



Report of the Director of Neighbourhoods & Housing

Outer South Leeds Area Committee

Date: Monday 18th December 2006

Subject: Area Managers Report

Electoral Wards Affected:

Ardsley & Robin Hood
Morley North
Morley South
Rothwell

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 details a range of activities taking place within the Outer South Leeds Area, providing information to the committee to enable further information to be sought if required.

1.0 Purpose of Report

1.1 To bring to Members' attention in a succinct fashion, brief details of the range of activities with which the Area Management Team are engaged, and that are not addressed in greater detail elsewhere on this agenda. It provides opportunities for further questioning or the opportunity to request a more detailed report on a particular issue.

2.0 Town Centre Manager

2.1 At its meeting in September the Area Committee agreed to establish a Town Centre Management Board to oversee this project. The Area Committee agreed the composition of the body which included Councillor's Judith Elliott and Stewart Golton as representatives of the Area Committee. The Board held its inaugural meeting on Thursday 16th November and elected Keith Robinson (Morley Chamber of Trade) as its Chair. The Board considered draft terms of reference which will be considered further at its meeting on 11th December before coming back here for approval.

2.2 As reported previously work continues to progress in organising the 'Summits'. I can confirm that the Morley Summit will take place on Friday 12th January at Morley Rugby Club. An invitation list is being compiled and it is expected that letters will go out before the Area Committee meets. Details of the Rothwell Summit will follow.

2.3 Work continues to progress to identify suitable accessible office space in both Morley and Rothwell, I remain upbeat that partner agencies may be able to assist with this issue.

3.0 Services for Young People

3.1 Following the presentation of further information to the last Area Committee, Members requested further clarification of statistics previously circulated. As reported last time the Youth Service has indicated that it is their intention to provide Area Committees with financial information on an area basis which breaks down the budget into its constituent parts. Details are still to be finalised, however this will allow Committees to have a clearer understanding of Youth Service financial issues and may enable greater influence to be exercised.

4.0 Gardening Scheme

4.1 This is a summary of the work undertaken between July 2006 and the end of November 2006. A full report is being prepared and will be submitted later. During this period a total of 193 visits have been carried out to 56 customers. 50 of these live in the Rothwell area and 6 in Lofthouse. A considerable amount of publicity has been distributed in the Lofthouse area in particular, but so far the number of referrals has been fairly low. Of these 56 customers, 52 have stated that they will need the service on a regular basis next year. All customers have been sent client satisfaction surveys recently to complete, and so far 15 have replied. All of these 15 replies are extremely positive and said that they were happy with the gardener, rated the work very good or good, would all use the service again, and found the approach of Care and Repair staff very helpful. The service has been very successful, and Care & Repair are confident that they can build on it and extend it next year. The gardener, Emily Spencer, is taking all of her annual leave and 3 weeks unpaid leave during the winter months. She is an extremely good worker, and has lots of ideas to develop the service in future. An issue has arisen with Care & Repair finding the lease costs of the van too expensive. They are seeking to secure £7,000 to purchase a second hand vehicle. Given that the costs for a van were included in the original proposal, I will be asking colleagues to meet with Care & Repair to explore this matter further.

5.0 Staffing Update

5.1 As announced Laura Kilfoyle commenced work as the Neighbourhood Worker on Monday 20th November. Laura is employed by South Leeds Health for All, who are contacted to deliver this project for 12 months. Laura will concentrate her efforts working with individuals and groups in the NIP areas. Initially she will be contacting local groups and gaining an understanding of the area. I am still waiting for the release of the Area Project Officer position which has been included in the ringfence within the division wide restructuring but should be resolved within the next few months.

6.0 Narrowing The Gap

6.1 Members agreed at the last meeting to consider issues arising from this as part of the Neighbourhood Improvement Plans (NIPs) updates. I can confirm that a full report on

the NIPs will be presented to the February Area Committee. The report will provide Members with a summary of work to date and present options for the future.

7.0 Town & District Centres Regeneration – Morley Bottoms

7.1 The following details provided the basis of a recent update to Morley Members, including representatives of the Town Council. Work continues to progress well on what is a very complex project. However, due to the commercially sensitive nature of some of the issues it would not be appropriate to discuss in this report as it is considered that disclosure at this moment in time would prejudice the outcome of negotiations. Once matters have progressed further full details will be placed before the Area Committee.

7.2 The traffic survey is due to be completed in January 2007.

7.3 Detailed design and stage one checks are being carried out on the site of the proposed lay by and public realm works. A letter to action the Discontinuance Notice has been served on J C Decaux. The Notice is due for return on 7 December. Legal Services have been advised that service of the Notice is a priority. The Notice should be served by 14 December. It is anticipated that a decision will be made by June 2007 and the hoardings removed by July 2007. A Road Traffic Order has been submitted to enable short stay car parking in the lay-by and this should be confirmed in June/July 2007.

7.3.1 Section 215 Planning Enforcement Notices have been served on the three identified properties on Brunswick Street. The service of these notices is a protracted process and progress has been mixed due to resource issues. Action against the owners of these properties will continue and advice is currently being sought in order to establish whether it would be practical and cost effective for the Council to undertake the repair works and place a charge on the freehold title of any refurbished properties. This would mean the Council would recover the monies when the property was sold.

8.0 Oakwell's & Fairfaxe's Neighbourhood Improvement Plan

The lack of a local community facility on this state has been identified as a priority in the Oakwell's & Fairfaxe's Neighbourhood Improvement Plan (NIP). A preferred site has been identified by residents and local Councillors and a number of meetings have taken place. However, no real progress has been made due to complications with aspects of the site. It is proposed therefore that a piece of work to establish the anticipated construction costs be commissioned. The work will include: 1. Appraisal of Site 2. Outline Proposals. 3. Outline Cost Estimate. And will cost £1,350, this funding will come from revenue funding ringfenced to this NIP.

9.0 Recommendations

9.1 The Area Committee is asked to note this information.

9.2 The Area Committee is asked to agree to commission the work outlined at 8.0 to the value of £1,350 as part of the Oakwells & Fairfax's Neighbourhood Improvement Plan.