

Report of the West Leeds Area Manager

To: Inner West Area Committee

Date: 14 Sept 2006

Subject: Area Managers Report June-August 2006

Electoral Wards Affected:
Armley,
Bramley & Stanningley

Specific Implications For:
Ethnic minorities
Women
Disabled people
Narrowing the Gap

Council Function

Delegated Executive Function available for Call In

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

Executive Summary

This report provides a short update for the Area Committee on the activities of Area Management in Inner West Leeds over the last three months June-August 2006. This current report updates members about recent progress on delivering the Inner West Area Delivery Plan for 2006/7. The report also informs the Area Committee of the plans and activities of the West Leeds District Partnership and other partnerships within West Leeds.

1.0 Purpose of this report

1.1 This report updates the progress made in implementing the Area Delivery plan during the last three months June-August 2006 and linking these to the corporate priorities of the City Council. The report also identifies progress being made through the support of our partner organisations on the West Leeds District Partnership.

2.0 Background Information

2.1 The Area Delivery Plan 2006/7 of the Inner West Committee was approved by the Inner West Area Committee in January 2006 and endorsed by Executive Board at its meeting in May 2006. The "Strategy for Success" document of the West Leeds District Partnership (2005-8) was approved by the Leeds Initiative in November 2005. A number of amendments have been made to the plan to update it for the coming year– these are described below.

3.0 Main Issues

- **Priority theme: all neighbourhoods are safe, clean, green and well maintained**

Community Caretaking Teams

- 3.1 Two teams of Community Caretakers have been established the Inner Area wards of Leeds, including Armley and Bramley. These teams replace the previous CAST (Community Action Support Teams). They are tasked to deliver clean streets, including minor maintenance of roads, fences hedges and local eyesores. The Community Caretaker teams are appointed from local people, and are trained locally - in the case of West Leeds through the West Leeds Family Learning Centre.
- 3.2 Initially the Inner West teams will be tasked within the environmental hotspot areas of Armley and Bramley wards, including the neighbourhood management areas of Fairfield/Rosfields, Wyther, the Broadleas/Sanford/Ganners, New Wortley and Armley. The two new teams will be tasked through Area Management, and the referral service will work as for the CAST teams. The two new teams will work closely with Neighbourhood Wardens, Environmental Health staff and the Neighbourhood Policing teams. Baseline survey work of environmental conditions for has been undertaken for the Bramley team, which commenced operating in August 2006. The Armley team will be recruited and ready to commence operations during September 2006. A funding request to support the capital element of this work by the Inner Area Committee is included elsewhere in this agenda.

West Leeds Country Park

- 3.3 The Park boundary and area has now been approved - approximately 3889 hectares - encircling West Leeds conurbation. Within the boundary there are around 100 greenspace areas and a plethora of public rights of way that can be used by the local communities for recreational purposes. A 20 mile circular trail has been developed by Parks and Countryside staff. This starts and finishes at Granary Wharf and runs through the area of the initiative utilising existing public rights of way. To develop and publicise the park, a Green Leeds Ltd. grant of £49,900 has been obtained to pay for various essential interpretation and signage works that cover: -
- 5300 way marking roundels for footpaths, bridleways and cycle routes that are part of the trail.
 - 46 interpretation boards
 - 74 directional signs
 - 10,000 general leaflets
 - 30,000 specific leaflets
- 3.4 A comprehensive draft of the first specific leaflet and interpretation boards have been produced for the area of the trail that runs from the Leeds City Station to Bramley Fall Woods. Funding from the Parks & Countryside revenue budget has paid for 10,000 general leaflets about the trail which have been distributed throughout the West Leeds and surrounding areas. The West Leeds Locality Development Scheme officer in conjunction with the Parks & Countryside Disability Officer is auditing the trail for disabled access. Special leaflets dealing specifically with accessibility for this group will be produced.
- 3.5 An important aspect of the initiative is the consultation with various organisations and community groups to determine the suitability of a number of short, medium and long term objectives that are vital to the scheme's success. To date 39 organisations and 33 community groups have been approached and throughout there has been no disagreement with any of the objectives. If anything there were suggestions on additional objectives that should be included such as improvements to sites and routes, signage, interpretation, need for communication and conservation issues.

Jailey Fields Games Area

- 3.6 West Leeds Area Management has recently received a letter from Biffaward confirming that the Jailey Fields Games Area scheme in New Wortley has been granted 'in principle' approval. There are still a number of steps to complete but the scheme is now much further advanced due to this award.

Clean ups:

- 3.7 A 2 day canal clean-up held with British Waterways involved litter picking along the tow path and car parks from Redcote Lane Armley to Amen Bend, Bramley - about 4km of tow path and particularly a site of fly tipping at Wyther Bridge. About 5 tonnes of rubbish were removed. A total of 25 people helped on both days. Organisations involved were: Area Management, British Waterway staff, Centrica/British Gas, BTCV, Victoria Park Neighbourhood Watch, students from Leeds Metropolitan University environmental group, National Cyclist Organisation, and canal boat owners.

- **Priority theme: all communities are thriving and harmonious places where people are happy to live**

West Leeds Gateway

- 3.8 The main regeneration area is West Leeds Gateway. This work is being undertaken jointly with our partners in West Leeds Homes.
- 3.9 The number of potential clearance properties in the next five years that will be generated from the redevelopment areas in West could be in the region of 1300 properties dependent on the scale of redevelopment at New Wortley and Fairfield. Leeds West Homes have also undertaken a recent review of retirement housing and are looking at refurbishment of Sir Karl Cohen Square in Armley as a result
- 3.10 The main area of change will be the New Wortley estate which includes properties on the Clydes, Holdforths and Bruces, and First and Second Avenue. These estates consist of low rise system built properties on Radburn layouts, and four Wimpey multi storey blocks. There are a 580 low rise properties of which 210 (36%) have been sold. Within this number are 5 blocks of cluster flats (30 units) that are vacant awaiting disposal. There is low turnover in the houses, around 2%. Turnover in the 4 multi storey blocks is high around 50% per annum. There are 3 options emanating from the Atkins Regeneration Framework report were as follows:
- Minimum: improve existing properties
 - Moderate: some estate redesign and treatment of multi storey flats.
 - Major: significant investment to create a more sustainable community
- 3.11 The options are part of the City Council's local development framework. Development Plan Panel approved the West Leeds Issues & Options paper at its meeting on 15 August. A programme of consultation events is timetabled to take place in October and November jointly by Area Management and Leeds West Homes and will include agencies, statutory bodies, business and the public. Atkins have been contracted to undertake elements of this work.
- 3.12 A total of 30 local people have now been trained in using Participatory Appraisal techniques in the area, via the "Great Working training course sponsored by Yorkshire Forward and held in various venues during June 2006. The input of these local people will be of direct use in developing proposals for Canalside, Armley Mills and Armley Town Street areas. The 30 local people will be able to form a Citizens Panel for further consultation exercises.
- 3.13 Tenants in the three maisonette blocks on Mistress Lane have now been rehoused by Leeds West Homes and the site has now been cleared. It will be offered for development on the open market during September 2006

- 3.14 A Web Site for the West Leeds Gateway (www.leedsinitiative.org/westleedsgateway) is up and running and is being accessed and used by local people.
- 3.15 West Leeds Gateway Board met on 4th September at Armley Mills. The Board received updates on Armley Mills Feasibility Study, New Wortley neighbourhood plans, Mistress Lane, Armley Town and District Centre Plan, Local Area Action Planning Process for the Gateway, and proposals for a delivery vehicle for Gateway and an update on the submission of the Townscape Heritage bid for Armley.

Armley Mills

- 3.16 The Armley Mills Consultancy Brief (reported to the June Inner Area Committee) has now been agreed and will commence in September 2006.

Armley Town Street

- 3.17 Armley Town Street Business Plan has been submitted following public and business consultations held in Armley Library during August 2006. The feasibility study costs have also been completed for Bramley District Centre and will be submitted to Asset Management Group in October 2006. One emerging issue is that the costs of the District Centre Plans are likely to be in excess of the funding available citywide.

Armley Moor

- 3.18 Area Management is co funding the design work to develop plans for Armley Moor. A meeting is scheduled with Armley Common Rights Trust and Learning and Leisure to discuss these in late September.

West Leeds Family Learning Centre

- 3.19 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). All New Deal trainees were transferred to BEST at Marshall Street, Leeds on 1st July 2006. The loss of the contract has had a financial impact on the Family Learning Centres, and as a result Jobs and Skills Department are currently re-configuring its service across the city, which it anticipates re-launching on 1st September 2006. Jobs and Skills can no longer finance the running and overheads of West Leeds Family Learning Centre, and is therefore looking to relinquish these responsibilities. It does however intend to continue delivering its service, but from a range of locations closer to the most deprived communities when there has been a re-alignment of staff, and confirmation of funding. West Leeds Family Learning Centre has lost 75% of its staff in the last six months due to staff moving onto more secure and better jobs.
- 3.20 Despite this loss West Leeds Family Learning Centre has remained committed to the communities in West Leeds. It 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. Current activity includes Job Start-engaging and supporting workless people who reside in the most deprived neighbourhoods in the top 10% deprivation index, Sure Start Bramley training in The Fairfield centre for Sure Start parents, Adult Community Learning- to deliver First Step engagement classes at the Hollybush Centre, Local Area Agreement Stretch Targets- leading the initiative to deliver the 'stretch targets' to move 200 people currently on Incapacity Benefit, into further training and employment in the next two years. The targets are to be concentrated on people who reside in the most deprived 10% Super Output Areas in the city.

- 3.21 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.

Fairfield

- 3.22 The other key regeneration area in inner west is at Fairfields (Bramley). Leeds West Homes improvements and clearance plans have now been agreed. Fairfield Local Area Management project, funded by the Government’s Safer and Stronger Communities fund commenced in April 2006. The project has now recruited a Community Coordinator, Administrative assistant and Community Gardener based at the Fairfield Community Centre. So far the Community Coordinator has set up a Job Referral Service on Thursday mornings with WLFLC, Youth provision programme on Wednesday evenings with YIP - other projects being developed, Training of local people in food hygiene and opening of a community cafe on Thursdays in September, programmes for older people to assist in re-establishing community centre as a social hub for the community. The gardener has had a week of training with Leeds West Homes and flyers have been distributed across the estate to advertise service of hedge cutting - there has been very high response rate for the gardener services at £10 a hedge cut. There are more programmes through WLFLC to come on stream soon to focus on building confidence of local people so that they can then be signposted to further education or training or work. The programme has employed 4 people -3 from the estate, including a part time cleaner for the community centre funded by the centre’s own money. Two of these people were previously unemployed on the estate.

Leeds-Bradford

- 3.23 Finally the study of opportunities in the Leeds Bradford Corridor – has now commenced with a tenders for the work being sought. Work on the parallel transport study has also commenced with a first seminar held by Metro in July 2006. A bid for Northern Housing Challenge Funding 2008-11 is being developed jointly by Leeds and Bradford Housing Officers for submission to the Housing Corporation in September 2006.

- **Priority theme: children and young people have healthy, safe and successful lives**

Youth Development

- 3.24 The Inner Area Committee agreed to fund a Youth Development Worker to work with Voluntary organisations across the West wedge, predominantly working with 9 – 13 age groups of young people. The recruited candidate will commence work in October and will be responsible for the development of voluntary sector networks and support volunteers providing youth provision in the local area. The Deanery for West and South Leeds has also recently appointed a youth development worker, Amy Neil, on a one year appointment to work with churches on developing their youth provision. Arrangements have been concluded to grant a license for the former Broadleas Community Centre to be run as youth centre for the area and this will open from September 2006.

Summer sports programme

- 3.25 The summer sports projects have been a success this year – these included a week of basketball at Bramley YIP (7th - 11th August), and coaching at various youth service provision at Bramley Community Centre, Jailyfields near Armley Prison, Fairfields, Wythers and the Broadleas funded through Area Committees. Two football tournaments were run at the LAZER Centre, Armley (3rd August and 24th August). In addition there as been a week long multi sports camp at Stanningley SARLC (31st July - 4th August)

A separate report on the activities of the youth service is presented elsewhere on the agenda.

- **Corporate priority theme: transforming our services**

Community Safety

- 3.26 The latest multi agency crime and grime operation Apollo 17 was held on the Wyther Park and Rayville's estates, Armley between Wednesday 24th and Friday 26th May inclusive. The purpose of Apollo is to tackle issues of crime and disorder, whilst making visible environmental improvements. This Apollo operation concentrated on twin themes of prevention and enforcement. The police proactively tackled a variety of issues including drug use, the anti social use of motor vehicles, criminal damage and domestic violence, whilst reassuring the public with a very visible police presence combined with advice and information on preventing crime, target hardening vulnerable properties and using the latest technology to protect property in schools. This work together with that of partners has had a significant effect on the Wyther Park and Rayvilles estates, and the police will now keep up that pressure to improve the quality of life for the residents. A fuller report is available elsewhere on this agenda
- 3.27 Specific local action has been ongoing to tackle the problems in other areas. A Community Safety Plan has been implemented for the Broadleas estate. A mini Apollo was also held in the Broadlea Estate in August in response to local issues of youth crime and anti social behaviour.

Children Services

- 3.28 Work on the integration of Children's Services in West Leeds is proceeding apace. Interim arrangements are now in place for the West Leeds Project Board so that there is senior leadership, ownership and direction for that project. The Board reports into Rosemary Archer's management team, provides update reports for Children Leeds and for other interested groups. Mark Law and the West Leeds Area Manager are the link to Children Leeds West, to the West Leeds Area Committees and to the wider West Leeds District Partnership. A report on this is included elsewhere on the agenda.
- 3.29 Dedicated staffing in West is provided by the Children Leeds West partnership manager (a post provided by West Leeds PCT), the project manager for the West Pilot, Jayne Jack (a consultant), Mary Armitage (Education Leeds) leading on the Common Assessment Framework and a number of other seconded staff. The team is based in temporary offices at West Leeds Family Learning Centre. A report on the Children Leeds West pilot is included elsewhere on this agenda.

Housing

- 3.30 The ALMO housing organisation review is nearing completion with the possible options of either one or three ALMO's to replace the current five to manage the City Council housing stock. In West Leeds consultation events have been completed with residents. Over 100 tenants attended 3 events. The ballot commenced on 14th August with results expected end of September.

Area management review

- 3.31 As part of the review of local service provision KPMG have reported their findings back to the Area Committee Chairs meeting on 9th June. Key messages to date are that the actions Area Management are consistent with the Leeds Initiative and the Corporate Plan, although Service plans of Departments are not in all cases clearly linked to Area Delivery Plans. The work of Area Management in seeking the views of local residents is recognised (through forums, events and surveys) but the auditor stresses the importance of responding to these views through actions.
- 3.32 Following on from this, a review of Area Management Services has commenced. The terms of reference for this Area Management Review Board are as follows:
- (i) To consider the implications of the KPMG area management audit;
 - (ii) To consider the success and effectiveness of area management to date, including a financial and administrative cost / benefit analysis;
 - (iii) To consider which additional services area management could be responsible for;

- (iv) To consider any implications for area management of changes to other public sector structures e.g. PCTs, Police, ALMOs;
- (v) To consider any implications for area management in relation to governance, commissioning and locality working of changes taking place in the Council as a result of the children and adult services agendas;
- (vi) To consider any implications for the Council arising from proposals to change the remit of area management in any way;
- (vii) To clarify the relationships between and roles of area management, area committees and district partnerships.

3.33 The Board will oversee the area management review. Initially it will consider the findings of the KMPG audit of area management and agree a work programme to address the remaining issues covered in the scope of the review. The review work will involve detailed analysis including discussions with a range of Council officers, partners, Executive Board Members and the Area Committee Chairs group on which Cllr Harper is a member. . Progress reports will be discussed and agreed with this group. The final findings, recommendations and implementation plan will then be presented to Corporate Management Team, and subsequently to Cabinet and Executive Board.

3.34 One specific proposals being examined is the establishment of a comprehensive Environmental Management and Enforcement function at Area level similar to that of the Area Community Safety Co-coordinator.

- **priority theme : better partnership working**

West Leeds District Partnership

3.35 West Leeds District Partnership held an away day on 8th July at Farnley Hall. The object was to discuss what the partnership needed to do to communicate better. Cllr Harper attended on behalf of the Inner Area Committee. Three specific recommendations came from the day – firstly to celebrate success in West Leeds through giving awards to people who had done most to help achieve the targets in “Strategy for Success”, secondly by forming a communications group from the partner agencies to help promote the work of the partnership within the individual organisations and thirdly to use the existing marketing channels (such as Westside Stories) more effectively

3.36 The second I ♥ West Leeds festival, the result of the District Partnership cultural group’s efforts was held between the July 8th and 16th. Initial feedback was that it was regarded as a great success. A separate report is being presented to this area committee.

3.37 The next executive group of the District Partnership will be held on 16th September. The main items for discussion are proposals for Building Schools for the Future in west, Social Enterprises and the Annual Report,

3.38 A new BME/Faith group is being set up under the auspices of the partnership. An event is planned for October.

3.39 A number of amendments have been made by the District Partnership executive to the “Strategy for Success” to reflect objectives that have been achieved and new priorities. A copy of those priorities are attached as an appendix. The main changes reflect the need to reduce the number of priorities – this has been achieved, moving from 33 priorities to 27. This has been achieved by removing those priorities where the outcomes have been successfully achieved, or where it was felt that they were not strictly “partnership” objectives, rather the responsibility of one agency. The priorities also have some “harder” outcome targets, for example reducing overall levels of crime by 3% by 2008 and increasing educational attainment to close the 8% point gap between west wedge and the rest off the city in educational attainment. Key priorities over the next year will be

- Co-ordinating the work in the most deprived neighbourhoods for all services for the priority neighbourhoods of New Wortley, Fairfield, Wyther and Broadleas.
- Implement the Children's Act pilot in West including the Common Assessment Framework and integrated front line services.
- Promote the regeneration of the Leeds/Bradford Corridor delivering an improved quality of life, increased economic prosperity, sustainable improvements to the environment and supporting cohesive communities.

4.0 Implications for Council Policy and Governance

4.1 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. The "Strategy for Success" is part of the Leeds Initiative Leeds Regeneration Plan.

5.0 Legal and Resource Implications

5.1 The Area Delivery Plan and the Strategy Success are administered through West Leeds Area Management team. This report had indicated the ways in which the Inner Area Committee and West Area Management are contributing to core Council priorities by our activities.

6.0 Conclusions

6.1 Over the past three months significant progress has been made in delivering the actions of the Inner Area Delivery plan 2006/7

7.0 Recommendations

Members are asked to

- note and comment on the actions of the West area management team in delivering the actions agreed in the Inner West Area Delivery Plan 2006/7,
- note the changes to West Leeds District Partnership "Strategies for Success" outlined in 3.39 and appendix one.

Appendix One: West Leeds District Partnership Priorities 2006-8

HARMONIOUS AND SAFER COMMUNITIES

1. Implement targeted multi-agency interventions in crime “hotspots”.
2. Develop neighbourhood management plans in 5 priority neighbourhoods
3. Deliver cohesion and engagement programmes which support and welcome existing and new communities in West Leeds.

THRIVING PLACES

4. Regenerate West Leeds Gateway area
5. Develop improvement programmes for Town Centres in West Leeds
6. Develop strategy for delivering affordable housing in West Leeds.
7. Develop joint approach to Regeneration of East Bradford and West Leeds

ENVIRONMENT

8. Deliver the West Leeds Country Park and Green Gateways project
9. Improve the streetscene and local environment
10. Promote re-cycling in West Leeds

TRANSPORT

11. Develop and promote ‘green alternatives’ to car travel,
12. Promote case for additional transport investment in Leeds Bradford Corridor

CHILDREN AND YOUNG PEOPLE

13. Implement extended schools programme in West Leeds.
14. Improve educational standards in West Leeds
15. Develop additional ‘learning pathways’ for 14-16 year olds at schools in co-operation with local employers and post-16 providers.
16. Deliver Every Child Matters agenda in West Leeds to improve children's lives

ENTERPRISE & ECONOMY

17. Expand the training and support available to help people get jobs and succeed in employment through new programmes of training.
18. Develop local labour projects to maximise employment opportunities linked to housing stock improvements and other building programmes.
19. Promote business development by firms in the district through effective use of business support services.
20. Develop and protect new business sites and premises in West Leeds.

CULTURE

21. Increase use of the 'under-exploited' heritage assets in the District, such as Pudsey Civic Centre and Armley Mills Museum
22. Develop programme of community-based cultural events in the District.
23. Develop an image and awareness campaign promoting the assets and attractions of West Leeds.
24. Develop a strategy to improve access to sports and leisure facilities in district. To determine before and after levels

HEALTH & WELL-BEING

25. Develop Partnership Plan for local delivery of “Choosing Health”, including action on “Healthy Schools”.
26. Improve Older People’s Health and Wellbeing
27. Invest in primary health care facilities and services and tailor packages of care to the specific need of individual patients