



Report of the Director of Environment and Housing Directorate

West Inner Area Committee

Date: 28th June 2007

Subject: Area Manager's Report

Electoral Wards Affected:

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Council
Function

Delegated Executive
Function available
for Call In

Delegated Executive
Function not available for
Call In Details set out in the
report

Executive Summary

The purpose of this report is to inform members of progress on a number of projects in West Leeds – the regeneration of West Leeds Gateway, the proposed improvements to Armley Town Street, the Leeds Bradford Corridor studies, the Fairfield Local Area Management plan, and the Local Enterprise Growth Initiative proposals for West Leeds. The report also informs members about the results of a recent survey of priority neighbourhoods in West Leeds and the analysis of how far we are succeeding in narrowing the gap between the most disadvantaged neighbourhoods and the rest.

Inner West Area Committee members are invited to note the contents of the report and to comment on any aspect of the matter raised.

1.0 Purpose Of This Report

1.1 This report informs members about actions on a number of Inner Area Committee priorities over the last three months.

2.0 Background Information

2.1 The priorities of the Inner Area Committee are set out in the Area Delivery Plan agreed by members in February 2007. This report updates members on a number of specific actions:

- West Leeds Gateway regeneration area
- Proposed improvements to Armley Town Street
- Leeds Bradford Corridor study
- Fairfield Local Area Management plan
- Local Enterprise Growth Initiative proposals for West Leeds
- West Leeds neighbourhood survey 2007

3.0 West Leeds Gateway regeneration area

- 3.1 The proposals for the regeneration of the West Leeds Gateway area arise out of the need to tackle the physical, social and economic issues in a comprehensive way to halt and reverse the spiral of decline, drive successful regeneration throughout the whole of West Leeds, encourage new investment into the area and make the West Leeds Gateway area a better place to live and work.
- 3.2 The interventions for the West Leeds Gateway are:
- (i) to tackle employment deprivation by providing appropriate local employment opportunities and a more skilled workforce;
 - (ii) to stimulate new business development to encourage growth sectors and create a more sustainable retail offer in the District Centre;
 - (iii) to enhancing the environment and develop rundown sites and neighbourhoods;
 - (iv) to enhance the housing offer in the area.
- 3.3 An appropriate mechanism for taking the West Leeds Gateway Area Regeneration Framework forward has been through the preparation of an Area Action Plan under the Local Development Framework. This is a lengthy process but will test the Area Regeneration Framework for soundness and will provide a robust framework for long term regeneration.
- 3.4 A draft issues and options paper for regeneration of the West Leeds Gateway based on the recommendations of the Atkins study was prepared by the Development Department. This was approved by Development Plan Panel on 15 August 2006 for informal public consultation under regulation 25 of the Planning Act. Public consultation took place in autumn 2006, the responses have been analysed, and indicate that the moderate option is the favoured option. Preparation of a "Preferred" Option is now being undertaken, and is expected to be issued for public consultation in September 2007. The draft Area Action Plan is programmed for submission to the Secretary of State in March/April 2008, followed by a Public Examination (if required) in October 2008. The Area Action Plan is programmed for adoption in June 2009.

4.0 Mistress Lane

- 4.1 The Mistress Lane area is one of the most disadvantaged parts of the Gateway. The clearance by Leeds West Homes of three maisonette blocks has provided an opportunity for changing this. The currently vacant site is a key site in the Gateway Regeneration Area. The aim is to provide attractive housing for sale through a landmark development that will help change the perception of the area. The redevelopment of the site with a private residential scheme hopes to attract in excess of 200 new residents in the area, bring additional spend in the local economy, provide a high density scheme at a key gateway to Armley which will provide a positive entrance onto Armley Town Street and broaden the community profile which could encourage new investments in leisure facilities in the area
- 4.2 Executive Board approved the sale of the Mistress Lane site on the open market, with any capital receipt to be ring fenced to repay the demolition costs incurred by Leeds West Homes. This site was put onto the open market in January 2007; two developers have expressed an interest in the site and submitted proposals. These proposals fall short of the aspirations of the planning brief and further negotiations and discussions are required to secure a suitable development for the site which offers quality, market value new homes and a minimum of 15% social housing.

5.0 New Wortley

- 5.1 New Wortley falls within the most disadvantaged 4% of neighbourhoods in the country, yet it is within walking distance of the city centre. It is an ideal location for a catalytic regeneration given its gateway location between the City Centre, its rim and the neighbourhoods of West Leeds. There is urgency to initiate physical transformation and visible change in the area to build the confidence of both the community and the property industry investors.
- 5.2 The creation of a more sustainable community in New Wortley is a key task for the Regeneration Plan. The intention will be to use the development opportunity provided by available sites near the Armley Gyratory to allow investment in new housing. A masterplan for New Wortley is currently being prepared with the support of the Renaissance Unit which will suggest how the area can be improved through selective demolition, and new housing development, taking into account the preferred option for moderate intervention which has emerged from consultation with local residents.
- 5.3 The Inner West Area Management Team has also worked closely with the New Wortley Community in securing European and other funding to help sustain the New Wortley Community Centre and provide both a community café and a new multi use games area.

6.0 Armley Mills

- 6.1 Armley Mills is a site of nationally significant historic interest situated by the canal, dating from the middle of the sixteenth century, by the early 1800s it was the site of the world's largest woolen mill. It is also part of the new West Leeds Country Park. This is a large site with great regeneration potential, both locally and for the City, which currently operates as a museum but has relatively low attendance figures, and a number of under utilised buildings. Jacobs consultants were commissioned to produce a feasibility and business plan which considers future additional uses for the mill to provide a sustainable future for the museum.

A final draft study was completed in April 2007 which identified three possible options and recommended a need for more detailed analysis of the options to establish a detailed, deliverable business plan.

7.0 Armley Moor

- 7.1 Much of the open space in Armley is under the ownership of Armley Common Rights Trust including Armley Moor, a vital but run down resource in the middle of Armley Town Street. The council is working with Armley Common Rights Trust to find ways of improving and maintaining the Moor and other land and have commissioned a landscape architect to prepare detailed designs and plans.

8.0 Armley Town Street

- 8.1 The Armley Town Centre is in competition for trade from neighbouring town centres and out of town centres with modern supermarkets. Atkins recommended the need to improve the physical environment of Armley Town Street to retain existing shoppers and attract new shoppers and businesses. Funding has been secured from the Council's capital programme for public realm improvements to Armley Town Street. A development grant has been secured from Heritage Lottery to prepare a Stage 2 bid for a Townscape Heritage Initiative which will provide funding of up to £1.1 million to enhance, conserve and improve buildings of historic interest and value.

- 8.2 There are currently a number of void properties, and discussions with Gainhold Properties who own the two 1960s shopping parades indicate that the lack of a car park is considered a barrier to attracting new businesses to the Town Centre. Discussions are taking place with officers from the City Development Directorate to consider how car parking can be improved for Armley.
- 8.3 A key site at the entrance to Armley Town Centre is the Mike's Carpets Building, a grade 2 listed former chapel which sits at the bottom of branch road. Discussions have been held with the owners of the building to consider future uses for it which have proved promising.
- 8.4 Members will be aware that the funding has been secured from the Council's Town and District Centre capital programme for the following works:
- (i) Pavement resurfacing on Armley Town Street
 - (ii) Planting of semi-mature urban trees with cast iron grilles and metal tree guards.
 - (iii) Lighting columns to be upgraded to Heritage Style.
 - (iv) Re-Painting of the CCTV columns to match the new heritage street lighting.
 - (v) Supply and fix modern information boards and gateway signage features.
 - (vii) New street furniture including steel benches and litter bins, cycle racks, new pedestrian guard rails, new decorative railings and panels with fixings for hanging baskets to the front of Denison Hall.
 - (viii) Gelder Road: one-way system.
- 8.5 Discussions have taken place with Heritage Lottery have taken place regarding the use of Town and District Centre funding as match funding for the Townscape Heritage Initiative. For the funding to be used as match the Town and District Centre scheme has to be upgraded to use high quality surfacing materials of Yorkstone flags, and cobbled setts at the junctions of side roads to the west of Town Street.
- 8.6 There is an element of funding within the Town and District Centre funding for some public art. The architects proposal is for a timeline of inset paving blocks each one commemorating a historical event or famous person connected with Armley.

Examples could include:

- Domesday Book, (1086) Armley mentioned as Ermelai
- Armley Chapel (1630) – Chapel of Ease adopted by the Gott family late 1700s
- 1788 Armley Mills bought by Colonel Thomas Lloyd who turned it into the worlds largest woollen mill.
- Industrial revolution – Benjamin Gott (1762-1841) local industrialist. Became Mayor of Leeds – 1799. bought Armley Mills, and rebuilt it following a fire in 1805.
- Armley House – renovated for Gott Family with grounds landscaped in 1803
- Armley Prison – then named Leeds District Gaol (1847) was the site of executions by hanging from 1847 until 1960.
- Samuel Ledgard – 1847 – 1952. Founded one of the major bus operators in West Yorkshire in 1924 and a licensee of the Nelson Inn Public House.
- St Bartholemew's Church – building started in 1872, opened in 1877.
- Barbara Taylor Bradford – born May 1933 – worked at the Yorkshire Evening Post before becoming a best selling novelist.
- Alan Bennett, best selling author and actor – born May 1934
- 1982 - Anarchic rock band Chumbawumba formed, lived in a communal house in Armley.

The final detail of the paving blocks will be discussed with stakeholders, all facts will be verified and suggestions for other events or persons to be commemorated would be welcomed.

9.0 Townscape Heritage Initiative

- 9.1 Members are aware that a Stage 1 application has been made to Heritage Lottery for funding for a Townscape Heritage Initiative Scheme for Armley to provide funding for improvements to buildings of heritage value. The total project costs are estimated to be £1,763,200.
- 9.2 The stage 1 application has been successful, and we are now in a position to work up a detailed proposal for undertaking improvements which will include building repairs, restoring architectural detail, and public realm work.
- 9.3 The focus of the THI area will be Crab Lane, and part of Town Street to the west of the 1960s shopping parade. Properties considered to be potential suitable to apply for a grant under the THI will be assessed and surveyed by an architect with the necessary conservation accreditations, and a list of eligible properties will be prepared.
- 9.4 Preparatory work for designating a conservation area is taking place in parallel with the preparation of the THI Stage 2 bid. This involves undertaking a conservation area appraisal and preparing a conservation area management plan which is subject to consultation.
- 9.5 Once consultation has been completed and the appraisal and the resulting management proposals have been revised to take account of public responses, they will be adopted formally through the council's current procedures prior to publication in support of the relevant supplementary planning documents.

10.0 Enterprise Proposals

- 10.1 The Leeds LEGI bid "Sharing the Success" was approved by government on the 6th December 2006. The bid secured £15.6m over the first three years to deliver an ambitious enterprise programme targeted at tackling 'worklessness' issues in our most deprived neighbourhoods. The programme was developed in collaboration with the Leeds Initiative, the Local Strategic Partnership and the Leeds Local Area Agreement.
- 10.2 LEGI is designed around a central concept of 'enterprise-led regeneration' which uses enterprise in all forms to tackle disadvantage and poor quality of life outcomes (such as worklessness and social exclusion) in deprived communities. LEGI is looking for three 'headline' outcomes at a national level: to increase the total level of entrepreneurial activity; to reduce failure rates and improve sustainability of locally owned businesses; and to encourage inward investment into deprived areas.
- 10.3 Leeds LEGI Programme was developed through extensive consultation with the business community, the voluntary/community/public sectors and the target client groups. The bid is focused around the 31 Super Output Areas (SOAs) within the city which feature in the worst 3% of SOAs nationally. These areas encompass a population of around 46,000 and are located mainly within the inner Leeds area.
- 10.4 In West Leeds those neighbourhoods with significant worklessness are Fairfields in Bramley and Stanningley ward, and New Wortley in Armley Ward. Through collaboration with North West Area Management team, it is also the intention to provide outreach services to Little London where worklessness is in the bottom 1% in the country and at Burley Lodge Centre in Burley.

- 10.5 The central feature of the programme is the provision of a Catalyst Centre in west Leeds which will be one of 5 across the city. A Catalyst Centre will be a dedicated space where start-up businesses can hire space and share business facilities and support with other young entrepreneurs. Once the business is established it will move on to other premises allowing for new businesses to access the Catalyst Centre and take advantage of the start-up business facilities.
- 10.6 Together with Catalyst Centres the LEGI programme envisages the creation of a minimum of three Development Trusts which will oversee the management of the Catalyst Centres as well as developing other associated business and enterprise services for the locality. A Development Trust is a not for profit company in community ownership which aims to fulfil a range of social objectives within a specific community.
- 10.7 Key Outputs for Leeds LEGI will be as follows :
- To achieve 550 new businesses by 2010, with two thirds of these started by local residents
 - To assist 650 existing businesses to survive/grow by 2010.
 - To attract 75 new businesses to the target area by 2010 (excluding start ups)
 - To create 1,100 jobs and moving 800 of our target group into employment/self employment

10.0 The West Leeds Proposal

- 10.1 In West Leeds the proposal is that the Development Trust will be based as part of Bramley and Rodley Community Action (BARCA) – Leeds. This body has extensive experience and assets in delivering community based services in west Leeds. The Development Trust has expand the capacity of existing services and extend the property portfolio to support the growth of local enterprise work throughout West and North West Leeds.
- 10.2 To enable BARCA-Leeds to become a fully associated Development Trust and to secure a Catalyst centre in west, BARCA submitted three “Expressions of Interest” to the LEGI Programme Manager on 5th June 2007. These have received a positive response and are now being developed into full applications to go before the LEGI Programme Board at the end of July. These applications are to secure finance to develop as a Development Trust, to develop a Catalyst Centre and to secure funding to develop a Sector Academy. This will be the basis for the Family Learning and Enterprise Centre.
- 10.3 A “Sector Academy” would be the main source and focus of enhanced business activity in west Leeds and will provide wider services supporting local businesses. These could encompass services such as recruitment, training, pay roll, health and safety information, English as a Second Language courses, a ‘mock’ training environment, links to Job Centre Plus and Skills Agency, links to Colleges of further and higher education, and links to local high schools to deliver the new vocational ‘A’ levels. Agencies would pay the Development Trust to access information and services provided by the Sector Academy thus providing an income stream for the academy.
- 10.4 Currently there is both demand and support for LEGI activity in west Leeds. In February 2007 over 90 businesses attended an event to inform them of the LEGI programme and the majority support the development of an Enterprise Centre in West Leeds. Similarly the 4 local high schools are wanting to hire space from which the new vocational ‘A’ levels can be delivered, The WLFLC is also the base for other services such as a social enterprise called Just Coffee People, the Vine Service, and the West Implementation Team for Children’s

Services. These all contribute to the income stream for the centre and on which further business and income can be built.

11.0 Location of the Catalyst Centre

- 11.1 It is envisaged that in the short term the location for the Sector Academy and Catalyst Centre would be West Leeds Family Learning Centre (WLFLC) in Armley. This centre has a long history and excellent reputation of working with local residents in providing skills and training courses and working with local businesses such as Elite Forwarders to meet their recruitment needs. Following the reduction in services provided by the Jobs and Skills service of Leeds City Council this building is now 60% vacant but could continue serving west Leeds. Discussion is on-going with Asset Management Group of the Development Department to secure this building following it being declared surplus to requirements. In the long term once sustainability is ensured the Sector Academy could seek to obtain the WLFLC as an asset or depending upon developments seek to obtain an alternative location in west Leeds.
- 11.2 In the medium term other location options are being examined for the centre, for example a possible co location with the City Learning Centre based on the Wortley High School site

12.0 Leeds Bradford Corridor.

- 12.1 The City Council has jointly funded a study with Bradford Metropolitan District Council to consider the joint regeneration opportunities in the corridor. The study will identify what land is available in the Leeds Bradford corridor and possible uses, and realistic options for the area, taking into account different levels of intervention and investment. Implementation will be in the form of three or four deliverable projects for both cities to undertake, with a clear guidance on the governance arrangements and how to foster better working between the two cities to benefit from our proximity.
- 12.2 A parallel and concurrent transport study is being undertaken by Metro. The work will inform the Local Development Framework as supplementary documentation. As part of this work a Northern Housing Challenge Bid has been submitted to secure funding to develop affordable housing in East Bradford and West Leeds. The West Leeds element of this will be within the Fairfield Housing area. The proposal, which could amount to an investment of £20,000,000 between 2008 and 2013, was submitted in September 2006. The Government and the Housing Corporation agreed in February 2007 to include the bid in the 2008 Housing Corporation Affordable Housing programme to be worked up into a full scale proposal. A final decision is expected in the autumn of 2007.

13.0 Fairfield Local Area Management plan

- 13.1 Fairfield estate has been the focus of the SSCF funding in West Leeds due to its status of being in the top 3% of deprived Super Output Areas (SOA) in England and Wales and rate as 417th out of 32,482 localities. All initiatives are obviously focused on taking Fairfield out of this status. The ultimate goal is to take Fairfield out of the bottom 10% over the next 10 years. The main criteria for improving the estate based on the last audit by The Office of the Deputy Prime minister are:
- Income Deprivation
 - Educational attainment
 - Crime

13.2 These criteria obviously feed directly into the objectives of the Intensive Neighbourhood Management aims. To address these on a local level both the capital and revenue funding have been spent with the specific aims in mind.

13.3 These aims have been adhered to and allowed this scheme to be successful and delivered to meet both these aims and also the issues highlighted at the start of the initiative specifically for Fairfield:

- Safe homes / Safe Streets
- Better Physical environment
- Improve outcomes for young people

13.4 The Fairfield Estate has had a very successful year from both a funding perspective but also a delivery point of view. Last year funding was awarded from Safer Stronger Communities Funding (SSCF) of £336,000 revenue and £147,000 capital over two years. Intensive Neighbourhood Management's purpose is to:

- provide the significant extra resources required to co-ordinate activity to tackle the problems of the most disadvantaged neighbourhoods that lie beyond current mainstream capacity
- work with service providers to identify improvements in delivery that will enable the effective management of these neighbourhoods when intensive intervention ends
- help local partnerships to work more pro-actively to deal with causes rather than just symptoms. This must include the capacity to address the problems of those families and individuals concentrated in these areas; whose circumstances and behaviour are the major causes of neighbourhood decline.

13.5 Capital funding:

This years capital funding (£44,000) was allocated to four main schemes (Wildlife Garden, Entrance site, Old Garage site and community Gardeners tools) but due to the management of the schemes by the community coordinator, additional works such as the old allotments site has been improved. All of the associated under spend on the original schemes was pooled to allow additional resources to be given to the estate.

13.6 Revenue funding:

The appointment of the community coordinator has facilitated much joint working on a wide range through the four multi-agency meetings. These targeted groups have led to positive work minimising officer time, but maximising potential outputs. The meetings currently taking place on the estate:

- Local Area Management Plan (LAMP) – Targeted at Community Safety / Educational Attainment
- Fairfield Improvement Group (FIG) – Targeted at Housing and the Environment
- Fairfield Community Partnership (FCP) – Targeted at delivery of SSCF/ INM Management / Management of the Community Centre
- Tenants and Residents Association (TARA) – Community feedback, to and from other groups

13.7 The revenue funding and partnership working has also led to regular events in the centre to address the local issues. These can all be found on the partnerships website (www.fairfieldcommunitypartnership.btik.com) which is being developed to act as a hub on information for both local residents and partner agencies.

14.0 Safe Homes, safe streets

14.1 As a result of the Fairfield LAMP there has been:

- Increased warden patrols of the estate leading to massively increased levels of stage one report letters on environmental nuisance. These notices give deadlines for clearance of gardens which if not adhered to prosecution could be pursued.
- Increased PCSO patrols and surgeries, leading to a feeling of security and awareness.
- Community gardener with support from Leeds West North West Homes Leeds, clearing over hanging hedges to enable clearer views down ginnels.
- Smart water campaign to 'mark' household items and again improve perceptions of safety.
- CASAC visits to numerous houses to target harden and advise local residents of the dangers of burglaries

15.0 Better physical environment:

15.1 As a result of the Fairfield LAMP there has been :

- Access to the full estate for the services of the community gardener, irrespective of the tenure of the houses
- Senior warden patrols in the area have led to an increased number of environmental referrals, leading to cleared gardens and awareness raising of legalities of maintenance of gardens
- Creation of a wildlife garden at the primary school
- Increased works at Fairfield Mount, including additional benches and fencing works.
- Clearance of old allotments site, increasing safety on the site and views down the ginnel that is located between Stanningley Road and Fairfield Crescent.
- Bramley Pride team utilising their skills to make small improvements across the whole estate through recommendations from both the community coordinator and senior warden.

16.0 Improve outcomes for young people:

16.1 As a result of Fairfield LAMP there has been

- Weekly YIP provision, giving out of school education to excluded pupils from Intake high school.
- Tuesday night after school club, running activities for both parents and children living on the estate
- Youth club run by BARCA allowing extra resource for the under 18's

16.2 Each of these projects highlighted is only the initial stages of the works, with each of these continuing in to next year. The success of last years schemes has already paid dividends as funding has been secured from phase two of SSCF of £8,000.00 to deliver a volunteering scheme around a luncheon club, involving partner agencies to improve the health and well-being of the older residents of the estate. This bid would not have been successful without the effective delivery of the range of projects by the community coordinator and the partnership.

16.3 Year two of the programme has an increased focus on delivery of the capital element of the SSCF funding, meaning that a considerable amount of funding will be dedicated to the estate as a whole. There are currently plans in place for some of the funding to create more useful open spaces on the estate. The match funding is being sought for these schemes and updates will be given when details are confirmed. The revenue funding also has a slight

increase so the resources delivered this year will be matched and in some cases increased to allow the maximum amount of community engagement on the estate. Therefore the future plans are to be delivered are as follows:

16.4 Safe Homes, safe streets

- Reduced levels of priority crime through a new Senior Warden and additional PCSO's. The new warden has now been on the estate for a year the trouble spots etc are known and a more effective strategy can be used to maximise working practices.
- Information Base – the community centre is now fully up and running with regular events, relevant information can be given out by the coordinator to keep raising awareness.

16.5 Better physical environment

- Continued development of scope of local works for community gardener, looking for scheme to be ultimately self sustaining. £103,000 in capital to improve the environment this will allow delivery of 3-4 large capital schemes and a number of smaller ones, leading to overall estate improvements.
- Increased number of clean-ups on the estate with local children to raise awareness of litter

16.6 Improved outcomes for young people

- Dedicated sports sessions over the summer holidays
- Continuation of existing resource to give the children a sense of belonging to the community

16.7 In addition to the planned events there will be funding bids submitted to deliver more events over the year, these will be confirmed once bids have been accepted. The hope is that increased funds can be sought to fill the gaps in the reduced package after year two.

16.8 In the first year of full operations Fairfield Community Partnership has delivered a varied and targeted range of community led schemes showing their capacity to deliver change on a local level. The scope of works would not have been achievable without the approach of the Fairfield Community Partnership. With the continued support of West Area Management this project will continue to be a resounding success for the estate.

17.0 West Leeds Neighbourhood Survey 2007

17.1 As part of the Area Delivery Plan for Inner West 2007/8 members have identified four neighbourhoods for priority action to improve service delivery and narrow the gap between these neighbourhoods and the rest of the wedge. These areas were the Broadleas and Fairfield in Bramley, Wythers and New Wortley in Armley. The Outer West Area committee have similarly identified the Bawns in Farnley and Wortley as their priority area. All of these neighbourhoods lie within the 10% most deprived in the country; Fairfield within the 3% most deprived, with New Wortley being just outside the 3% level. Local Area Management Plans have been drawn up for each area designed to lead to narrowing the "deprivation gap" between these neighbourhoods and the rest by 2008.

17.2 Inner and Outer West Area Committee agreed earlier this year to fund a survey of residents in these target areas to assess people's views about services. Becki Jarvis and Chris Hobden of QA consulting undertook a survey of local residents in the priority areas on behalf of West Leeds District Partnership over a three week period in February and March 2007. A total of 379 residents were surveyed, of which 108 were in the Wythers, 72 in New Wortley and 81 in

the Bawns and 118 in Broadleas. In addition 89 residents of Fairfield were surveyed as part of the City Wide priority areas research. The aim of the neighbourhoods survey was to provide detailed local information about how the local community view their neighbourhood which enables conclusions to be reached about whether plans for these neighbourhoods are working. A full report of this survey is available for members if they wish to receive it.

- 17.3 Overall the results showed that services involving health provision, sport and leisure facilities, recycling, education, facilities for disabled people and public transport were regarded as satisfactory and did not give residents major cause for concern. Where there were problems identified the results of the survey show that the West neighbourhood management approaches are targeting the correct issues: levels of crime, anti-social behaviour, clean neighbourhoods and activities for teenagers. Some issues such as levels of noise, tackling road and footpath disrepair, facilities for young children and providing affordable decent housing are important in some but not all of the neighbourhoods. Residents of Fairfield and Wythers recorded an overall improvement in levels of satisfaction with service provision over the past year. The Bawns, Broadleas and New Wortley remained the same. None of the areas had worsened.
- 17.4 The perceptions can be checked against performance data trends. Four types of statistics are presented – they relate to trends in priority crime, environmental health worklessness and educational attainment. The overall picture is mixed; interestingly the greatest achievement has been in crime reduction. In the case of Crime levels of priority crime have fallen by over 40% in West 2004-7 in West, In some neighbourhoods this is an even better picture – in New Wortley, priority crime is now one quarter of its level four years ago. This evidence of achievement is reflected in resident perception of crime levels or fear of crime however. On environmental issues levels of noise nuisance have risen (8% overall) but this is less than elsewhere in the city which was 31%. The number of worklessness people has risen by 11% in West 2004-7, the same as for the City as a whole. In the majority of West priority areas however this workless gap has widened. On educational attainment, there has been an overall improvement in West Leeds schools, but the area is still below the city average and there appears to have been a widening rather than a narrowing of the education attainment gap between Inner and Outer West. Interestingly this does not show up as a concern to local residents, although there is clearly a direct correlation between school attainment now and income levels in later life.
- 17.5 Clearly more work needs to be done. We need more work on the outcome data to get a broader picture of trends. From the perception survey data we clearly need to involve residents more closely in actions in order to challenge perceptions that are incorrect and to deliver more effective services. There is clearly a need for greater involvement in residents meetings and perhaps a broader role for the various ward forums in getting across to residents what is happening on the ground.

18.0 Conclusions

- 18.1 Significant progress has been made across a range of the Inner West Leeds Area Committee priorities over the last three months as identified in this report.

19.0 Implications for Council Policy and Governance

- 19.1 The work of the West Leeds Area Management Team in delivering the Area Delivery Plan for Inner West Leeds is part of the Council's corporate agenda in achieving closer working and better services.

20.0 Legal and Resource Implications

- 20.1 The Area Delivery Plan and the Strategy Success are administered through West Leeds Area Management team. This report had indicated that new resources are being brought into the West wedge to tackle the problems identified in plans.

21.0 RECOMMENDATIONS

- 21.1 Inner West Area Committee members are invited to:

- (i) Note progress to date on the West Leeds Gateway.
- (ii) Endorse the need to establish project governance arrangements.
- (iii) Endorse the proposed programme of work for the West Leeds Gateway Regeneration Team 2007/08.
- (iv) Note the progress on the plans for Armley Town Street and the Town Street heritage plans.
- (v) Support continued joint working with Bradford MDC and METRO.
- (vi) Supports the application the LEGI Programme Board to secure LEGI investment for West Leeds. Note the results of the neighbourhood survey in our most deprived areas.