

Report of Jill Wildman, Director of Housing Services, East North East Homes Leeds

Report to Inner North East Area Committee

Date: 17 October, 2011

Subject: East North East Homes Leeds Estate Investment Bids

Are specific electoral Wards affected?	<input type="checkbox"/> X Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):		X
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input type="checkbox"/> X No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input type="checkbox"/> X No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input type="checkbox"/> X No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of Main Issues

1. Area Panels approve and oversee environmental and community safety improvements in their area. Each panel has a devolved capital and revenue budget to deliver these improvements.
2. An extensive number of Community Safety, Environmental and Community Development Projects were delivered in 2010/11
3. Further Projects are detailed that have been identified for completion in 2011/12
4. East North East Homes Leeds carry out a number of other Community Development initiatives in the community.

Recommendations

1. Area Committee is requested to note the content of this report

1 Purpose of this Report

- 1.1 To advise Area Committee of the work carried out by East North East Homes Leeds and the residents Area Panel
- 1.2 To detail projects carried out in the community including those funded through Estate Investment Bids and also Community Development schemes initiated through the Partnerships Team.

2 Background Information

- 2.1 Residents Area Panels were created in 2007 with the merger of ALMOs. The number of residents involved with the governance of the company as Board Members was to reduce to four members from the previous maximum of eighteen. To ensure that residents were given the opportunity to be included in the governance of the company following the merger four Area Panels were created.
- 2.2 The four Area Panels of East North East Homes Leeds form part of the governance structure of the company sitting below the board of management, each representing a geographical area:
 - Inner East
 - Inner North East
 - Outer East
 - Outer North East
- 2.3 The make up of each panel is:
 - One resident board member
 - Two ward members nominated by the local area committee
 - Up to nine resident members, either tenants or leaseholders
- 2.4 The main roles of the panels are:
 - Approval and overseeing of environmental and community safety improvements in their area. Each panel has a devolved capital and revenue budget to deliver these improvements.
 - Responsibility for monitoring company performance in their areas by setting appropriate priorities, discussing these with senior managers and making suggestions or setting targets for improvements. The panel can ask for members of staff to attend meetings to explain procedures and give an officer view on issues.
 - From 2011 panels are responsible for the monitoring of elements of ENEHL Service Standards.

3 Main Issues

- 3.1 Each Area Panel has a Community Development Officer whose role is to administer the panels and to represent the panels at various partnership meetings that exist in the area as well as developing new partnerships to reflect the needs of the neighbourhoods and the priorities of the panels.

- 3.2 Community Development Officers are responsible for developing customer led environmental and community safety schemes. This includes consulting with affected residents, identifying and applying for match funding, drawing up specifications liaising with contractors and ensuring contract delivery. They also encourage and support tenants and residents to set up residents' groups and keep them maintained. They assist residents to get involved in their communities. They are responsible for encouraging youth participation in the community and rewarding young people for their positive input.
- 3.3 Panel membership is for three years with one third of resident members standing down each year. Recruitment begins in late June, an article in the resident magazine asks for interested residents to get in contact with Partnership Team.
- 3.4 Panel members undertake mandatory training courses including an induction and equality training along with training being offered on procurement, project planning and other items as required. Each panel produces a Business Plan every year.
- 3.5 The Inner North East Business Plan 2011/12 was created by the Area Panel and accepted by the Board. The Panel agreed that community safety, environmental improvements and encouraging greater involvement were priorities for the coming year. The Area Panel work closely with the local housing teams and are developing relationships with Area Management Teams to improve the service East North East Homes Leeds are delivering in Inner North East Leeds.
- 3.6 Estate Investment Bids are available for improvements to an area which will be of benefit to the community. The Community Development Officer consults with affected residents and works closely with various agencies to ensure the work will have a positive effect on the area. Completed bids are presented to the Area Panel for approval, rejection or referral.
- 3.7 The bids can involve funding youth activities or rewards for work done in the community by young people as well as identifying and developing customer led environmental and community safety schemes.
- 3.8 Estate Walkabouts are a service offered to Resident Groups, Village Voices and Community Champions. It is an opportunity for Residents to walk around the estate with members of staff from East North East Homes Leeds and other agencies such as West Yorkshire Police, Local Councillors, Highways, and Parks & Countryside who can attend at the request of the group, where resources allow.
- 3.9 The East North East Homes Leeds Service standards include both the national and city objectives while incorporating local priorities and issues. The Leeds Service offer was distributed to all homes via the Leeds City Council Annual Report. The proposal is that the four area panels will each be responsible for the monitoring of one of the standards over the whole of the company for a period of time which is still to be decided. Panels will then rotate standards.

4.0 Estate Investment Bids completed during 2010/11

- 4.1 Beckhill Estate – Gating Project, a project developed in partnership with Safer Leeds and Inner North East Area Management Team to close off a number of passageways. The overall cost of the scheme was £16,900, the panel paying half of the cost.
- 4.2 Beckhill Estate – Recycling Project, a scheme in partnership with City Services and Inner North East Area Committee to create three recycling sites on the estate at a cost of £18,000, the panel paying £4,888.
- 4.3 Bronte House – Garden Improvement, this scheme included the clean up and cutting back of trees and shrubs in the area, repair work to the steps and walls in and the planting of shrubs, bulbs and flowers at a cost of £6,925.
- 4.4 Button Hill – Garden Project, to update facilities in the communal garden at this sheltered housing complex in the Chapeltown area at a cost of £810.00.
- 4.5 Leaffield Estate – Environmental work, the cutting back of trees from pavements and drying areas, the addition of mulch and replanting of a garden area, £1,300.
- 4.6 Leaffield Towers – Car Parking, funding of £492.00 to have the bays remarked including the provision of disabled bays,
- 4.7 Leopold Gardens - communal garden, the removal of sections of tarmac, cleaning of cobble sets, turfing of two smaller areas and the planting of low growing shrubs and plants. £7,805.35
- 4.8 Miles Hill - Security Project, In partnership with Leeds Community Safety, the installation of security fencing to combat burglaries and vandalism. The overall cost of the project - £18,000, panel contribution £12,000.
- 4.9 Queenshill / Highwoods Fencing Scheme, in conjunction with the Inner North East Area Committee a fencing scheme securing of the boundary of Highwood on the Queenshill estate. The overall cost of the project being £19,288, the panel making a contribution of £5,000.
- 4.10 Stratford Court – Garden Improvements, two schemes to improve the garden areas for residents. The first with Probation Services to clear a garden and large rockery, the second to create a seating area and raised planters, lay grass seed and paint fencing £3,520.
- 4.11 Area wide, a number of grit bins were purchased for areas where there are vulnerable residents with mobility issues. Communities to benefit were Leaffield Towers, Scott Hall Estate and Meanwood Valley.
- 4.12 Demonstrate Day - a day of environmental and intergenerational activities in the Meanwood area in March 2011 by over 60 young people with adult supervision from Leeds Youth Cell Network. £500.

- 4.13 Mini Breeze – Meanwood, the creation of Meanwood Mini Breeze aimed at a younger age group with families also invited. £3750.
- 4.14 Young Peoples Charity Work and Reward - a reward for a group of thirteen young people (with four adults) of a visit to west Yorkshire Playhouse. The young people from the Meanwood area had carried out a number of activities to help the local adult learning centre gain funding for an arts group and an away day
- 4.15 Donovan S Webster – Training Base, along with other panels a donation of £500.00 was given by the panel to the training base which has been created to assist young people into employment.
- 4.16 Leeds North East Junior Football Club - sponsorship package includes company details and links on the website, company logo on shirts and pitch side suits for 2 years. £450.00.
- 4.17 Potternewton Heights – Secure Storage, the purchase and installation of a secure s storage unit at a cost of £600.00.
- 4.18 REAP (Roundhay Environmental Action Project) - funding for a 9 month period to book space at Open Door on Lidgett Lane for meetings. . From this REAP have assisted both Gledhow Towers and Friends of Allerton Grange with planting projects in the area as well as holding advisory sessions and planting workshops.
- 4.19 Older People Week 2010 - The Panel contributed £250 to a Leeds-wide event for older people, with the money primarily earmarked for food and transport.
- 4.20 Area Forum - Two forums were held in 2010 / 11. Sessions were split into two sections with the first being information giving to attendees and the second being taking questions and suggestions from attendees.

5.0 Estate Investment Bids completed during 2011/12

- 5.1 Sugar Well Hill – a scheme to improve the Sugar Well Hill site, part funding a clear up, replacement of fencing and creation of entrance features. The panel approved £5,000 on proviso that other monies required to complete the project are attained.
- 5.2 Gledhow Valley Woods – a project for the clearance and replanting of the entrances to the woods as well as the provision of information boards was given approval, funding 25% of the scheme - £8,750.
- 5.3 Community Outreach and Development Enterprise - a project to encourage members of the local community to learn computing skills. . The panel approved funding to purchase three lap top computers with Microsoft Home and Student software, antivirus and guide to their use.
- 5.4 Donovan S Webster Training Centre – Fun day for Teenage Cancer, The panel approved a donation of £500 towards the charity holding a fun day in the Meanwood area to raise awareness of the issues of teenage cancer.

- 5.5 Noticeboards - Information Noticeboards in low rise flats and maisonettes in the area have been supplied.
- 5.6 Beckhill Summer Play Session - A project to provide a series of play sessions in the Beckhill area over the summer holiday period each Tuesday for two hours from 26th July to 23rd August.
- 5.7 Community Arts Initiative - Based in the Meanwood area at Stainbeck Church, to assist with the provision of a number of musical projects over the next year.

6.0 Potential projects that are currently being worked

- 6.1 Scott Hall Regeneration Project - A large joint project on the Scott Hall estate to create a new fence line to a large number of properties and a manageable hedge line.
- 6.2 Lidgett Lane Gateway – Planting Scheme, to plant bulbs along the ‘island’ on Lidgett Lane and areas at the junction of Allerton Grange Avenue and Lidgett Lane
- 6.3 West Park Chase – a garage resurfacing scheme
- 6.4 Fieldhouse Close - a seating project.

7.0 Other Community Development project at East North East Homes Leeds

7.1 Skills week

Skills week is an innovative scheme put together with the partnership team, training and development team and East North East Homes Leeds Construction Services Section. The aim of the scheme is to teach local people basic DIY skills in some of our empty properties. People are taught Joinery, Plumbing, Brick laying Painting and Decorating and Plastering. Each participant is given a portfolio of the work that they do throughout the week, along with a certificate of achievement at the end of the course.

Over 80 people enquired about the course from different age groups and ethnicities. Four courses have been completed in Halton Moor, Gipton and Meanwood with a further one planned later in the year for the Moortown area. One of the courses was aimed specifically for women with another aimed at 16-18yr olds.

Every one who took part in the weeks said how much they had enjoyed it and that they wish it had of been for longer

Responses from trainees have included:

- “Brilliant training and a great hands on experience”
- “As a tenant it’s a great customer experience”
- “I will do my own DIY at home before I call the council”

- “Hopefully I will be more confident doing jobs around the house”
- “I would like to pursue a career in painting and decorating”
- “I will look for a college course or an apprenticeship in construction”.

Quote from our staff:

- “This has been a life changing experience for me”
- “This is the best tenant scheme I’ve seen so far”
- “I was really apprehensive to show other people how to paint and decorate but I have really enjoyed meeting our tenants”
- “I have got a real sense of achievement out of doing this project”

Since the participants have completed the programme we have sign posted them to applying for apprentices within our own construction services and Hay’s job seeking skills in partnership with ENEHL which four participants have been taken on! We also aim to sign post the younger participants to the Youth Inspire Project headed up by LCC

7.2 Job seeking skills

The Partnerships Team worked with Hays Recruitment on an exciting pilot project. During July and August running a job seeking skills programme with 12 tenants who have been unemployed for 6 months or more. Hays delivered a series of 4 workshops on job seeking, enabling the trainees to gain a better understanding of how they can approach job applications and interviews. The topics covered included;

- Selling yourself – understanding strengths and confidence building
- CV writing – how to create the right first impression
- Job search techniques – how to target the hidden jobs market and networking
- Interviews – how to tackle competency-based interviews and assessment centres

As part of the programme we offered work placement experience for 4 weeks during July and August.

7.3 Garden Competition

East North East Homes Leeds is working in partnership with Leeds in Bloom to encourage as many residents and schools as we can to show off their blooming great gardens by entering this year’s Garden Competition. The garden competition recognises the efforts of the community in enhancing the local landscape and providing a quality environment. This action by the community links in with ENEHL’s commitment to sustainable development and improving the visual environment.

7.4 Junior Wardens Scheme

East North East Homes Leeds (ENEHL) has a successful Junior Wardens Scheme and we are looking at working with 10 pupils who will be in Year five and Year six in September 2011. The scheme will be run during lunchtimes and occasional

afternoons once a month and some sessions during school holidays. All the sessions are free. The Junior Wardens Scheme aims to encourage young people to become involved in their local area through positive and active engagement while creating a sense of community ownership, respect and pride for the local environment in which they live and play. They are involved in activities that highlight issues around abandoned vehicles, dumped rubbish and graffiti with the aim to help children understand why these become problems and what they can do about it. We complete regular litter picks within the scheme which benefits the whole community.

7.5 East North East Homes Leeds and Leeds Safety Rangers

The Leeds Safety Rangers is an interactive prevention initiative targeted at 9-11 year old children in Leeds. Leeds Safety Rangers is an established project which has been running in Leeds since 1994. Leeds Safety Rangers encourages and promotes the safety and welfare of children in Leeds, it recognises that children need help and guidance in keeping themselves safe from accidents and crime. Leeds Safety Rangers operates through a series of real life scenarios in which small groups of children interact, develop skills, as well as acquiring knowledge. It provides the children with a realistic controlled environment in which they can safely participate and learn. Each child is encouraged to stop and think before they act and to consider the consequences of their actions.

7.6 Mobile Office Road show

Over the past few years Partnership team have used the programme of galas and summer events as a means of informal involvement. We have now run a series of road shows targeted at a specific geographical area.

In the Inner North East Area around 30 people used the facility, 11 people were identified who were interested in forming a residents group on the Beckhills estate, we also received a proposal for an Estate Investment Bid, information received on drug dealing was passed to West Yorkshire Police colleagues and residents raised issues around repairs and Anti Social Behaviour.

The events seemed to work better in some areas than others. In villages and communities, where there is little or no formal involvement and limited space to hold surgeries or meetings, residents took the opportunity to visit and give their views. This approach also seemed to enable older or less mobile residents to take part as the facility was more accessible than traditional contact.

The next round of visits with the mobile office by Partnership Team to areas that have little or no community meeting space have been arranged for the first two weeks in October. The office is to be in the inner north east area on Thursday 12th October.

7.7 Passion 4 Fashion

The event giving young people the opportunity to learn more about business, finances, creating fashion and modelling the designs culminated in an event held at Leeds Town Hall attended by over 500 people.

8.0 Corporate Considerations

8.1 There are no corporate considerations in this report.

9.0 Consultation and Engagement

9.1 Area Panels give residents the opportunity to be included in the governance of the company. The four Area Panels of East North East Homes Leeds form part of the governance structure of the company sitting below the board of management, each representing a geographical area. The Inner North East Business Plan 2011/12 was created by the Area Panel and accepted by the Board.

10.0 Equality and Diversity / Cohesion and Integration

10.1 Area panel members have received Equality and Diversity training and receive an analysis of spend broken down to Diversity strands where possible

11.0 Council Policies and City Priorities

11.1 These initiatives comply with the Councils priorities on Crime and Grime

12.0 Resources and Value for Money

12.1 Spending and monitoring of Estate Investment Bids is carried out by the Partnerships Team and subject to Financial regulations and Audit. by the East North East Homes Leeds.

13.0 Legal Implications, Access to Information and Call In

13.1 East North East Homes Leeds has delegated responsibility for taking of decisions and monitoring of activity relating to utilisation of budgets.

14.0 Risk Management

14.1 All projects must demonstrate that they have identified any potential risks for the project and what action would/will take to avoid or minimise them.

15.0 Conclusions

15.1 Not applicable as this report is information based.

16.0 Recommendations

16.1 Area Committee is requested to note the content of this report.

17.0 Background documents

17.1 None.