



Report of the Director of Environment and Neighbourhoods

Scrutiny Board (City Development)

Date: 18th December 2007

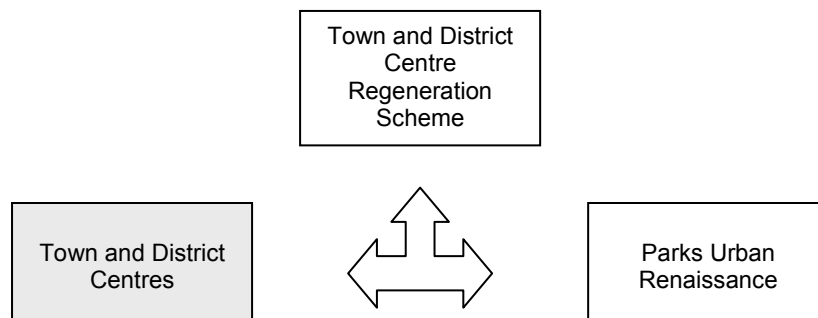
Subject: TOWN & DISTRICT CENTRE REGENERATION SCHEME

Electoral Wards Affected: All	Specific Implications For:
<input type="checkbox"/> Ward Members consulted (referred to in report)	Equality and Diversity <input type="checkbox"/>
	Community Cohesion <input type="checkbox"/>
	Narrowing the Gap <input type="checkbox"/>

1. PURPOSE OF THE REPORT

- 1.1 This report provides information on the development of the Council's Town and District Centre Regeneration Scheme which aims to improve district, town and village centres. The report highlights key achievements and progress in Leeds since 2005.

Figure 1: Town & District Centre Regeneration Scheme Components



- 1.2 The scheme is geared toward development proposals to promote economic regeneration in town, district and village centres, namely the 'Town & District Centres'. The Director of Culture and Leisure is delivering the 'Parks Urban renaissance' separately. This report focuses on the Town & District Centre Scheme.

2. BACKGROUND

2.1 On 18th May 2005, Executive Board established the Town & District Centre Regeneration Scheme, which aims to support the economic regeneration of town, village and district centres. Schemes must meet the following criteria:

- they must support the economic regeneration of town, village and district centres;
- they must be linked to the achievement of Council priorities;
- they must not create any additional revenue implications for the Council.

2.2 The Town & District Centre Regeneration Scheme aims to achieve a range of visible improvements to town, village and district centres across Leeds that will encourage economic regeneration, increase business (and investor confidence) and create an improved shopping environment for local people. The budget for this improvement work now totals some £15m, with £3.25m earmarked for parks urban renaissance and £11.75m for the Town & District Centre Scheme.

Resource Allocation

2.3 The Town & District Centre Scheme has been set within the Council's priorities and each scheme reflects local aspirations for the regeneration of a local centre. Member involvement in the process began at the initial stage of every scheme. Each scheme was subsequently endorsed by members of the relevant Area Committee prior to submission for funding.

2.4 Area committees receive regular reports on the progression of the Town & District Centre schemes. Some area committees have provided match funding of the capital or revenue to support the programme. As schemes have developed from feasibility to business plan and design, Members have also been given the opportunity to influence the design of each scheme.

2.5 Oversight of the management and procedures of the Town & District Centre scheme and approval of the allocation of funding to specific schemes was delegated to the then Directors of Development and Corporate Services in consultation with the Executive Member (Development). This responsibility has been delivered through meetings of the Asset Management Group (AMG), supported by a programme board.

2.6 The process for the allocation of initial resources to schemes under this initiative was as follows:

- In consultation with the Area Committees, Area Managers developed a series of expressions of interest in the form of outline business cases. Within the terms set by Executive Board, these proposals were then considered by AMG

in order to prioritise the strongest schemes.

- Following this each scheme was the subject of a feasibility study which looked in some detail at the practicalities and the design aesthetics of each proposal. This involved consultation with key stakeholders, including LEDA.
- Business cases were then assessed against a scoring matrix, based on the one previously approved by Executive Board.
- Following assessment and prioritisation of the business case, the allocation of resources to support schemes is made by Asset Management Group, supported by the Programme Board.
- Each scheme proposal is then subject to the normal capital approvals as set out in the Council's Financial Procedure Rules. Any material changes to the business cases, for example variations and changes to projects are considered by Programme Board and recommendations for action made to AMG.

Controls

2.7 Strategic overview of the scheme is provided by AMG, using a special programme board. The Programme Board meets monthly to receive progress reports, ensure consistent decision making, considers new, amended or variations to projects. The Programme Board's main role is to ensure that the programme as a whole is delivered, by monitoring progress and seeking to resolve cross-cutting issues and receiving monthly highlight, financial, risk and project change reports for consideration. The Programme Board is made up of senior officers from Environment and Neighbourhoods (Regeneration), City Development (Asset Management and Strategy and Policy) and Resources (Capital and Treasury). The Board decisions are then considered by AMG.

2.8 Project co-ordination is provided via monthly Project Team meetings involving Area Management based Project Managers, along with representatives from Resources (Capital), City Development (Client Services) and the Major Projects Team (Regeneration). The meetings fulfil several functions, including acting as a conduit between project managers and Programme Board. The meetings also provide an opportunity for sharing good practice and capacity building.

3. INFORMATION ON PROJECTS AND INITIATIVES

3.1 The improvements in some centres will be implemented in a number of phases. Others will be implemented as one larger phase where this is considered the most practical and robust option. The development of the programme has involved considerable local consultation.

- 3.2 Individual proposals are being project managed by the area management teams working in partnership with parish and town councils, local people and the business community in Leeds. This work is being supported by teams set up to specifically deal with the Town & District Centre Scheme, providing early technical and financial assistance to minimise delays in the programme. This has also helped to secure co-ordination between the implementation of the scheme and other major programmes such as the PFI Lighting Initiative.
- 3.3 The current position of each of the schemes is shown in Appendix 1. So far 11 schemes or phases have been completed or are on site. Projects (or phases) have been completed in Wetherby Market Place, Pudsey, Farsley, Kippax, Halton and Rothwell.
- 3.4 By the end of this financial year this figure will have increased to 16 with planned work within Otley (phase 1), Wetherby Horsefair, Garforth, Kippax (phase 2) and Crossgates. Beyond this further schemes are planned for Oakwood (April 2008), Morley, Armley, Headingley, Yeadon, Chapeltown, Otley (phase 2) and Horsforth in 2008/9.
- 3.5 Bids have recently been submitted to the Heritage Lottery Fund, totalling almost £2m which, if approved, would enhance the planned improvement works within the Armley and Chapeltown conservation areas.
- 3.6 From a total Town & District Centre Scheme budget of £11.75m, £10.92m has been allocated to projects and contingency leaving an available balance of £0.83m.

Table 1: Town & District Centre Regeneration Scheme Financial Summary

	To March 07	2007/8	3008/9	2009/10	2010+	Total
Town and District Centres	509.7	2015.3	4411	2744	2070	11750
Parks Urban Renaissance	616.8	1858.2	275	250	250	3250
TOTAL	1126.5	3873.5	4686	2994	2320	15000

4. RECOMMENDATION

- 4.1 Scrutiny Board is invited to note and comment on the report.

SCHEME DETAILS

Wetherby Market Square

A) New road resurfacing and street furniture improvements (finished).

Wetherby Horsefair

B) New pelican crossing, road widening along Horsefair and the provision of York stone surfaces for footway and carriageway.

Oakwood Village

C) Additional car parking, new traffic island with an avenue of trees, new pedestrian crossing, resurfacing of clock car park and remarking of bays, plus lighting columns and street furniture.

Otley

D (1) Lift and repair setts, replace all joining material in Market Place and Mark Street. Remove all redundant signage and replace existing planters; street furniture (i.e. bench, bollards, cycle stand, bins and finger post signage) Information board with brief history of Otley Town. Installation of CCTV cameras. D (2) Improvements to Otley Civic Centre.

Yeadon

E) Gateway work at roundabout and landscaping. Block paving of pedestrian area and new carriageway resurfacing with speed limit to 20mph. Traffic island in front of Morrison's with Zebra crossing. Street furniture – planters, bollards, benches, bins and cycle stands. Heritage style finger posts and a local information board. CCTV camera. Re-orientation of bus stop, new bus island and pedestrian crossing. Landscaping to the front of the Town Hall.

Pudsey

F (1) Pudsey Public Art; F (2) Pudsey floodlighting; F (3) Pudsey PFI lighting Heritage enhancement. F (4) Pudsey Market Stall (finished); F (5) Pudsey car park (finished); F (6) Pudsey public toilet provision; F (7) Lidget Hill bus lay-by /planters; F (8) Lidget Hill car park resurfacing.

Farsley

G (1) Library building and surrounding; G (2) All fencing, railings and seating to Fairfield Avenue, Hainsworth, Walton, and Memorial Garden; G (3) Demolish Toilet block and make good; G (4) Pavement improvement in Town Street; G (5) Town Street – CCTV (finished); G (6) Minster flats fencing and seating (finished); G (7) Back Lane/Prospect Lane: relaying setts (finished); G (8) Old Road / Town Street pavement improvements (finished)

Armley

H (1) Implement one-way system to Geldered Road. H (2) Major public realm improvements, focussing on Town Street, to be supplemented by a Townscape Heritage Initiative Bid (to be determined February 2008).

Rothwell

I) Marsh Street Car Park improvements (finished)

Morley Bottoms

J (1) Acquisition of advertising hoarding site, construction of a lay-by for short stay car park, improvements to open space and highway feasibility for detailed costs to implement one-way traffic system. J (2) Provide support for the acquisition and redevelopment of dilapidated commercial/residential premises.

Kippax

K(1) Kippax Viewpoint (finished); K (2) Cross Hills Junction, streetscene and street furniture improvements.

Halton

L (1) Library and Dial House area environmental improvements; L (2) Streetscene improvements to Main Street, including street furniture; L (3) Halton CCTV (finished).

Garforth

M (1) Miners' Hall and PFI lighting; M (2) Gateway feature and Public Art, Main Street streetscene improvements and Fiddler Lane pocket park development.

Headingley

N) Streetscape improvements to the public realm including street furniture. War memorial site redesign and refurbishment.

Crossgates

O (1) Phase 1: CCTV camera, gateway artwork and floodlighting. O (2) Phase 2: Forecourts along Austhorpe Road, street furniture and landscaping (under consideration).

Chapeltown

P) Complimentary public realm and capital works associated with Townscape Heritage Bid submission (to be determined February 2008).

Horsforth Library

Q) Improvements to the former Horsforth library building.