



Manor Farms Project Evaluation Report

The Manor Farms estate has recently been the focus of some intensive working to address the significant issues associated with the area. This has meant a partnership approach to working towards a joint goal. This way of working has focused the work and highlighted issues that were not necessarily being picked up through normal methods.

1.0 Background information

- 1.1 The Manor Farms estate is located between Middleton and Belle Isle in the Inner South Area Committee area of Leeds.
- 1.2 It resides in the E01011501 SOA, ranked in the top 5% most deprived estates in the country (Indices of multiple deprivation 2010). Within Leeds the estate is ranked 34th out of 108 neighbourhoods (Neighbourhood Index 2010).
- 1.3 The estate is predominately public sector owned properties managed by Aire Valley Homes. The layout of the estate is comparable with many other post war build areas across the city. The houses are mostly situated at a road side with front and rear gardens. Some of the estate is also interlinked with ginnels and this therefore leads to problems with ownership and responsibility when it comes to clearance.
- 1.4 Over the years there have been a number of incarnations of the residents group who have struggled against the apathetic attitude of many of the residents on the estate. The new group that have just got themselves established are eager to engage with both local agencies and an increasing number of local people.

2.0 Overview of Super Saturday

The initial development for the Manor Farm estate being a target of some intensive working started by a local resident having a vision for a better estate. Initial discussions led to the development of a scheme in the centre of the estate to provide a space for children. The original suggestion was to install a play area. This went against Leeds City Councils Play Strategy so alternative projects were looked at to make improvements to the lives of local residents. This resulted in the re-launching of the group as part of a clean up day named Super Saturday.



2.1 Justification for methodology

The focus of Super Saturday was to highlight the problems being faced on the estate by residents and to make significant inroads in to specific projects to improve the estate. This was done by focusing people on high impact schemes that have made a difference to the estate as a whole, followed by regular monitoring in the subsequent weeks. This methodology was used to great success on the Cardinals estate and is being looked at across other areas as a focused technique to engage and clean up in conjunction with residents and other agencies.

2.2 Planning for the day

Due to the number of agencies involved in the delivery of this scheme the number of planning meetings has been kept to a minimum with a focused plan. Two planning meetings were held, the initial meeting to confirm interest and a follow up meeting to confirm the specific functions that would be carried out on the day. The rest of the development was carried out via email. At the second planning meeting the residents group brought a series of suggested projects that they felt would be of benefit to the residents. These mini projects were discussed and appropriate resources allocated to most effectively deliver the improvements. The Super Saturday running order was set out to welcome everyone on the day followed by a quick briefing of tasks and then grouping of individuals. The role of the residents was key to the setting of priorities and advising the agencies to the most effective way of supporting the local people.

2.3 List of agencies involved:

- Local Councillor
- Area Management
- Signpost
- West Yorkshire Police
- Aire Valley Homes
- LCC Street Scene
- LCC Parks & Countryside
- St Lukes Cares
- Health for All
- Connexions
- Morrisons (Contractors)



2.4 Work on the day



2.4.1 The day ran from around 10.30 -16.00 and focused on seven specific sites on the estate (see attached map). In addition to these work sites eight skips were provided for local people to clear their gardens. Each of the work sites had different needs but on the whole dramatic changes were made.

2.4.2 Rear ginnel of Manor Farm Drive

This closed off ginnel has been a trap for blown rubbish and has become overgrown. The site was cleared and cut back providing easier access to the rear of properties, much to the delight of residents.



2.4.3 Railings on Manor Farm Drive

The railings were in need of a tidy up so they were stripped and repainted by a number of different agencies working together. They have had a significant impact on the aesthetics of Manor Farm Drive



2.4.4 Land adjacent to Manor Farm grove

The land had become over grown and covered in bind weed. LCC Parks & Countryside staff used their heavy duty strimming equipment to clear the site and residents helped to clear the cuttings making the area much less overgrown.



2.4.5 Large ginnel running to Manor Farm gardens

This area has been the focus of the Community Payback team for both the Saturday and Sunday. The area has become over grown and difficult to use. The intensive work of the team has mean that the ginnel is more open and lighter which will encourage usage.

2.4.6 Small community space

The recently completed green space improvements have resulted in a couple of minor issues that were addressed. An overspill of path materials and a general litter pick and tidy up.

2.4.7 Middleton park entrance

LCC Parks & Countryside strimmed and cleared a large amount of the area adjacent to the estate within the park.

2.4.8 At the same time as this work was being completed on site other support agencies were distributing information from Manor Field Hall and out on the estate through the St, Lukes cares bus. Displays such as Connexions, Health for all and Aire Valley Homes were all present in the hall. This provided a focal point for teas and coffees and a meeting point between work sites.

2.5 Prior action

The Environmental Action team (EATs) carried out a number (15) visits to properties that would be proceeding to enforcement action if they didn't make significant improvements to their properties. This visit was a way of offering them a chance to tidy up their gardens without the need to take action. Each of these properties will be monitored and reported as is needed.

2.6 Analysis of the event

2.6.1 On the whole the day was a success and the residents group felt it was useful in spreading the news of their resurgence. This said the day was not without some issues, these were not things that necessarily detracted from the day but should be taken in to account in the planning of future events.

2.6.2 Low attendance by residents

Although there were around 10-12 local people actively out and working with the agencies on the communal area and obviously a number of people cleared their own gardens, the residents group hoped for more input. The advertising for the event was good and each property received two different flyers. Alternative methods of engagement such as door knocking may have to be carried out.

2.6.3 Large number of full skips

Initially six skips were situated on the estate but after only an hour of being on site they were mostly full so an additional two had to be added to cope with the amount of waste being brought from gardens.

2.6.4 Limitations in some services delivery

Due to the current set up of some the work teams it was not possible to carry out all of the identified improvements due to 'land ownership' concerns. i.e. some of the teams were unable to carry out work on private or AVH land even though it would have benefited the estate. In future this will have to be discussed in more detail before the event and alternative actions planned.

3.0 Follow up walkabouts

- 3.1 The success of Super Saturday was followed up by a fortnightly walkabout with key partners to look at the ongoing environmental issues facing the estate. The action plan that was drafted allowed issues to be monitored and highlights ongoing issues that need to be escalated.
- 3.2 The walkabout consisted of representatives from Aire Valley Homes, Environmental Action teams
- 3.3 The action planning process was set up to identify ongoing issues that have been reported and not actioned accordingly. The process has so far been successful in highlighting some problems will require discussions between services to rectify situations.
- 3.4 The walkabouts have allowed agencies to work together on tackling problems. The proposal is to continue them after this 6-month scheme to maximise the long term impact of the work and monitor some of the more difficult issues.
- 3.5 Over the weeks since the Super Saturday event the estate has seem improvements to a number of the gardens and the overall feel of the estate is better.
- 3.6 The main success has been in the support gained by the residents group. Before the process started there were only a few people involved but now after some support from Councillors and the success of some individual schemes, they have increased numbers to around 12. This larger group will provide more opportunities in the future for arranging future events etc.
- 3.7 The nature of the walkabouts means that a large number of issues are highlighted in a relatively short space of time leading to some of the problems not being picked up in a timely fashion.
- 3.8 Walkabout statistics
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| Overall number of problems identified: - | 57 |
| Number actioned: - | 57 |
| Number completed: - | 18 |
| % completed: - | 32% |

4.0 Phase 3 - Support work addressing worklessness

- 4.1 A meeting was held to discuss the ongoing work on the estate with regards to skills and training. This outlined the work being carried out by local partners to address the most significant issue affecting the ward. This meeting was in addition to the strategic work being developed by Cllr Groves for the whole of the ward. The result of this meeting was a number of actions focused on better working practices and ideas to stimulate more work in the area.
- 4.2 Actions:
- Joint working between St Luke's' Cares & LCC Youth Service
Discussions to take place outside of the meeting to establish a more effective working programme to address the needs of the young people.

- Identification of services available for free
The current opportunities available to agencies to provide positive activities is somewhat limited so a list of city wide services is being drafted to support the delivery of engagement works on the estate.
- Training courses from Health for All
At present there are a number of activities that are available to other areas of South Leeds are able to be replicated in Middleton. Toshal Bhatia has offered to run a series of events form Manor field hall to help support this work. The nature of the courses offered needs to be taken into account when looking at the bigger picture of services in the locality.

5.0 Moving forward

5.1 Manor field hall

The centre has the opportunity to play a pivotal role in future engagement activities due to its location and size. A mapping exercise has been requested to highlight any potential gaps in their services to allow additional events to take place. Due to the fact that groups are eager to use the centre for courses, the centre could provide a good location for both the Manor Farm estate and also the neighbouring Newhall estate. Promotion is required for the current events that are taking place to maximise their impact.

5.2 Residents group

The group are now planning their events in conjunction with the neighbouring group covering the Newhalls. This joint working will help to promote both estates and increase the potential for busy events.

5.3 BTCV onsite working

AVHL convened a meeting to discuss some of the troublesome sites on the estate and how these could be best addressed to minimise the long term maintenance issues currently facing them. This meeting will result in a quote for the works to be carried out by BTCV.

6.0 Conclusions

On the whole this project has been a success and an impact has been made to the estate. There are a number of issues that still need to be addressed but systems are now in place to monitor and report them accordingly. If this model is replicated in the future the main issues to be aware of are:

- Input from local residents being high enough
- Support from all agencies to deliver on the target estate
- Not every issue can be addressed over the specified timescales

7.0 Recommendations

7.1 Continue to monitor the estate

The nature of some of the issues means that they will have to be monitored and reported. The estate walkabouts will continue for the foreseeable future due to their successes. This means many of the issues will be monitored regularly but local residents still need to be aware of their role in reporting flytipping etc.

- 7.2 Look at fully sustainable options for some of the pressing issues
BTCV are currently looking to carry out some environmental works to address three sites that need attention. These works will reduce the long term maintenance of the sites. Other areas will need to be looked at in due course.
- 7.3 Support the residents to monitor the needs of the estate and act to address them
With the residents group growing in numbers and engaging more effectively with more people on the estate their role in the area is increasing. This increased role will need to be supported by Aire Valley Homes and local Councillors to help them have more of an impact on the community. Part of this role is around monitoring issues and reporting them accordingly. This will be difficult in some situations due to people in the community and conflicting issues so the support is vital to reduce the conflict.
- 7.4 To support the methodologies used in this project
If this methodology is carried out in other parts of the city lessons should be learnt from both this project and also the one carried out on the Cardinals. There are many successes to be taken forward but due to the variety of needs across different estates each area will have to be assessed individually to maximise the impact of the works over a relatively short space of time.

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