Councillor Denise Atkinson at full Council yesterday. Members of the Area Committee applauded and wished Councillor Atkinson well and hoped she would have a speedy recovery. It was also requested that a letter be sent to Councillor Atkinson on behalf of the Area Committee reiterating the Committee's best wishes.

20 Late Items

In accordance with her powers under Section 100B(4)(b) of the Local Government Act 1972, the Chair consented to the submission of a late item of business relating to the West (Inner) Well-Being Budget Report 2006/2007 (Agenda Item 13, Minute No. 27 refers).

The report was late in being submitted due to the late arrival of up-to-date information which was needed in order for Members to determine the application.

21 Declaration of Interests

Councillors Harper and McKenna declared a personal interest in the Making Leeds Better Progress Report as both are non-Executive Directors of the West Leeds Primary Care Trust (Agenda Item 15 Minute 32 refers).

22 Apologies for Absence

An apology for absence from the meeting was received on behalf of Councillor Atkinson.

23 Open Forum / Community Forums

The agenda made reference to the provision contained in the Area Committee Procedure Rules for an Open Forum Session at each ordinary meeting of an Area Committee, for members of the public to ask questions or to make representations on matters within the terms of reference of the Area Committee. On this occasion, no matters were raised under this item by those members of the public who were in attendance.

Steve Crocker, West Area Manager announced that David Mackey, West Leeds Area Management, who has done a great deal of work for local centres and the Bramley Forum was leaving the Council to return to Australia at the end of the month. Members of the Area Committee wished David well for the future.

RESOLVED - That the minutes of the Bramley & Stanningley Community Forum meeting held on 25th May 2006 and Armley Community Forum meeting held on 20th June 2006 be noted.

24 Minutes - 22nd June 2006 and Matters Arising

Minute 2 – Deputation from Prospects Residents Association

Following a request by Councillor Atkinson for an update on the problems with the lack of doctor's surgeries in Bramley, Councillor Hanley informed the meeting that there had recently been a major fire at the Moorside Surgery which only added to the problem. He also informed the meeting that following the deputation submitted by the Prospects Residents Association at the last meeting, that the planning application for the Doctor's Surgery on Town Street to build a car park for the surgery via Prospect View, had been turned down by Plans Panel (West).

Steve Crocker, Area Manager informed the meeting that West Leeds PCT had made arrangements for patients to be treated at Bramley Clinic. The Moorside Clinic will be replaced within the next three months.

The West Area Manager also gave a brief update on the position with regard to the unfilled units at Bramley Shopping Centre and announced that he will be reporting back to a future meeting on the negotiations to move City Council staff and services to Bramley.

Minute 5 – Introduction of Inspector Peter Oram, West Yorkshire Police

The Area Committee were informed that Inspector Peter Oram had been replaced by Inspector Steve Thomas who was due to attend later on this evening to speak on the Operation Apollo item on the agenda.

Minute 7 – Bramley Sure Start

The Chair announced that she was pleased that the Children's Minister Beverley Hughes and John Battle MP had recently taken the time to officially open Bramley Children's Centre on Fairfield Terrace. The Chair informed the

meeting that it was a really special event and on behalf of Bramley Sure Start thanked John Battle MP for organising it.

Minute 10 – Bramley FIREPLACE

Steve Crocker, West Area Manager gave an update and announced that there were colleagues present at the meeting from Interplay who had been working on the temporary designs for the front of the building. Robert Davison from the West Yorkshire Fire Service who was leading on the project was consulting with the local community. There was another meeting arranged for next week.

Minute 12 – Urban Fusion

It was announced that following approval of the application for funding for Urban Fusion 2006, there were two drop in sessions organised at the Interplay Theatre, Armley Ridge Road on Saturday, 30th September 2006 between 2.00 p.m. – 5.00 p.m. and at the Bramley Community Centre, Waterloo Lane on Wednesday, 4th October 2006 between 6.30 p.m. - 8.00 p.m. for musicians and bands of all ages and from all communities in Inner West Leeds to create new music.

Minute 17 – Leisure Centre PFI Programme

Carole Clark, West Leeds Area Management informed the meeting that there were proposals to set up a working group of local residents and Councillors on the new Leisure Centre proposals. It was hoped to get some volunteers from the Armley Forum and also user groups from the centres.

RESOLVED - That the minutes of the previous meeting held on 22nd June 2006, be approved as a correct record.

25 Appointment of Co-optees

The Chief Democratic Services Officer presented a report which sought approval for the annual appointment of co-opted Members to the West (Inner) Area Committee.

It was reported that the Area Committee could appoint up to 5 co-optees and that the following nominations had been received:

Armley Community Forum:	Hazel Boutle and Morgan Pugh
Bramley Community Forum:	Jean Bedford and Peter Green

The Chair welcomed Peter Green to his first meeting of the Area Committee.

RESOLVED –

That the following be formally appointed as Co-optees to the West (Inner) Area Committee:

Hazel Boutle – Armley Community Forum
Morgan Pugh – Armley Community Forum
Jean Bedford – Bramley Community Forum

26 Every Child Matters - West Area Project

The Chief Officer (Development), Children's Services Unit, Mariana Pexton submitted a report and gave a presentation on the current progress on delivering the change for children agenda in West Leeds, its Children's Services Unit and the work to review of the local partnership arrangements for children's services under the auspices of Children Leeds.

Members were made aware that proposals for changes to children's services are being progressed in the West Leeds area in advance of other areas to help inform city-wide change and the presentation outlined details of the West Leeds Project covering the following elements:

- The scope of the project
- The project team
- The project board
- Timescales
- Achievements to date
- The developments in the Director of Children's Services Unit
- Outcome of the review by Children Leeds and next steps
- Links to Area Management
- Links to Area Committees
- Learning the lessons and City wide roll out

Area Committee Members pointed out that this project should be aimed particularly at Year 7 children, to get to know what their needs are for instance, pastoral support and the need to make it easier for them to improve their life choices. In response, the Chief Officer (Development) informed the meeting that her aim for the West Leeds Project is to achieve better goals than before in order to help with improving children and young people's lives.

The officer went on to inform the meeting that she would very much like to make sure that Councillors are involved in this project and to get their support. It was suggested that as Councillors hold Ward surgeries, are often governors of local schools and also regularly meet with families on issues relating to Council's services, they are ideal advocates to promote the project and make more of a difference to children and young people's lives in the West Leeds area.

Councillor Harper asked what role the Area Committee would play in Children's Services - would they have the delegated function for Children's Services in West as they currently did for the Youth Services? The Chief Officer replied that this issue will be considered in the future.

Steve Crocker, West Area Manager tabled a copy of the draft West Leeds Children and Young People's Plan and informed the meeting that West Leeds Area Management have worked closely with the Children's Services

Unit in developing the plans so that they fit in with the Area Delivery Plan. There was also a need to make sure there was no duplication and, therefore, the Area Management Team needed to work very closely with Community Safety, the Youth Service and various other Council departments in the West Leeds Area on joint working arrangements.

Mariana Pexton informed the meeting that a report was to be submitted to the Executive Board on 20th September 2006 outlining the next developments to enable the Council and its partners to fully deliver the requirements of the Children Act 2004. One big emphasis was about local ownership but it has not been decided how that should happen. The Chief Officer (Development) informed the meeting that she would like the opportunity to come back to all Area Committees to talk about the cluster arrangements at the next Committee.

Members felt that the project would work better based locally. Concern was also expressed regarding the high level of teenage pregnancies in the West Leeds Area.

The Chair thanked Mariana Pexton for her presentation.

RESOLVED –

- (a) That the contents of the report and presentation be noted.
- (b) That the draft West Leeds Project tabled at the meeting and Members comments be noted.

(Note: Councillor Taggart joined the meeting at 5.30 p.m. during discussion of the above item.)

27 Inner West Area Committee Well-Being Budget

The West Leeds Area Manager submitted a report to update Members on the current amount of capital and revenue funding available for Wards in the Inner West area for the financial year 2006/07 and the commitments already approved. The report and appendices also sought approval for new projects commissioned by the Area Committee.

Carole Clark, Area Management Officer presented the report and responded to Members' questions and comments.

RESOLVED -

- (a) That the amount of Well-Being Budget remaining for the Inner West Area Committee be noted.
- (b) That the following decisions be taken in respect of new projects and requests for funding from the Well-Being Budget contained in appendices to the submitted report:-

CAPITAL

- (i) (Late Item) - Community Caretaking Service – £10,000 approved for 2006/2007 and, in principle, £10,000 for 2007/2008.

- (ii) Moorside Residents Association (Capital) – £2,000 Approved

REVENUE

- (iii) Moorside Residents Association (Revenue) - £2,000 Approved.
(iv) Youth Service Mobile Youth Provision - £15,000 Approved.
(v) Litter Bins - £3,150 Approved.
(vi) Litter Campaign – £7,500 Refused.
(vi) Children in Crisis - £800 Approved.
- (c) That the applications for Small Grants and Skips as outlined in paragraphs 3.3 and 3.4 of the report be noted.
(d) That the contents of the end of year report from Groundwork Leeds which details the range of projects delivered over the past year in partnership with several agencies be noted.
(e) That the I Love West Leeds 2006 Round-up update be noted.

(Note: Councillor Hanley left the meeting at approximately 6.00 p.m. after consideration of the above item.)

28 Youth Services - Annual Review

Consideration was given to a joint report from the Youth Service and BARCA which provided the Area Committee with an opportunity to explore in depth the objectives, delivery and effectiveness of Youth Service provision in the area.

The Chair welcomed Kevin Donnelly, Senior Area Youth Worker, Andrew Jordan (LAZER user), Daniel Parry, Senior Youth Worker, and Mark Law, BARCA Leeds, to the meeting.

Andrew Jordan who regularly attends the Armley Lazer Centre informed the meeting that he had taken full advantage of what the Lazer Centre had to offer as he had had bad experiences at school. The Centre had been a lifeline for him and he outlined activities available.

Kevin Donnelly circulated a further table which listed youth work for the area during September 2006 and he also passed around photographs of a recent trip organised by Armley LAZER Centre for young people in the West Leeds area.

The following issues were raised:

- that although the youth service in Armley were meeting targets, the Armley area came out with a lower performance on the figures shown than did Bramley as illustrated in paragraph 4.4 of the report.
- whether the budget figures outlined in Appendix A of the submitted report which relate to the number of children in families on benefits in Armley in 2005 are correct.

- Members expressed their concern about youths congregating on a wall in front of the chip shop on Armley Ridge Road drinking alcohol and causing a disturbance especially on a Saturday evening.
- Concern was also expressed regarding proposals to move the main base of the City Council Youth Service base to Bramley Community Centre.

RESOLVED –

- (a) That the information contained in the report on Youth Service work, outcomes and achievements in the West Inner Leeds area be noted.
- (b) That more up-to-date and accurate information on the Youth Service and BARCA figures be e-mailed to all Members of the West Inner Area Committee, and a meeting to be arranged to discuss the development of the Bramley Community Centre Youth Work hub base.

29 Community Centre Report - Management Status & Current Stock Condition

The West Leeds Area Manager submitted a report to brief Members on the current state of the Neighbourhood and Housing portfolio of community centres to be transferred to West Leeds Area Management and outlined the current state of their management committees.

Paul Dishman, Area Co-ordinator presented the report and together with Steve Crocker, West Leeds Area Manager responded to Members' questions and comments.

RESOLVED -

- (a) That the report be noted.
- (b) Consideration of a lease application in relation to New Wortley CC is currently under consideration. Depending upon the outcome this may result in funds being made available to the Area Committee. Whilst agreeing the principle of putting some of these funds towards the running and maintenance costs of the building as outlined in paragraph 3.4 of the report it was agreed to defer this element of the report until the outcome of the lease application was known.

30 Area Managers Report - June/August 2006

The West Leeds Area Manager submitted a detailed report providing a short update on the progress made in implementing the Area Delivery Plan during the last three months June to August 2006 and linking these to the corporate priorities of the City Council. The report also identified progress being made through the support of partner organisations on the West Leeds District Partnership. A formal invitation will be sent out to all West Leeds Councillors inviting them to the Annual General Meeting of the District Partnership to see what work they have achieved.

RESOLVED –

- (a) That the report be noted.

- (b) To note the changes to West Leeds District Partnership “Strategies for Success” outlined in paragraph 3.39 and Appendix 1 of the submitted report.

31 Operation Apollo

The Director of Neighbourhoods and Housing submitted a report to provide Members with detailed information on the Apollo 17 operation, which included information on activities undertaken, results and feedback from the partner agencies involved in the three day multi-agency operation.

The new Police Inspector, Steve Thomas introduced himself to the Area Committee and gave a brief history of his career with the Police Authority. He also raised concerns that his unit are temporarily based in a portable building at Pudsey Police Station with no transport facilities and too far away from the West Inner area.

Steve Crocker informed the meeting that talks are still ongoing relating to potential use of available facilities in Bramley. It may be possible to locate Inspector Thomas’ community police team within that provision as at this stage there is potentially available space.

Gill Hunter, Community Safety Co-ordinator and Inspector Thomas presented the report and responded to Members’ questions and comments.

The Area Committee were informed that Apollo operations include more positive actions now such as work in local schools to educate children on the implications of dropping litter and how their anti-social behaviour can impact on the community and on other people’s lives. Local activities where young people play cricket / football with local Police have also taken place.

Inspector Thomas was invited to future meetings of the Armley Community Forum and Bramley & Stanningley Community Forum.

The Chair thanked officers for their attendance.

RESOLVED - That the report and Members comments be noted.

(Note: Councillor Taggart left the meeting at 7.00 p.m. during consideration of the above item.)

32 Making Leeds Better Progress Report

The Area Committee noted a report on the ‘Making Leeds Better Programme’ which gave an update on Making Leeds Better Vision for West Leeds - a strategy programme for improving health and social care in the City.

RESOLVED - That the report and the progress on Making Leeds Better be noted.

33 Date & Time of Next Meeting

Thursday, 19th October 2006 at 9.00 a.m. at the Armley Health Centre.

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Originator:	Carole Clark
Tel:	3951968

Report of the West Leeds Area Manager

Inner West Area Committee

Date: 19 October 2006

Subject: West Leeds Family Learning Centre

<p>Electoral Wards Affected:</p> <p>Armley Bramley and Stanningley</p>	<p>Specific Implications For:</p> <p>Ethnic minorities <input type="checkbox"/></p> <p>Women <input type="checkbox"/></p> <p>Disabled people <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>	
<p>Council Function <input checked="" type="checkbox"/></p>	<p>Delegated Executive Function available for Call In <input type="checkbox"/></p>	<p>Delegated Executive Function not available for Call In Details set out in the report <input type="checkbox"/></p>

Executive Summary

This report introduces Alison Shafner, West Leeds Family Learning Centre Manager who will provide an update to the Area Committee on the current position of the centre, current activities and future plans.

Members are asked to note the report and support the current position and activities of the centre.

1.0 Purpose Of This Report

1.1 To introduce Alison Shafner, Centre Manager, West Leeds Family Learning Centre who will provide an update on the current activities at the Family Learning Centre.

2.0 Background Information

2.1 The future of West Leeds Family Learning Centre (WLFLC), a key plank in the regeneration work for the area, continues to give cause for concern. Jobs and Skills service of Leeds City Council lost part of the contract to provide training for New Deal in May this year when Job Centre Plus sub-regionalised their contracting arrangements for New Deal and awarded the contract to a consortium led by a private training provider, Business Employment Services Training Ltd (BEST).

2.2 The loss of the contract has had a financial impact on the Family Learning Centres, and as a result Jobs and Skills Department can no longer finance the running and overheads of West Leeds Family Learning Centre

3.0 Main Issues

3.1 Despite the loss of funding from the Department of Jobs and Skills, West Leeds Family Learning Centre has remained committed to the communities in West Leeds.

3.2 It continues to support the Every Child Matters agenda and provide training and employment opportunities to workless parents and carers.

3.3 Proposals have been submitted to under the Local Economic Growth Initiative bid to use part of the WLFLC building as a “Catalyst Centre” to support the development of small businesses.

3.4 The Centre also continues to work closely two major local employers in the area, Elite Forwarders and Farnells.

4.0 Implications For Council Policy And Governance

4.1 The Centre will continue to work to support the ‘worklessness’ agenda and to provide support through training, supported work placements and work trials, and active engagement with local employers to support ‘workless’ people re-engaging with work.

5.0 Legal And Resource Implications

5.1 The centre can no longer be resourced through the Jobs and Skills Department, however alternative funding is being sought to secure the future of the centre.

6.0 Conclusions

6.1 West Leeds Family Learning Centre plays a key role in the regeneration of the area through providing training and employment opportunities for residents in the most deprived neighbourhoods.

7.0 Recommendations

7.1 That members note and support the information on the current position and activities of the centre.

Report of the West Leeds Area Manager

Inner West Area Committee

Date: 19 October 2006

Subject: Building Schools for the Future – Phase 2 update

<p>Electoral Wards Affected:</p> <p>Armley Bramley & Stanningley</p>	<p>Specific Implications For:</p> <p>Ethnic minorities <input type="checkbox"/></p> <p>Women <input type="checkbox"/></p> <p>Disabled people <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>	
<p>Council Function <input checked="" type="checkbox"/></p>	<p>Delegated Executive Function available for Call In <input type="checkbox"/></p>	<p>Delegated Executive Function not available for Call In Details set out in the report <input type="checkbox"/></p>

Executive Summary

In February 2004, Education Leeds received confirmation of its success in the Building Schools for the Future (BSF) Wave 1 expressions of interest. The Government have allocated £188 million to deliver 5 new build secondary schools and 9 refurbishment / replacement projects in the secondary sector. This forms part of the government's commitment to invest £2.2 billion a year starting in 2005-2006 in educational provision to achieve a step change in the quality of provision and to transform educational delivery.

1.0 Purpose Of This Report

The purpose of the report is to notify and inform the Inner West Area Committee of the latest update on the Building Schools for the Future (BSF) Programme and how this relates to West Leeds specifically highlighting that the submission of outline planning applications for Phase two projects have recently been made.

2.0 Background Information

2.1 Wave One of the Leeds BSF Programme involves the re-building and refurbishment of 14 Secondary Schools, to be procured in three phases. The procurement includes the formation of a Local Education Partnership (LEP), which under the terms of the Partnership Agreement will be granted certain exclusivity rights for future investment in

the City Council's Secondary School estate that may be approved under the Government's Building Schools for the Future Programme.

2.2 Phase one is already in detailed design with a reserved matter application due to be submitted in November 2006.

2.3 Schools included in Phase two of the programme in the West Leeds area due for service commencement in September 2009 are:

New School (Inner West) Leeds - A new PFI build following the amalgamation of Wortley High School and West Leeds High School. It is proposed to build this school on the current West Leeds High School site.

The remaining schools Farnley Park High School, Priesthorpe High School and Crawshaw High School are remodeling schemes which comprise of elements of new build and major refurbishment which are funded through traditional design and build.

3.0 Main Issues

The Phase two high schools included in this stage of the BSF process which have recently had outline planning applications submitted, located within the Inner West Area are Wortley and West Leeds. The remaining schools Farnley Park and Priesthorpe are located in the Outer West Area, as is Crawshaw School which due to the nature and scope of the scheme a Planning Application was not required.

The project scope has been agreed with the Schools, Education Leeds and Leeds City Council and features retention of existing accommodation where possible at all schools, especially where accommodation has recently been built. The percentage of retention varies between the schools, and has resulted in one of the phase 2 schools being new build, and three of the schools being either refurbishment or predominantly refurbishment with some new build replacement. In addition, on some of the sites there will be new build special needs accommodation, which will enable the development of partnerships working with the recently established Specialist Inclusive Learning Centres (SILCs). Within Phase Two, Farnley Park will be established as a High Care Partnership [primarily for children with Profound and Multiple Learning Difficulties (PMLD)] and Priesthorpe will be established as a generic partnership school providing for children with less complex needs.

4.0 Implications For Council Policy And Governance

The aim of the programme is to provide high quality teaching and learning accommodation for students, staff and community in the west of Leeds.

5.0 Legal and Resource Implications

These schemes are all part of the BSF funding allocation.

6.0 Conclusions

The BSF programme is proceeding in line with agreed timescales for delivery of all phases of the project.

7.0 Recommendations

That the Inner West Area Committee notes the contents of this report.

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Originator:
Rebecca M Boon

Tel: 395 1970

REPORT OF THE: West Leeds Area Manager

MEETING: Inner West Area Committee

DATE: 19th October 2006

SUBJECT: Inner West Area Committee Well-Being Budget.

<p>Electoral Wards Affected: Armley, Bramley & Stanningley</p>	<p>Specific Implications For: Ethnic minorities Women Disabled people Narrowing the Gap</p>
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Council
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for Call In

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Call In Details set out in the
report

EXECUTIVE SUMMARY

This report provides details of the amount of well-being capital and revenue funding available for the financial year 2006-2007 and the commitments already approved. Members are asked to note information on the remaining well-being fund and comment on the new applications and consider them for approval.

1.0 PURPOSE OF THE THIS REPORT

This report seeks to update members on the current amount of capital and revenue funding committed and available via the Area Committee Well-Being Budget for wards in the Inner West area. It seeks approval for new projects commissioned by the Area Management Team.

2.0 BACKGROUND INFORMATION

2.1 The capital and revenue allocation for Inner West is:

Capital Allocation 2004-2007 - £253,793
Revenue Allocation 2006-2007 - £144,628 (2% increase on 2005/6 allocation)

2.2 The amount of Revenue projects approved by the Area Committee in 2005-06 was

£168,439 out of a total budget of £161,130.39 (Allocation of £141,793 + underspend of £19,337.39 from 2004-05). This leaves an overspend of £7,308.61. Allowing for this overspend, an amount of £137,320 is available to spend for 2006/7.

2.3 The amount of Revenue approvals to date is £85,770.22. Therefore the amount remaining to deliver the Area Delivery Plan, Community Consultation and Engagement and further commissioned projects (large and small) is **£51,549.78**

2.4 The amount of Capital approvals to date is £255,588.33 from an allocation of £253,793 for 2004-2007. There is therefore an **overspend of £1,795.33**

3.0 MAIN ISSUES

3.1 NEW PROJECTS

The Area Management team in partnership with key agencies has developed new projects which seek to improve the performance indicators for the relevant services and deliver improvements to communities and their neighbourhoods. Details of these commissioned projects are attached in the Appendices. A list of the commissioned projects presented to the Area Committee for consideration is shown below:

Project	Request for well-being funding by year R = Revenue, C = Capital			Appendix
	2006/07 £	2007/08 £	2008/09 £	
Domestic Violence Campaign	£6,750 ®			1
Budget for Community Skips	£1,800 ®			2
Youth Bank Application	£5,200®			3
Bramley Horse Trough	£14,218®			4
Baseline perception studies	£4000®			5

3.2 Small Grants & Skips

No	Organisation	Amount
1	Bramley Carnival	£500.00
2	Armley Community Fun Day 2005	£500.00
3	No Cold Calling zone - Inner	£200.80
	TOTAL	£1200.80
	Skips	
1	Salisbury's Clean	90.00
2	ACE Binyard Cleanup in the Edinburghs	90.00
	TOTAL	£180.00

4.0 IMPLICATIONS FOR COUNCIL POLICY AND GOVERNANCE

Well Being projects support the actions contained in the Inner West Area Delivery Plan. This Plan contributes to the priorities of the Departmental, Council and Corporate Plans by aiming to create better neighbourhoods and confident communities.

5.0 LEGAL AND RESOURCE IMPLICATIONS

The financial resource implications of well-being projects will be processed through the Area Management's well-being budget. Staff resources will be provided by Area Management and partner agencies.

6.0 CONCLUSIONS

The well-being fund provides financial support for key projects in the Inner West Area.

7.0 RECOMMENDATIONS

7.1 The Area Committee is asked to:

- a) note the amount of Well-Being Budget remaining to the Inner West Area Committee.
- b) comment upon and approve where appropriate the requests for funding for large and small grants and skips from the Well Being Budget contained in the appendices to this report.
- c) To note the contents of the end of year report from Groundwork Leeds.

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Area Committee Well Being Fund
Commissioning of Service

Project Name: West Leeds Domestic Violence Campaign

**Lead Organisation: Leeds Inter Agency Project (women & violence)
(LIAP)**

Project Summary:

Domestic violence is a serious social issue that affects hundreds of families in West Leeds. During 2005 there were 3915 incidents of domestic violence reported to the Pudsey Weetwood police division, an average of over 300 incidents per month. Almost 50% of domestic violence incidents in West Leeds are repeat victimisation. There are 2 specific aims of this project: firstly to address the issue of domestic violence and raise awareness about the services available for people in West Leeds. Secondly increase awareness amongst children and young people by engaging with local community groups and children's services to deliver initiatives / information that promote healthy relationships and condemn violence. The 16 Days of Action (25 Nov – 10 Dec) is an international campaign to end violence against women. During the 16 Days last year a multi-agency forum was held in West Leeds which looked at DV issues and considered what was needed to improve the situation in the area. Addressing issues for children and young people was a key theme raised at the forum.

West Leeds Domestic Violence Campaign would have 3 strands:

- 1. The Till Receipt Campaign: this would run for 3 months at Morrisons, Bramley/Swinnow. Useful contact details would be printed on the back of receipts from Jan / Feb to March / April.**

Advert size: 69mm x 47.5mm

Average distribution: 26,442 till receipts per week

- 2. 16 Days of Action Children and Young People Campaign: invite bids from local community groups, youth clubs, schools and voluntary organisations to participate in the 16 Days of Action. The bids can be for small amounts (£50) to contribute to work already being delivered or larger amounts (£1000) to develop new materials. All bids would be time limited and have clear outcomes related to the Leeds DV strategic objective: 'Raising Public Awareness'.**

- 3. Yorkshire Womens Threate workshop targeting year 7 pupils at Intake High as part of a multi-agency drop-down day to include LIAP Breaking the Silence packs, West Yorkshire Police Domestic Violence Co-ordinators, Input from Health and Education.**

Outcomes (please summarise the main outcome / output / benefit the project will achieve):

Domestic violence accounts for 25% of all violent crime, but still remains an under reported offence. By raising awareness and promoting support services, West Leeds DCSP will contribute to the reducing violent crime targets for Safer Leeds and the Leeds Domestic Violence Strategy KPIs, which include increasing reporting and decreasing repeat victimisation.

The Till Receipt Campaign is an ideal way of providing information about support services without compromising safety, as women can retain the receipt without raising suspicion. The high output of till receipts ensures a wide distribution in the community.

16 Days of Action Children & Young People Campaign will encourage participation from across the community in an international campaign to end violence, as well as contributing to the Leeds DV Strategy. It will provide an opportunity to educate children and young people across West Leeds about healthy and respectful relationships. It will also enable them to create their own publicity materials which can be used in West Leeds and possibly across the city.

The work in Intake High school will raise awareness to young people targeting year 7 pupils, of issues relating to Domestic Violence in a constructive and supportive environment.

Project Cost (please indicate how much the project will cost, how much Well Being Funding is sought and breakdown between capital and revenue):

1. Till receipts - Revenue costs £750 + vat
2. Initiatives for 16 days of action - £5,000
3. Theatre workshop £1,000

Identify which geographic areas will benefit and which Area Committee (Inner or Outer) you are applying to:

Inner West Area Committee

State who will receive the funding for this project:

LIAP

Area Committee Well Being Fund
Commissioning of Service

Project Name: Funding for Waste Removal Skips in Inner West

Lead Organisation: West Leeds Area Management Team

Project Summary:

To approve funding for the supply of waste removal skips for the local neighbourhoods within the Armley, Bramley and Stanningley wards.

The provision of skips to the local community has been very beneficial in maintaining cleanliness in neighbourhoods and therefore improving community safety. Skips are often requested by community groups and local residents and have been particularly successful in assisting residents of multi-storey tower blocks who often find the bulky household collection service is not geared to their needs.

Outcomes (please summarise the main outcome / output / benefit the project will achieve):

**To prevent fly tipping of household waste in local communities.
To assist neighbourhood wardens in running local clean-up campaigns
To improve the overall street scene and raise the standard of cleanliness in local neighbourhoods.
To prevent the setting of fires and safeguard community safety.**

Project Cost (please indicate how much the project will cost, how much Well Being Funding is sought and breakdown between capital and revenue):

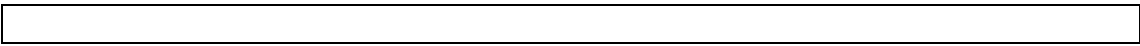
Each skip costs approximately 90.00 The sum of £1,800 (revenue) will allow for skips to be paid for until March 2007.

Identify which geographic areas will benefit and which Area Committee (Inner or Outer) you are applying to:

Application is to Inner West Area Committee and the wards that will benefit are Armley, Bramley and Stanningley

State who will receive the funding for this project:

Funds will be managed by West Leeds Area Management Team



Area Committee Well-being Fund – Project Proposal
Inner West Area Committee

Project Name: West Leeds Youth Bank

Lead Organisation: BARCA-Leeds

Project Delivery - How will the project be delivered? (list any partners involved in the project): Funds are being sought by the young people on the Youth Bank panel for grantmaking to other groups of young people across the west Leeds area for purposeful and meaningful activities which will not only benefit themselves but also their communities.

It is intended that BARCA-Leeds will be the lead organisation but working in close partnership with LCC youth service and other children & young people service providers in the West Leeds area in identifying young people to join the panel, but also to promote the scheme amongst young people they are in contact with. We also anticipate it will be fully supported by Children Leeds West membership organisations as it links into the west's implementation plan cross cutting theme Improving participation and involvement of children & young people

Project Summary (include a brief description of the main activities, why the project is needed and links to key priorities):

YouthBank is an innovative grantmaking initiative run by young people for young people. Local YouthBanks provide small grants to fund young people's good ideas to benefit their own communities. YouthBank is unique in that it is young people themselves who make decisions about who receives the money, about how their YouthBank is managed and run and, through a Board of young people, also direct the UK-wide programme. YouthBank advocates that young people should make decisions about funding that's intended for them. YouthBank puts money directly into the hands of young people, enabling them to benefit their own communities and to ensure young people's priorities are being met.

The project meets a number of the every Child Matters Outcomes and links to key priorities in the area in that it contributes to developing new approaches to better provide for the needs of young people and develop links with jobs and skills and developing projects working towards raising aspirations, attainment and developing skills.

Outcomes (summarise the main outcome/output/benefit the project will achieve):

Increased skills and abilities for young people to manage budgets

Increased self confidence of young people

Young people to learn new skills and gain accreditation/qualifications

Young people to gain more confidence in communication and working as equals with

their peers and adults as a team

More young people being involved in the planning, management and delivery of activities in their area.

Increased learning opportunities for young people to build skills for life.

Project Cost. Please indicate

See attached budget forecast for three years.

How much the project will cost? (List all partners and their contributions)

In order to ensure a manageable sized Youth Bank we have calculated that the initial cost of the project to be approx £100K over a three year period. This includes all cost associated with Staff and running the programme. Please see attached spread sheet for total project cost over 3 years.

We anticipate we will secure £5000 from YouthBank Uk's 5K2 funding which can be used towards staffing or non staffing cost, and it is intended to use this fund for training, publicity and other oncost rather than distribution as grants, we expect to hear by the beginning of November 06. Plus an additional 3 ½ K from the Football foundation health living grant (current dispersed by youth Bank Uk) to distribute during the summer 07 – this will be confirmed spring 07

BARCA-Leeds is currently resourcing the staffing through existing budgets.

Identify which geographic areas will benefit:

West Leeds

Project Cost . Please indicate;

How much the project will cost. (please list all partners and their contributions)

Please see above and attached budget forecast for three years

How much Well Being Funding is sought and breakdown between capital and revenue)

£5000 in the first year of operation for distribution in grants

£250 to cover the License Fee

Total: £5250

Who will be in receipt of the financial order. (name of the organisation and contact details)

BARCA-Leeds

C/O Sue Rivington (Finance Manager) 0113 2209780

Approved
Date

Not Approved
Date

Please return this form to Rebecca Boon, West Area Management Team, c/o Armley One Stop Centre, 2 Stocks Hill, Armley Leeds. LS12 1QU or via email to rebecca.boon@leeds.gov.uk

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West Leeds Area Committee Well Being Fund
Commissioning Service for –

Project Name: Restoration of Bramley Village Pump – and surrounds

Lead Organisation(s) : Area Management/ Bramley historical society

Project Summary (please include a brief description of the main activities and why this project is needed):

The Bramley Historical Society are seeking the restoration of the horse trough and village pump as well as repair or replacement of the metal fence that runs along the top of the retaining wall. The village pump dates from the Victoria era but is now badly corroded and has been neglected. The railings above the retaining wall are also badly corroded, date from the 1970s and do not reflect the historical significance of the area.

Area Management have met with the Historical Society and discussed what works need to be done to restore the area as it has historical significance to Bramley and Leeds (it was the site of the Leeds markets during the 1664 plague). The Bramley Historical Society would also like to put up a blue Civic History plaque to commemorate the sites significance. The two alcoves are Grade II listed monuments and any work that is to be done needs to be vetted by the Council's conservation team. Planning permission is needed for replacement of the fence and any work done to the village pump, although this is not required for the Civic Trust blue plaque.

Outcomes (please summarise the main outcome/output/benefit the project will achieve):

- Part regeneration of Bramley Town Street
- Improvement in appearance of the approach to the Shopping centre
- Preservation and promotion of the history of Bramley.

Identify which geographic areas will benefit and which Area Committee (Inner or Outer) you are applying to:

Bramley – Lower Town Street opposite the bus station

Project Cost . Please indicate;

How much the project will cost. (please list all partners and their contributions)

How much Well Being Funding is sought and breakdown between capital and revenue)

Capital £0

Revenue £14,816

Work	Comments	Cost
Clean site, remove weeds, tree etc	To be undertaken by the Community Caretaking team	£0
Remove and replace fence	Victorian replica- black	£5,900
Lighting	Street lighting to place a directional beam from the lamp post opposite	£1,200
Sand blasting walls to refresh	Only needs a light sand blast	£2,556
Remove and restore pump or replace with replica	Conservation requires restoration using metallurgical techniques	£5,000 est
Blue Plaque	Historical Society to do	£0
Planning permission costs		£160
	Total Costs	£14,816

Who will be in receipt of the financial order. (name of the organisation and contact details)

Area Management to lead the work

<p>Approved Date</p>

<p>Not Approved Date</p>

Area Committee Well-being Fund – Project Proposal
Inner West Area Committee

Appendix 5

Project Name: Local Area Management Plan Area Baseline Perceptions Studies

Lead Organisations: Commissioned through regeneration Partnerships Team using a Market Research organisation

Project Delivery - How will the project be delivered? (list any partners involved in the project):

QA Research have been appointed to conduct a baseline survey in all Intensive Neighbourhood management Areas in the city. This will include the Fairfield/Rossefield SSCF area. It is proposed that a similar survey of our other 3 Inner West LAMP areas (New Wortley, Wythers and Broadleas) would enable us to obtain a baseline against which subsequent actions can be measured.

The survey would be carried out through face to face interviews to enable close control of the representative nature of respondents, completion of surveys and access to younger and “hard to engage” groups.

Final quotas per area would have to be agreed with QA to tie in to the wider survey and ensure results are statistically reliable but there would be between 44 and 137 surveys per area.

Project Summary (include a brief description of the main activities, why the project is needed and links to key priorities):

We wish to create a statistically sound baseline in each of our LAMP areas establishing the level of public satisfaction in living in that area. Whilst our fora give a useful indication of feelings / pressures and need we can not hold them to be truly representative of the wider community they serve. An independent survey would target those groups not engaged within a forum. QA have been involved in the gathering of the Leeds Annual Survey of 2005. There is likely to be a further survey in 2007 and the results of these more localised surveys would act as a bridge between these dates.

If we are to achieve our targets of:

- Improving resident satisfaction with the delivery of local services
- Reduce the percentage of residents who feel ASB / crime is a significant problem in their area
- Increase the percentage of people who feel able to influence decision making

We need a sound statistical base against which to measure as our baseline as we develop actions.

Outcomes (summarise the main outcome/output/benefit the project will achieve):

- Provision of a baseline of public perceptions at this stage
- Provision of a sound, statistically dependable survey that can be contrasted with other areas as a benchmark
- Involvement of a broader cross section of local people in making their views heard about local services / conditions
- Survey closely related to the annual survey and thus relevant to other previous / future research

Identify which geographic areas will benefit:

**Wythers estate
Broadleas Estate
New Wortley**

Project Cost . Please indicate how much the project will cost. (please list all partners and their contributions)

The cost for this research would be £4000 across all three areas.

How much Well Being Funding is sought and breakdown between capital and revenue)

£4000 revenue is sought to meet project costs

Who will be in receipt of the financial order. (name of the organisation and contact details)

LCC Regeneration department to contract QA Research



Originator: Carole Clark
Tel: 3951968

Report of the West Leeds Area Manager

Inner West Area Committee

Date: 19 October 2006

Subject: Area Delivery Plan 2006/7 update

<p>Electoral Wards Affected:</p> <p>Armley Bramley & Stanningley</p>	<p>Specific Implications For:</p> <p>Ethnic minorities <input type="checkbox"/></p> <p>Women <input type="checkbox"/></p> <p>Disabled people <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
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Council Function	<input type="checkbox"/>	Delegated Executive Function available for Call In	<input checked="" type="checkbox"/>	Delegated Executive Function not available for Call In Details set out in the report	<input type="checkbox"/>
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Executive Summary

1.0 Purpose Of This Report

1.1 The purpose of this report is to provide Members with an update on progress for the Inner West Area Committee.

5.0 Background Information

2.1 The Inner West Area Delivery Plan (ADP) identifies the needs and priorities of this committee area. It outlines the key activities that the Area Committee and the Area Management Team will co-ordinate and deliver on. As such the ADP is a document which:

- contributes to fulfilling the role and purpose of the Area Committee;
- informs the Area Committee’s decision-making including its decisions on Well-being funding (see Article 10 of the Council’s Constitution);
- helps to influence the City Council and other partner agencies allocate resources;
- provide a basis for providers of priority services and partners to improve local services and deliver in a more co-ordinated way;
- acts as a reference point for monitoring the progress and achievement of actions;
- guides and forms the work programme for the Area Management Team;

2.2 The Area Delivery Plan 2006/7 was approved by members at the February meeting of the Inner West Area Committee.

3.0 Main Issues

3.1 Since the approval of the Area Delivery Plan the Area Management Team have used the plan as a working document which identify key actions and can be monitored to assess progress.

3.2 The priorities for the Area Delivery Plan are Reducing Crime, Cleaner Streets, Young People, Regeneration of Neighbourhoods and Localities and Community Engagement. Within these categories a number of actions were agreed. This report provides members with an update on these actions.

3.3 Progress against each action is outlined in the table which forms the Appendix to this report. The columns include a description of each action, the lead agencies, and details of progress to date. A traffic light system is used to assess progress on the actions. Green (G) the action is progressing, Amber (A) will progress, but not programmed to start yet, Red (R), will not happen at all.

4.0 Implications For Council Policy And Governance

The priorities for the Area Delivery Plan contribute towards the strategic priority of Narrowing the Gap. Actions in the plan were formulated based on consultation with key stakeholders in the local area.

5.0 Legal And Resource Implications

5.1 The Well-Being Fund is used to finance projects which meet the objectives of the Area Delivery Plan Area Management work with Council services, partner agencies and local communities to take a strategic approach to using the Well-Being Fund which ensures best use of the funding.

6.0 Conclusions

6.1 The Area Delivery Plan sets out the key actions for 2006/7 for Inner West Leeds. Projects meeting the objectives of the Plan are funded through the Well-being fund. This report provides an update for members on progress in implementing the actions contained within the report.

7.0 Recommendations

7.1 Members are asked to note progress to date on actions contained in the Area Action Plan.

Inner West Leeds Action Plan 2006/7

Crime and Community Safety

Actions	By whom	Progress Made	Red, Amber, Green
Support pro-active target hardening, distraction burglary and sneak in initiatives	Area Management	Underway, using CASAC. Funded through Area Committee wellbeing fund. The aim is to target harden 60 properties, and increase the security of up to a further 100 properties.	G
Tackle anti-social behaviour through effective deployment of wardens and PCSOs, use of CCTV and off road motorbikes.	Area Management Community Safety Neighbourhood Policing Team	Ongoing. Wardens working in New Wortley, Broadleas, Fairfield. A community safety plan prepared for Broadleas in response to anti-social behaviour problems. Funding provided by the Area Committee for two off road motorbikes.	G
Support education programmes around drugs and alcohol initiatives;	Area Management Community Safety	On-going	G
Operation Apollo;	Area Management Neighbourhood Policing Teams Fire Service Other council services	Apollo 17 has taken place in the Wyther Park and Raynville Estate in May. Apollo 21 in the Armley Lodge Rd / Salisburys area in September 2006	G

	Partner agencies		
Community safety awareness and fire safety at public events including forums;	Area Management Neighbourhood Policing Team Fire Service	On going. Attendance at fun days, and community forums.	G
Address domestic violence issues through establishing a perpetrators group and delivering an educational programme in schools.	Leeds Inter Agency Project Community Safety	Subject to funding from the well-being fund, a campaign is to be run during the last quarter of the year to raise awareness of domestic violence issues.	A
Scoping the issues around hate crime and developing an action plan	West Leeds District Partnership	A Race Hate Panel is established in West (attended by Community Safety Co-ordinator). A tension monitoring / reporting system is in place as part of a city-wide strategy.	A

Streetscene and Environment

Actions	By whom	Progress Made	Red, Amber, Green
Litter picking and fly tipping removal	CAST (tasked by Area Management)	CAST has now been replaced by Community Caretaking Teams(Pride Teams) which are funded through NRF. The Area Committee has agreed to contribute £10,000 capital to this work. Teams are recruited / trained locally. Bramley Pride is in place and working well with the Fairfields SSCF scheme whilst there have been delays in recruitment to	G

		the Armley team with the Cast team maintained until that is established.	
Graffiti removal	City Services (graffiti team)	On-going	G
Community clean ups;	Area Management CAST British Waterways	Canal Clean up took place in April . Community Clean ups have also taken place in Salisbury's, Edinburgths, and New Wortley.	G
Education campaigns with schools and community groups;	Education and Awareness Officer	Campaigns have taken place within Apollo operations in local schools and each Apollo this year has incorporated a school led litter pick, backed up by in-school sessions on recycling and the effects of littering.	G
Enforcement action against litter, graffiti and fly tipping	City Services Enforcement Team	On-going through central teams	G
Anti-litter campaigns	Area Management, with sponsorship from local business	The Area Committee decided not to proceed with this scheme at the September Area Committee and thus this action will be removed from the action plan.	R
Identify new sites for recycling facilities	Area Management City Services	Glass and paper banks provided at Phil May Court New Wortley	G
Promotion of waste strategy	Education and Awareness officer	This has been promoted through Armley and Bramley Forum	G
Assist Armley Common Rights Trust in securing improvements to green space in Armley;	Area Management West Leeds Environmental Network	Meeting held with the Trust, and a way forward agreed. Designs to be drawn up for Trust Land with a view to Learning Leisure taking over maintenance of the land. Ownership would remain with the Trust. Regular clean ups have taken place throughout the year by the Friends Of ACRT group established.	G
Encourage interest in the environment through use of interpretative boards and small projects in	Learning and Leisure (Parks) Area Management	Funding for interpretative boards has been secured from Green Leeds by Learning and Leisure. A draft leaflet and interpretative board have been prepared. These have been circulated to various organisations such as the Police, British Waterways Board, Second Site Property Holdings (National	G

the West Leeds Country Park and Green Gateways.		Grid) and the Kirkstall Valley Park group for final consultation. Subject to the consultation the final copies can be produced.	
Support Groundwork projects including bin yards and Fairfield Woodland Garden;	Leeds West Homes Groundwork, ACE	A comprehensive report on Groundwork activity was presented to the Area Committee 14 September. Over the past 18 months Groundwork activity has extended across most of West Leeds with the support of Area Management and Leeds West Homes. A programme of bin yard improvements is proposed for Armley ward and is part of current discussions with City Services in respect the Cleanest City Awards.	G
Support and promote the Community & City Pride Awards ensuring at least one nominee from Inner West for each category.	City Services/ Area Management	Leaflets circulated widely to encourage nominations	G

Services for Young People

Subject of the recent report to Area Committee 14 September `06. Additional discussions have taken place between Armley ward members and the Youth Service which resulted in the acceptance of:

- 1. The establishment of Bramley Community Centre as the new “hub” for West Leeds Area Youth Service. This is based on the fact that it is central to the west wedge and enables a focus on those areas “on the borders” of BARCA and Youth Service provision areas.**
- 2. The need to review current recording methods which effectively mean that the basis of statistics gathered in relation to BARCA and Youth Service provision do not allow direct comparison.**
- 3. The Youth Service will consult with Area Committee later in the year in relation to the commissioning of youth services in the area. This will take stock of the need to promote increased joint working between BARCA and the**

Youth Service and clearer identification of gaps in provision and proper resourcing to meet those needs in the light of revised budget arrangements.

Regeneration

Actions	By whom		
Carry out consultation on options for the West Leeds Gateway;	Area Management Planning	Consultation commences on 16 th October for a six week period and includes exhibitions, presentation to Armley Forum, and a consultation session for local businesses.	G
Seek funding to commission feasibility studies for Armley Mills, New Wortley/Green Bridge, Armley Town Street and Tong Road;	Area Management	Four consultants have submitted bids for Armley Mills. Bids to be assessed. Designs have been prepared for Armley Town Street, as part of the Town and District Centre programme. Further studies are on hold pending the outcomes of the public consultation.	G
Prepare scheme for improvements to Armley District Centre under Town and District Centre scheme including new car parking, road layouts, street furnishings and improvements to Gelder Road;	Area Management Development	Designs have been prepared, offering a menu of options for improvements to Armley Town Street. From this a scheme is being prepared for submission to Asset Management Group.	G

Actions	By whom		
Support scheme for improvements to Bramley shopping centre under Town and District Centre Scheme including restoration work for Bramley Village Pump	Area Management Halladales Development Company	Bramley Shopping Centre is now on the reserve list for Town and District Centre schemes and is unlikely to go ahead. The restoration of the village pump was to be included in the scheme. An application is being submitted to the Well-being fund for this project to ensure it still can go ahead.	R
Submit stage 1 bid for Townscape Heritage Initiative funding for Armley	Major Projects Team Area Management Development	Awaiting a decision from Heritage Lottery. Should this be successful, we will have 12 months to work up a detailed proposal which forms a Stage 2 bid.	G
Dispose of Mistress Lane site with Planning brief for flagship residential development	Development Area Management	Site to be on the market in the near future.	G
Purchase Holdforth Place	Yorkshire Housing	Approved by Yorkshire Housing Board. Legalities to be agreed with Leeds City Council.	G
Stanningley Road Shops refurbishment	Area Management	Completed	G
Conversion of former Stanningley Road Fire Station into training centre	West Yorkshire Fire Service Area Management	The proposal is to transform Bramley Fire Station into a Community Safety Headquarters and state of the art visitor centre. The Area Committee has contributed £12,500 this financial year and agreed in principal to a further £12,500 next financial year. The Fire Service have agreed a project with Interplay seeking to supplement fires safety messages on the upper floor levels with ground floor artwork by local groups.	G

Actions	By whom		
Recruit staff for Fairfield Neighbourhood Management Initiative: Co-ordinator, warden and gardener	Fairfield Initiative Group Area Management	All staff appointed and largely meeting targets identified in the first two quarters. Senior Warden appointed and commencing work on 6 th November 2006	G
Develop, implement and monitor Fairfield Neighbourhood Management Initiative	Fairfield Initiative Group Area Management	3 Strategic goals: Safe Homes, safe streets, better physical environment, and improve activities for young people. A report was presented to the Area Committee on 22 June.	G
Support Local Area Management Plans for New Wortley, Wyther, and Fairfields	All key services. PCT (lead agency for Wyther) Police (lead for New Wortley) Area Management (lead for Fairfield)	LAMPS all in place, and regular meetings taking place to monitor progress.	G

Community Engagement

Actions	By whom		
Agree use of existing community centres administered by Area Management.	Area Management	Ex- Sandford Community Centre is now leased to BARCA YIP. At this stage the Twilight Twirler group have indicated that they are likely to cease using Wyther Community Centre from the end of December 2006. New Wortley Community Centre and its community café operations continue to thrive. Arrangements for land disposal under a revised leasing arrangement re: the new chemist building are still with legal.	G

Actions	By whom		
		<p>Fairfield Community Centre is leased to the Fairfield Partnership and again is thriving due to Surestart support in the refurbishment and Safer Stronger Communities funded projects.</p> <p>Ongoing support has been made available to Moorside Tenants and Residents association as they have taken on the lease for Moorside Community centre</p>	
Establish bookings procedure and charging policy for hire of community centres.	Area Management	At this stage there have been no further developments in relation to the transfer of Strawberry Lane Community Centre to neighbourhoods and Housing. However initial guidance on lettings / pricing has been received and any procedures for this directly managed centre will come to a future area committee meeting for consideration.	A
Support New Wortley Community Café	Area Management	On-going, the café is very successful.	G
Provide support to local ward forums Encourage services to use ward forums for local consultations	Area Management	On going, Armley Forum, Bramley Forum. Recent topics for consultation included Armley District Centre, Armley Leisure Centre, PCT.	G
Area Committees and forums held in venues which provide facilities to enable everyone to participate	Area Management	Ongoing. Main venues used are Stanningley Rugby Club and Armley One Stop Centre.	G
Support local events including Armley Fun Day, I Love West Leeds, New Wortley Fun Day	Area Management	All these events proved very successful and received support from a variety of organisations.	G

Actions	By whom		
Formalise a consultation / engagement calendar that can be maintained and updated regularly and maintain a network of contacts to keep interested parties informed.	Area Management	Being delivered centrally through Corporate Services.	G
Better explore the potential for sharing of consultation structures and data arising from it	Area Management	Being delivered centrally through Corporate Services.	G
Hold a community cohesion event, as a follow up to one held in June 2005 inviting community representatives, including representatives from BME communities.	Area Management	Taking place on 28 th October at St Barts Church, Armley	G

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Originator: Carole Clark
Tel: 3951968

Report of West Leeds Area Manager

Inner West Area Committee

Date: 19 October 2006

Subject: West Leeds Gateway Consultation

Electoral Wards Affected:
Armley
Farnley and Wortley

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Council Function	<input type="checkbox"/>	Delegated Executive Function available for Call In	<input checked="" type="checkbox"/>	Delegated Executive Function not available for Call In Details set out in the report	<input type="checkbox"/>
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Executive Summary

The purpose of this report is to present to Area Committee members the attached Issues and Options paper for the regeneration of the West Leeds Gateway Area Action Plan and to inform members of the consultation process.

The report sets out the role of the Area Action Plan, the key objectives and the guiding principles. Details of the issues and options are provided, with a summary of the three options of intervention, minor, moderate and major (transformational) change.

Consultation on the options will take place during October and November. Details are included in the report. The next steps following the consultation are to analyse the results and use them in preparation of developing a preferred option. Further consultation on the preferred option is expected to take place in June/July 2007. The draft Area Action Plan is programmed for submission to the Secretary of State in March/April 2008 and for adoption in June 2009.

Members are asked to note the arrangements for the consultation and to consider the options and issues identified and offer their views on the alternative options presented in the consultation paper.

1.0 Purpose Of This Report

- 1.1 The purpose of this report is to present to Area Committee members the attached Issues and Options paper for the regeneration of the West Leeds Gateway and to inform members of the consultation process.

2.0 Background Information

- 2.1 The West Leeds Gateway Area Action Plan (AAP) is being formulated as part of the the new Development Plan for Leeds, the Local Development Framework (LDF).
- 2.2 The LDF will guide development over the next 10 – 20 years and has identified 4 key areas in Leeds where substantial intervention is warranted through the development of Area Action Plans which focus on implementing schemes and developments. The four areas identified are the City Centre, the Aire Valley, East and South East Leeds (EASEL) and the West Leeds Gateway.
- 2.3 The West Leeds Gateway area was selected as one of these four areas because of the considerable problems facing the area, and for the huge opportunities the area presents.
- 2.4 A report was taken to Development Plan Panel (DPP) on 15th August to gain members views prior to engaging in public consultation on the issues and options. Members at DPP asked for consultation to be as wide as possible and to make every effort to engage with those so-called 'difficult to reach groups.' They also asked us to make sure that venues for consultation events were close to where the relevant communities lived, and that we consult carefully with Education Leeds re: the changes to High Schools in this part of Leeds.

3.0 Main Issues

3.1 Role of the Area Action Plan (AAP)

The broad role for the AAP is essentially to:

- Provide a co-coordinated approach to the sustainable regeneration of the area, including its spatial planning within the context of Leeds and its Region;
- Establish a statutory planning framework for the implementation of the West Leeds Gateway, to guide development and change and provide a catalyst for the area's regeneration and growth;
- Ensure that the importance of the regeneration of the West Leeds Gateway to local communities is fully recognised in securing connectivity and linkages both within West Leeds and to the City Centre;
- Contribute to the regeneration/renaissance objectives of the City Council and the Local Strategic Partnership – the Leeds Initiative.

3.2 Key Objectives

These may be summarised as being to :

- provide a framework for the regeneration of the West Leeds Gateway area and a sound foundation for the implementation of key improvement works over the next 10 years.
- provide a catalyst to promote improved joint working between public and private agencies that have a responsibility to improve the health, prosperity and well being of the people of West Leeds.
- maintain, improve and increase the safety, quality and usability of greenspace for the enjoyment and improved well-being of the local community.
- raise educational achievement and employment skills.
- maintain and provide an improved variety of employment opportunities.
- Make the West Leeds Gateway Area a safer and more attractive place in which to live, work and play.
- promote and support the provision of appropriate and accessible neighbourhood facilities, for example health care provision, education/training and leisure opportunities.
- improve the vitality and viability of Armley Town Centre.
- Improve the quality of the existing housing stock and provide opportunities for the provision of new housing to provide a variety of tenure types.
- provide greater accessibility for pedestrians, cyclists and public transport users within, into and out of the area by traffic management measures.

3.3 Guiding Principles

- 3.3.1 Despite high levels of deprivation and physical decay, there are opportunities to halt and reverse the spiral of decline if appropriate levels of investment are made in time. Tackling the specific issues of local deprivation in the Armley and Lower Wortley areas will also have a strategic impact in providing the catalyst to the economic growth of the whole of West Leeds, hence the name for the regeneration area, the West Leeds Gateway.
- 3.3.2 The key guiding principle is that the regeneration plans in West Leeds Gateway will be led by private sector investment with some “pump-priming” by the City Council, through the regeneration of sites in its ownership.
- 3.3.3 Co-coordinated and integrated services are at the heart of this regeneration proposal. The challenge for all the agencies with a stake in the future of the West Leeds Gateway is to plan and deliver services in a way that cuts across professional and administrative boundaries and puts the needs of local people first. Local public service targets will provide an initial focus to drive service improvements to help to

reduce unemployment and crime, create cleaner and safer streets, enhance the quality of greenspace and the environment, improve health services provided to local communities and raise educational attainment.

3.3.4 The future of the area will fundamentally affect the lives of local people. It is important that consultation on the Action Area Plan engages and involves individuals as well as representative bodies and groups. A flexible and responsive approach will be required to ensure that local people are consulted in a way that meets their needs and that builds upon, rather than duplicates, existing mechanisms.

3.4 Issues and Options

3.4.1 An issues and options document has been prepared which is based on the study carried out by Atkins consultants. This document proposes, as options for public discussion, three levels of intervention:

<p>Option 1 Minor Change</p>	<p>Here, the emphasis would be on cosmetic improvement, including New Wortley, improved linkages, the reinforcement of existing employment areas, development of existing sites and improvement of Armley Town Street Shopping Centre.</p>
<p>Option 2 Moderate Change</p>	<p>In this option more substantial improvement of Town Street is proposed to be undertaken. The Canal side Area, Armley Mills, Ledgard Way/Canal Road and Oldfield Lane are promoted as areas of significant change and development. Parts of New Wortley housing estate are subject to selective demolition and rationalization with new development and improved areas of greenspace and internal pedestrian and cycle routes.</p>
<p>Option 3 Major Change (Transformational)</p>	<p>With this option, Armley Town Centre is subject to major development to the north and south with improved green links and pocket parks, there is a major emphasis on the redevelopment of the Canal Road corridor and a major development is promoted at Ledgard Way. In this option, the Canal side Area, it is suggested, has potential for redevelopment/refurbishment to accommodate modern employment uses and the possible introduction of some housing, with strategic links creating a 'green bridge' (a landscaped pedestrian bridge) from New Wortley into the Canal side area. Parts of New Wortley, including the tower blocks, could be cleared under this option and be redeveloped for housing of mixed types and tenures. Re-modelling the Armley Gyratory to accommodate a major mixed use scheme is an option for debate. Another key possibility for discussion concerns the Oldfield Lane, where the area around Netto could, it is suggested, be developed as a local centre with new shops, housing and open space.</p>

- 3.4.2 The degree of change, as set out in the options described above, is open for discussion. It is important to note that it is not simply a question of choosing Options 1, 2 or 3. In reality, a preferred course of action that is likely to emerge following public consultation is more likely to be drawn from each one – a “pick and mix” solution.
- 3.4.3 The West Leeds Gateway Issues and Options Paper is attached at Appendix 1.

3.5 Consultation

- 3.5.1 Community Involvement is a key part of the preparation of the Area Action Plan, and a timetable for community consultation has been prepared in accordance with the requirements of the planning legislation.
- 3.5.2 During October and November a series of exhibitions and meetings are planned to engage with the public, and provide them with the opportunity to consider the options and offer their views on what should be the preferred option. The leaflet providing details of the exhibitions is attached at Appendix 2.
- 3.5.3 Consultation will also be carried out with those local and national organisations that the Council thinks will be affected by, or will have an interest in the proposals.

3.6 Sustainability

Finally there is the overriding principle of sustainability. This entails achieving environmental, economic and social objectives at the same time. Specific actions and improvements need to be sufficiently "robust" and 'viable' so that the area prospers and is self sustaining rather than needing a continuous injection of public funds.

3.7 The Next Steps

Following the public consultation responses will be analysed and work will commence on developing the 'Preferred' option which is expected to be the subject of further public consultation in June/July 2007. The draft Area Action Plan is programmed for submission to the Secretary of State in March/April 2008. The Area Action Plan is programmed for adoption in June 2009.

4.0 Implications For Council Policy and Governance

Consultation will be carried out in accordance with the Council's Statement of Community Involvement (SCI).

The Regeneration of the West Leeds Gateway contributes to the regeneration and renaissance objectives of the City Council and the Strategic Partnership – the Leeds Initiative.

5.0 Legal and Resource Implications

The Consultation Process is being resourced through the Council's Development Department (Local Plans), Area Management, and Leeds West Homes.

6.0 Conclusions

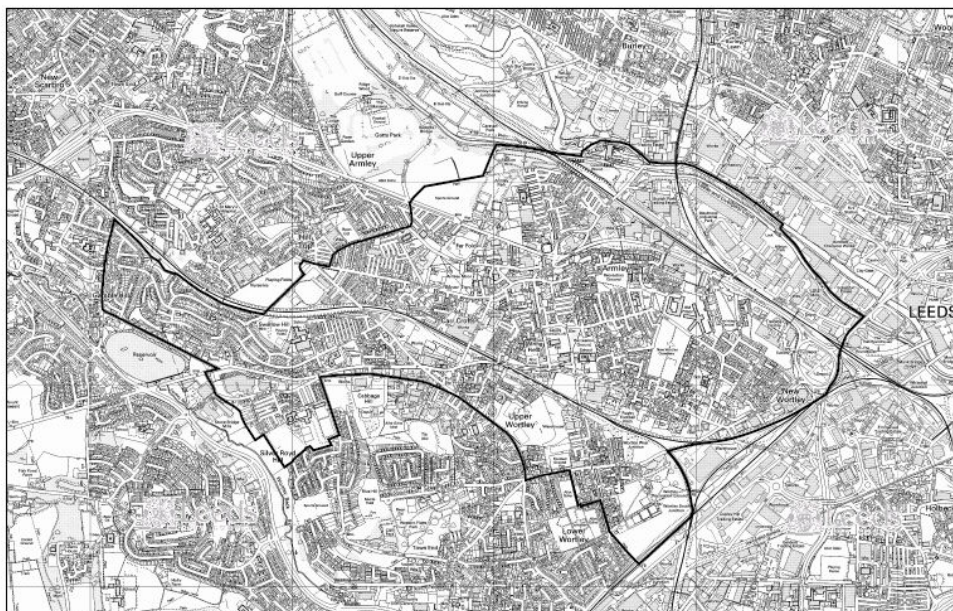
- 6.1 This report sets a brief summary of the Issues and Options which are to be considered in the preparation of the West Leeds Gateway Area Action Plan and the next stage of informal public consultation with a range of stakeholders. Once completed this will conclude the Regulation 25 stage of the process, and the preparation of drafting a preferred option will be undertaken.

7.0 Recommendations

- 7.1 That members note the arrangements for the consultation.
- 7.2 That members considered the options and issues identified and offer their views on the alternative options presented in the consultation paper.

WEST LEEDS GATEWAY AREA ACTION PLAN

Issues and Alternative Options - August 2006



PRODUCED BY THE DEVELOPMENT DEPARTMENT, LEEDS CITY COUNCIL.
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Scale : 1/12000 GIS NO 3094



The West Leeds Gateway Area Action Plan will guide the future development of Armley, Lower Wortley, New Wortley and the Heights areas. The plan is being prepared by Leeds City Council in consultation with local communities, businesses and organisations. The plan has been given the title of West Leeds Gateway because it is identified as a key entrance into West Leeds from the City Centre and conversely the entrance to the City Centre from the West. The area the plan will cover is shown on the plan above.

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2. THE AREA, BACKGROUND AND HISTORY OF THE AREA

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5. KEY AREAS OF CONCERN

6. THE THREE CORE COMPONENTS FOR TRANSFORMING WEST LEEDS

7. THE 7 KEY AREAS FOR INTERVENTION

8. THE 3 OPTIONS FOR IMPROVING WEST LEEDS

1. INTRODUCTION

- 1.1 The Area Action Plan is being formulated as part of the new Development Plan for Leeds, the Local Development Framework (LDF) which will gradually replace the Adopted Leeds Unitary Development Plan Review (2006).
- 1.2 The LDF is not a single plan but a collection of different plans made up of a Core Strategy, Area Action Plans and associated Proposals Maps showing site specific allocations.
- 1.3 The Area Action Plan for West Leeds is a key priority in this broader work programme. Its purpose is to focus on implementing schemes and developments, including environmental improvement works, which will help make this part of West Leeds a better place to live, work, relax and play. Area Action Plans provide an important mechanism for ensuring that future development is of an appropriate scale, mix and quality for areas to be developed, changed or conserved. It also promotes measures to raise the overall quality of the environment and ensure that any improvements are sustainable and of lasting benefit to the area.
- 1.4 This document sets out the broad issues facing the area and proposes alternative options for the West Leeds Gateway Area Action Plan.
- 1.5 **The main purpose of this document is to seek your views on the issues facing the area and the options put forward for change described later in this report.**

2. THE AREA , BACKGROUND AND HISTORY OF THE AREA

2.1 The Area

- 2.1.1 The West Leeds Gateway Area is broadly bounded to the north by the Leeds Liverpool Canal and River Aire (including Armley Park, Armley Mill, the Canalside Area and the Canal Road/ Ledgard Way area). To the south it includes Wortley Moor Road/ Upper Wortley Road and Oldfield Lane. To the West are the Heights and to the East the Armley Gyratory. The area includes Armley Town Street and Armley Gaol. The area is home to almost 17,000 people. One-fifth of the population are of school age.



2.2 Background and History of the Area

- 2.2.1 Leeds has a long history of involvement in the wool trade and Armley has been at the centre of this, having had mills since the seventeenth century. In the early nineteenth century Armley Mills became one of the world's largest woollen mills, continuing the cloth-making tradition until 1969 when production ceased.
- 2.2.2 As the mills grew so did the engineering sector which served the demand for manufactured tools and other equipment. By 1861 engineering was the second largest employer in the city and by 1900 the largest, employing 20% of the male workforce. Armley therefore had an important role to play in the transformation of Leeds from a series of villages in proximity to each other to a major urban area.
- 2.2.3 The housing layout of much of the plan area reflects the close ties people used to have between their home and workplace. West Leeds developed as an area that provided employment for local residents and, to a large part, still does. The watercourses were central to the area's economic growth and development, but have become rather neglected in the post war period, due to industrial decline and change. The West Leeds area has developed with Armley at its heart. As the economic activities in Armley have moved into decline; so too has the economy of the wider area.
- 2.2.4 As the economic base of the area has changed and shifted, so parts of the housing stock have become dislocated from the areas of work that they were set up to serve. The traditional back-to-back housing in the area has survived in many areas but in others it has been cleared and replaced with post-war public sector housing of a lower density and more open space.

2.2.5 Since the 1960s, decline in the area has been dealt with through a variety of urban renewal measures. The socio-economic context for the area at present is split between areas of public housing, some of which are in need of regeneration and areas of traditional housing which remain attractive. In some cases residential areas would benefit from fresh investment and environmental improvements.

3. KEY DRIVERS FOR CHANGE

3.1 An initial market analysis undertaken by King Sturge in 2004 identified the major elements for creating sustainable regeneration in the West Leeds Gateway area. In summary this stated that:

- There is a need to revitalise Armley Town Centre in a way that complements both the regeneration of the City Centre, and neighbouring strategic initiatives.
- There is scope for smaller local investors to channel investment into the area.
- The market viability of the area will be improved through public realm interventions by the Local Authority, changing what is currently a marginal centre to a more attractive commercial proposition from the developer/ investor perspective.
- The opening of the Armley One Stop Centre and the refurbishment of the Armley Library by the City Council have already helped kick start this process.
- The new Community Health Centre (Leeds LIFT) will give another boost to the area (this facility has since been completed).
- There is a need to key this important new facility into other health promotion initiatives in the wider area, for example, by making Greenspace more accessible and attractive to use and promoting walking by improving existing rights of way and creating new ones.
- A new investment in Armley Mills Museum could help enhance the canal side area and boost the attraction of Armley as a visitor destination.
- The potential replacement of Armley Sports Centre is also under consideration and will need to be considered as part of the regeneration of the wider area.

3.2 The second element is to develop a more sustainable community in New Wortley. Leeds West Homes has identified the Clyde's estate as being in need of significant physical investment with a high proportion of stock deemed unsustainable in relation to housing demand and meeting decency

standards. Strategic partners and residents have highlighted an urgent need for an initial visioning and master-planning exercise on the estate as a preliminary part of the wider West Leeds Regeneration work. There is an opportunity to develop a striking and high quality mixed residential development on this important site. This will be a highly visible development. The right development here will change the perception of the area for good and will help encourage investor confidence in the whole of the West Leeds area.

- 3.3 Transport is third key element of the plan. The Strategic Rail Authority ten-year plan has identified an Armley rail halt as a long-term priority. The West Leeds Gateway programme should include partnership work with the Strategic Rail Authority and Metro to prioritise an Armley option. Other transportation issues include access and parking within Armley shopping centre and local bus services, particularly the introduction of bus only lanes.
- 3.4 Developing jobs and attracting business is a fourth element. A proposal in the King Sturge market analysis was the need to develop a "business cluster" of new firms. Associated with this will be the need to train local people to access these new jobs. The West Leeds Family Learning Centre is particularly well placed to undertake this work, having successfully pioneered a local employment programme with one particular Armley firm, Elite Forwarding. The proposals for a new combined secondary school as part of Building Schools for the Future programme will link into this proposal: "entrepreneurship and the distributive trades" is likely to be a West Leeds skills focus for the secondary schools.
- 3.5 Providing jobs for local people is a fifth element. The challenge will be to ensure that the major capital investment projects in the area benefit local people. It will be important to ensure that local labour initiatives are initiated during the construction period linking training provision to job opportunities. "Youthbuild" is a construction training programme for young people under development in the Clyde's area by West Leeds Homes which could provide valuable experience of this type of scheme within the West Leeds Gateway area.
- 3.6 New private housing investment is the final element of the regeneration plan for area. The market analysis confirmed an increase in the number of 25-30 year olds beginning to purchase property in areas near Armley Town Centre and how this new investment in the area could point to the opportunity for new facilities to service this population. The refurbishment of Winker Mills, next to Armley Town Centre could also help this process by providing "city dwelling" type flats. West Leeds High School "Lofts" development has shown the potential new market for private rented accommodation. The Mistress Lane proposal, referred to later in this report, is designed to kick-start this process.

4. THE ROLE OF THE ACTION AREA PLAN

4.1 The West Leeds Gateway Area has been identified as one of the priority regeneration areas in the City's Neighbourhood Renewal Strategy. The regeneration of this area is being guided by a 'Partnership Board' whose members are drawn from different backgrounds sharing an interest and commitment to improving the way the area works and looks. The West Leeds Gateway Partnership Board comprises local public, private and voluntary agencies set up to enable this regeneration.

Main Role of the AAP

4.2 The broad role for the AAP is essentially seen as being to:

- provide a co-ordinated approach to the sustainable regeneration of the area, including its spatial planning within the context of Leeds and its Region;
- establish an statutory planning framework for the implementation of the West Leeds Gateway and provide a catalyst for the area's regeneration and growth;
- ensure that the importance of the regeneration of the West Leeds Gateway to local communities is fully recognised in securing connectivity and linkages both within West Leeds and to the City Centre;
- Contribute to the regeneration/renaissance objectives of the City Council and the Local Strategic Partnership – the Leeds Initiative.

Key Objectives

4.3 These may be summarised as being to:

- Provide a framework for the regeneration of the West Leeds Gateway area and a sound foundation for the implementation of key improvement works over the next 10 years;
- Provide a catalyst to promote improved joint working between public and private agencies that have a responsibility to improve the health, prosperity and well being of the people of West Leeds;
- Maintain, improve and increase the safety, quality and usability of Greenspace for the enjoyment and improved well being of the local community;
- raise educational achievement and employment skills;
- Maintain and provide an improved variety of employment opportunities;
- Make the West Leeds Gateway Area a safer and more attractive place in which to live, work and play;
- Promote and support the provision of appropriate and accessible neighbourhood facilities for example, health care provision, education/training and leisure opportunities;
- Improve the vitality and viability of Armley Town Centre;

- Improve the quality of the existing housing stock and provide; opportunities for the provision of new housing to provide a variety of tenure types;
- Provide greater accessibility for pedestrians, cyclists and public transport users within, into and out of the area through traffic management measures.

Guiding Principles

- 4.4 Despite high levels of deprivation and physical decay, there are opportunities to halt and reverse the spiral of decline if appropriate levels of investment are made in time. Tackling the specific issues of local deprivation in the Armley and Lower Wortley areas will also have a strategic impact in providing the catalyst to the growth of the whole of West Leeds, hence the name for the regeneration area, the West Leeds Gateway.
- 4.5 The key guiding principle is that the regeneration plans in West Leeds Gateway will be led by private sector investment. The City Council is a significant landowner and the aim is to use these assets in a manner that will enable the Council to work in partnership with the private sector and ensure that the local communities of West Leeds directly benefit from development opportunities that arise.
- 4.6 Co-ordinated and integrated services are at the heart of this regeneration plan. The challenge for all the agencies with a stake in the future of the West Leeds Gateway is to plan and deliver services in a way that cuts across professional and administrative boundaries and puts the needs of local people first. This will provide an initial focus to drive service improvements to reduce unemployment and crime, create cleaner and safer streets, enhance the quality of Greenspace and the environment, and improve health services provided to local communities and raise educational attainment.
- 4.7 The future of the area will fundamentally affect the lives of local people. It is important that consultation engages and involves individuals as well as representative bodies and groups. A flexible and responsive approach will be required to ensure that local people are consulted in a way that meets their needs and that builds upon rather than duplicates existing efforts to improve the area.
- 4.8 Finally there is the overriding principle of sustainability. Specific actions and improvements need to be sufficiently "robust" and 'viable' so that the area prospers and is self sustaining rather than needing a continuous injection of public funds.

5. SUMMARY OF CHALLENGES AND OPPORTUNITIES

- 5.1 The West Leeds Gateway Area was selected, not only for the considerable problems that face the area, but also for the huge opportunities the area presents.
- 5.2 Six priority areas have been identified following initial research work carried out by Atkins, a firm of consultants appointed by West Leeds Area Management, who prepared a draft Regeneration Framework. The final draft of the Atkin's report was produced March 2006 and their findings have informed this report. Some initial public consultation was also undertaken as part of this exercise, during which it emerged that, in summary, the community wants an area which is green, clean, safe and secure.
- 5.3 The problems and opportunities which have emerged from the work undertaken to date are as follows:

Challenges Facing the Area

Skills shortage

- Four out of ten people in the workforce have no qualifications.
- The trend is for more school leavers to attain 5 GCSEs (36% in 2004), but the West Leeds Wedge is still behind the city (45%) and national (54%) averages.
- Poor qualifications amongst workforce. The workforce is poorly qualified and this is showing signs of getting worse.
- Supply of labour has been an asset of the area in past, but in 2004 the proportion of West Leeds school leavers attaining 5+GCSEs at A-C was 36%. This is 10% below the average for Leeds and there are no signs of improvement.

Deprivation, Poverty and Health

- There is a high incidence of benefit-dependency and 37% of all households are in receipt of Council-administered benefit.
- The percentage children living in households that are on benefit also stands at 37%.
- Over one-half (54%) of households have no car.
- Six out of ten households are living in rented accommodation, which indicates an over concentration of this type of tenure and either an inability or unwillingness to become owner occupants.
- Coronary heart disease and other diseases are more prevalent in West Leeds than the average for the city and nation.
- General poverty and low educational attainment;
- Average life expectancy levels in West Leeds are below the Leeds West Primary Care Trust and Leeds City averages.

- Armley has a high level of under-18 pregnancies and also has a rising rate of low birth weight babies.

Lack of Connection to the City Centre and Surrounding Areas

- The Railway, road, canal and river act as barriers making pedestrian and other journeys to the City Centre and adjoining neighbourhoods such as Kirkstall and Holbeck difficult;

Poor Economic Performance

- Self employment is minimal in the area (3.8%).
- One-fifth of the workforce is employed in manufacturing occupations
- Older manufacturing emphasis of employment compared to the rest of Leeds, which has moved towards the service industries.
- Lack of housing choice;

Crime

- Residents of West Leeds are two or three times more likely to be a victim of crime (depending on type of crime) than residents of Leeds as a whole.

Image

- General poor and run down image
- Impact of prison on both external perceptions and the local communities;
- Poor public areas, especially around the Gyrotory, Canal Road and Armley Town Centre;
- Inward looking focus of Armley Town Centre;
- Poor pedestrian environments;
- Public open space in the area is in generally poor condition and underutilised.

Opportunities

Despite these problems the area has a number of opportunities and advantages which can assist in the regeneration of West Leeds :-

A well knit community

- Generally more people in the area are in work (57%) compared to the whole of Leeds (52%).
- A higher proportion of people in the area travel to work on the bus or walk to work than the average for Leeds. This means a more sustainable pattern of travel.

- Many people live and work locally and there is perceived to be a good deal of attachment to the area.

A well located community

- City Centre is very close by (but there is a need to improve connections);
- Short journey to work times;
- The area is highly accessible from motorway network and the inner and outer Leeds Ring Roads;

A Community with a Good Environment

- Because of the roads, railway, canal and river much of the heart of the area does not suffer from traffic congestion, or suffer as badly as some areas from “rat running”;
- Strong natural environmental qualities in form of topography, water features and greenspace;
- The area has an abundance of greenspace which has potential for improvement and could make a major contribution to the regeneration of the area.

A Community with a Distinctive Character

- An important Industrial Heritage, in the form of Leeds-Liverpool Canal, Armley Mills and environs, older properties and sense of history;
- A number of buildings of historic and architectural interest including St Bartholomew’s Church (a grade 2 listed building), and a grade 2 Listed former Chapel currently housing Mike’s Carpets.
- A Conservation Area has been proposed based around the central area of Armley.

A Place for Economic Opportunities

- Manufacturing remains an important sector (17% of jobs).
- The area is a well established base for economic activity providing jobs for local people;
- Scope for small businesses, especially those serving the City Centre;
- The Tong Road Corridor has potential as a focus for enterprise;
- Growing media industry focus in nearby Kirkstall;
- Service sector growth in Holbeck Urban Village close to the area.
- The area has potential to support the developing creative and digital cluster in the city, especially in the non-digital sub-sectors which are vital to the continued growth of the sector.
- Tong Road has scope for altering the mix of land uses along its length to become an enterprise corridor. There is a mix of residential and business uses along the corridor and the enterprise component could be strengthened in specific places.

- The area has a large amount of City Council land ownership, which provides a level of control and provides financial opportunity to intervene in the area.

Future Direction?

- West Leeds has the potential to provide a broader range of housing to retain the existing population, attract newcomers and encourage people to return to the area.
- The employment base in the area is skewed towards the old economy (manufacturing) rather than the new economy (financial services). This serves the local population well but future growth is likely to be in a mix of a) offices, light industry and research and development , b) general industry) and/or c) warehousing and distribution) uses.
- The tradition of living close to work is likely to continue but newer opportunities will be required, in terms of better jobs and more service sector jobs.
- West Leeds must retain its status as an employment area and emphasis on improving attractiveness of employment land and premises is needed. In this way West Leeds will continue its three-hundred year history as a base for economic activity supporting the city's continued development.
- West Leeds should continue to offer opportunities for small businesses (in all sectors) particularly ones which are serving the City Centre and service sector (for example, a creative and media cluster).
- Armley will become a place where people choose to live and work.
- Council landownership offers the ability to influence future developments and make sure that they benefit the existing community in the longer term.

5. KEY AREAS OF CONCERN

5.1 Based on the issues raised the following key themes have been identified

- A lack of internal and external connectivity i.e. it is difficult for people to move easily between different parts of the area e.g. the shops, schools, open spaces. Also between the City Centre, Holbeck, Kirkstall and other nearby areas.
- educational underachievement and skills shortage
- an underperforming local economy
- a poor quality of physical environment
- a good quantity but poor quality of Greenspace
- external perceptions of the area are influenced by the Gyratory and the presence and surroundings of the Prison and the poor physical environment

5.2 Building upon these themes, it is possible to start developing an initial framework for West Leeds.

- 5.3 The key influence on the future of West Leeds is likely to be the balance between sustaining and enhancing existing communities, whilst developing a broader role for the area in its city wide context and, in particular, its relationship with the City Centre. This will be influenced by connecting the area with its neighbours, both literally and in terms of people's perception of the area.



6. THE THREE CORE COMPONENTS FOR TRANSFORMING WEST LEEDS;

- 6.1 Three core components are seen as central to transforming West Leeds in this Area Action Plan: -

1. Economic Diversity, Opportunity and Choice;
2. Transport/Movement, Accessibility and Public Space;
3. Environmental Sustainability, Quality of Life and Local Facilities

1. Economic - Diversity, Opportunity & Choice

The key features of this theme are as follows;

- Retain those industrial uses that are established and complementary to the broader, emerging roles for West Leeds;
- Develop linkages with the growing media industry in the Kirkstall Valley;
- Improving the environment of the Tong Road corridor and enhancing its role as an enterprise /employment area;
- Building Schools for the Future as part of the Private Finance Initiative will see the merging of Wortley High and West Leeds high Schools on

the West Leeds site providing a development opportunity on the Wortley High site.

- The Extended Schools Initiative will provide improved adult learning opportunities in more accessible places
- Provision of a range and quality of employment land and premises;
- Training provided as part of community initiatives;
- Training and employment initiatives linking the community with Armley Prison;
- Using new development schemes to provide training opportunities.

2. Transport/Movement - Accessibility & Public Space

- Development of links between green spaces to create corridors of movement for pedestrians and cyclists;
- Creation of safe and attractive routes from Armley to the canal and along the canal to encourage through links and links to Kirkstall and the City Centre supported by environmental improvements and mixed use developments;
- Creation of safe and attractive cycle and pedestrian links from New Wortley to Canalside over Canal Road and Armley (the 'Green Bridge').
- Improved road environments, notably the Gyratory, Tong Road and Armley/Canal Road where public areas are largely given over to vehicle space so as to provide safe and attractive pedestrian and cycle routes through the area and to Holbeck and the City Centre;

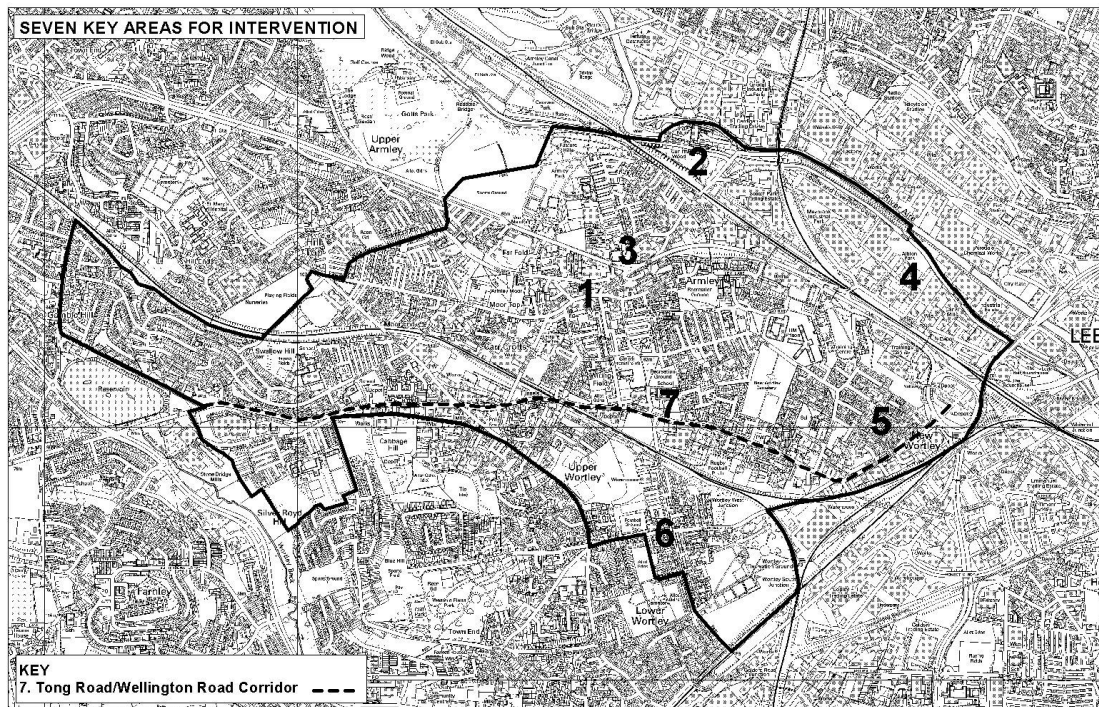
3. Environment - Sustainability, Quality of Life & Local Facilities

The key features of this theme are as follows:

- Respecting the existing character of the area, for example by taking into account locally distinctive features such as topography, high density terraces, local building style and key buildings such as Armley Mills and Canal Mills;
- Promoting a sense of pride in the area, 'celebrating' its industrial heritage and buildings of special character e.g. Armley Library, St. Bartholomew's Church etc.
- Developing character and quality of public areas by introducing distinctive and robust development in New Wortley;
- Creating safe places by improving public areas that are attractive to use, especially where commercial buildings meet public areas on Tong Road;
- Ensuring that West Leeds retains its cultural heritage and existing landmarks, like Armley Prison and the former church which houses Mike's Carpets, whilst introducing clarity to the structure of new buildings and spaces;
- Completing the circle that is West Leeds Country Park through the improvement of green links within the area and connecting them with the wider area ;
- Enhancing the role for existing larger parks and Greenspaces.

- Upgrading the open spaces in the area to provide usable space for people to enjoy, to help improve the appearance and feel of the area as a whole. A key aim is to make them attractive and safe to use, encouraging greater numbers of people to visit them and to take part in recreational activities, (from gentle walking through to more demanding sports) to help improve the health and well being of the people of West Leeds.
- Recognising the habitat potential of linear features such as railway lines, the canal and river and doing something practical to help these become valuable habitats.
- Addressing the “missing links” of Greenspace provision through the creation of pocket parks and formal landscape structures in new developments that will link up. These will provide safe, clean and attractive corridors to get from one part of the area to another, thereby connecting neighbourhoods and community facilities.
- Encouraging ease of movement through the creation of a network of safe, clean and accessible public spaces that provide clear linkage between neighbourhoods and key community facilities;
- Strengthening of stable housing areas with landscaping and environmental improvements such as Home Zones, (areas where there is a distinct character where the street gives priority to play, walking and cycling rather than the car);
- Promoting diversity through the improvement of less stable housing areas to broaden the mix of house types and promote neighbourhood growth;
- Creation of new housing and mixed use areas to promote further neighbourhood growth to complement existing communities;
- Encouraging adaptability by ensuring that new developments are designed to accommodate a range of uses which could change over time;
- Provision of centralised health and social care facilities is already improved following the completion of the LIFT scheme in Armley which has provided the Armley Moor Health Centre which opened in December 2005;
- Provision of a new leisure centre to provide a new, additional focus to Armley and replace the existing, outdated facility.

7. THE 7 KEY AREAS FOR INTERVENTION AND THE THREE OPTIONS



PRODUCED BY THE DEVELOPMENT DEPARTMENT, LEEDS CITY COUNCIL

Scale : 1/16000 GIS NO 3145

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7.1 Seven areas are seen as being critical for intervention. The seven areas are indicated on the map above and comprise:

1. Central Armley including Town Street, Mistress Lane, Theaker Lane and Far Fold.
2. Armley Mills
3. Canal Road and Ledgard Way
4. Canalside
5. New Wortley and the Gyrotory
6. Oldfield Lane
7. Tong Road/ Wellington Road Corridor

7.2 **Three Options are put forward for discussion:**

Option1 Minor Change

Option2 Moderate Change

Option3 Major Change;

A fourth option Do Nothing is not considered to be acceptable as this would just lead to further decline in the area.

8. THE 3 OPTIONS FOR IMPROVING WEST LEEDS

The Different Levels of Intervention Are:-

1. **Minor Change**
2. **Moderate Change**
3. **Major Change**

OPTION 1 MINOR CHANGE

Armley Town Centre

- Armley Town Centre is revitalised and developed for mixed use with 'Living Over the Shop' accommodation being provided. Improvements are made to the pedestrian environment streetscape and general environment in conjunction with traffic calming.
- Gelder Road Units are refurbished for commercial use
- Mistress Lane site is developed for residential use with retention of the tower blocks (a brief has already been prepared to guide development of the site and market it).
- Under the Private Finance Initiative (PFI) the Leisure Centre at Carr Crofts is proposed to be replaced, exact details of the scheme are yet to be finalised.

Residential Development

- Development of the following sites for housing or mixed uses is pursued: Red Court, Far Fold, Town Street/Wortley Road Junction and the Wortley High School site.
- In New Wortley decency standard works are implemented by 2010 and cleared sites at the Hawthorns (Holdforth Place) and Old Liberal Club and adjoining greenspace are developed together with environmental improvement works such as fencing and landscaping works.
- Development of the Oldfield Lane Sports Ground for housing.
- Development of Highfield Gardens for new houses.
- The cleared maisonette site at Farrow Road is developed for private housing.

Greenspace and Environmental Improvements

- Creation of a green link between Armley Town Street, Carr Crofts and Kirkstall.
- The Canalside Area is improved environmentally; in particular the appearance of the buildings facing onto the canal and the usability of the canal for recreation and enjoyment. Where appropriate new development will be encouraged.
- New greenspace is provided so as to be accessible to people's homes.
- Greenspace in the area is reassessed in order to improve its usability and where appropriate provide development opportunities.

- Overall there will be no net loss of greenspace.
- Environmental enhancement of the setting of the Prison especially car parking, public transport access and the buildings.
- General improvement of the Tong Road /Wellington Road corridor linked with employment development and an enhanced and greener corridor with possible public art features. The pedestrian and cycling environment are also to be improved.
- General environmental work around the Oldfield Lane area including the improvement of the Supermarket and car park.
- An advertisement hoardings policy is introduced for the whole area to restrict their use and existing adverts are investigated for removal or discontinuance notice action.

Improved Links

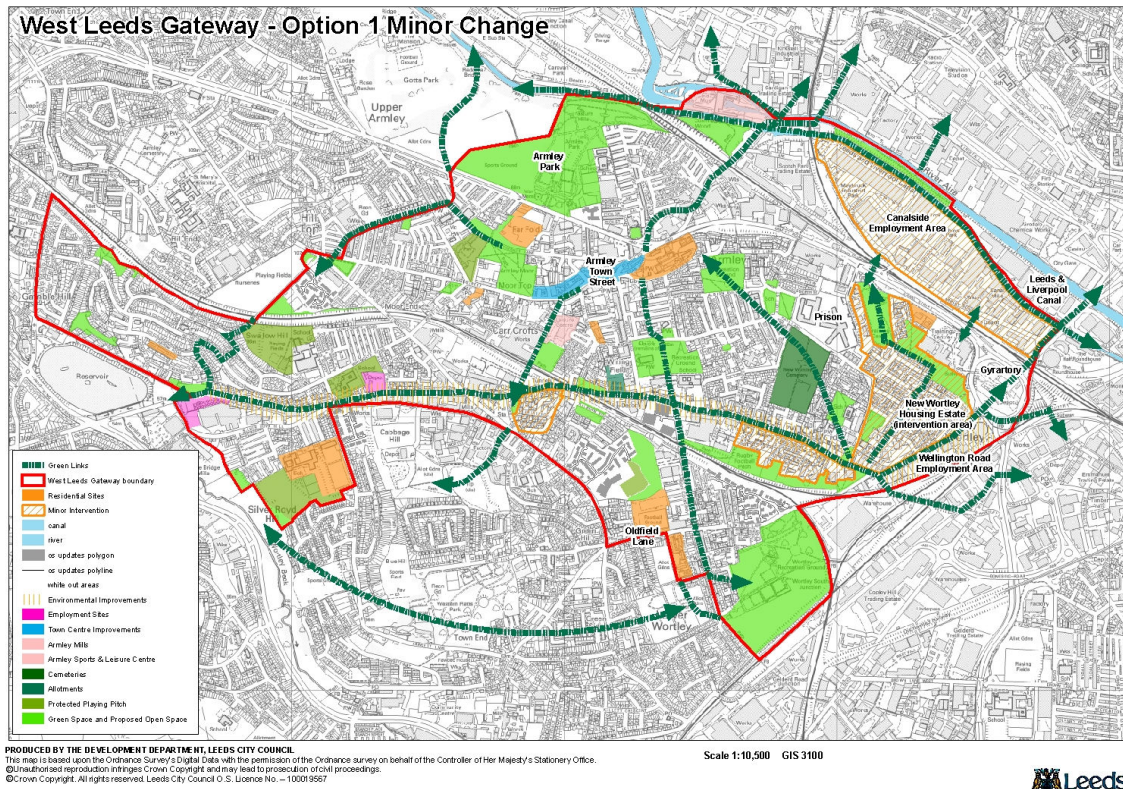
- Better links between the Canalside Area, the City Centre, Kirkstall Valley and Holbeck are developed
- The vehicular and pedestrian circulation in the New Wortley Estate is revised
- Tong Road corridor is improved for pedestrians and cyclists.
- Creation of a green link from Tong Road to the north and to the south.
- Improvements to the Privilege Street development to improve the appearance safety and accessibility of the area
- Armley Mills is promoted with improved linkages (including the opening up of the existing bridges) with the Canalside Area, Armley, Kirkstall and the wider area and as a component of the West Leeds Country Park

Economic Development

- General consolidation of the Tong Road /Wellington Road corridor for employment uses linked with an enhanced environment, including greening of the corridor and possible public art features.
- The pedestrian and cycling environment also to be improved.
- Development sites have been identified at Pipe Nook Lane and the Scrapyard Site on Tong Road.

Canalside

- Existing business is retained and support given to environmental improvements and better access to the Canal



OPTION 2 - MODERATE CHANGE

Armley Town Centre

- Encouragement of more substantial retail development on Town Street and creation of link through to the Tesco/Wilkinson/Yorkshire Linen site on Stanningley Road
- The Gelder Road units could be incorporated in a larger site to include the Theaker Lane maisonettes
- Carr Croft Foundry site is redeveloped as mixed use as part of Armley Town Centre

Mixed Use Development

- Ledgard Way development site is promoted for a mixed use scheme

Canalside

- Canalside Area –Canalside Mills converted to mixed use, if they become vacant. If sites are proposed for development by their owners, the promotion of mixed use development for housing, office and studio type space. Opportunities for the creation of strategic linkages through the area will be investigated as part of any development scheme.

Linkages

- Improved linkages between the Canalside Area and the rest of the area via a Green Bridge across Canal Street, the bridge will provide a pleasant environment to walk and cycle across.
- Improvements are made to the general environment of the canal towpath.
- The Oldfield Lane Local Centre incorporates improved foot and cycle linkages, Greenspace and pocket parks and general environmental improvement of Oldfield Lane.

Armley Mills

- Armley Mills to be improved to provide a café/bar and venue for events to link it better into the community and wider area

Residential Development

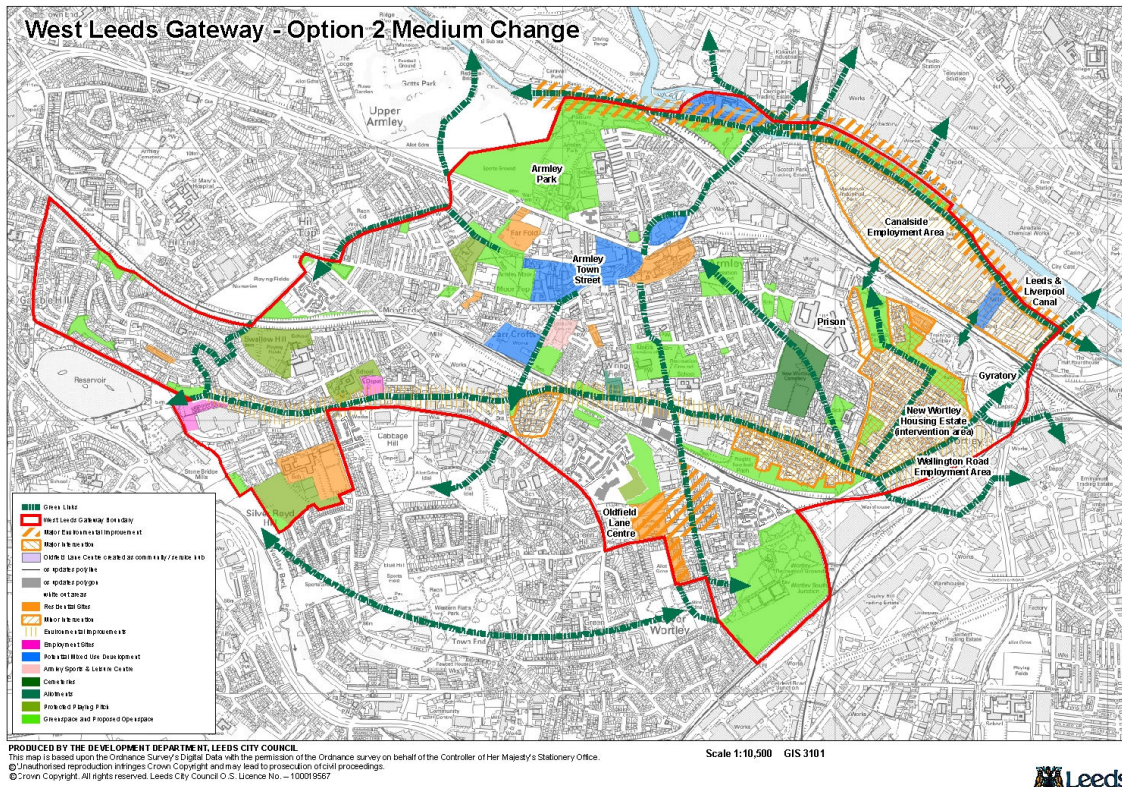
- A variety of housing types are developed in and around the New Wortley Estate, following selective demolition and amenity space and greenspace is improved and reconfigured to create a network of formal greenspace and pocket parks and development opportunities.

Employment Development and Relocation

- As Option 1.

Oldfield Lane Centre

- One option for discussion is to create a new Local centre around the Netto store on Oldfield Lane with a cluster of community uses and new housing including the Sports Ground Site, Highfield Gardens and also the Malmesburys and Amberley Road. Such a centre could incorporate improved linkages, greenspace and pocket parks and general greening of Oldfield Lane. However, this option needs to be considered against a desire to underpin Armley town centre as the main focus for shopping and leisure activities in the area. If Oldfield Lane is not considered suitable for a new local centre, development could be limited to residential use with related Greenspace improvements.



OPTION 3 - MAJOR CHANGE

Armley Town Centre

- Residential uses introduced to the Town Street area with major development to the north and south of Town Street including green links and pocket parks
- Replacement of the existing Leisure Centre with a modern facility

Canal Road

- Major emphasis on developing the Canal Road Corridor as a “gateway” into the area.
- Major development on the Ledgard Way island site.

Canalside

- Canalside Area to be considered for more significant redevelopment to create modern business premises and perhaps residential uses overlooking the Canal.
- Accommodate the Green Bridge to create a strategic link

New Wortley

- Housing and tower blocks on the New Wortley estate to be redeveloped to provide a new site for housing of mixed tenures and types.

9. NEXT STEPS

- 9.1 This document is intended to stimulate a debate about the future of West Leeds. A number of core aims and objectives have been set out which will underpin the approach to any future work. However, the degree of change, as set out in the options described above, is open for discussion. It is important to note that it is not simply a question of choosing Options 1, 2 or 3. In reality, a preferred course of action is likely to be drawn from each one – a “pick and mix” solution.
- 9.2 At this stage the Council is carrying out informal consultation on the Issues and Options. There is a need to consult with a number of organisations that the Council thinks will be affected by, or will have an interest in, the proposals. However, it is vital that the views of local people, community bodies and businesses are obtained. The Council has prepared a Statement of Community Involvement (SCI) which advises on who and how the Council will consult on documents such as this. The SCI sets down lists of people or groups who may need to be consulted, including those who are often excluded from the planning process. Based on the SCI, the following list of organisations, bodies and community groups (“stakeholders”) has been assembled, including those who are considered to have an interest in or will be affected by the regeneration of the WLG. It is the intention that all of these will be consulted at this and all subsequent stages of AAP preparation:

Specific Consultation Bodies
Bradford City Council (adjoining Authority) English Heritage English Nature Government Office for Yorkshire and Humber Strategic Health Authority Strategic Rail Authority Telecommunications Operators The Countryside Agency The Environment Agency The Highways Agency Yorkshire and Humber Assembly Yorkshire Forward Yorkshire Water
Other Consultees
Armley Forum Armley Helping Hands British Waterways Centre for Ecology and Hydrology Chamber of Commerce; Church Commissioners Commission for Architecture and the Built Environment Commission for Racial Equality Dept for Transport

Dept of Education and Skills
Disabled Persons Transport Advisory Committee
English Partnerships
Equal Opportunities Commission
Faith Groups
Fire and Rescue Services
Freight Transport Association
Gas Companies
Gypsy Council
Health and Safety Executive
Highways Agency
Historic Buildings and Monuments Commission for England
Housing Corporation
Housing Forums in or near the WLG area;
Jigsaw Project
JobCentre Plus
Landowners/investors in the WLG area*
Learning and Skills Council
Leeds Access Advisory Group;
Leeds Civic Trust
Leeds Community Safety Partnership;
Leeds Initiative;
Leeds Older People's Forum;
Leeds Primary Care Trust
Leeds Prison
Leeds Race Equality Advisory Forum;
Leeds Voice
Leeds Voluntary Sector Learning Disability;
Leeds Voluntary Sector Mental Health Forum;
Leeds West Homes
Leeds Youth Council;
Local businesses
Local Public Transport Operators Group
Metro
National Grid Company
National Playing Fields Association
Network Rail
New Wortley Community Centre
Planning Aid
Police Architectural Liaison Officers
Rail Companies
Regional Housing Board
Road Haulage Association
Schools
Sport England
Tenants and residents Groups in or near the WLG area;
The Home Builders Federation
Together Partnership
Ward Forums in or near the WLG area*
West Leeds District Partnership;

West Leeds Family Learning Centre
West Leeds Healthy Living Project
West Leeds Homes
West Leeds Inner and Outer Area Committees;
West Leeds Primary Care Trust
WLG Regeneration Board and sub-groups;
Women's Advisory Group;

N.B. This list is not intended to be definitive and it is likely that the list will be added to as work on the WLGAAAP progresses.
The aim is to offer as many people as possible the opportunity to influence the overall intentions and shape of the West Leeds Gateway and to provide for the input of original thoughts and ideas.

9.3 Public consultation has already been undertaken through a series of events throughout the spring and summer of 2005, The West Leeds Area Management Team carried out a series of consultation days and a family fun day to find out the views of local people and the key issues facing the area. This work follows those events and we now want to build upon what was learned from people at that early stage.


9.4 At that time consistent concern was expressed on the following:-

- the quality of greenspace, and the need to maintain it
- increased safety and security of public spaces and routes
- traffic management measures and improvements to Armley town centre and the Gyratory.


In general terms, people wanted to see a West Leeds which is “**green, clean, safe, and secure.**” It is likely that these views will be expanded upon during this consultation period.

9.5 It is anticipated that the consultation period will run from the end of September 2006 to October 2006. Following this, the views of everyone will be considered and a “preferred option” the West Leeds Gateway will be drawn up for future discussion and comments.





West Leeds Gateway
Area Action Plan
"WLGAAP" "A new future - your choice"



WEST LEEDS IS CHANGING...

Leeds City Council is preparing an Area Action Plan for the West Leeds Gateway Area. Now is your chance to have your say.

An exhibition will be on display at the following locations and will have Leeds City Council staff in attendance at a variety of times. Please see the venue for full details.

Armley Library 16 October - 25 November

OCTOBER

- 16-21 Armley Leisure Centre
- 17 Armley Forum
- 23-28 Armley Moor Health Centre
- 30-4/11 Netto Shopping Centre, Lower Wortley

NOVEMBER

- 6-11 Church of the Ascension, Heights Drive
- 13-18 City Learning Centre, West Leeds High School
- 20-25 New Wortley Community Centre

"A new future - your choice"

ldf@leeds.gov.uk
For more information please call 247 8000

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