



SCRUTINY BOARD (REGENERATION)

Meeting to be held in the Civic Hall, Leeds on
Monday, 19th December, 2011 at 10.00 am

A pre-meeting will take place for ALL Members of the Board
in a Committee Room at 9.30 am

MEMBERSHIP Councillors

| | | |
|-------------------|---|-----------------------------------|
| B Atha | - | Kirkstall; |
| D Collins | - | Horsforth; |
| P Ewens | - | Hyde Park and Woodhouse; |
| P Grahame | - | Cross Gates and Whinmoor; |
| J Harper | - | Armley; |
| G Hussain | - | Roundhay; |
| M Iqbal | - | City and Hunslet; |
| K Mitchell | - | Temple Newsam; |
| T Murray | - | Garforth and Swillington; |
| J Procter (Chair) | - | Wetherby; |
| R Pryke | - | Burmantofts and Richmond Hill; |
| G Wilkinson | - | Wetherby; |
| Mr G Hall | - | Co-optee (Non-voting) |

Please note: Certain or all items on this agenda may be recorded

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AGENDA

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Report of the Chief Officer, Regeneration Programmes

Report to Housing & Regeneration Strategic Partnership Board

Date: 5th December 2011

Subject: Establishment of Sub Boards

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

Summary of main issues

This report relates to the establishment of area-based sub-boards that will report into the main Strategic Partnership Boards. It provides an overview of the principles which will underpin the establishment of the sub-boards, and will be the subject of an Executive Board report due for consideration in the new year.

Proposals for the East Leeds Board are the most advanced and are set out in this report. There has also been early consideration of the structure of a South Leeds Regeneration Board and its relationship with existing partnerships in that area.

There is an aspiration to establish a similar board in West Leeds and to revive the Aire Valley Programme Board. The focus of these may be primarily economic growth, although, there are some housing opportunities in both areas. Further consideration to both of these is required by the Council at this stage.

Recommendations

The Housing and Regeneration Board is asked to:

- support the establishment of an East Leeds Regeneration Board subject to ratification by the Council’s Executive Board; and
- support the establishment of a South Leeds Regeneration Board, the details of which will be worked up at a later stage.

Purpose of this report

- 1.1 This report provides details to the Housing & Regeneration Board about the proposal to form area based sub-boards; the specific approach to forming the East Regeneration Board; and, the current position in relation to the proposal to establish a regeneration board for the South Leeds area.

2 Background information

- 2.1 The Housing & Regeneration Board provides the strategic lead for the City's regeneration programme and will co-ordinate partnership working to ensure delivery of key priorities. The Terms of Reference state that, in taking this lead, the Board will work closely with other partnership boards that directly oversee any other area based regeneration programmes in the City.
- 2.2 At its meeting of 2nd November 2011, Leeds City Council's Executive Board clarified and agreed a framework for the creation of sub-boards by the Leeds Initiative and the governance arrangements relating to these. Area-based partnership boards will be established within this framework.
- 2.3 The Housing & Regeneration City Priority Plan (CPP) sets out this board's thematic priorities for Leeds. The CPP priorities are:-
 - maximise regeneration investment to increase housing choice and affordability within sustainable neighbourhoods;
 - enable growth of the City whilst minimising the impact of the environment and the distinctive green character of Leeds; and
 - improve housing conditions and energy efficiency.
- 2.4 The Council has also agreed a Local Investment Plan (LIP) with the Homes & Communities Agency (HCA) that describes the City's housing investment requirements, which will help shape the agency's business plan and investment programme.
- 2.5 The LIP and City Priority Plan are strongly related, providing the strategic context for housing investment including; priority geographical areas and investment themes link to; employment and economic growth as they relate to housing and regeneration and the broad resources requirements to support delivery and delivery routes.
- 2.6 The CPP Action Plan and LIP show how the City has chosen to target its regeneration activities spatially, in recognition of the patterns of deprivation, equality issues and need for investment.

3 Main issues

- 3.1 The report sets out the key principles which underpin the establishment of area based sub-boards are:-
 - provide focused partnerships through which the city's strategic priorities can be translated and delivered to local purpose;
 - not have decision making powers in themselves, or replace the functions of member organisations;

- receive direction from the city-wide Housing & Regeneration Board and report to it in respect of strategic targets;
- make representations to the relevant City Priority Boards, the Council's Executive Board or relevant Area Committees, in relation to investment proposals, land use, policy development and project activities (and the prioritisation of these);
- form linkages with private sector initiatives to maximise their benefits with priority neighbourhoods;
- should have the ability to influence the investment decisions of partners and third parties;
- should be a consultee on policy development as it relates to housing, development and regeneration; and
- determine its own specific working group and reporting arrangements relating to local projects, development or investment proposals.

3.2 The establishment of the sub-boards will be the subject of a further report to the Council's Executive Board in the new year, based on the above principles.

3.3 Membership of the sub-boards will need to be genuinely cross-sector but recognise the potential for conflicts of interest within private sector organisations or between member bodies of the sub-boards. This may need to be expressed with appropriate legal references in sub-board terms of reference. To ensure there is a means through which a meaningful dialogue can take place with private sector and land holding interests in each area, an appropriate arrangement would be the formation of area-based private sector partnership groups, themselves providing two nominated seats on the relevant sub-board.

3.4 As a starting point for each area based sub-board, membership is proposed as follow:

- 1 x Ward Member from each Council ward covered by the sub-board
- Member of Parliament for constituency(s) covered by the sub-board
- Metro
- 2 x private sector representatives
- Homes and Communities Agency
- Third sector representative
- 2 x investors/land owners representatives

3.5 Each sub-board may determine more locally appropriate membership according to its agenda – this could include for example Registered Providers that are active in the area. Membership may also vary over time, with the agreement of each sub-board, as the agenda and work programme develops.

3.6 Secretariat for each sub-board will be provided by the City Council, though the agendas will be agreed with the Chair in each case. Reporting and actions will remain the responsibility of all partners.

3.7 There are a number of initial matters relating to the establishment of each sub-board and summarised below that will need to be addressed to ensure clarity in scope and remit:

East Leeds

- 3.8 Work to establish the East Leeds Regeneration Board is the most advanced following discussions which took place over the summer and early autumn. Overall, the East Leeds Regeneration Board will need to ensure a clear articulation of relationships with investors in and adjoining the area, particularly those at Aire Valley and Thorpe Park. A separate investors group will provide the required balance and connection between matters of community interest, proposals for investment and pressures for development.
- 3.9 The proposed area of focus includes Gipton, Seacroft, Richmond Hill, Burmantofts, Harehills, Harewood and Garforth as well as the 'east Leeds extension' residential land. As part of the extension there will be growing development pressure which will need to be understood and managed with respect to its impact on the regeneration potential of established residential neighbourhoods and land in the inner areas.
- 3.10 The terms of reference will be agreed by the sub-board, but will be based upon those already agreed by the Housing & Regeneration Board. The proposed membership of the sub-board is set out below. Ward Member representation is subject to confirmation through the Council's Member Management Committee:
- 1x Ward Member from each Council ward, currently proposed as:-
 - Cllr G Hyde (Killingbeck & Seacroft)
 - Cllr Gruen (Crossgates & Whinmoor)
 - Cllr Maqsood (Gipton & Harehills)
 - Cllr Lyons (Temple Newsam)
 - Cllr Grahame (Burmantofts and Richmond Hill)
 - 1 x Ward Member to be nominated (Harewood)
 - 1 x Ward Member to be nominated (Garforth & Swillington)
 - Two private sector representatives
 - George Mudie, MP (Leeds East)
 - Alec Shelbrooke, MP (Elmet & Rothwell)
 - Kieran Preston, Metro
 - Naz Parkar, Homes and Communities Agency

A Member from each of the principal opposition parties will be drawn from wards covered by the sub board where not already allocated.

- 3.11 The Council's existing activities under the EASEL programme will be central to the agenda of the sub-board, though the focus and method of delivery may well change subject to investor interest.
- 3.12 The relationship of the Board to the governance arrangements for the Aire Valley and to the decision making arrangements of the Local Planning Authority needs to be made clear at the outset and the Council will give further consideration to this.

South Leeds

- 3.13 A South Leeds Regeneration Board will provide an area-wide overview and co-ordination of the range of existing partnership activities at Beeston Hill & Holbeck, Middleton & Belle Isle. This will build upon the work of the Middleton Regeneration Partnership and the Beeston Hill & Holbeck Regeneration Partnership. The precise

area that the proposed sub-board covers will need to be determined based upon the areas of need, potential for new investment, and change in the area.

- 3.14 The relationship between the existing Investment Partnership for South Leeds and the proposed sub-board requires further consideration by the Council.

West Leeds and Aire Valley

- 3.15 The creation of an appropriate sub-board in West Leeds and revival of the Aire Valley Programme Board requires further consideration by the Council. In these areas the focus is on economic growth. There are also opportunities for neighbourhood renewal and housing investment in West Leeds (e.g. New Wortley) and at the edge of the Aire Valley.

Reporting the Next Steps

- 3.16 The agreed priorities of each area-based sub-board will be reported to the Housing & Regeneration CPP Board through regular highlight reports on a quarterly basis, monitoring progress against these and the contribution to the wider strategic CPP priorities.
- 3.17 Subject to other comments received by H&R Board Members, it is proposed that an East Leeds Regeneration Board is established initially, with its first meeting held early next year. A South Leeds Board could then be established.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The sub-boards will advise on wider stakeholder and community engagement in their respective areas, drawing upon their knowledge of issues and local sensitivities. Communication strategies will be prepared to help support this work.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 An Equality Impact Assessment (EIA) was completed during the formation of the City Priority Boards. Reference will be made to this assessment and where appropriate further EIA Screening will be undertaken.

4.3 Council Policies and City Priorities

- 4.3.1 The establishment of sub-boards will support the work of the Housing & Regeneration Strategic Partnership Board and contribute to the delivery of the City Priority Plan.

4.4 Resources and Value for Money

- 4.4.1 The servicing of sub-boards and regeneration activity will be managed by the Council utilising existing resources. It is currently proposed that the East and South Regeneration Boards will be serviced by the Council's Regeneration Programmes Division, Environment & Neighbourhoods directorate.

4.5 Legal Implications, Access to Information and Call In

4.5.1 The East and South Regeneration Boards will not have any decision making powers, but will report through the Housing and Regeneration Strategic Partnership Board.

4.6 Risk Management

4.61 High level risks and the approach to risk management was considered and documented during the formation of the City Priority Boards. Reference will be made to this approach, although where appropriate further risk identification management approaches will be considered.

5 Conclusions

5.1 Following the establishment of the Housing & Regeneration Board in September, it is proposed to form a number of area based sub-boards for the priority regeneration areas.

5.2 A number of overarching principles have been established which will be considered further by the Council's Executive Board in the new year. These will inform the detailed arrangements for each sub-board as they are formed.

5.3 Work on the East Leeds Regeneration Board is the most advanced with a proposed membership presented in this report to include local Ward Members, MPs and private sector representatives. The sub-board may also determine more locally appropriate membership according to its agenda e.g. registered providers active in the area.

5.4 The approach in South Leeds requires further consideration by the Council and a proposal will be brought back to this board in the new year.

6 Recommendations

6.1 The Housing & Regeneration Board is requested to:

- support the establishment of an East Leeds Regeneration Board, as set in this report, subject to ratification by the Council's Executive Board; and
- in principle support the establishment of a South Leeds Regeneration Board, the details of which will be worked up at a later stage.

East Leeds Regeneration Board

Draft Terms of Reference and Working Arrangements

Aim of the Board

The Board will promote an area based regeneration programme to contribute to the city's strategic regeneration aims and assist delivery of the City Priority Plan for Housing and Regeneration.

The Board will receive direction from the city-wide Housing and Regeneration Board and report to it in respect of strategic targets.

Functions of the Board

The Board will be an advisory body in relation to regeneration work within the area of east Leeds¹. Specifically the Board will;

1. Advise or make representations to the Housing and Regeneration Board, the Council's Executive Board or relevant Area Committees, in relation to programmes of regeneration, project activities (and the prioritisation of those activities) and the arrangements for delivery of regeneration programmes;
2. Provide a mechanism through which regeneration activity, proposed or underway in east Leeds is co-ordinated.

In so doing the Board will:

3. Offer public, private and third sector stakeholders opportunities to present investment and development proposals and co-ordinate these interests to deliver the regeneration programme.
4. Offer guidance and comment on the use of stakeholders' land, assets, services and developments as they relate to the delivery of the regeneration programme.
5. Consider and advise on the use of new partnership delivery models to support housing-led regeneration.
6. Ensure that partners undertake the following to support the regeneration of East Leeds:
 - a) plan effectively to meet current and future housing need;
 - b) secure housing and complementary investment and make sure this meets identified needs;
 - c) seek the highest possible standards of environmental sustainability for development;
 - d) protect and improve local amenity and environmental quality;
 - e) ensure investment in and adjoining the area (including the city centre and Aire Valley) maximises employment and training opportunities for local people;

¹ A map detailing this area is attached as an appendix to these terms of reference.

East Leeds Regeneration Board

Draft Terms of Reference and Working Arrangements

- f) provide greater certainty and transparency for the future of east Leeds' communities and neighbourhoods;
- g) have due regard to equality in all decisions and activities;
- h) communicate and engage effectively with all stakeholders.

Board Procedures

1. The Board will operate in accordance with the overall governance arrangements established to support the delivery of the City Priority Plans;
2. The Board will produce and agree a regular highlight report to the City Housing and Regeneration Board, to cover progress against CPP priorities and other locally agreed priorities;
3. The Board will meet [quarterly] (usually on a Friday or Monday morning to accommodate parliamentary schedules);
4. The Board will elect a chair for an initial period of [XX] years and subsequent periods to be agreed by the Board;
5. The Board will have no direct budget and shall not replace the decision making powers of individual member bodies. It will not constitute a separate legal entity;
6. Where appropriate Board members will nominate deputies for attendance in their absence;
7. Board meetings will not be open to the public but papers, agendas and minutes will be published on the Leeds Initiative website promptly. A forward plan of meetings will be published on the Leeds Initiative website.