

Public Document Pack

EAST INNER AREA COMMITTEE

THURSDAY 21 MARCH 2013

**SUPPLEMENTARY PACK FOR AGENDA ITEM 13
COVER REPORT FOR SUSTAINABLE COMMUNITIES INVESTMENT PROGRAMME –
CROSS GREEN AND NEVILLES**

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Report of Director of Environment & Neighbourhoods

Report to Inner East Area Committee

Date: 21st March 2013

Subject: Sustainable Communities Investment Programme

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

Summary of main issues

On 15th February 2013, Executive Board approved a programme of improvements for Cross Green and the Nevilles on the basis that these areas are in significant need of investment, and that targeted intervention in these areas can make a real difference to both the physical environment and how people live in their communities.

Investment is to be focused on energy efficiency works to homes and environmental improvements, with the aim of improving the efficiency of homes, reducing fuel poverty and improving the residential amenity in Cross Green.

The report outlines the projects that will be undertaken and the timescales for delivery, which will take place between 2013 -2016.

This is a one-off investment opportunity in the context of city-wide Council spending that will make a significant difference to the people living in Cross Green.

Recommendations

Note the contents of this report and agree to receive a further update following the project development phase as outlined in section 4.

1 Purpose of this report

- 1.1 The purpose of this report is to outline the investment programme agreed for Cross Green at Executive Board in February 2013 and provide details on a proposed delivery timetable and consultation process for the programme.

2 Background information

- 2.2 On 15th February 2013 Executive Board agreed to fund the Sustainable Communities Investment Programme for Cross Green and the Nevilles (in the Inner South East Area Committee area) to tackle issues of deprivation and ensure intensive intervention makes a significant and sustainable difference to both the physical environment and how people live in their communities.
- 2.3 Investment proposed includes energy efficiency works to homes and environmental improvements to be funded through the Council's Economic Initiatives Capital Programme. The proposed works will also be supported by investment through existing highways maintenance budgets as well as external sources, including Green Deal, Energy Company Obligations and private homeowners.
- 2.4 The focused investment offers a significant regeneration opportunity for Cross Green with the potential to have a major positive impact on local and residential amenity.
- 2.5 Moreover, investment will uplift the area and assist in any future proposals to seek development at the Copperfields site, as well as the wider Aire Valley Leeds employment area. The Council's investment in these neighbourhoods demonstrates commitment to improving these areas and ensuring long term sustainability alongside the delivery of key strategic sites in the Aire Valley.

3 Main issues

- 3.1 The projects to be delivered in Cross Green are as follows and are shown on a plan at appendix 1.

Retro-fitting & Facelift – To deliver a further round of improvements to approximately 180 mixed tenure properties to improve the energy efficiency of homes through group repair (includes new roofs, doors, windows, and boundary treatments) and 'facelift plus' (includes boundary treatments and roof insulation). External wall insulation solutions will also be considered for implementation via Green Deal/ Energy Company Obligation (ECO) funding.

St Hilda's Crescent – The previous acquisition of properties on this street as part of the RHB funded project has resulted in partial clearance. There is a need to either invest in the remaining properties alongside the group repair improvements and/ or create a formal development site. An options appraisal will be undertaken to determine a solution for this area of Cross Green and reported back to Executive Board during 2013.

Highways improvements & connections – Improvements to the public realm along Cross Green Lane (may include provision of parking bays, speed tables, and footpath and carriageway improvements) and maintenance and improvements to the roads within Cross Green (including resurfacing (Copperfield streets area), removal/ replacement of road closure points, and options for improvements to the footbridges at Fewston Avenue and Glencoe View).

Community Fund - A fund for small scale environmental & energy efficiency projects to be determined by the community. Based on previous engagement with the community, projects could include improvements to back Cautley Road/ Cross Green Crescent to clear the area and develop formal garden/ allotment plots and to alley gate to improve security. This fund is to be spent on capital projects only.

- 3.2 In addition to the above projects work is being developed with Public Health and the Sustainable Development Unit to ensure that residents receive energy efficiency advice alongside the improvement work to their homes.
- 3.3 The Community Fund will be managed by the Area Support Team. It is proposed that a list of projects is developed at the consultation event in April (see below) and short listed by Ward Members and Community Leadership Team. Recommendations will then be presented to Area Committee for approval.
- 3.4 The whole Sustainable Communities Investment Programme will be delivered between 2013 -2016. Subject to consultation (outlined below) the draft programme for delivery is as follows:

Approvals	Timescales
Executive Board	February 2013
Final sign off for projects, DCRs and authority to spend (delegated to the Director of Environment & Neighbourhoods or Executive Board approvals as appropriate)	March – September 2013
Project development	
Cross Green Community Fund – project prioritisation	April – July 2013
Cross Green retro fitting and facelift sign ups	April – September 2013
Cross Green retro fitting and facelift procurement	October – December 2013
St Hilda’s Crescent Solution - Options appraisal	April 2013 – August 2013
Project delivery	
Cross Green Highways resurfacing	April 2013 - March 2014
Community Fund delivery	August 2013- March 2016
St Hilda’s Crescent Solution delivery (depending on option selected)	December 2013 – September 2015
Cross Green retro fitting & facelift delivery	December 2013- September 2015
Cross Green highway improvements & connections	April 2015 – March 2016

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Ward members have been consulted on [dates of initial meetings with Exec Members and subsequent briefings] and expressed their support for the project.
- 4.1.2 Public consultation on the overall programme will take place in April 2013. The aim of this consultation is to inform residents of the proposals for the area and allow residents to engage in the development of projects design/ implementation at an early stage.
- 4.1.3 A consultation event will be held at St Hilda's Church Hall on **Thursday 25th April 12- 7pm**. Information on the projects will be presented with an opportunity for residents to feedback on proposals.
- 4.1.4 Following this consultation the individual projects will be developed in detail. This will require further consultation and individual sign up from homeowners and tenants. It is anticipated that this further consultation will be carried out May – September 2013. Further Executive Board approvals for authority to spend will then be sought by individual project managers in Autumn 2013.
- 4.1.5 The Area Committee will be updated on progress once details of the projects confirmed prior to the main delivery phase starting late 2013/ early 2014.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 Equality, Diversity, Cohesion and Integration has been taken into account at the earliest possible stage and an EDCI screening has been carried out and is attached at appendix 2.
- 4.2.2 Set out the findings of the screening.
- 4.2.3 As the programme develops with a clearer scope the screening will be revisited. Managers of each constituent project will conduct project specific EDCI assessments.

4.3 Council policies and City Priorities

- 4.3.1 The proposals are in line with priorities set out in the Housing & Regeneration City Priority Plan priorities, in particular focusing on:

Improve housing conditions and energy efficiency - Projects: Cross Green retro fitting & facelift, Nevilles energy efficiency measures

Maximise regeneration investment to increase housing choice and affordability within sustainable neighbourhoods - Projects: St Hilda's Crescent solution

Enable growth of the city whilst protecting the distinctive green character of the city (indicator: increase the percentage of people satisfied with the quality of the environment) – Projects: Back Cautley Road/ Cross Green Crescent improvements, Nevilles environmental works, Cross Green highway improvements & connections, Nevilles highway works

4.3.2 The proposals also support the Council Plan priorities for Environment & Neighbourhoods to improve energy efficiency in public and private sector homes and ensuring local neighbourhoods are clean.

4.4 Resources and value for money

4.4.1 The projects identified in section 3 above will be largely funded via the Sustainable Communities Investment fund via the Council’s Economic Initiatives capital programme. The programme is also match funded by LCC Highways, Green Deal and Energy Company Obligations (ECO) and private contributions. The breakdown is shown below.

LCC Sustainable Communities Investment Fund	£4.8m
LCC Highways maintenance	£0.1m
Green Deal / ECO	£1 m (approximate)
Private contributions	£0.3m (approximate)
Total	£6.2m

4.4.2 Efforts will be made to maximise the contributions from Green Deal/ ECO and private contributions so that funding can be spread further throughout the programme to maximise community benefit.

4.5 Legal Implications, Access to Information and Call In

4.5.1 Each project within the programme will be subject to individual approvals and any legal implications will be dealt with in this context. However, delivery of this programme of investment is supported by the general power of competence provided for in Sections 1 to 8 of the Localism Act 2011, which gives the Council “the power to do anything that individuals generally may do” subject to acting within the law. Accordingly, the general power of competence supports the establishment and implementation of the programme

4.6 Risk Management

4.6.1 A multi –disciplinary Programme Team has been formed, reporting directly to the Director of Environment & Neighbourhoods. An initial high level risk log has been developed and more detailed risk documentation will be prepared as the programme and projects develop.

5 Conclusions

5.1.1 Cross Green is well located to take advantage of economic opportunities in Leeds over the coming years. The neighbourhood is popular with well engaged

communities that will benefit from investment in their physical environment and homes to enable them to become sustainable places to live in the long term.

- 5.1.2 The Sustainable Communities Investment Programme would deliver a series of projects that target investment in this small neighbourhoods to ensure intensive intervention makes a big difference to both the physical environment and how people live in their communities. The investment in insulation and energy efficiency measures will reduce cold, making homes more healthy. Investment will have a positive impact on the wellbeing of people in these neighbourhoods who will see significant improvements to their living environment.
- 5.1.3 Moreover, investment will uplift the area and assist in any future proposals to seek development at the Copperfields site, as well as the wider Aire Valley. The Council's investment in these neighbourhoods demonstrates commitment to improving these areas and ensuring long term sustainability alongside the delivery of key strategic sites in the Aire Valley.

6 Recommendations

6.1 Inner East Area Committee is asked to:

- (i) Note the contents of this report and agree to receive a further update following the project development phase as outlined in section 4.