

## Report of Director of City Development

### Report to Executive Board

**Date: 15<sup>th</sup> July 2015**

**Subject: South Bank Regeneration**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): City and Hunslet	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" 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: 10.4(3) Appendix number: 1	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

### Summary of main issues

1. The South Bank of the city centre, at 136 hectares (see plan 1), represents one of the largest city centre regeneration initiatives in Europe. As highlighted in the infographic in appendix 2, the scale of the potential regeneration opportunity is substantial. The area is equivalent in size to 190 football pitches, with over 36 hectares of Brownfield land potentially available for future development. Early estimates are that, once developed, the South Bank can accommodate c35,000 jobs, whilst the area is estimated to be able to accommodate over 4,000 new homes. With its proximity to the River Aire and over 30 listed buildings in the area, there is potential to deliver distinctive and world class placemaking in this area. In this context, securing ongoing regeneration in this area will achieve Best Council plan objectives to secure sustainable and inclusive economic growth. The regeneration initiative also forms a major part of the council's breakthrough project to 're-think' the city centre.
2. Over the course of the last eighteen months, Executive Board has made decisions on a range of matters relating to the regeneration of the South Bank. These have included: plans to secure development at Tower Works and the Engine House, the restoration of the Grade I listed 'at-risk' Temple Works, approving the formation of the HS2 regeneration delivery vehicle, the strategic acquisition of Leodis Court and endorsing investments in support of the re-vitalisation of Leeds Dock.
3. This paper updates Executive Board on the progress made in regenerating the South Bank. This includes an emerging pipeline of over 1,000 residential dwellings due to be constructed, and the development of an educational cluster that will see up to 10,000 students using new learning facilities within the South Bank. Later this year, the Leeds Station Southern Entrance will open, with 20,000 daily users, which will be the catalyst for further investment and regeneration of the South Bank.

4. Whilst the South Bank is to go through major changes in the immediate short term, there remains much more work to be done before the city achieves its long term vision for the area. This includes achieving high quality physical regeneration set out in the Council's Planning Policies as well as the city's ambitions to be a family and dementia friendly city and ensure inclusive growth. It is important that the Council continues to have a proactive plan for the area. The report, and proposals in exempt appendix 1, seeks approval to initiate further activities in the South Bank to further support regeneration and growth.
5. The main policy objectives for the regeneration of the South Bank are set out in the South Bank Planning Statement adopted in October 2011 and the Holbeck Urban Village Revised Planning Framework adopted in 2006. Executive Board is asked to agree the following principles to shape the Council's approach to implementing the vision and proposals set out in the South Bank Planning Statement and Holbeck Urban Village Revised Planning Framework:
  - a) The Council will continue to play a lead role in facilitating activities through working in partnership with landowners, Government Agencies, the LEP, communities and investors, to deliver jobs, homes and high quality place-making. In doing so the Council will ensure, through the delivery of programmes and initiatives, that the continued growth is inclusive and provides benefits for adjoining neighbourhoods.
  - b) The Council will continue to facilitate and encourage the delivery of further residential developments, and associated amenities, that are suitable for families in the South Bank.
  - c) Securing funding for the Grade 1 listed and at risk Temple Works, and physical regeneration of neighbouring land, remains a major priority for the city and the Council will continue to proactively work with interested parties and potential funders to facilitate its timely and sustainable restoration.
  - d) Where there is a viable business case to do so, the Council will facilitate the delivery of interventions in the public realm and spaces to better animate the South Bank in playful and innovative ways, improve permeability across the area, improve and make safer the physical connections to adjoining neighbourhoods and make better use of the waterfront.
  - e) The Council will, through disposals or further acquisitions of land in the area, use its assets strategically to secure inclusive growth.
  - f) Building on the development of the HS2 South Bank masterplan, the Council will further develop a short, medium and long term delivery plan strategy to deliver transformational change in the area through a clearly defined programme, including proposals to downgrade the Highways network, deliver a green city centre park and a world class arrival space and interchange for the HS2 station.
  - g) The Council will develop, with partners, proposals for delivering regeneration along the Hunslet Riverside, including recommendations for securing development at Council owned land in this area.

- h) The Council will continue to work with businesses to secure continued growth across key economic sectors, including developing a shared inward investment plan for the area, exploring the feasibility of the Council's City Centre Management function undertaking urban management services within the South Bank area and exploring the need to develop thinking for a potential South Bank Business Improvement District.

## **Recommendations**

Executive Board is asked to:

- i) Note the progress being made in regeneration initiatives across the South Bank and agree to the priorities set out in section 3 of this report.
- ii) Re-affirm that securing funding to support the restoration of Temple Works is a priority for the city given its at-risk status, and request that officers continue to work with third parties to facilitate its restoration.
- iii) Request that a report is brought to Executive Board with proposals to invest in the public realm and spaces across the South Bank.
- iv) Request that a report is brought to Executive Board by Autumn 2015 with proposals to facilitate regeneration along the Hunslet Riverside.
- v) Agree that the Chief Officer Economy and Regeneration explores the feasibility of the Council's City Centre Management function providing urban management support across the South Bank area.
- vi) Agree to the recommendations set out in paragraphs 6.0, 6.1 and 6.2 of the exempt appendix concerning potential future land assembly proposals.
- vii) Note that the Chief Officer Economy and Regeneration will be responsible for implementation.

## **1 Purpose of this report**

- 1.1 This report seeks to provide an update to Executive Board on the progress being made to regenerate the South Bank of the city centre and to obtain approval to short term actions that will facilitate further growth and regeneration.

## **2 Background information**

### **2.1 Overview**

- 2.2.1 The South Bank of the city centre covers 136 hectares of land extending from Holbeck Urban Village to Leeds Dock. The area comprises a number of successful regeneration initiatives and there has been ongoing focus in the last eighteen months to secure further growth, place-making and jobs as economic conditions improve. As highlighted in the infographic in appendix 2, the scale of the potential regeneration opportunity is substantial. The area is equivalent in size to 190 football pitches, with over 36 hectares of Brownfield land potentially available for future development. Early estimates are that, once developed, the South Bank can accommodate c35,000 jobs whilst the area is estimated to be able to accommodate over 4,000 new homes. With its proximity to the River Aire and over 30 listed buildings in the area, there is potential to deliver distinctive and world class placemaking in this area.

### **2.2 Previous Decisions by Executive Board**

- 2.2.1 In February 2014 Executive Board provided approval for the Council to participate in a joint procurement exercise with the Homes and Communities Agency (HCA) to secure development at the Tower Works site and at the Council owned Engine House. This was followed by a report in March 2014 which gave approval for the Council to take an assignment of the head lease of the Round Foundry Media Centre and to acquire Leodis Court opposite Temple Works.
- 2.2.2 In November 2014 Executive Board gave in-principle support to proposals from the developer Citu to bring about, via a charitable trust, the restoration of the Grade I listed Temple Works and the Trust's bid for a major Heritage Lottery Fund grant. At the same meeting, Executive Board endorsed the use of ring-fenced Section 106 receipts to support the implementation of a regular city centre bus to improve the connectivity between the city centre and Leeds Dock area.
- 2.2.3 Executive Board in December 2014 reaffirmed the Council's support for HS2 and agreed the framework for the Council to work with HS2 to ensure the best solution for the Leeds hub to meet transport needs and support regeneration and growth.
- 2.2.4 Detailed narrative of current initiatives in the South Bank and progress made on these matters are set out below.

### **2.3 Progress**

- 2.3.1 There has been considerable progress on initiatives that will benefit the regeneration of the South Bank in the previous 12-18 months, and progress is as set out below.

## 2.4 **Flood Alleviation Scheme and Leeds Station Southern Entrance**

### 2.4.1 There has been progress in key infrastructure projects:

- The **Flood Alleviation Scheme** is now under construction, and will provide greater flood protection across the City Centre including South Bank - works in the South Bank will commence shortly ahead of completion in 2016.
- The **Leeds Station Southern Entrance** is under construction and on course to open in Autumn 2015.

LSSE will enable 20,000 pedestrians per day to directly access South Bank from the station. It has the potential to have a transformational benefit for the South Bank, with the enhanced connectivity to the station likely to be attractive for businesses, developers and residents wishing to locate and invest into the area.

## 2.5 **City Centre Living**

### 2.5.1 A key aim for the regeneration of the South Bank is to secure sustainable, diverse and mixed use neighbourhoods. This includes providing high quality residential developments that are suitable for families and people of all ages to live in. With market conditions improving and with the LSSE providing further confidence for investments, there has been good progress in working with landowners to facilitate the delivery of residential development in and adjoining the South Bank area at brownfield sites. Key schemes include:

- **Tower Works** – The historic Tower Works site is in close proximity to the Southern Entrance. The development competitions run by the Council and HCA have now concluded. The HCA, working with the Council, has selected Carillion Development as its preferred bidder for the main Tower Works site. The winning scheme by Carillion proposes 147 homes (53 x 3 bed, 6 x 4+5 bed Town Houses, 59 x 2 bed and 29 x 1 bed), 92,000 sq. ft. of commercial development and 20,000 sq. ft. of ground floor active frontage retail. The intention is, subject to planning, for construction to start in early 2016.
- **Round Foundry** – The developer Igloo has announced its plans to start the construction of a residential scheme in October of this year at the Round Foundry complex, adjacent to the Tower Works site (subject to planning). The proposals include 73 homes including 15 Town Houses.
- **Low Fold** – The developer Citu has secured planning consent at Low Fold on the north bank of the River Aire, for a residential scheme comprising 312 dwellings including 15% being 4 bedroom houses and a pedestrian bridge link to the South Bank close to Leeds Dock with the scheme expected to start on site this year.
- **Sweet Street** - Dandara has recently secured planning consent for a 744 unit Private Rented Sector development along Sweet Street with an intention to commence development within a year.

### 2.5.2 These schemes will kick-start the delivery of residential development in the city centre which has remained stagnant since the recession. Combined, they will

represent the delivery of 1276 homes on brownfield sites and in support of the Council's Core Strategy targets. Importantly, the proposals include a greater diversity of dwelling size and type that will be suitable for families in the city centre – including 3 and 4 bedroom units and town houses.

## 2.6 Educational Developments

2.6.1 To attract families to live in the area and create a sustainable community there is a need for local facilities and amenities for families to use and enjoy. Since the Informal Planning Guidance for the South Bank was adopted, there has been the development of an educational 'cluster' within the area. This includes:

- **Leeds City College** has completed its first phase of a campus in South Bank and a second phase is now under construction, due to complete by the Autumn along Hunslet Road.
- A new campus for the **Leeds College of Building** has opened at Black Bull Street.
- **A new Free School** - Ruth Gorse Academy has submitted a planning application for the largest secondary free school in the country at Black Bull Street with an intention to open in September 2016.
- **A University Technical College** - Proposals are being progressed for a University Technical College at the Braime factory on Hunslet Road. This will specialise in advanced manufacturing and engineering and will be the first UTC in the city. This is scheduled to open in September 2016.

2.6.2 These learning facilities will be located within a five minute walk of one another and will provide a cluster of educational uses that can promote vitality into the South Bank, act as a catalyst for further residential developments suitable for families and support the city's employment and skills agenda. In total, it is estimated that will provide education and training opportunities accessed by 10,000 students on a daily basis.

## 2.7 Leeds Dock

2.7.1 The education cluster neighbours Leeds Dock. Further to Executive Board's approval to support a city bus to this area, this is now operational - including at weekends.

2.7.2 Allied London, the owner of the Leeds Dock scheme, is continuing its investment into the area and further progress is anticipated this year. With further investments in public realm planned, the area is further establishing itself as a location for events.

2.7.3 In a major boost to the area, in March Google opened a 'Digital Garage' – the first in the country – at Leeds Dock, to provide digital skills training to businesses. This facility further cements the South Bank's role as a national hub for the creative and digital sector economy. The facility sits close to 10,000 square feet of new flexible workspace run by Duke Studios at Sheaf Street, AQL's data centre at Salem Chapel and the award winning workspace for creative and digital sector businesses at Tower Works, Round Foundry and Marshall Mill.

## **2.8 Engine House**

- 2.8.1 The South Bank includes a number of successful leisure operations, and has a vibrant independent food and drink offering, including a recently opened micro-brewery by Northern Monk at Marshall House.
- 2.8.2 The Council has recently concluded the competition to dispose of the currently vacant Grade II listed Engine House within the Tower Works site. The building is in disrepair and Carillion has been selected as preferred bidder. Their proposals, subject to planning, are to restore and repair the Engine House to include a small scale art house cinema, micro-brewery and restaurant. The scheme would be delivered within the next three years as the wider Tower Works development commences and will support the vitality of the area and its distinctive economy.

## **3 Main Issues**

### **3.1 Short Term Actions and Priorities**

- 3.1.1 It is clear that parts of the South Bank are likely to go through a period of major change in the short term – particularly in the eastern and western parts close to Holbeck Urban Village and Leeds Dock and this will change perceptions and use of this area of the city.
- 3.1.2 There are also medium to long term aspirations to strategically plan for in the central South Bank area, such as integrating HS2 and moving the long term aspirations for a Green City Park and highways network downgrading towards delivery. This provides a significant opportunity for physical, social and economic regeneration of international significance.
- 3.1.3 It is important that the Council continues to facilitate activities that support this growth in a way that achieves not just physical regeneration, but which is inclusive and benefits adjoining neighbourhoods and the city as a whole. There remains much more work to be done before the city's vision is achieved in this location as market conditions improve.
- 3.1.4 In this context, the emerging priorities, for the next twelve months for the regeneration of the South Bank are set out below for Executive Board endorsement. This seeks to agree the key policy principles at a strategic level that will underpin the Council's approach to facilitating growth in this location.

### **3.2 Partnership and Inclusive Growth**

- 3.2.1 Key to achieving inclusive growth is partnership to ensure that the city is best able to respond to opportunities with a shared vision. There will continue to be close working with interested parties, communities, landowners and businesses to explore how the Council can best support activity.
- 3.2.2 It is proposed that further initiatives and programmes can be developed through collaboration with a range of stakeholders. This will then be a basis by which funding bids may be developed.

- 3.2.3 For example, there are a substantial number of landowners in the South Bank and further work will take place to identify how regeneration of sites can be unlocked for delivery where there may be demands. Further consideration will be given to attracting amenities to support further family housing developments. There will be a focus on working with landowners to seek to increase the quantum of housing suitable for families in this location.
- 3.2.4 There will also be further dialogue with existing businesses in the area to establish how the continued growth of key sectors can be best facilitated and to agree a shared inward investment plan to build upon the success of the creative and digital economy in this area.
- 3.2.5 Priority will also be given to collaborating with neighbouring communities and ensuring that proposals align with emerging plans such as the community led Holbeck Neighbourhood Plan and that adjoining neighbourhoods benefit from the ongoing regeneration as further employment usages are developed in the area.

### **3.3 Public Realm, Environment and Movement**

- 3.3.1 Overall the South Bank presents a poor urban environment and is not permeable – the area is dominated by Highways infrastructure and is very car dominant with very few public spaces. It is a very challenging environment for pedestrians. Although there has been successful regeneration of specific sites to tackle this, examples of good public realm and connectivity is fragmented across the area.
- 3.3.2 It is the intention that the future city centre transport strategy, as informed by HS2 master-planning, will provide the major solutions to downgrade the highways network, reallocate space and promote a high quality ‘people first’ environment. The medium to long term aspiration is also to implement a 3.5 hectare City Centre Green Park once the appropriate land is assembled. However, it could potentially be five to ten years before these transformational plans are at a stage of being implemented due to the complexity of works and timescales associated with HS2.
- 3.3.3 In the context of the residential and education development highlighted above, it is considered that public spaces and areas of highway under the Council’s control in and around completed or forthcoming developments require investment in the short term to achieve the city’s place-making aspirations and to address immediate connectivity challenges. Many of the spaces are not welcoming for families or the 10,000 students who will access the area daily.
- 3.3.4 Given the scale of investment already being made and growing vitality of the area, it is not proposed to wait for longer term infrastructure projects before implementing improvements where they can have an impact at least in the short term.
- 3.3.5 In doing so, there is an opportunity to re-think the City Centre and animate the South Bank in new and different ways to the existing City Centre. There are major opportunities to better animate the waterfront to encourage greater use of it as well as delivering more playful spaces, events or public art activities to reflect the creative community within the South Bank and emerging family population.



- 3.3.6 The physical connections, including pedestrian routes, from the South Bank to adjacent neighbourhoods in Holbeck, Beeston and Hunslet are also of poor quality with communities physically disconnected from the emerging investment and employment opportunities in the South Bank.
- 3.3.7 Recent and planned new development can contribute to tackling these issues , via Section 106 funding, or through Community Infrastructure Levy. However, in some instances there remain gaps where the nature of improvement required is outside of a development's boundary or where there is not third party investment to fund improvements to spaces.
- 3.3.8 Accordingly, it is proposed that further work takes place to bring forward, for Executive Board approval, priority public realm and connectivity projects in the city centre and South Bank (and proposed funding mechanisms to deliver such activity) that can animate the South Bank and be delivered in the next five years ahead of longer term transformations.

### **3.4 City Centre Management**

- 3.4.1 Aligned to this is a potential need to consider the urban management of the South Bank. With the exception of Granary Wharf within the Holbeck Urban Village, the South Bank falls outside of the Leeds City Centre BID area and the investment this brings, and the Council's city centre management function currently covers the North Bank but not the South Bank of the City Centre.
- 3.4.2 The South Bank is not very legible or well signposted and this has a detrimental impact on the local businesses located there. There is potential for the Council, as it does for the North Bank of the city centre through its City Centre Management function, to work with businesses to develop activities to promote growth and vitality in the area, deliver events that can animate the area and steps to improve the quality of the local environment. It is proposed that, given the development of the educational cluster and pending residential developments, it is now time to review how such services are delivered in this area.
- 3.4.3 It is therefore proposed that feasibility work progresses on the scope for services to be facilitated by City Centre Management in this area and agree responsibilities and funding requirements accordingly. It is also proposed to undertake initial discussions with partners on whether there is a need or appetite for a South Bank Business Improvement District to help support the local economy in this location.

### **3.5 High Speed Two**

- 3.5.1 HS2 is a major priority for the regeneration of the South Bank.
- 3.5.2 The Council continues to work with HS2, Network Rail and Central Government on the review to identify the optimum location for the HS2 station and approaches in consideration of the HS2 station requirements, the forecast rail growth at Leeds Station and Trans North ("HS3") ambitions.
- 3.5.3 Whilst HS2 provides the potential for major growth and investment in the South Bank, there remains some uncertainty for the central part of the area whilst clarity

is sought on how HS2 will integrate into the city and fit with the city's vision for South Bank's regeneration. Once there is a decision on station location in the Autumn, the Council will initiate detailed master-planning, working in close partnership with communities and partners, to ensure the city has a world class vision and delivery plan for HS2 and the South Bank.

- 3.5.4 This will provide certainty to the majority of the short, medium and long planning for South Bank, and allow infrastructure projects – such as the downgrading of the highways network, longer term public space proposals and city park – to come forward through a clear spatial framework and delivery programme. This is a major piece of work that will also provide further certainty on how the South Bank can achieve the aspirations of the Aire Valley Action Plan also being considered by Executive Board.

### 3.6 **Temple Works**

- 3.6.1 Further to November's Executive Board, the private sector developer Citu formed a Charitable Trust, which then submitted a major bid to the HLF for the restoration of the Grade I listed, and at risk, Temple Works. Major bids to the HLF are subject to significant competition with tight timescales for bid submissions and major bids being determined on an annual basis.
- 3.6.2 The Charitable Trust submitted its Stage One bid in November. The bid was ultimately unsuccessful when considered by the National HLF Board of Trustees. It is understood that there was major competition in this round of funding and that there were concerns on the sustainability of the proposed end use.
- 3.6.3 Although this outcome is disappointing, there has been a considerable amount of work into identifying a solution for the restoration of Temple Works. It will remain a major Council priority to help find a resolution and a sustainable end use for Temple Works and the physical regeneration of 7 acres of Council land surrounding the site. The Council will therefore continue to proactively seek solutions for this challenge and retain dialogue with interested parties to help secure Temple Works' restoration.

### 3.7 **Council Assets**

- 3.7.1 The Council has the ability, though the disposal or further acquisition of land, to directly facilitate regeneration or to secure development that accords with the objectives for the area.
- 3.7.2 The Council owns land at Bath Road and Leodis Court and there will continue to be activity to de-risk these sites for future development and to utilise the assets in a way that helps to facilitate the sympathetic restoration of the adjoining Temple Works. This will include ongoing efforts to secure Local Growth Fund support to remediate Bath Road and allow the sites to be 'development ready'. Exempt Appendix 1, meanwhile, considers in greater detail how the Council can facilitate high quality and timely regeneration in the South Bank by assembling land.

### **3.8 Hunslet Riverside**

- 3.8.1 Immediately adjoining South Bank in the Hunslet Riverside area, to the south and east of Leeds Dock, there are significant vacant and cleared ex-industrial sites, which have been available for development for some years. The Council has both vacant and operational land holdings here along Clarence Road/Carlisle Road, as shown in [plan 2]. This area presents a number of challenges to regenerate and to secure private investment but represents a real opportunity to realise brownfield development potential, connect the emerging South Bank regeneration and a revitalised Leeds Dock better to the existing Hunslet neighbourhoods and to open up access to and views of the Aire to create a safer and more attractive riverside route.
- 3.8.2 An award winning family housing development has recently been completed at Yarn Street by Miller Homes and with the potential Citu development at Low Fold with bridge connections across the river there is scope to further build on the place-making started here to develop a distinctive mixed use neighbourhood with a strong residential offer. The site and vacant Listed Buildings of Hunslet Mill are further opportunity for refurbishment and development that have to date not been viable, but would benefit from a strong vision for the surrounding area.
- 3.8.3 It is proposed that officers bring forward proposals to Executive Board on how regeneration can be secured at this location and how the city proposes to utilise its assets in support of achieving its growth aspirations.

### **3.9 Conclusions**

- 3.9.1 The main policy objectives for the regeneration of the South Bank are set out in the South Bank Planning Statement adopted in October 2011 and the Holbeck Urban Village Revised Planning Framework adopted in 2006. Executive Board is asked to agree the following principles to shape the Council's approach to implementing the vision and proposals set out in the South Bank Planning Statement and Holbeck Urban Village Revised Planning Framework:
- a) The Council will continue to play a lead role in facilitating activities through working in partnership with landowners, Government Agencies, the LEP, communities and investors, to deliver jobs, homes and high quality place-making. In doing so the Council will ensure, through the delivery of programmes and initiatives, that the continued growth is inclusive and provides benefits for adjoining neighbourhoods.
  - b) The Council will continue to facilitate and encourage the delivery of further residential developments, and associated amenities, that are suitable for families in the South Bank.
  - c) Securing funding for the Grade 1 listed and at risk Temple Works, and physical regeneration of neighbouring land, remains a major priority for the city and the Council will continue to proactively work with interested parties and potential funders to facilitate its timely and sustainable restoration.

- d) Where there is a viable business case to do so, the Council will facilitate the delivery of interventions in the public realm and spaces to better animate the South Bank in playful and innovative ways, improve permeability across the area, improve and make safer the physical connections to adjoining neighbourhoods and make better use of the waterfront.
- e) The Council will, through disposals or further acquisitions of land in the area, use its assets strategically to secure inclusive growth.
- f) Building on the development of the HS2 South Bank masterplan, the Council will further develop a short, medium and long term delivery plan strategy to deliver transformational change in the area through a clearly defined programme, including proposals to downgrade the Highways network, deliver a green city centre park and a world class arrival space and interchange for the HS2 station.
- g) The Council will develop, with partners, proposals for delivering regeneration along the Hunslet Riverside, including recommendations for securing development at Council owned land in this area.
- h) The Council will continue to work with businesses to secure continued growth across key economic sectors, including developing a shared inward investment plan for the area, exploring the feasibility of the Council's City Centre Management function undertaking urban management services within the South Bank area and exploring the need to develop thinking for a potential South Bank Business Improvement District.

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

- 4.1.1 The proposals contained within this report have been subject to consultation with the Executive Member for Regeneration, Transport and Planning. As developments move forward towards the delivery, developers will consult with the public on the proposals.
- 4.1.2 There has been limited scope for any detailed public consultation with stakeholders on the future of the South Bank given the confidential nature of the work by HS2 Ltd to identify the preferred location for the HS2 station and the requirements of its approach routes. This will be fundamental to the spatial plan for the area and will play a critical role in defining the parameters for development and change. Following confirmation of the preferred way forward for HS2 in the Autumn, this will mark the opportunity to take forward a genuinely open and meaningful engagement with all stakeholders to influence the master planning of the area to ensure that regeneration potential is maximised.

### **4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.1 An equality and diversity, cohesion and integration screening assessment has taken place and is attached as appendix 3. This has highlighted that an equality and diversity, cohesion and integration impact assessment is not required.

Notwithstanding this, as an outcome from the screening exercise, there will be ongoing monitoring of any equality impacts of the proposals.

#### **4.3 Council policies and the Best Council Plan**

- 4.3.1 The Best Council Plan sets a best Council objective of promoting sustainable and inclusive economic growth – improving the economic wellbeing of local people and businesses with a focus on boosting the local economy, providing housing as the City grows and helping people into jobs. The Commission on the Future for Local Government outlines a proposition for local government to stimulate jobs, homes and good growth, with local government creating conditions for enterprise to thrive. The ongoing regeneration of the Southbank will directly achieve these objectives, as it has the potential to deliver substantial housing and jobs over the physical regeneration of a 136 ha area. The ongoing regeneration of the South Bank will also contribute to the Council's Breakthrough projects including re-thinking the city centre, housing growth and jobs for young people.

#### **4.4 Resources and value for money**

- 4.4.1 The resources implications of the proposals within this report are considered in Exempt Appendix 1. The work set out in this paper is being delivered by council resources working across services and directorates.

#### **4.5 Legal Implications, Access to Information and Call In**

- 4.5.1 The information contained in Appendix 1 is exempt under Access to Information Rule 10.4 (3) as it contains information relating to the financial or business affairs of any particular person (including the authority holding that information). It is considered that the public interest in maintaining the content of appendix as exempt outweighs the public interest in disclosing the information due to the impact of disclosing information would have on the financial affairs of the Council and third parties.
- 4.5.2 A key decision may be Exempt from Call In if the decision taker considers that the decision is urgent (i.e. that any delay would seriously damage the Council's or the public's interests). The decisions for Executive Board to consider in the Exempt Appendix are exempt from call-in as they are time-bound and could not be properly exercised if called in.

#### **4.6 Risk Management**

- 4.6.1 There is a risk that by not having a co-ordinated strategy the city does not make the most of the emerging growth opportunities arising in the South Bank, or the opportunities do not align with the city's vision for inclusive and sustainable economic growth. By endorsing the recommendations contained within this report, this risk is mitigated.

### **5 Conclusions**

- 5.1 Leeds South Bank is one of the largest city centre regeneration opportunities in Europe. Further to Executive Board agreeing policies and strategic direction

across key schemes, there is likely to be a period of substantial change within the South Bank in the short term with over 1,000 residential dwellings in the pipeline for delivery, the opening of the Leeds Station Southern Entrance and the formation of an educational cluster for 10,000 students. By agreeing the recommendations contained within this report, there is an opportunity for the Council to further facilitate growth and regeneration at this priority location.

## **6 Recommendations**

### **6.1 Executive Board is asked to:**

- i) Note the progress being made in regeneration initiatives across the South Bank and agree to the priorities set out in section 3 of this report.
- ii) Re-affirm that securing funding to support the restoration of Temple Works is a priority for the city given its at-risk status, and request that officers continue to work with third parties to facilitate its restoration.
- iii) Request that a report is brought to Executive Board with proposals to invest in the public realm and spaces across the South Bank.
- iv) Request that a report is brought to Executive Board by Autumn 2015 with proposals to facilitate regeneration along the Hunslet Riverside.
- v) Agree that the Chief Officer Economy and Regeneration explores the feasibility of the Council's City Centre Management function providing urban management support across the South Bank area.
- vi) Agree to the recommendations set out in paragraphs 6.0, 6.1 and 6.2 of the exempt appendix concerning potential future land assembly proposals.
- vii) Note that the Chief Officer Economy and Regeneration will be responsible for implementation.

## **7 Background documents<sup>1</sup>**

### **7.1 None.**

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.