

**Report of Chief Officer Property and Contracts****Report to Director of Resources and Housing****Date: 8<sup>th</sup> June 2017****Subject: Declaration of land surplus to departmental requirements Beckhill Grove and Beckhill Avenue, Beckhill Estate, Meanwood, Leeds, LS7.**

Are specific electoral wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of ward(s): Chapel Allerton		
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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, access to information procedure rule number:		
Appendix number:		

**Summary of main issues**

1. It is proposed to declare surplus to departmental requirements land vested with Housing at Beckhill Grove and Beckhill Avenue, Meanwood, Leeds, LS7.
2. This land is required to support redevelopment proposals first identified in the Beckhill Neighbourhood Framework which was approved in September 2014 by Executive Board.
3. The majority of the land will be transferred to City Development for disposal to a registered provider to build new affordable housing. The remaining area is to be transferred to Communities and Environment for maintenance as green amenity space

**Recommendations**

4. The Director of Resources and Housing is asked to approve the land at Beckhill Grove and Beckhill Avenue to be declared surplus to departmental requirements. The Land identified as Site 1 Beckhill Avenue to be transferred to Communities and Environment for maintenance as green amenity space. The land identified as Sites 3 and 4 Beckhill Grove to be transferred to City Development for disposal arrangements to be progressed.

## **1 Purpose of this report**

- 1.1 The purpose of this report is to seek approval to declare three areas of land surplus to housing requirements. The attached appendix 1 shows Site 1 which is proposed for transfer to Communities and Environment and to be vested with them for future maintenance as green amenity space. Sites 3 and 4 are proposed for transferring to City Development for disposal arrangements to be progressed which will facilitate new affordable housing development through a registered provider.

## **2 Background information**

- 2.1 In support of regeneration of the Beckhill Estate, the 'Beckhill Neighbourhood Framework' was prepared and approved by Executive Board in September 2014. This set out the development opportunities in the area and outlined design principles that any new development must adhere to. It also identified a range of other investment requirements in the area to make it an even better area in which to live for both existing and future residents
- 2.2 The vision of the neighbourhood framework was to: 'provide a range of housing for existing and new residents accompanied by neighbourhood improvements that create a high quality, clean and green environment. The Beckhill area will have a clear identity and will be a place that people want to live, drawn by the unique aspect and setting of Miles Hill, transport links to jobs and attractions across the city and connections into the wider greenspace network'.
- 2.3 The area of land identified as Site 4 (part of which was location of the former Hill Top Public House) has been marketed for new affordable housing development and a preferred registered provider has now been identified. The registered provider has also expressed an interest to take on Site 3 as part of the redevelopment proposal. In order to progress the arrangements the land now needs to be transferred to City Development for disposal arrangements to be formalised with the registered provider. In the event of future changes to the development proposal resulting in the registered provider not requiring the full extent of the site all land not required for development purposes would be transferred from Resources and Housing to Communities and Environment Department to provide consistency of management of the green space.
- 2.4 As part of the regeneration of the area the demolition of 67 -141 Beckhill Avenue was carried out in 2016 and has subsequently been landscaped and included in Parks and Countryside grounds maintenance contract. This area (Site 1) requires to be transferred to Communities and Environment to ensure appropriate administration and clear areas of responsibility to be recorded. Site 2 is already vested with Communities and Environment.

## **3 Main issues**

- 3.1 The land at Sites 3 and 4 on Beckhill Grove needs to be declared surplus to Housing departmental requirements and this report seeks that approval from the Director of Resources and Housing. The land will be transferred to City

Development to enable them to progress the legal disposal of the land to the registered provider for the purposes of development as new affordable housing. The land has recently been marketed to registered providers and a formal selection process has been carried out to identify a preferred provider.

- 3.2 The land at Site 1 on Beckhill Avenue that was the former site of the three storey dwellings (maisonettes and flats known locally as 'The Banana Block') which was demolished in 2016 and the area landscaped needs to be transferred to Communities and Environment. This will allow the area to be maintained by Parks and Countryside under their grounds maintenance contract and should therefore be vested with the appropriate department rather than Housing given that the surrounding land to this (Site 2) is already the responsibility of Communities and Environment.

## **4 Corporate considerations**

### **4.1 Consultation and engagement**

- 4.1.1 At the time of the development of the Beckhill Neighbourhood Framework it included significant involvement from the local residents in this area and Ward Members.
- 4.1.2 The Beckhill Neighbourhood Framework was approved by the Council's Executive Board in September 2014 and the proposals in this report facilitate the implementation of the Framework.
- 4.1.3 This report has been considered at the Delegated Decision Panel for Housing Leeds on 8<sup>th</sup> June 2017 and the recommendation is supported by the Chief Officer of Property and Contracts and Chief Officer of Housing Management.

### **4.2 Equality and diversity / cohesion and integration**

- 4.2.1 An Equality Impact Assessment been carried out for this option and is included in the background documents
- 4.2.2 In summary the redevelopment of the land will create opportunities for new affordable homes to be built which will be to the lifetime homes standard providing accommodation for people from all backgrounds and all characteristics. The improvement in quality of greenspace contributes to cohesion, integration and general wellbeing of the local community having access to such areas.

### **4.3 Council policies and best council plan**

- 4.3.1 The redevelopment of the land identified contributes to the Best Council Plan 2017/18 outcomes by helping people to live in good quality homes within clean and well cared for places. It also contributes to the Council Breakthrough Project of Housing Growth and high standards in all sectors.

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

4.4.1 The disposal of land at Sites 3 and 4 relinquishes the Council of future maintenance responsibilities and supports the growth of new affordable housing in the city.

4.4.2 The transfer of Site 1 to Communities and Environment Department ensures appropriate administration for grounds maintenance purposes.

#### **4.5 Legal Implications, access to information and call In**

4.5.1 There are no legal implications in regard to the transfer of the land to City Development and Communities and Environment. City Development will progress any legal implications in due course in regard to the disposal of the land to the preferred registered provider.

#### **4.6 Risk management**

4.6.1 Both areas of land are currently managed by Housing Leeds. Disposal of Sites 3 and 4 relinquishes the Council of responsibility for maintenance of the land. Transfer of Site 1 transfers responsibility for future maintenance of this area to Communities and Environment.

4.6.2 A thorough selection process has been undertaken to ensure the selected preferred registered provider has appropriate resources to develop the land in accordance with the Beckhill Neighbourhood Framework principles.

### **5 Conclusions**

5.1 The land at both locations is surplus to the departmental requirements of Leeds. Approval is sought to declare these sites surplus and transfer the land at Sites 3 and 4 to City Development for disposal for new affordable housing and for Site 1 to transfer to Communities and Environment for future maintenance of the newly landscaped space.

### **6 Recommendations**

6.1 The Director of Resources and Housing is asked to approve the land at Beckhill Grove and Beckhill Avenue to be declared surplus to departmental requirements. The Land identified as Site 1 Beckhill Avenue to be transferred to Communities and Environment for maintenance as green amenity space. The land identified as Sites 3 and 4 Beckhill Grove to be transferred to City Development for disposal arrangements to be progressed.

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

7.1 Appendix 1 Site location plan

7.2 Appendix 2 Equality, Diversity, Cohesion and Integration Screening Document

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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.

7.3 Delegated Decision Notice