



Report of the Director of Environment and Neighbourhoods

To: Inner West Area Committee

Date: 3rd April 2008

Subject: Area Managers Report

Electoral Wards Affected:

Armley
Bramley and Stanningley

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 Inner West Leeds as follows

- Report on the residents survey 2007 as it affects Inner West Leeds
- Report on the 2007 neighbourhood statistics as they affect Inner West Leeds
- Developments in the area
- Partnership working in West and North West Leeds
- An update on the Regeneration Restructure as it affects the Area Committee

1.0 Purpose of This Report

1.1 This report informs members about actions on a number of Inner West Area Committee priorities.

2.0 Background Information

2.1 The priorities of the Inner West 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 under this plan.

2.2 The results of the 2007 residents survey and the IMD Neighbourhood statistics give an up to date picture of trends over the past three years within the local area. These will help inform the Area Delivery plan for the Area Committee 2008-11. This report also identifies progress in major project and proposals for future partnership arrangements.

3.0 Main Issues

Report of Leeds Annual Residents Survey 2007

3.1 This section of the report examines the key findings from the 2007 Leeds Annual Survey as it relates to West Leeds. The City Council commissioned QA Research to undertake the 2007 Leeds Annual Survey, following on from the work that they did in 2005 (Leeds Annual Survey). The aim of the survey is to measure satisfaction levels with various City Council services. Copies of the full report are available separately.

3.2 Residents were asked the top things they considered most in need of improvement by respondents in the West Leeds. In 2007 these were

- Activities for teenagers
- Low level of Anti Social Behaviour
- Road and pavement repairs
- Low level of Crime

These were also the areas where residents in West thought that the council's priorities should be when deciding how to spend its money in 2008

3.3 These results represent significant and welcome changes from the 2005 survey results. The proportion of respondents saying that anti-social behaviour needed improving had fallen from 38% in 2005 to 23% in 2007. The proportion of respondents saying that road and pavement repairs needed improving had also fallen from 45% to 21%. Clean neighbourhoods, which was highlighted in 2005 was not regarded as a major problem by those responding to the 2007 survey. Respondents from the West were more likely to say that road and pavement repairs, crime, traffic congestion and anti-social behaviour had got better than those for the City as a whole. Respondents in west were also much less likely to have selected the lack of clean neighbourhoods as an issue in the 2007 survey (this featured in the top 5 list of concerns in 2005). This result reflects the improved level of service provision in West Leeds in crime, community safety, and road and neighbourhood improvements over the past two years.

The Indices of Deprivation 2007

3.4 The Index of Multiple Deprivation 2007 was published in December 2007. It updated the previous survey undertaken in 2004 and therefore allows a direct comparison to see how neighbourhoods are progressing, and to measure the success of measures to tackle health poverty and improvement of services. The seven "domain" statistics measured are as follows:

- Income deprivation
- Employment deprivation
- Health deprivation and disability
- Education, Skills and Training deprivation
- Barriers to Housing and Services
- Living Environment Deprivation
- Crime

In addition, there are two supplementary indices that measure Income Deprivation Affecting Children and Income Deprivation Affecting Older People.

3.5 Overall the analysis of data shows that Inner West Leeds has improved markedly in terms of levels of deprivation between 2004 and 2007, reflecting the overall trends Citywide. A total of 12 neighbourhoods in Inner West have improved and only four declined over the three year period indicating a clear narrowing of the gap between the most deprived areas and the rest.

3.6 The neighbourhoods that have improved most in 2007 compared to 2004 are the Aviaries in Armley and the Fairfields in Bramley. Other neighbourhoods showing marked improvements were the Broadleas in Bramley and Lower Wythers, Edinburghs, Raynviles, and Gilpins in Armley. The Fairfield neighbourhood is worth highlighting here – it has improved markedly and moved out of the bottom 3% - 832 places from 3% to 5%, reflecting the success of all the joint partnership working there. Of the four other Neighbourhood Management (LAMP) areas Broadleas is the second best improvement by 735 places. The other two LAMP areas had shown smaller improvements, New Wortley by 25 places, Upper Wyther by 23 places. For those neighbourhoods that have declined Moorside in Bramley has been the most notable - by 819 places

Table 1: Improvements of neighbourhoods in Inner West 2003-7

Area	Ward	Improvement (places)
Aviaries	Armley	1041
Fairfields	Bramley	832
Broadleas	Bramley	735
Lower Wythers	Armley	676
Edinburghs	Armley	544
Raynviles	Armley	331
Gilpins	Armley	324
Astons	Armley	222
Landseers	Bramley	107
New Wortley	Armley	25
Upper Wythers	Armley	23
Nansens	Bramley	9

Table 2 Decline of neighbourhoods in Inner West 2003-7

Area	Ward	Decline (places)
Cedars and Athlones	Armley	-6
Mistress Lane	Armley	-55
New Scarborough	Bramley	-111
Moorside	Bramley	-819

3.7 The areas now in most need of attention (by rank order) are New Wortley, Fairfield, Upper Wyther and the Gilpins - these are all still in the worst 5% of deprived neighbourhoods nationally. These need to continue to be target regeneration and neighbourhood management areas in Inner West over the next three years.

Table 3: Overall ranking of neighbourhoods in Inner West (2007 data)

National Rank	Band	Neighbourhood	Ward
1088	5%	New Wortley	Armley
1249	5%	Fairfields	Bramley
1328	5%	Upper Wythers	Armley
1495	5%	Gilpins	Armley

3.8 Inner West area contains Leeds's most deprived neighbourhood in respect of Health Deprivation & Disability "domain" (the SOA containing Leeds Prison - Hall Lane /Armley Grove Place). The most notable "domain" improvement in Inner West is the living environment domain which has seen the number of SOAs ranked in the most deprived 20% on the national scale fall from 23 in 2004 to 19 in 2007. Inner West has scored well on improvements in employment, income, health/disability and barriers to housing data, and less well on crime and skills.

3.9 It should be borne in mind that some of the statistics in the IoD series are not completely up to date and hence do not reflect more recent changes.

Neighbourhood Management

3.10 As can be seen in Table 3 above the Wythers remains as one of the priority Local Area Management project (LAMP) areas. As reported elsewhere on the agenda the Wythers is to benefit from a temporary warden over the next twelve months funded by the ALMO, wellbeing funding and a local RSL. This will bring the area into line with the other LAMP areas and help tackle some of the crime, environment and ASB issues locally. The Wythers is also set to benefit from PCT funding to offer £40,000 to manage and deliver an increase the amount of Health Development work carried out locally over the next two years.

3.11 Neighbourhood management continues on the Fairfield – despite the area now coming out of the worst 3% (para 3.6 above) work is still needed to maintain this. The new Catalyst Centre at Cubic on Stanningley Road will help encourage the number of people establishing small businesses and social enterprises locally. Full funding of £210,000 for two years was approved at LEGI Programme Board in February 2008. A manager and outreach worker will be in post in the near future. A number of sites for the new build catalyst centre are being investigated. BARCA is now established as a development trust and is leading on this project with the support of the Council.

3.12 The Broadleas Participatory Budgeting (PB) project (part of the Broadleas LAMP) is a pilot project testing the PB approach. It aims to build capacity by involving local citizens in prioritising, agreeing and carrying out improvements. A number of projects have now been proposed by local people. A decision making event is planned for April 2008 following which the projects will be implemented by the winning applicants

3.13 Environmental improvements are underway in a number of neighbourhoods. The gates for the Wellington Gardens ginnel are now due to be put in place during April 2008

Community Centres update

Wyther CC

3.14 The current user group, Twilight Twirlers has now asked to make arrangements to move their equipment from the as soon as possible so that the demolition can take place within the next month.

Strawberry Lane CC

3.15 As reported elsewhere on the agenda the Youth Service is due to move to their new hub at Bramley Community Centre on 31st March. Following discussions with all parties it has been agreed that Jobs and Skills staff (approximately 9) will move into these offices in Strawberry Lane from West Leeds Family Learning Centre.

Moorside CC

3.16 Discussions have taken place between the Strategic Landlord, with whom the Moorside Community Centre is vested, West Area Management and the two groups involved in the dispute around the management of the Centre. These discussions have resolved the dispute as to which group will be offered the license to run the Centre.

New Wortley CC

3.17 As reported elsewhere on this agenda the development of the new pharmacy started in 2007 and is near completion. Funding arrangements are being progressed so that the Centre can benefit from a sustainable income stream from this development.

Regeneration of West Leeds Gateway update

Armley Town Centre

3.18 Detailed designs for the public realm improvements are being finalised which include repaving footpaths, new street furniture, new street lighting, and some public art work in the form of a series of keystones set in the pavement depicting people and events of historic interest. Work was programmed to start on site in spring 2008, however we are aware that Gas Networks have some major main and service replacement to carry out in Town Street, and this will impact on programme dates for the Town Street Improvements.

3.19 The Heritage Lottery bid for the THI has been submitted and a decision is imminent. Provided the bid is successful, the THI programme will run for five years from 2008-2012. The conservation area has now been adopted, and the next step is to develop a conservation area management plan. Consultation on what is important to the upkeep of the conservation area is taking place alongside the Area Action Plan consultation.

3.20 Plans for the new leisure centre are progressing well and designs for the new building are now available. The current programme is to obtain planning approval by summer 2008 with a view to starting on site in September 2008. It is anticipated that the existing leisure centre will remain open until late summer 2009, and there will then be a period of closure prior to enable the new centre to be completed and ready for opening in early 2010. Existing groups using the centre are being assisted in finding temporary premises for the period of closure.

3.21 External funding sources are being explored for undertaking the improvements to Armley Moor, Little Moor and Hill Top in addition to the S106 funding which is available.

3.22 The key gateway to Armley Town Centre is the junction of Stanningley Road/Armley Road. Currently this junction offers a poor impression with Mikes Carpets and the Living World site dominating the landscape. For the long term, a 'Gateway' scheme is proposed to

include regeneration of all 4 corner sites, together with improved signage to create a sense of arrival for Armley Town Centre.

New Wortley

3.23 Plans and images for New Wortley have been made available for consultation with the community as part of the Area Action Plan. However it is acknowledged that once a private sector partner is secured, they may bring new ideas. The Area Action Plan will allow for such flexibility to enable the council, WNWLH and the local community to work with a developer to achieve an attractive and sustainable community.

Armley Mills

3.24 Further work has been commissioned to have a valuation prepared for the options in the Jacobs report. An audit of the collection is being prepared, and a workshop will be taking place to hold further discussion on the potential development options and to bring together the follow-up work that has been undertaken since last years workshops. Dunkirk Hill adjoins the site and the museum car park and options for improving this area are being considered which can cross fund the regeneration of Armley Mills. Interest in the waterfront has led to joint working with Leeds City Council, British Waterways and the Environment Agency to develop a business proposal for the canal and river which pulls together ideas, potential projects and potential funding sources to maximise use of the canal, river and surrounding area. This will include opportunities for improving access, interpretation, public art, heritage considerations, environmental improvements, construction of a fish pass, and promotion of recreational uses.

The Leeds – Bradford corridor

3.25 A number of events have been held as part of the joint Leeds-Bradford work. A business seminar was held at Morrisons headquarters on Gain Lane in Bradford on 5th March. A total of around 50 people attended from businesses on both sides of the border. Local services, including the police and local authorities were present. The key issues that arose are discussed elsewhere in this agenda. They were the lack of land and sites for business, high levels of business crime, and poor environment. Transport and labour supply did not emerge as big issues for local companies. One of the Leeds-Bradford working groups has been set up specifically to tackle land supply issues.

3.26 The Yorkshire Regional Housing Board visited the area on Friday 7th March 2008. The tour followed a meeting at Bradford City Hall and visited private sector housing in Little Germany, Bradford, the Regen 2000 area on Leeds Bradford Road, public sector housing improvements at Laisterdyke, Ravenscliffe and Barkerend Road in Bradford, the park and ride facility at New Pudsey, Pudsey Town Centre regeneration, the new housing proposals at Fairfield in Bramley and New Wortley in Armley. A decision on funding for Leeds-Bradford Northern Housing challenge proposals is imminent so the visit was timely.

3.27 A series of Leeds Bradford masterclasses are being arranged funded by Yorkshire Forward and Leeds and Bradford Councils. These will run from April through to July 2008. They are being organised by NS+, the skills training arm of New Start journal. They will include case studies and will be a combination of presentations and problem solving.

3.28 A major employment opportunity for the Leeds Bradford corridor is logistics. A strategy is being developed between the City Council, local business and Park Lane College to provide a range of added value services throughout the provision of new business start up

support, and logistics skills training. A potential funding source will be ERDF. This is an important initiative within the Leeds Bradford corridor given the recent announcement of a major retailer to site their Northern Logistics hub at the Bradford end of the corridor.

I Love West Leeds Festival

3.29 Interplay were successful in March in achieving from the Arts Council a £26, 500 award for the fourth "I love west Leeds" festival to be held Sat 5th - Sun 20th July. This grant completes the funding for the festival and matches that provided by the area committees. It will fund a number of specific elements of the festival

- *Second-hand Stories*. This will rummage its way through Charity Shops across West Leeds and unravel the stories behind the knitted tank tops, the carriage clocks and so forth.
- "*2 ninety-nine's and a...*" will transform a working ice cream van into become an arts festival in miniature.
- *Pride of Place* will be a photographic profile of local residents through images of their Mantlepieces.
- *Forward to the Past and back again* will take place on Sun 6th July; this year in Inner West at Armley Mills with performances and participation opportunities around every corner

Community Safety - Operation Champion: Bramley

3.30 The Bramley estates were the location for Operation Champion - the multi-agency crime and grime crackdown – from Wednesday to Saturday 12 -15 March. Led by the Safer Leeds crime reduction partnership, Operation Champion brings together the major players responsible for tackling crime and environmental issues throughout the city. Numerous events took place throughout the Fairfield, Summerfield and Britannia estates, including environmental clean-ups, activities for young people and crime prevention awareness raising events.

3.31 A community coffee morning was held at Fairfield Community Centre on Saturday 15 March, where they will be able to obtain free low energy light bulbs as part of a Safer Leeds campaign to encourage people to leave lights on in the house to prevent burglaries. West Yorkshire Fire and Rescue Service were also on hand to demonstrate to visitors an 'exploding chip pan' at the coffee morning to highlight fire safety issues. The Fairfield community centre was also the location for a number of activities for young people from the Bramley estates, including barbeques, football coaching, arts and crafts and a techno bus, which have been organised the council's youth services and the Youth Inclusion Project.

Community Engagement

3.32 Two Community engagement "What's the Big Idea" event were held in the past two months - at Armley Leisure Centre on 4th February and St Peters Church Bramley on 27th February. A wide range of partners including the Police, Housing, Children's Services, Streetscene and Planning and Highways and the PCT participated. Residents were given the opportunity of identifying the main issues for their neighbourhoods. This information is being collated and analysed and will form part of the Area Delivery plan that will come forward to Area Committee in June 2008. Also included will be the outcomes of consultation with young people that took place as part of the District Partnership/CLW Young People's Awards on 12th December 2007 at Stanningley Rugby Club.

Partnership working

3.33 The success of partnership work in West Leeds has been recognised by the City Council through the award of “Beacon Status” by the City Council. At a ceremony in London on 4th March, considered to be the ‘Oscars’ of local government, deputy council leader Richard Brett accepted the accolade on behalf of the authority. The West Leeds contribution to this award was assessed by a visit made by the adjudicators to the Lazer Centre earlier this November, an event in which all District partners, public, private and voluntary sector put in their support. The assessors especially liked the joint work taking place in West Leeds to support children, the joint tasking with the police to tackle crime, the partnership with local businesses that provides new employment opportunities for local people.

3.34 The joint West and North West District Partnership funding A2E bid for 2008-10 funding was unfortunately unsuccessful. Staff from Area Management will work with the successful winners of the contract (Archway, Touchstone, Learning Partnerships) to ensure that the needs of lone parents and those young people not in education employment and training are provided for by the new services.

3.35 Under the new arrangements for Area Committees to scrutinise local partnership working, the first seminar with Inner West Area Committee, led by the Crime Reduction Partnership, is scheduled to take place prior to the next Committee on 26th June 2008.

Regeneration Restructuring

3.36 The proposals for restructuring Area Management and the new roles of Area Committees were reported to Area Committee in December 2007. Subsequent to this time Area Managers for the three new Area Management areas have been agreed as follows: Rory Barke- North East, David Richmond - South East and Steve Crocker – West and North West. The Deputy Area Manager for West and North West will be Jason Singh, the former Area Co ordinator for North West Leeds. The West North West team will cover 13 wards and four area committees. It will have bases in both the former West and North West Area.

3.37 The West Leeds Gateway team will now come under the management of the new City Regeneration Office manager, Christine Addison. Staffing appointments are being made to posts within the team structure – this will be completed by the summer of 2008.

3.38 The new Environmental Action Team manager for West North West Leeds is Ruth Lees, formally the Environmental Health manager for West Leeds. The EAT team will work closely with Area Management and will be co located to enable a comprehensive approach to tackling crime and grime.

4.0 Council Policy and Governance, Legal and Resource Implications

4.1 The Area Delivery Plan for Inner West is administered through West and North West Leeds Area Management team. This report had indicated progress on tackling a number of projects crucial to delivering the next Area Delivery Plan 2008-11

5.0 Recommendations

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