

Report of the Director of Environment and Neighbourhoods

To: Inner North West Area Committee

Date: 17th September 2009

Subject: Inner North West Area Vision

<p>Electoral Wards Affected: Headingley Hyde Park and Woodhouse Kirkstall Weetwood</p> <p><input checked="" type="checkbox"/> Ward Members consulted (referred to in report)</p>	<p>Specific Implications For:</p> <p>Equality and Diversity <input checked="" type="checkbox"/></p> <p>Community Cohesion <input checked="" type="checkbox"/></p> <p>Narrowing the Gap <input checked="" 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

The introduction of the Area Delivery Plan 2009 will include a vision statement for the area. This report proposes how such a statement could look for inner North West Leeds. It builds on previous work involving members and community representatives. It proposes that the overarching theme is of celebrating cultural diversity as an important way of developing the areas as the creative quarter of Leeds. This proposed vision statement is put before members for consideration after which it will be included within the current Area Delivery Plan 2009/10 -2011/12.

1.0 Purpose of This Report

1.1 The purpose of this report is to present the Area Committee with a proposed vision statement and to seek approval for the document.

2.0 Background Information

2.1 The Area Delivery Plan is the delivery of the Leeds Strategic Plan in the Inner West area. This ADP was approved by the Inner North West Area Committee at their meeting in July 2009. The introduction of the Area Delivery Plan 2009 will include a proposed vision statement for the area.

3.0 Development

- 3.1 A series of meetings and workshops were originally held two years ago to create vision statement. This looked at where the area could aspire to be in 10 years time. A wide range of documents were analysed, from citywide strategies through to local documents such as Headingley Renaissance. This allowed for a holistic view to be taken on what issues are currently being addressed, to what extent and where the gaps existed.
- 3.2 This work has been used as the basis for the current draft vision statement. There have been recent additions. The vision now reflects the possible impact of the recession. It takes account of specific local achievements, such as the recent award to the Makkah Mosque as UK Mosque of the Year. It also highlights the opportunity of the area to become an important creative quarter of Leeds .

4 Recommendations

- 4.1 The Committee is asked to consider the proposed vision statement and appendices and to approve their inclusion as part of the Inner North West Area Delivery Plan

Vision Statement

1.0 Headingley, Hyde Park and Woodhouse, Kirkstall and Weetwood - a creative quarter of Leeds

Inner North West Leeds is an area with unique assets. The wards of Headingley, Hyde Park and Woodhouse, Kirkstall, and Weetwood are areas of skill, innovation and cultural diversity. The area already is home to innovative small businesses, organisations and a wide range of cultural activities. It is an attractive area, vibrant, creative and culturally dynamic.

It is a distinctive area demographically. It comprises diverse communities stretching from Little London in the south east to Tinshill in the north west. It contains distinct neighbourhoods: North Hyde Park, Little Woodhouse, Burley, Kirkstall, Hawksworth Wood, South Headingley, Far Headingley and the Ivesons. A detailed description the statistics for the area is presented below.

2.0 The Universities

The area is home to two universities, Leeds University and Leeds Metropolitan University - a mixed blessing. On the one hand they provide much needed local employment. They help make the area vibrant and creative, they stimulate the retail social and leisure sectors and they contribute to the wide range of voluntary and community activities which often enhance local services. Many students stay on and live in the area - a high proportion of the working population are working in professional and technical occupations and most are qualified – many with higher and advanced qualifications.

On the other hand the student population has doubled over the last decade to meet Government plans for greater numbers of people in higher education. Landlords have responded by converting high number of conventional family houses into multi occupancy rented accommodation. Headingley and Hyde Park wards contain the largest concentration of students anywhere in the UK, which has led to an imbalanced community with over 90% occupation by students in some streets.

The Universities add value to the area but they themselves now recognise the detrimental impact of students can cause. The Universities, the City Council and partner agencies need to act to minimise the impacts of the student population and assist with the integration of students into the community.

A number of policies in the Area Delivery plan address this issue – the impact of students and student changeover is included under E16-19. Policy H4 contains initiatives that support the student population to live more harmoniously within the local community. The liaison role between Leeds University, Leeds Metropolitan University and the City Council is managed through the West and North West Area Management Team. The work involves here co-ordinating student changeover, freshers week, volunteering, events, student engagement and so forth.

3.0 Environmentally clean and safe neighbourhoods.

The area has an attractive physical infrastructure, with well used and loved greenspaces and historic buildings. In terms of architectural heritage it is without peer in the city.

Headingley has the most important group of large and small villas and mansions in the city originally owned by the landed society of its pre industrial age. The ward has a range of historic buildings, including St Micheal's Church, the Skyrack and Original Oak, St Augustines, Hinsley Hall, St Chad's, Beckett Park (the "villa with wings" of the former Kirkstall Grange) Cottage Road Cinema and Headingley Hall. Weetwood ward has the architectural gems Far Headingley village and the beautiful setting of Lawnswood cemetery. Hyde Park and Woodhouse ward has the beautiful Hanover and Woodhouse Squares, Denison Hall, Hyde Park picture house, classic heritage buildings within Leeds University such as the Leeds Business School and Woodhouse Moor. Kirkstall ward has the architectural gem of Kirkstall Abbey, one of the best examples of a Cistercian Abbey in the country, and the nearby Abbey House museum

In such a densely populated area the environmental goal continues to be enhancing and preserving the heritage of the area, and having streets that are clean, free from grafitti, litter and household waste, with pavements and walkways free from obstruction. Crime and anti social behaviour such as late night disturbances remain as issues and need to be reduced to make the area safer and more pleasant to live in.

Within the ADP this is tackled though actions to improve parks, playing fields, play areas, increasing enforcement against littering, targeting grotspots and increasing the amount of recycling.

4.0 Culture

The Inner North West area includes an enviably wide variety of cultural and visitor attractions. These again are places of national importance, such as the international cricket stadium and rugby ground, but again this creates issues for local people, especially relating to parking and transport. The two Universities have significant cultural and sporting facilities that are increasingly open for local people to use.

The area has a thriving arts community with events such as the Kirkstall Festival, Shakespeare Festival, Headingley Festival, Hyde Park Unity day. It has a concentration of music and the arts, enhanced by developing facilities such as Leeds Left Bank, which is aiming to provide such a unique venue for arts, music, special events and a meeting place for local people and the arts community, and by HEART. The levels of artistic potential have been recognised through programmes such as "Find Your Talent" scheme.

This cultural base will be encouraged to develop further while at the same time enhancing the wider opportunities for culture, film and the arts to increase the quality of life of local people and some of the more deprived communities in the area.

The Area Delivery Plan highlight the intention to develop an Inner North West cultural strategy and drive forward the aspiration of the area to become a main creative quarter of Leeds.

5.0 Business and Enterprise

Inner North West has a vibrant shopping area in Headingley District Centre (recently improved by new investment in the architectural challenge that is the Arndale Centre) providing a range of services and benefits. It is an area where small businesses thrive and choose to be based, creating an entrepreneurial culture. There is a diverse retail economy supported by the large student population. The Universities themselves are huge businesses that have spun off new enterprises through, for example, the Innovation Centre on Clarendon Road.

Given the current recession the employment provided by local business and the Universities may well decline over the next few years. It should be recognised however that these indigenous assets are those that will help the area bounce back in the medium term. The new HEART centre will also help add to the increase in number of small businesses locally.

Actions in the ADP are designed to tackle the impact of the recession by enabling people to access those areas of the economy where there are still jobs available. In a time when the private sector is not investing a great deal, public investments in areas such as Little London PFI and Kirkstall Hill become of key importance.

6.0 Mixed community

The area is home to many different cultures communities and ages. There is much to celebrate, such as the thriving BME communities around Woodsley Road, exemplified by the award to the Makkah Mosque as UK mosque of year 2009 for its outward looking approach.

The vision is that people of all ages, races, religions and backgrounds want to be part of the community taking advantage such as thriving primary and secondary schools, the diverse retail economy, the environment and social activities. By offering a range of benefits it is hoped that the area will be seen as a safe, nurturing and culturally rich environment. Family housing characteristic of many of the neighbourhoods in the area, will be encouraged back into family occupation rather than being houses in multiple occupation to help achieve a more balanced community.

The ADP policies under the “harmonious communities” theme aim to increase community engagement from local people, and to support groups in the area that bringing a sense of belonging and pride and building cohesive communities and neighbourhoods.

7.0 Narrowing the gap

The area has several deprived neighbourhoods, for example Hawkesworth Wood, Ireland Wood and Little London. There are high and concentrated levels of poverty and households that are struggling. It is important however to recognise and celebrate the

progress that has been made by the local community, the local authority and partners to help lift neighbourhoods like Little London out of the worst deprived areas nationally. Great strides have been made by partner agencies in reducing crime, tackling litter, improving health and providing employment. Little London now has a longer term improvement programme for its housing stock through a £100 million programme that will retain a large percentage of Council owned properties with a wide range of tenures, improve the quality of housing, communal areas and the general environment and community safety.

Extended services now provide advice and support on family, health and employment issues based on the school clusters in the area. Businesses too are involved: Leeds Rhinos are famous nation wide not just for their rugby, but for the education facilities they provide to help young people locally and throughout Leeds.

Actions in the ADP target areas of significant deprivation like Little London and Hawkesworth Wood to improve service delivery and local involvement in service provision and standards. Policies are also in place in the ADP to support older people and looked after children in difficult circumstances.

8.0 Transport

Two major arterial roads for Leeds, the A660 and A65 run directly through the area. Congestion and visitor parking is often severe. The vision is to reduce the number of cars, increase park and ride, and reduce congestion in order to enable more freedom of travel. The area has the opportunity of new transport investment in the next few years that both recognises the severe congested nature of the area and provides public transport alternatives.

The ADP actions include consulting on the new generation transport proposals, completing the quality bus initiative and providing residential parking schemes

Conclusion

These are the key issues and vision for the Inner North West Area. The Area Delivery Plan 2009-11 is the vehicle to start to implement this vision.

Appendix : a statistical description of Inner North West

1.0 Demography

Inner North West has a significantly younger age profile than the city as a whole. In 2007 55.3% of its population were between 16 and 29 in 2007 (as against 25.7% for Leeds). In the 2001 census 19% of the population were from BME communities compared to 10.8% for the city as a whole.

The demographic ACORN classification identifies the largest group of households (28.2% of the postcodes) as “aspiring singles”, with the second highest group as (14.9%) “educated urbanites”, whilst the third largest (10.6%) were “struggling families”.

The area has relatively fewer lone parents than the city as a whole – 5.5% as against 7% for the City as a whole. A much higher proportion of households (47%) had no access to a car when compared to the City average of 34%

2.0 Housing

The structure of housing tenure in the area is markedly different from the rest of the city. Far fewer households (37%) own their own properties against a city average of 62%. The amount of private renting is conversely much higher than the city average - 25% are private rented, more than three times the city average of 8%, and in addition 10% of households are in the “other rented” category. The amount of socially rented housing (ALMO and housing association) is at about the same as the city average.

The housing stock is also very different from the rest of the city with 23% purpose built blocks of flats (city average 14%) and 14% converted or shared housing (city average 3%). Headingley and Woodhouse had the highest number of overcrowded properties in any ward in the city (19.5% overcrowded in the city with 22.4% at “maximum capacity”. The average house price in the area in 2008 was above the city average - £191,423 compared to a city average of £179,700 showing the continuing popularity of the area as a place to live.

3.0 Deprivation/poverty

The area does not generally experience particularly high levels of poverty, however three of the neighbourhoods (Little London, Woodhouse and Hawkesworth Wood) are ranked in the most deprived 10% nationally in the Index of Multiple Deprivation. At 8.6% the claimant rate for the area is lower than the city average of 12.8%.

4.0 Occupations

A higher proportion (33%) of the working population are working in professional / technical occupations (city average 25%). 20% are engaged in “elementary occupations” or as “plant / machine operatives” (compared to a city rate of 21%) and 10% are employed as managers and senior officials (city average 13.6%)

5.0 Qualifications

People in the area are well qualified. Only 17% of the population of working age has no formal qualifications compared to a city average of 31% (2001 Census), 28% of the population aged 16-74 is educated to degree level or higher compared to a city average 19% (2001 Census). However a concern is that GCSE attainment rates are below the

city averages with 44% of pupils entered gaining 5 or more grades A*-C compared to a city average of 56%.

6.0 Crime

Total reported crime rates in 2007 were higher in the area (134.4 per 1000 people) than the citywide average (122.7 per 1000 people). This is largely due to the higher than average burglary rates in the area attributable to the large numbers of student households.

7.0 Health

A lower proportion (15%) of people in the area felt that they had a limiting long term illness as against a city average of 18%