

Report of Executive Manager (Regeneration Projects)

Report to Chief Asset Management & Regeneration Officer

Date: 1 October 2014

Subject: Design & Cost Report for Bellbrook Car Park improvement & Bellbrook Street closure.

Capital Scheme Number: 16663 / HLN / BEL

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Harehills & Gipton, Burmontofts & Richmond Hill.	<input checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input 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

- Bellbrook Street car park is the only municipal free car park in Harehills district centre. This car park can play a vital role in regeneration and revitalisation of the district centre. Unfortunately this car park needs improvement, re-configuration, signposting and better security to increase usage, especially by shoppers.
- Access from Bellbrook Street to Harehills Lane has been closed previously by a motorway crash barrier. This is unsightly and has been blighting the area. The Council has received requests from local traders to improve this barrier.
- Highways Services has produced a scheme for improvement of Bellbrook car park and a more aesthetically acceptable closure for Bellbrook Street/Harehills Lane access. The estimated cost for the scheme is £ 64,100

Recommendations

- It is recommended that the Chief Asset Management & Regeneration Officer approve authority to spend £ 64,100 from Town & District Centre Regenerations Scheme 2, scheme no: 16663/HLN/BEL.

1 Purpose of this report

- 1.1 This report seeks the approval for the scheme design and the capital expenditure of £ 64,100 for the refurbishment of Bellbrook car park and new road closure for the Bellbrook Street.

2 Background information

- 2.1 The Council has made £700,000 available to tackle economic decline faced by town, district and local centres which missed out on investment under Town & District Centre Regeneration Scheme 1.
- 2.2 Like its predecessor T&DC1, it has been agreed that the key criteria for T&DC2 programme will be that the schemes will:
- Be for economic regeneration of town, district and local centres;
 - Be linked to the achievement of Council priorities;
 - Not create any additional revenue implications for the Council.
- 2.3 The three Area Support Teams were invited to nominate two district centres in their area for improvement with their justifications in the form of an outline business plan for each centre. These outline business plans were then checked against criteria and three schemes were chosen for T&DC2 investment. These are:
- Harehills Lane in East North East Area;
 - Dewsbury Road in South South East Area;
 - Kirkstall Road in West North West Area.
- 2.4 Each district centre has been allocated £200,000 for their scheme. Officers from Regeneration Service, Area Support Teams, Economic Development, Highways Services and Planning Services are working through individual project teams in development and delivery of these schemes.
- 2.5 Overall supervision of the programme is provided by THI/TDC Programme Board consisting of senior officers from Localities & Partnerships Team, Regeneration Service, Planning Services, Area Support Teams, Economic Development and Finance.

3 Main issues

3.1 Design Proposals and Full Scheme Description.

- 3.2 Harehills Lane district centre regeneration scheme will consist of three sub-schemes. These are:
- Bellbrook car park improvement and removal of Bellbrook Street crash barrier.
 - Relocation of a poster drum and installation of a public art and planting in front of the Compton Centre.
 - New street furniture to improve the district centre for visitors, residents and the traders.
- 3.3 This report covers only the first sub-scheme. The proposal is to reconfigure and refurbish the car park situated on Bellbrook Street. This is the only free council

owned car park in the district centre. It has become dilapidated with uneven and poor surface condition, broken boundary wall, poor landscaped area and lack of signage.

- 3.4 The barrier blocking access from Bellbrook Street to Harehills Lane has been constructed with a traditional motorway barrier. This street furniture does not fit in with the image of a successful shopping parade. Local traders have been very vocal about how this barrier is projecting an unflattering image of the shopping area and have assisted the development of the scheme by undertaking surveys and consulting with other traders and shoppers.
- 3.5 The proposal is to install a new cast iron grill type barrier (matching nearby alley gates) on top of a brick built dwarf wall. The pavement in front of the barrier will be re-laid with granite stone ribbon to give it a featured look. (please refer to Appendix 1)
- 3.6 The works in Bellbrook car park will include 1. Widening of the car park entrance and exit, installation of additional drainage, re-profiling of raised borders including new top soiling and seeding, total resurfacing of the car park and formalisation of parking bays through a new lining scheme. (please refer to Appendix 2)
- 3.7 The car park can be entered into from Foundry Street only and exit from the car park will be via Bellbrook Street only giving a much safer circulation and few additional parking spaces. I will also have two designated car parking spaces for people with impaired mobility.
- 3.8 Currently car parking is free and allows unlimited parking. This provision will continue after the car park has been refurbished. Currently car park has CCTV coverage provided by Leeds Watch. This will also continue and new signs will be put up in the car park about CCTV surveillance and to discourage dog fouling.
- 3.9 It is also proposed that additional bins will be installed to stop people littering and encourage them to look after the car park.
- 3.10 **Programme** – The project programme will be as follows:
- | | |
|-------------------------------------|------------------|
| • DCR/DDN (design freeze) | 30 October 2014 |
| • COA and issue F order to Highways | 31 November 2014 |
| • Start on site | 15 January 2015 |
| • Completion | 15 March 2015 |
- 3.11 **Complementary scheme:** Highways Services is also undertaking substantial improvement work in Harehills Lane under their casualty reduction scheme. This will complement the regeneration scheme being undertaken by T&DC2. The works in the Highways scheme include side roads closure, relocation of bus stands, new lower speed limit, speed barriers, additional road side parking, police parking space, disabled parking space, de-cluttering of street furniture and resurfacing of pavements and carriageway.
- 3.12 This work is programmed to take place in the New Year in a similar time frame as the Bellbrook car park scheme.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.2 Local business community have been involved in the development of the scheme through Harehills Traders' Forum and also direct leafleting of each of the commercial properties in the catchment area.
- 4.3 The Executive Member (Development) and councillors representing Burmatofts and Richmond Hill and Harehills and Gipton wards have also been consulted.
- 4.4 A consultation day was held in the Compton Centre to discuss all T&DC2 proposals and Highways improvement proposals for Harehills Lane.
- 4.5 A users' survey among the people who use Bellbrook car park was also undertaken by a local business owner.
- 4.6 Locality officers also undertook a survey of local businesses.
- 4.7 All these consultations show a very positive support for the scheme.

4.8 Equality and Diversity / Cohesion and Integration

- 4.8.1 Detailed design of all works has considered the needs of minority groups as required under equality legislation. The requirements of disability groups have been recognised and two parking bays for persons with impaired mobility have been incorporated in the design.

4.9 Council policies and City Priorities

- 4.9.1 The project will help to deliver the corporate aim of promoting enterprise, vitality and viability of town, district and village centres. It will also benefit the users of Council services and the Council's asset infrastructure within the centres affected and is a key element in the Regeneration Service Asset Management Plan.

4.10 Resources and value for money

- 4.10.1 **Full scheme estimate** are as follows:

Item	Description	Cost
1	Car park reconfiguration, refurbishment, drainage and landscaping	£ 37,000
2	Bellbrook Street/Harehills Lane iron decorative barrier and featured pavement	£ 15,500
3	Litter bins: supply and installation.	£ 1,600
4	Signs: supply and installation	£ 1,000
3	Planning	Nil
4	Design, supervision, CDM, prelims	£ 9,000
	Total project costs (inc. works and fees)	£ 64,100

4.10.2 Capital Funding and Cash Flow.

Funding Approval :	Capital Section Reference Number :-		16663/HLN/000				
Previous total Authority to Spend on this scheme	TOTAL	TO MARCH	FORECAST				
	£000's	2014 £000's	2014/15	2015/16	2016/17	2017/18	2018 on
			£000's	£000's	£000's	£000's	£000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL	TO MARCH	FORECAST				
	£000's	2014 £000's	2014/15	2015/16	2016/17	2017/18	2018 on
			£000's	£000's	£000's	£000's	£000's
LAND (1)	0.0						
CONSTRUCTION (3)	55.1		55.1				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	9.0		9.0				
OTHER COSTS (7)	0.0						
TOTALS	64.1	0.0	64.1	0.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL	TO MARCH	FORECAST				
	£000's	2014 £000's	2014/15	2015/16	2016/17	2017/18	2018 on
			£000's	£000's	£000's	£000's	£000's
LCC Supported Borrowing	64.1		64.1				
Revenue Contribution	0.0						
Capital Receipt	0.0						
Insurance Receipt	0.0						
Lottery	0.0						
Gifts / Bequests / Trusts	0.0						
European Grant	0.0						
Health Authority	0.0						
School Fundraising	0.0						
Private Sector	0.0						
Section 106 / 278	0.0						
Government Grant	0.0						
SCE (C)	0.0						
SCE (R)	0.0						
Departmental USB	0.0						
Corporate USB	0.0						
Any Other Income (Specify)	0.0						
Total Funding	64.1	0.0	64.1	0.0	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 16663/000/000

Title : Town & District Regeneration Scheme 2

Revenue Effects

The following table illustrates the alterations which will be necessary to the department's revenue budget:

REVENUE EFFECTS	2014/15 £000's	2014/15 and SUBSEQUENT YEARS £000'S
EMPLOYEES	0.0	0.0
PREMISES COSTS	0.0	0.0
SUPPLIES & SERVICES	0.0	0.0
EXTERNAL INCOME GENERATED	0.0	0.0

This project will have no impact of City Development department's revenue budget. The additional cost of maintaining the car park will be absorbed by Highways Services, cleaning of the additional bins by Environmental Services and looking after the landscaped part by Parks and Countryside.

4.11 Legal Implications, Access to Information and Call In

4.11.1 This report does not contain any confidential or exempt information and is thereby open to public access under the Freedom of Information Act.

4.11.2 The decision sought in this report will be subject to call-in and falls under the scrutiny provision in Council's governance.

4.12 Risk Management

4.6.1 Risks to the overall scheme delivery will be monitored through a risk log and will be reported to and managed through a regular highlight report to the Programme Board.

5 Conclusions

5.1 The project is a long needed one and has emerged from the local community, traders and Councillors as a priority for the district centre. The work will be carried out by Council's term contractor and supervised by Highways Services. This is a high quality grassroots project giving excellent value for money for the Council.

6 Recommendations

6.1 It is recommended that the Chief Asset Management and Regeneration Officer give authority to spend £ 64,100 for refurbishment of Bellbrook car park and Bellbrook Street barrier from capital scheme no: 16663/HLN/000

Appendix 1: Bellbrook Street barrier and featured pavement

A featured pavement similar to what is being proposed has been recently completed in Farsley.



Proposed cast iron barrier will be similar to the ones used as alley gates. Example below:



