

Meeting of the Beeston, Holbeck & Hunslet Neighbourhood Improvement Board

Minutes of the meeting held on Friday 20th April 2012 At Aire Valley Homes Leeds Office, Navigation House.

Present

Cllr Angela Gabriel (Chair)	LCC - Leeds City Council
Cllr Adam Ogilvie	LCC – Leeds City Council
Neil Diamond	Aire Valley Homes Leeds
Al Garthwaite	South Leeds Community Radio/Vera Media/Aspire To Succeed
Shaid Mahmood	LCC – Chief Executive's Office
Ian Pickup	Voice of Holbeck
Ashley Dublin	Aire Valley Homes Leeds (Minutes)
Dennis Kitchen	Health for All / Resident of Hunslet
Matthew Walker	Leeds Federated Housing Association Ltd
Mark Mills	LCC – Regeneration Service
Maggie Hartley	JESS Cluster (Extended Services)
Liz Lawrence	LCC – Employment & Skills
Tom O'Donovan	Area Improvement Manager
Chris Town	Resident Landlords Association
Christine Thornton	Beeston Forum / Health for All
John Ashton	JESS Cluster (Extended Services)
Ali Akbar	Unity Housing
Tom Smith	LCC – Locality Team
Inspector Paul Akerman	West Yorkshire Police
Sally Blunt	Leeds City College

Apologies

Bash Uppal	Health & Wellbeing
Steve Peacock	Cross Ingrams Area Residents Association (CIARA)
Adam Brannen	Regeneration Programmes Division
Cllr Mohammed Iqbal	LCC – Leeds City Council
Steve Williamson	Re'new
Pat McGeever	Health for All

1.0 Introductions and Apologies

- 1.1 The Chair welcomed all to the meeting, introductions were made around the table and apologies were noted.

2.0 Approval of the minutes of the meeting of the 2nd March 2012 and the Core Group of 22nd February 2012

- 2.1 These were passed as being a true and correct record.

3.0 Matters Arising

- 3.1 No matters arising.

4.0 JESS Cluster Family Support (Maggie Hartley & John Ashton)

- 4.1 Maggie Hartley and John Ashton circulated report.

Action

Summary of Main Issues

The City of Leeds was divided into 'Clusters' in response to the government's Extended Schools Agenda. This was completed in 2006.

The JESS (Joint Extended Schools & Services) Cluster is in Inner South Leeds and used to be 2 separate Clusters until April 2010 when they amalgamated.

Each school in the Cluster has a family support worker and there are a list of services and programmes which aim to meet the needs of families, some of which are;

- **Family Support – The Family Support Team** - consists of a Therapist and 4 Family Case Workers who work closely with the school based Family Support staff to provide a more targeted Universal service for the most vulnerable children, young people and families.
- **PAYP (Positive Activities for Young People)** – This service is now part of the Youth Offending Service and the JESS Cluster has been allocated 2 workers to support young people aged 10+ who are at risk of offending.
- **Social Care Teams** – As of March 2012 there are two Social Care Teams assigned to the JESS Cluster.
- **Adult Learning** – Family Support staff across the Cluster are working with South Leeds Community Radio and Community Learning to offer a wide range of learning activities for parents from vulnerable families.
- **Support & Guidance Group** – This group meets on 3-weekly cycle and receives requests for additional support from all the services in the Cluster.

- 4.2 Maggie Hartley – It has been found that vulnerable families are unable to access some of the services available. A targeted approach toward vulnerable families and NEET (Not in Education Employment & Training) group children is now necessary in order to reach those who would not normally engage.

Schools will now nominate children in these groups to go on PAYP.

- 4.3 John Ashton – The JESS Cluster operates on one of the most challenging areas of the city and has the highest number of requests for social work.
Targeted services attempt to address the needs of children who are most vulnerable and reduce the number of children who will be subject to the child protection plan.
The targeted service uses a multi agency approach to provide services which will aim prevent children being taken away and put into social care.
Four family support workers and one councillor will work closely alongside the schools within the Cluster. The schools can then refer any cases to the designated worker who will then pick the case up.
Since September 2011, 144 cases have been closed.

- 4.4 Shaid Mahmood – 'Troubled Families Initiative' is to be developed by the Council. He suggested that it may be worth having a conversation in future about how this could help.

- 4.5 Matthew Walker – Suggested the 'Troubled Families Initiative' should be an agenda item for a future meeting.

- 4.6 The JESS Cluster receives support from Aire Valley Homes Leeds but encouraged other housing organisations to engage.

- 4.7 The activities children and parents are encouraged to take part in, do have an impact on the lives of families. Those who take the opportunity develop new skills and talents whilst interacting with their peers.

5.0 Resident Landlords Association (Chris Town)

- 5.1 The Resident Landlords Association was established in 1998 and was the UK's first national landlords association. The prime objective of the RLA is to campaign in government and Parliament on behalf of its members.

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40 local authorities are members of the RLA.

In Leeds there are approximately 1500 private landlords of which around 50 – 100 members attend bi-monthly meetings.

Links are in place with local authorities and members of the BH & H NIB are welcome to place items on the agenda.

- 5.2 The coming welfare reforms are likely to have a major impact on landlords due to the fact that most tenants will be affected. The biggest impact will be on people who are under the age of 35. They will be entitled to a single room rate of £61 per week. Landlords may only be willing to rent properties to people belonging to this age group depending on their job status / employment prospects.

6.0 Locality Worklessness (Liz Lawrence)

6.1 Summary of Main Issues

6.1.1 JSA Claimants

- JSA claimants South Leeds (Feb 12) range from 1% to 17.3%
Youth 16/24 0% to 16.1%
- JSA claimants Beeston and Holbeck ward rate varies between 4.5% and 13%.
Youth 16/24 1.8% to 12.4%
- JSA claimants City & Hunslet ward rate varies 1.7% and 17.3%
Youth 16/24 1.1% to 16.1%

6.1.2 Out of Work Claimants

The claimant rate in South Leeds ranges from 3.2% to 33.5%. In Beeston & Holbeck the rate ranges from 10.2% and 29.2%.

The claimant rate City & Hunslet ranges from 3.6% to 33.5%.

The rate claimants who are not in education employment or training is 6% in South East Leeds.

6.1.3 Working Age Claimants

- Wider group of claimants eg, carer's, DLA, Widows benefit, Youth claimants
 - Working age claimants South Leeds range 3.7 to 37.1%. Youth rates 0 to 35.5%
 - Working age claimants Beeston & Holbeck
range 11.9% to 31.8%. Youth rates 5.5% to 28.3%.
- Working age City and Hunslet range 3.7 to 37.1% Youth rates 2% to 34.6%

6.1.4 Job Shops

The job shops within the area at Tunstall Road and the Penny Hill Centre have over 2800 customers and over 1300 visits. Around 400 people go into jobs. 60% of the customers at Tunstall Road are BME in contrast to the 24% at Penny Hill.

6.1.5 Job Opportunities

Opportunities will be available for local people at the new Asda in Middleton as they are seeking to recruit around 50% - 60% of their staff from the surrounding area. There will also be a new Aldi store opening in Middleton.

The Beeston Hill PFI will also create skilled posts which are to be offered to local people. Other job opportunities include;

- Symingtons
- 250 Opportunities – Work experience and placements
- City Deal

7.0 Derelict Properties (Mark Mills)

7.1 Background

Some initial work was undertaken in 2010 to compile a long list of eyesore sites. Discussions at an area level in summer 2011 highlighted that across the city more needed to be done to tackle problem properties.

7.2 Project Scoping

The most problematic derelict and nuisance properties have been identified in each wedge of the city – including sites in private and public sector ownership. Each of these sites are scored to generate a ranked list and the Council must consider action that they can take to bring about improvements to properties.

7.3 The Project

The project will involve nothing new, but the same processes will be executed in a more efficient and coordinated way.

Implementation is to be phased to utilise resources effectively and to bring forward quick wins whilst also making progress on more difficult sites.

The approach has been presented to and supported by CLT, LMT and Area Committee Chairs and a rolling budget of £500k over the next three years has been approved as part of the Capital Programme.

7.4 Approach to Dealing with Sites in Private Ownership

It will be necessary to speak with owners to identify their aspirations for sites and barriers to development and make them aware of their responsibilities, and the powers that the Council has at its disposal.

7.4.1 Where the owner is willing to work with the Council, the Council can - with partners - help them to bring forward interim improvements to their properties.

Support can be offered in appraising the site and in the preparation of a planning statement.

7.4.2 The Council can also assist owners in navigating through statutory processes (i.e. Planning) and help them to bring forward a scheme.

Where the owner is unwilling to engage, the Council has a range of enforcement powers:

- Town and Country Planning Act
- Building Act
- Environmental Protection Act
- Health and Safety at Work Act
- Local Government Act
- Planning (Listed Building and Conservation Areas) Act
- Public Health Act

7.4.3 Further to this, prosecution proceedings can be implemented, works can be undertaken in default, the Council can recover enforcement costs from property owners or consider acquisition of the property/ change of ownership.

7.5 Approach to Council Owned Properties

- Priority to safeguard Health and Safety
- Consider interim/ temporary uses
- Work with partners to improve the condition of properties
- Identify future uses and development opportunities

7.6 Derelict and Nuisance properties in Beeston, Holbeck and Hunslet

- The Cottingley Arms Public House. Demolished
- South Leeds Sports Centre, Hunslet Hall Road
- The Malvern Public House, Beeston Road

- Park Lees Adult Education Centre, Beeston
- White Cloth Hall, Kirkgate
- Former Spotted Cow Public House, Top Moor Side, Holbeck

7.7 Progress So Far

Sites have been allocated to service areas in a priority order to progress actions.

Reports are being taken to Environment Sub Groups.

Ward members will be informed about the intention to take action and will be kept updated by the project team. Early actions are underway and the site list is to be continually updated.

8.0 Any Other Business

- 8.1 Shaid Mahmood – More leaders for Leeds are welcome at www.leadersforleeds.com
This is an open access website where the focus is on developing leaders for best city outcomes in Leeds.

9.0 Dates of Future Meetings

29th June 2012 – 9.30am