

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

**Report to Inner East Area Committee**

**Date: 20 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 East and Outer East Business Plans 2011/12 were created by the Area Panel and accepted by the Board. The Panels agreed that decent places, health & wellbeing and improvements & repairs were priorities for the coming year. The Area Panels 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 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 For 2011/12 East North East Homes Leeds (ENEHL) Board agreed an increase in funding for their four Area Panels to undertake environmental works within the area. Two Area Panels, the Inner East Area Panel and Outer East Area Panel operate within the Inner East Area Committee area and this year both have a £50k capital budget and a £70k revenue budget to be used on customer prioritized environmental schemes. ENEHL Board has resolved that £50k of the revenue allocation should be spent on schemes agreed with Area Committee potentially through Community Leadership Teams. It is anticipated that this will allow funding streams to be combined providing for larger schemes to be delivered within the area.

Historically that spend has not been well coordinated with Council spend. With the implementation of Locality Working and expansion of services managed from a locality base there is opportunity for improved working arrangements between ENEHL, Area Committee and local staff teams to coordinate more effective service delivery.

- 3.9 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.
- 3.10 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 Community Cricket Mela  
The Community Cricket Mela was a community engagement event aimed at young people to promote cohesion in Harehills.
- 4.2 The Haslewood Hub  
A neglected community centre was entirely refurbished and redecorated in partnership with local community benefit organisations. The Panel assisted on various occasions by providing funding for new paving, a notice board to advertise the new activities at the Hub and plants to improve the appearance of the external areas.
- 4.3 Henry Barran Playdale Equipment  
The Ambertons, Lawrences & Oak Trees Tenants and Residents Association worked with partner organisation Groundwork to develop land at the back of the Henry Barran Centre on Amberton Gardens at a cost of £2,345.
- 4.4 Lincoln Green Mother & Toddler Group  
The Panel agreed to provide funding for equipment and furniture for a mother & toddler group set up in partnership with the Friends of Lincoln Green and Leeds Metropolitan University.
- 4.5 Donovan S Webster – Training Base  
Along with other Panels a donation of £500 was given to the training base which has been created to assist young people in finding employment.
- 4.6 Dawlish Walk Gating and Lighting scheme  
Residents had complained about young people using Dawlish Walk as a hideaway from the police and for drug-taking. The panel agreed to pay £460 to mend broken gates which had which previously acted as a deterrent to this kind of activity.
- 4.7 Glensdale Road Binyards  
Residents of Glensdale Road requested funding to provide lockable gating for the bin yard owned by ENEHL to prevent people dumping bulky rubbish. The Panel approved £1,034 capital funding for this project.

- 4.8 Burmantofts Burglary Prevention Scheme  
The Panel contributed £5,000 towards an area-wide scheme to install burglar alarms and window locks at properties in frequently-targeted areas; this was a high-impact project which received a great deal of support from residents.
- 4.9 Torre Drive  
Fencing erected in the area had been severely damaged, with several panels missing. A programme of repair was agreed at a cost of £2,300.
- 4.10 Shakespeares Planters  
Raised planters have been provided in partnership with Groundwork, at a greatly reduced price, to allow elderly residents and those with mobility problems to take part in gardening projects.
- 4.11 South Farm Road Safety Scheme  
South Farm Road properties had been targeted for criminal activity due to ease of access at the rear of the properties. The Panel funded gates and fencing between properties to prevent this and developed a communal grassed area at a cost of £4,500
- 4.12 Mullins Court  
Local residents asked for an area to be cleared and converted into an attractive communal space. The Panel agreed £11,500 to re-shape the area into a pleasant meeting spot for everybody to enjoy.
- 4.13 Thorn Terrace Community Garden  
The local residents at Thorn Terrace were suffering from fly tipping and drug abuse in the area. In partnership with Groundwork, needles and rubbish were removed, the area was closed off and a community garden created at a cost of £9,800.
- 4.14 Wykebeck Valley Road  
The Wykebeck Valley Road project was developed in partnership with Groundwork and local residents. Additional pedestrian facilities were provided and the green space on Killingbeck fields improved. The Panel contributed £10,000 and achieved £50,000 in match funding.
- 4.15 Seacroft North  
Removal of brick built drying area and replacing with 1.8mtr high metal fencing £4,000
- 4.16 Monkswood Bank  
Replacing existing steps with new, including handrails, tarmac to landings of steps & clearing overgrowth £7,086..
- 4.17 Seacroft South Action  
Supply and install new bow top fencing on open green space on Tarnside Drive £23,300.00.
- 4.18 Brooklands and Baileys MSFs

Supply paint for the probation service to paint fencing at Brookland and Bailey Towers £683.25

4.19 Ramshead View

Installation of bow top fencing £4,100

4.20 Aysgarths A-Frame and Fencing

Residents at Aysgarth Walk complained about antisocial behaviour and vehicle nuisance in the area; the Panel provided £1,150 for fencing and an A-frame gate to prevent vehicle access to pedestrian areas.

**5.0 Estate Investment Bids completed during 2011/12**

5.1 Harehills festival

Area panel approved £500 towards the cost of the festival & £500 to the development and running of youth forum as part of the festival

5.2 Aysgarths Green Space Regeneration

Residents requested that a neglected green space be brought back into neighbourhood use. The grass was cut back, rubbish and overgrown shrubs cleared so that the space can be safely used by children as a play area. An old bench was removed to create an attractive community seating area.

5.3 Epiphany Church Community Garden

A project creating a community garden for local residents, groups and organizations was approved at a cost of £2,000.

5.4 Lark in the Park

A community engagement and entertainment event took place in the East End Park area, with a contribution of £1,000 from the Area Panel.

5.5 Summer Sports Programme

The Panel approved £1,000 contribution to deliver different sports in Harehills Park and at Hovingham school during the summer

5.6 Diversity United

The Panel delivered a community event to promote the diversity of the area with different nations represented by different stalls, talking about their culture and background. The event had music and food from different cultures to promote the positive elements that cultural diversity brings.

5.7 CCTV at St Augustines Court

The panel approved £3,500 for the installation a CCTV system at St Augustines Court, a sheltered housing scheme in Harehills which had suffered from "sneak in burglaries".

- 5.8 Security cameras  
Installing CCTV cameras to lifts at Seacroft Gate blocks 1 & 2 also Brookland & Bailey Towers £5,291
- 5.9 Seacroft Gate Block 1  
Resurface of car park & footway this was part funded by LCC Highways department, cost for Area Panel £5,500 & Highways £5,500k
- 5.10 Parkway Court/Grange TRA  
Installation of new metal fencing, environmental improvements and car parking spaces £27,144.60. Community Spaces funding of £50,000.00 to be confirmed.
- 5.11 Hawkshead Crescent  
Unused open space levelled and re seeded with meadow flowering plants. £1,172

## **6.0 Potential projects that are currently being worked on**

- 6.1 Delivering youth facilities at the Hovingham Project,  
The scheme may deliver sports facilities and young peoples community space at a potential cost up to £20,000 which may attract £50,000 match funding.
- 6.2 Brander Park  
Regenerating communal space that was overgrown and being fly tipped. The area has been cleared over a 6 week period by local residents. The Panel are consulting on future use, creating a park may cost in excess of £20,000 with potential for £20,000 match funding.
- 6.3 Amberton Crescent fencing  
The area is suffering from anti social behaviour and tipping issues. The Panel are considering a scheme to clear the area and provide landscaping and fencing at an approximate cost of £10,000.
- 6.4 Lincoln Green Play Park  
A scheme requested by the friends of Lincoln Green, working to deliver a play area in Cromwell mews.
- 6.5 Seacroft North  
Developing a motor bike mechanics scheme for young people.

## **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 apprenticeships within our own construction services and Hay’s job seeking skills programme in partnership with ENEHL, 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 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 working with 10 pupils in Year five and Year six in September 2011. The scheme runs 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 and is delivered by members of the Community Safety Partnership and other Stakeholders. 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 the Partnership team have used the programme of galas and summer events as a means of informal involvement. This year we have run a series of road shows targeted at a specific geographical area.

In the Inner East Area around 20 people used the facility, visitors were interested in forming a residents group and also raised issues around repairs and anti social behaviour.

The next round of visits with the mobile office by Partnership Team to areas that have little involvement or no community meeting space have been arranged for the first two weeks in October. The office is to be in the inner east area on Tuesday 11<sup>th</sup> 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 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.