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## Report of the West Leeds Area Manager

To: Inner West Area Committee

Date: 22 June 2006

Subject: Area Managers Report

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**Electoral Wards Affected:**  
Armley,  
Bramley & Stanningley

**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 provides a short update for the Area Committee on the activities of Area Management in Inner West Leeds over the last two months April/May 2006. A more detailed six monthly report will be presented to member after the summer. This current report updates members about recent progress on delivering the Inner West Area Delivery Plan for 2006/7. The report also informs the Area Committee of the plans and activities of the West Leeds District Partnership and other partnerships within West Leeds.

### 1.0 Purpose of this report

1.1 This report updates the progress made in implementing the Area Delivery plan during the first two months of the new financial year 2006/7 and linking these to the corporate priorities of the City Council. The report also identifies progress being made through the support of our partner organizations on the West Leeds District Partnership.

### 2.0 Background Information

2.1 The new Area Delivery Plan of the Inner West Committee was approved by the Inner West Area Committee in January 2006 and endorsed by Executive Board at its meeting in May 2006.

### **3.0 Main Issues**

- **Corporate priority theme: all neighbourhoods are safe, clean, green and well maintained**

3.1 City Services have been successful in obtaining additional Neighbourhood Renewal Funding 2006/7 for establishing teams of Community Caretakers in the Inner Area wards of Leeds, including Armley and Bramley. Two teams of Community Caretakers will replace the previous CAST (Community Action Support Team). The Community Caretaker teams are appointed from local people, and are trained locally - in the case of West Leeds through the West Leeds Family Learning Centre. They are tasked to deliver clean streets, including minor maintenance of roads, fences hedges and local eyesores.

3.2 Initially the Inner West teams will be tasked within the environmental hotspot areas of Armley and Bramley wards, including the neighbourhood management areas of Fairfield/Rossfields, Wyther, the Broadleas/Sanford/Ganners, New Wortley and Armley. The two new teams will be tasked through Area Management, and the referral service will work as for the CAST teams. The two new teams will work closely with Neighbourhood Wardens, Environmental Health staff and the Neighbourhood Policing teams. Baseline survey work of environmental conditions will be complete by July 2006 and the teams will be operating by September 2006. A funding request to support the capital element of this work by the Inner Area Committee is included elsewhere in this agenda.

3.3 A new Community Safety Inspector has been appointed for Inner West Leeds to head up the Community Policing Teams for Armley and Bramley – Inspector Peter Oram. He replaces Inspector Granville Ward who will now be concentrating purely on managing the teams in the Outer West area wards.

3.4 The arrangements for Anti Social Behaviour administration changed on 1<sup>st</sup> June. There are now two city teams, one covering East and North East wedges, one covering South, West and North West. The latter team is now based at Pudsey Town Hall. Ian Brewer, who led the team, will take over the new East/North East team, with Patrick Holmes taking over the West/North West and South Team from 1<sup>st</sup> June.

- **Corporate priority theme: all communities are thriving and harmonious places where people are happy to live**

#### *West Leeds Gateway*

3.5 West Leeds Gateway Board met on 6<sup>th</sup> June. The Board received a presentation on the Aviarys area by Andy Beattie, Deputy Chief Environmental Health Officer. Of the 804 properties in the area 704 have been tested for asbestos – and 552 have been decontaminated. £8.2 million has been spent cleaning up the area by the City Council. Research by the Institute of Occupational Medicine has endorsed the approach taken by the Council – the programme of decontamination will continue.

3.6 The Board approved the commissioning of an options study for potential future use of the Armley Mills site. Consultants will be required to define options for expanding the potential of the Industrial Museum as a visitor attraction, to assess the development potential of the site to provide a financial receipt for improvements to the mill and finally to link better with the waterfront strategy. The study will commence in autumn 2006 and will be complete within six months. Regular updates will be provided to members

3.7 Anna Marie Clifford, who has recently been appointed Regeneration Manager for Leeds West Homes, gave a presentation on New Wortley – Leeds West Homes are drawing up proposals for the area that fit with the three strategic options (minor, moderate and major intervention) of the Atkins report. The intention is to then draw up a planning brief for the whole New Wortley area. The Mistress Lane site now had a planning brief drawn up –the Board agreed this site should be marketed together with New Wortley sites and Oldfield Lane –the three key available sites in the Gateway area. A report is to be prepared for Executive Board approval in September.

3.8 The Board received information on the “Great Working” training course for local people and frontline workers on the regeneration issues for the area. Over 20 people have now enrolled for the course which commenced on 8<sup>th</sup> June with funding from Yorkshire Forward.

3.9 West Leeds Area Management presented the consultation plan for the area to include stakeholder meetings, business briefings, a static exhibition and key worker briefings throughout the area in the autumn. This consultation will also form part of the Planning Department consultation on the Local Development Framework.

3.10 Armley Moor – the Board received an update on discussions between Learning and Leisure, Area Management and Armley Common Rights Trust to develop management plans for the land held by the Common Rights Trust.

3.11 A Business Forum is to be established based around businesses in Armley Town Street. An initial meeting involving a local firm, the Chamber of Commerce, West Yorkshire Business Link, the Business Broker/Leeds Ahead and the Development Department was held on 19<sup>th</sup> May at Armley One Stop.

3.12 One key planning application at Westfield Mills has been resolved to the benefit of a better quality development in Armley following representations from the Board.

3.13 The Board also received reports on the Townscape Heritage bid for Armley and the Newleaf leisure centre proposal for Armley, both of which are reported elsewhere on this agenda.

3.14 The West Leeds Gateway scheme was the subject of two visits – by the president of the Royal Town Planning Institute Clive Harridge who was given a tour and a presentation at Armley Moor Health Centre 24<sup>th</sup> May 2006. His specific interest is in health led regeneration so the Armley Moor Health Centre and Jigsaw Healthy Living Project were of great interest to him. A second visit was by members and officers from Suffolk County Council who visited New Wortley Community Centre on 7 June to look at Area Management structures and local area working.

3.15 Finally funding for the “phase two” study for West Leeds – the Leeds Bradford Corridor – has now been approved from Bradford MDC, Leeds City Council and the West Yorkshire Housing SRIP fund. Metro are also being invited to join the funding of the joint study. The timescale for this will be to commence the study in the autumn with a completion date of spring 2007.

#### *Inner West Leeds District Centres*

3.16 Armley Town Street – a feasibility study has been agreed with Asset management Group and is now underway.

3.17 Bramley Town Centre– a meeting between the City Council, Area Management and the owners Halladale Investments was held on 8<sup>th</sup> June. Halladale have major proposals for the centre, including three new shops, a new covered walkway, improvements to the rear entrance and two new outlets next to the rear car park. The pre application discussions about these are now complete. The contribution of the City Council’s Town and District Centre scheme will be to improve security, design and to encourage the use of the centre around the rear façade. This will include new bin yards, ventilation ducts and uniform fascia treatment and in addition to replace the raised planter next to the bus turning circle, and finally to restore the Bramley pump and horse trough. Discussions will continue about the resiting of the toilets but this now seems unlikely in the short term. The whole partnership scheme value will be in excess of £1.5 million. A report is due to be submitted to Asset Management Group in September 2006 to release the funding for this.

- **Corporate priority theme: children and young people have healthy, safe and successful lives**

3.18 A key to the provision of youth services in Inner West is to develop and support of the voluntary sector bodies providing activities for young people. The Inner Area Committee agreed to fund a Youth Development Worker to work with Voluntary organisations across the West wedge,

predominantly working with 9 – 13 age groups of young people. A suitable preferred candidate has been recruited and will be responsible for the development of voluntary sector networks and support volunteers providing youth provision in the local area.

3.19 A planning day was held on 25<sup>th</sup> May to develop a plan for the integration of Children's Services I West Leeds. The plan is now being written. Area Management is fully involved in this to ensure that members' priorities are fully recognized. The governance of this work will be through an interim Children Leeds West Board with representation of senior officers from Early Years, Social Services, Children's Services, West Leeds PCT and Education Leeds. A report to members will be made in September on progress.

3.20 BARCA has been successful in having its license application approved to deliver the West Leeds Youth Bank, part of a network of 55 such banks in the UK. Youth Banks provide small grants to fund young people's good ideas to benefit their own communities – it gives young people themselves a chance to make decisions about who receives the money and about how Youth Bank is managed. It is more than just giving out grants; it is about supporting and training people, confidence building, personal growth and development. It also aims to improve the quality of life in local communities by active involvement of young people in deciding what is supported and who received the funds. To date BARCA have 9 young people involved in the scheme and training is being given prior to the first round of giving in July/August 2006. The first funding pot is £3000 for healthy living activities secured through the Football Foundation.

- **Corporate priority theme: transforming our services**

3.21 The latest multi agency crime and grime operation Apollo was held in Inner West 24-26<sup>th</sup> May. The target area for the operation was the Raynville and the Wythers in Armley. Over 15 different agencies and organisations took part and initial feedback was that the operation was a success. A more detailed report will be presented at the next committee Multi-agency initiatives to tackle crime and anti-social behaviour

3.22 Specific local action has been agreed to tackle the problems in other areas. A Community Safety Plan has been drawn up for the Broadleas estate. Due to anti social behaviour problems exacerbated in part by the Broadleas Community Centre, that centre was closed in March 2006 and activities moved to temporary accommodation elsewhere in West Leeds or to the Community Shop across the road. The Inner area committee agreed to fund summer programmes of sport activity for young people from the area.

3.23 Bramley members have agreed to the lease of the Sandford Community Centre to BARCA to provide youth facilities for the area. In the short term this will be done through a license arrangement to enable the work to get underway as soon as possible. Similar arrangements of community licenses leading to longer leases are being negotiated with the Wyther Community Centre (Twilight Twirlers group) and Moorside Tenants and Residents Group (Moorside Centre).

3.24 Funding for the West Leeds Family Learning Centre has been thrown into some doubt due to the city wide loss of a major contract for New Deal placements. The Family Learning Centre is a vital resource for the West wedge, and one of the key partner agencies providing much needed training placements and access to work in an area without any local college provision.

- **Corporate priority theme : better partnership working**

3.25 As part of the review of local service provision KPMG are conducting an audit of area management and local services in Leeds. This has involved interviews with the area committee chair, Denise Atkinson, on the 31 May, with Steve Crocker the West area manager, and with local service providers including the Youth Service. Initial findings were reported back to the Area Committee Chairs meeting on 9<sup>th</sup> June. Key messages to date are that the actions Area Management are consistent with the Leeds Initiative and the Corporate Plan, although Service plans of Departments are not clearly linked to Area Delivery Plans. The work of Area Management in seeking the views of local residents is recognised (through forums, events and surveys such as the Leeds Household

Survey – see later on this agenda) but the auditor stresses the importance of responding to these views through actions.

3.26 One area of potential concern was that some Area Committees and District Partnerships were not working well together. There were also tensions between some services and area committees over roles and responsibilities. Finally there were the risk posed by changes in PCT and ALMO arrangements in undermining joint partnership working. Overall area management needed to demonstrate clear improvements in Streetscene, Young People and Community Services as an outcome of the Area Delivery Plans.

3.27 West Leeds District Partnership met on the 16 June and received presentations on the work of the West Leeds environment group, on transport connectivity and on Community Cohesion. ON the latter a meeting of faith leaders in West and North West wedges was held on 24<sup>th</sup> May. One of the targets is to develop a faith forum in West, and Froukje Cradock from Faithworks is doing some baseline work to prepare for this. The West Leeds District Partnership also received updates on specific projects – the I Love West Leeds Festival planned for 9<sup>th</sup> – 16<sup>th</sup> July, the “Uplift” project with Bramley Elderly Action which provides home based support services and the Youth Bank project as described above.

3.28 The West Leeds District Partnership also received a report on a survey of the Partnership's operation and governance. The survey covered both Partnership Board members and service providers from stakeholder organisations in the West wedge. The purpose and remit of the partnership were accepted as the correct ones by most respondents; the operations of partnership activities largely worked well. The key issues were around the issues of communication and effectiveness. On communications, executive members needed to explain the work of the organization to their colleagues and within their organisations. On the second point of effectiveness the partnership had “bent strategies” to agree a common strategy but had not yet effectively “bent spending” to meet these common priorities. Better links were also required between the family of partnerships in west and the Leeds Initiative.

3.29 One of the key joint actions of the West Leeds District Partnership has been to concentrate the “narrowing the gap” activities on five priority neighbourhoods – New Wortley, Wyther, Fairfield, Bawns and the Broadleas. Each area now has an agreed neighbourhood management plan and all have involvement of both residents and local services. Fairfield now also benefits from Neighbourhood Renewal Funding –a community co coordinator has already been appointed and a neighbourhood warden is soon to be appointed.

3.30 A seminar on how we implement “narrowing the gap” Local Area Management Plans was held on 12<sup>th</sup> may at Armley One Stop Centre. The event was facilitated by A Neighbourhood Renewal Advisor, Richard Crossley. The objective was to agree actions and tasks between police, health, community safety, environmental health, youth service, housing, city services and area management. One key outcome was the award of £5000 to each LAMP area by City Services for spending on small road maintenance issues (a total of £25,000). A report requesting “matched funding” from the area committee will be covered later on this agenda.

#### **4.0 Implications for Council Policy and Governance**

4.1 The work of the West Leeds Area Management Team in delivering the Area Delivery Plan for Inner West Leeds is part of the Council's corporate agenda in achieving closer working and better services. The “Strategy for Success” is part of the Leeds Initiative Leeds Regeneration Plan.

#### **5.0 Legal and Resource Implications**

5.1 The Area Delivery Plan and the Strategy Success are administered through West Leeds Area Management team. This report had indicated that new resources (for example Neighbourhood Renewal Funding, Town and District Centre partnership funding, LAMP highways funding) have been brought into the West wedge to tackle the problems identified in plans.

#### **6.0 Conclusions**

Over the past two months significant progress has been made in delivering the actions of the Inner Area Delivery plan 2006/7

## **7.0 Recommendations**

Members are asked to note the actions of the West area management team in delivering the actions agreed in the Inner West Area Delivery Plan 2006/7