



Originator: Maggie Gjessing

Tel: 2149001

Report of the Head of the EASEL Project

East (Inner) Area Committee

Date: 23rd October 2008

Subject: East and South East Leeds regeneration project

Electoral Wards Affected:

Gipton and Harehills

Killingbeck and Seacroft

Burmantofts and Richmond Hill

☐

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

☐

Community Cohesion

☐

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 an update on the EASEL regeneration initiative including phase 1 development, progress on the establishment of the Joint Venture Company and Neighbourhood Planning.

Purpose Of This Report

1. This report is to update the Inner East Committee on the current position reached by a number of aspects of the EASEL project

Background Information

2. A number of processes are on-going in support of the EASEL initiative:
 - progress on the first phase of development;
 - development of an agreement to form the Joint Venture Company;
 - the approach to Neighbourhood Planning.

Main Issues

Phase 1 developments

3. As reported at the June committee, construction has commenced on the Thorne Walk (Gipton) and South Parkway (Seacroft) sites. A sales cabin has been opened and, despite the current economic climate, interest is being shown in the new properties and reservations on plots made.
4. The development of these sites will include affordable housing as required by the planning approval and the details of this are being finalised. Bellways also have a number of products which aim to assist people to purchase properties including an equity share scheme, a homebuy product (funded through the housing corporation) and service to assist people moving house if they have a property to sell.
5. The phase 1 sites also have an associated construction apprenticeship project and the first apprentice has been taken on by the developer to work on the scheme. The establishment of the construction training centre "Rise" in Seacroft will assist the delivery of training and work alongside the first phase.

The establishment of the Joint Venture Company

6. EASEL is a long term regeneration project which will deliver new housing, new employment opportunities, improved greenspace, educational facilities and transport over its lifetime. It will be delivered by the creation of a new joint venture company between the council and its development partner Bellway.
7. It is anticipated that a report seeking to progress the establishment of the Joint Venture Company will be taken to the Council's Executive Board in November.
8. The management of the company will be as described at the March meeting but briefly will be made up of directors from the council and Bellway with an independent chair nominated by the council. Its work will be overseen by the EASEL Steering Group including elected Members and will include the chair of the Area Committee. The steering group will have cross party and some independent representation. It will have key roles in assessing proposals by the company and monitoring its

performance against plans which will have initially been approved by the council's Executive Board.

Neighbourhood planning

9. One of the first tasks of the partnership will be to begin the process of neighbourhood planning. This will be the next step in developing local approaches to future redevelopment. It will take the Area Action Plan as its starting point and look at what investment is needed, whether or not and where further demolition might be needed over the long term, where services should be located, what types of housing are needed to meet local needs and so on.
10. Neighbourhood planning will take place throughout the area but will likely start in Seacroft and Halton Moor. It will be managed by the council's area regeneration team on behalf of the company and the community consultation will be delivered with the help of local organisations.
11. To help deliver this local planning, new structures will be required to involve residents in determining the needs for their communities and the best ways of engaging a wide range of people on issues of development and land use. One model which has been considered is that of developing a "residents board" for neighbourhood planning areas. Planning for the establishment of the new structures will start as the neighbourhood planning process gets underway.
12. Engagement with local residents will also continue to take place through the existing structure of the Area Committees and Neighbourhood Forums (any new arrangements to deliver neighbourhood planning will work closely with existing fora).
13. In advance of this process, colleagues in Planning are progressing the analysis of a number of issues across the EASEL area including retail provision, some survey work on open space and greenspace use and drainage issues.

Recommendations

14. Inner East Area Committee Members note and comment on progress against the EASEL initiative.

There were no papers used in preparation of this report.

This page is intentionally left blank