

TOWN AND DISTRICT REGENERATION SCHEME

FULL BUSINESS PLAN

2006/07

Project Title	Yeadon High Street Scheme
Scheme No.	
Responsible Spending Department	Neighbourhoods & Housing
Responsible Client Officer (& Ext. No.)	Jane Pattison, North West Area Management. T: 305 7504
Feasibility study	Jacobs UK Ltd

REGENERATION OBJECTIVE:

To aid the regeneration of Yeadon High Street by making significant improvements to the public realm and pedestrian use of the area. This will be achieved by creating a greater sense of arrival, a uniform approach to street furniture, improvements to the town hall square and creating a safer environment through CCTV. These improvements would help support local businesses in the continuation of trade by increasing the footfall and desirability of Yeadon town centre.

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EXECUTIVE SUMMARY

Yeadon has a historic High Street with far reaching views and key buildings such as the Town Hall. However, it now has a tired appearance with mismatched street furniture and traffic dominance. The recent £1.5 million private investment to regenerate the former bingo hall has made a significant visual improvement, but it is let down by its surroundings which are in need of investment to revitalise the area.

The proposed scheme will revitalise the district centre through the creation of a strong sense of arrival and an increased pedestrian priority; block paving of the footpath and carriageway; encouragement of the community use of Town Hall square through seating and planting; coordinated street furniture and improvements to the accessibility of the library. Investment to the High Street and Town Hall square will help to increase usage of Yeadon Town Hall, a key council asset in the area. The scheme will support local businesses and market stall traders by increasing the desirability of the High Street as a shopping area and increasing confidence through the installation of CCTV.

This scheme will build upon and enhance other statutory investment in the area such as Learning & Leisure investment at Yeadon Tarn and North West Primary Care Trust investment in a new health centre behind the High Street, both of which will help attract more people to the area.

The project will deliver the Council's key priority to create "Better Neighbourhoods and More Confident Communities". This will also be in line with the Council's Core Values, Focus Area and Priorities.

Consultation with Elected Members, Outer North West Area Committee, local businesses / traders, local community/ voluntary groups and various Council Departments has taken place. Much of their comments have been incorporated into the scheme and they have shown strong support for the scheme.

1. BACKGROUND

1.1 Yeadon is a town located approximately 8 miles to the North West of Leeds, West Yorkshire. The High Street, from the roundabout at Harper Lane to the junction with Ivegate is a designated conservation area and is the focus of this scheme. The scheme originates from a site visit and discussions between Elected Members and the city architect some years ago that involved visionary sketches of how the High Street could be improved. The focus of the shopping area in Yeadon is to meet local shopping needs, though it is also used by workers from locally based businesses. There is a weekly market in the square in front of the Town Hall that has been in a period of decline over recent years with only a few regular stalls. There is also a monthly farmers market that was established last year but that has seen poor attendance and has recently been stopped. There are a number of empty retail premises on the High Street and a tired appearance to street furniture with a lack of coordination in style and colour.

1.2 Local concern has been raised by shopkeepers and residents about the need for CCTV on the High Street. There has recently been a stabbing and incidences of anti social behaviour, particularly after pub closing time. Concern has also been raised about speeding traffic on the High Street and the lack of any pedestrian crossing point.

1.3 This part of Yeadon High Street forms the central shopping area with over 50 retail outlets, and a large supermarket. The Town Hall and square is a key council asset in the town along with Yeadon library which also borders the square.

2. SITE DESCRIPTION AND SITE'S CURRENT WEAKNESSES:

2.1 This part of Yeadon High Street is a one way system with the main vehicular access from the roundabout to the north of the area. There is currently a Yeadon stone marker feature provided by a local voluntary group (Project Yeadon) on the north west section of the roundabout which is lost and out of scale with the size of the roundabout and fails to provide a strong visual 'gateway'. There is little sense of arrival to the shopping area.

2.2 The High Street has a pedestrian footpath down both sides, however it is narrow in parts and pedestrian movement is restricted due to the dominance of the road and on street parking. The general finish of the pavement is untidy and uncoordinated. There is a mixture of existing

street furniture styles and sizes that contribute to a cluttered appearance along the High Street. There are no designated pedestrian crossing points which restricts movements and makes crossing dangerous for pedestrians. In particular this affects people with pushchairs, in wheelchairs and older people of which there is a high proportion who live in close proximity to the shopping area.

2.3 Yeadon Town Hall square is a central cobbled square where a weekly market is held that has been in a period of decline in recent years. It is a missed opportunity not to provide a strong focal point for the town outside the distinctive Town Hall. It is currently used for car parking which is haphazard and dominates the area. There is no seating in the square which means that people do not use it as a communal space.

2.4 There is a bus shelter and island located on the edge of the Town Hall square. Currently, buses often do not pull into the docking area because of the condition of the road surface in that area. This area does not have the prestige of such a key site within the town.

2.5 Located at the heart of the High Street and on Town Hall square the library is a key building in a prime location. The existing entrance is not obvious and requires a more convenient access from the High Street, it also has very large heavy doors making access difficult for wheelchair users and older people. The seating area outside the library is limited and not a very inviting or comfortable place to sit. The entrance to the library is exposed and provides no shelter for visitors to the library.

2.6 The shop fronts and signage on the High Street are in a variety of styles and colours and include independent traders and national chains. Some of the shops have swing signs at the front but there is no uniformity of height or shape which gives a mismatched appearance. The façade of the supermarket onto the High Street is very dominating and could be improved.

2.7 Details of the Problem

The main components of the problem that are to be addressed are:

- Poor sense of arrival
- No designated pedestrian crossing points
- Restricted pedestrian movement due to narrow footpaths
- Lack of focal point to Town Hall square
- Library accessibility poor
- Uncoordinated and shabby visual appearance to the High Street
- Community Safety issues

3. PROPOSED WORK

3.1 The complete proposed works include the following:

- Landscaping of the roundabout and improved location of the Yeadon name stone to provide a sense of arrival
- Landscaped traffic island outside Morrison's to incorporate a pelican crossing point
- 2 further raised pedestrian crossing points on the High Street
- Clearly marked parking bays along the High Street
- Traffic dominance reduced by reduction in road width and use of similar materials on the highway and footpath
- Resurfacing of the highway and footpath
- 3 camera CCTV system
- A coherent range of heritage style street furniture to be introduced
- Installation of finger posts and information board
- Re-orientation of bus island in front of Town Hall
- Tree/ shrubbery/ flower planting and seating in central area outside the Town Hall
- A new canopy outside the library
- Steps installed to provide pedestrian access from High Street to the library

4.0 OPTION APPRAISAL

4.1 Three redevelopment proposal options plus a "do nothing" option were generated as part of the feasibility study. These options were developed through consideration of estimated project costs, scheme programme, community consultation and local impact. These options include major redevelopment, minor redevelopment that is similar in cost to the budget originally 'amber lighted' and one further option that would provide considerable improvements to the High Street.

4.2 A consultation meeting was held with local stakeholders as well as an open public consultation that was advertised in the press and in local public buildings, which over 100 people attended. Feedback from these meetings has been used to inform the options listed below.

4.2 The options are as follows:

Option A: Do nothing

Consultees' views were that the High Street needed investment to revitalise it as a local shopping area and also that crossing the road was dangerous due to fast moving traffic. The "Do nothing" option will not deliver any of the regeneration benefits that the Town and District Regeneration Scheme is trying to achieve.

Strengths

- Cost saving on the Town & District Centres Capital Budget

Weaknesses

- Continued restricted pedestrian movement due to there being no marked crossing points, wide roads and a high volume of fast moving traffic. Further deterioration of the area and limited investment in a conservation area in need of maintenance and improvement.
- Limited impact on encouraging further inward investment (loss of private sector confidence) and attracting visitors to the Town
- Will not deliver the Economic Regeneration targets required for the delivery of the Town & District Centres Scheme

Threats/ risks

- Choosing this option could create negative publicity in Yeadon, as consultation has been carried out and people are in favour regeneration of this district centre. This is of particular importance in Yeadon where people in the Town, feel disenfranchised from Leeds City Council, as it is felt that the area is and neglected.

4.3 **Option B: Major Development, Approx £2,050,000**

This option considers the following key parts to the scheme:

- An enhanced 'gateway' feature using improved landscaping on the roundabout.
- A landscaped traffic island outside the supermarket entrance providing a strong focal point on entry into the main shopping area. This area will also include a pedestrian crossing point for improved pedestrian safety.

- Clearly marked parking bays along the road.
- Reduction in road width on parts of the High Street to slow the speed of traffic. This allows footpath widths at these points to be increased to provide safer pedestrian use.
- Resurfacing of the footpath and highway in similar materials.
- A 3 camera CCTV system.
- Removal of existing poor quality street furniture and replacement with heritage style furniture.
- New finger post signs on the High Street to direct to local areas of interest e.g Yeadon Tarn.
- Heritage style local information board.
- Existing bus island outside the Town Hall to be re-orientated and a heritage style black bus shelter installed, along with a pedestrian crossing point. Docking area for buses to be offset from the carriageway to prevent traffic building up behind stationary bus.
- Bus stop outside the Clothiers public house also to be replaced with heritage style bus stop.
- Seating and planting in the square outside the Town Hall to provide a strong community focal point.
- A new canopy over the library entrance, steps to access the library from the High Street and automatic doors on the library to improve accessibility
- Shop front improvements to a standardised style.

Consultees' views were very strongly in favour of improvements for pedestrians on the High Street and the need for crossing points. Clearly marked parking bays and CCTV were also very popular with consultees.

Strengths

- Improved 'gateway' to the shopping area which will raise the profile of the area and give a clear sense of arrival
- Significant improvements to the carriageway, footpath and pedestrian movement along

the High Street

- Investment in conservation/ heritage area to preserve and improve the area, particularly the council assets of the Town Hall and library.
- Realigned bus docking area outside the Town Hall will considerably improve this prime location
- LCC investment in the area improves private sector confidence in the town and encourages further development.
- Improves footfall in the area, encourages small businesses and improves business confidence in line with the outputs detailed in the Economic Regeneration section, page 15.
- Improvements to business confidence and community safety through the introduction of CCTV
- Shop frontage improved in line with conservation area/ heritage to impact on improved aesthetics of the area

Weaknesses

- Disruption to shoppers, traders and businesses whilst work is being carried out
- Costings significantly higher than the costings in the outline business case

Threats/ risks

- Scheme costs higher than original estimates and there is no guarantee that funding will be available – this may lead to negative publicity and lack of confidence in LCC following consultation on this scheme
- Need for scheme to be in line with Street lighting PFI timetable (as work starts in Otley August 06) to minimise disruption.
- Staffing resources required to realise the benefits of the scheme as indicated by the outputs listed
- Disruption caused while work is carried out
- Negative responses about the proposed library canopy during the public consultation
- Members not supportive of shop front improvements without guaranteed contributions from the private sector

4.4 **Option C: Minor Development, approx £300K**

This option will involve the shortest construction time and minimum disruption. It will provide a gateway to Yeadon through improvements to the roundabout and relocating of the name stone. It will also provide a landscaped traffic island outside Morrisons with a zebra crossing point, a 3 camera CCTV system, heritage style street furniture and improved access to the library from the High Street. The projected estimated cost is 2% above the amount “amber lighted” for the project. This option will not provide significant improvements to pedestrian facilities other than provision of a zebra crossing point.

Strengths

- One pedestrian crossing facility on the High Street
- Improves the tired appearance of the high street
- Investment in conservation/ heritage area to preserve and improve the area, particularly to improve the council assets of the Town Hall and library.
- LCC investment in the area, improves private sector confidence in the town and encourages further development
- Improves footfall in the area, encourages small businesses and improves business confidence in line with the outputs detailed in the Economic Regeneration section, page 15.
- Improvements to business confidence and community safety through the introduction of CCTV

Weaknesses

- Lack of improvements to the footpaths, carriageway and parking will mean that traffic will still have dominance
- Limited improvements to the library entrance and Town Hall square
- Shop facades not improved in line with the improvements elsewhere
- Limited visual impact

Threats/ risks

- Scheme a lot smaller than the proposals consulted on which may lead to negative publicity for Leeds City Council
- Need for scheme to be in line with Street lighting PFI timetable (as work starts in Yeadon

August 06) to minimise disruption.

- Disruption caused to local traders while work is carried out

4.5 **Option D (Preferred Option): Substantial Development, Approx £1.35m**

This option consists of:

- Increased landscaping on the roundabout and a more prominent placing of the Yeadon name stone
- Block paving of the footpath and carriageway along the length of the High Street between the roundabout and Ivegate
- A landscaped traffic island outside Morrisons with a zebra crossing point
- Heritage style street furniture including benches, litter bins, railings, bollards and planters
- Heritage style finger posts and a local information board
- A three camera CCTV
- Re-orientation of the bus island and a new heritage style bus shelter erected opposite the Town Hall
- One raised block paved pedestrian crossing point opposite the Town Hall
- Automatic doors installed in Yeadon library
- Planting in the central area in Town Hall square.

Strengths

- Two pedestrian crossing facilities on the High Street, encouraging easier pedestrian use of the area.
- Block paving of the footpath and carriageway would provide a significant visual improvement to the overall look of the area. Increased footpath width at some points on the High Street will improve accessibility to all areas and improve pedestrian flow.
- Improves the tired appearance of the high street through new street furniture, signage and an information board.

- Investment in conservation/ heritage area to preserve and improve the area, particularly to improve the council assets of the Town Hall and library. Some upgrades were made to the library 3 years ago but there was not enough funding to install automatic doors, and so this work is outstanding.
- LCC investment in the area, improves private sector confidence in the town and encourages further development
- Improves footfall in the area, encourages small businesses and improves business confidence in line with the outputs detailed in the Economic Regeneration section, page 15.
- Improvements to business confidence and community safety through the introduction of CCTV
- Improvements to the bus island and a crossing point to it will improve accessibility of the bus stop in line with DDA requirements.

Weaknesses

- Shop facades not improved in line with the improvements elsewhere

Threats/ risks

- Scheme costs higher than original estimates and there is no guarantee that funding will be available – this may lead to negative publicity and lack of confidence in LCC following consultation on this scheme
- Need for scheme to be in line with Street lighting PFI timetable to minimise disruption (work starts in Yeadon August 06).
- Disruption caused to local traders while work is carried out

4.7 Preferred Option: Option D

Option D has been chosen as the preferred option as option A and C fail to deliver the Economic Regeneration targets, and pedestrian, parking and aesthetic issues outlined as problems are left unresolved. Although Option C provides improvements on target with the original budget, this option will have limited impact and if chosen will not deliver on the economic regeneration impact and the visual impact will be minimal. Additionally, option D includes all the elements of the scheme which were popular with consultees and would provide *full* redevelopment of the High Street under this scheme. Option D would also

increase the desirability of Yeadon as a place for businesses to invest and people to visit. The estimated timescale for the highways element of this scheme would be approximately 20 – 24 weeks and would require a traffic regulation order, which would take between 6 and 9 months to put in place. Additionally, if there was any requirement to close the road completely for a short time this would require a temporary order which takes approximately 3 weeks to put in place. Highways services have confirmed that the costs of maintaining a blockpaved carriageway and footpath, as long as constructed correctly at the outset, is no more than the maintenance of a tarmac surface. Highways would continue to maintain the road.

Option D has been chosen as the preferred option as it:

- Delivers substantial upgrades to the footpath and carriageway including 2 pedestrian crossing points which were highlighted as being a key concern during consultation.
- Includes work to Yeadon Library that will enhance a council asset and improve its accessibility. Also, work in the Town Hall square improving the public realm of another council asset.
- Delivers economic regeneration outputs as detailed in section 6.
- Reduces the overall costs for the scheme by focussing on the elements that are essential for the substantial revitalisation of the area. This scheme therefore provides value for money.
- Includes all the elements of the scheme that were popular with stakeholders and the public following consultation.

5. STRATEGIC CONTEXT

5.1 This scheme in Yeadon has a number of key elements that would help to revitalise the area, with particular focus on the road, footpaths and public realm spaces. It will make significant and measurable contributions to Leeds City Council plans.

5.2 A key priority for the City Council is to create Better Neighbourhoods and More Confident Communities [Vision 2, Leeds Economic Strategy 2003 and Review]. In particular to ensure that neighbourhoods are good places to live. District centres provide the hub for local community activity, a place for people to meet and to access basic services.

5.3 Additionally, the proposal for Yeadon would contribute towards Theme 4 in the Neighbourhoods and Housing Departmental Plan 2004/05 – Regenerating Communities, as well as the following Leeds City Council, Leeds Initiative and local strategic plans.

Leeds City Council Corporate Plan 2005/08

Through the proposed improvements to Yeadon High Street, the following Corporate Plan priorities will be addressed:

- All communities are thriving and harmonious places where people are happy to live
- Enhance Leeds' town and district centres and city centre; increase the percentage of local residents satisfied with community facilities in their area.
- All neighbourhoods are safe, clean, green and well maintained
- Improve the quality of our street environment; create and improve public spaces that are safe, attractive, high quality, and relevant to today's users.

Leeds City Council Plan 2004/05

This scheme seeks to address the following vision themes within the Council Plan:

- Competing in a global economy:
 - Economic competitiveness and increasing investment.
- Looking after the environment:
 - Enhancing and protecting the environment including improving the appearance of our streets.

Vision for Leeds 2004 –2020

The scheme makes considerable contributions towards the commitments set out in the Vision for Leeds 2004 –2020. Within the priorities and major projects section of the report, this scheme feeds into plans in the following way:

- 'Celebrates the distinctiveness of market towns and district centres by developing visions and area plans'

The scheme links to the Vision priorities through contribution to the following themes:

Enterprise and the Economy

- Make sure that all parts of Leeds are economically successful, from the inner city to market towns.

Environment City

- Improve the maintenance and management of local streets and the built environment of the city and its public spaces, identifying and dealing with hotspots or concentrations of problems in the most methodical way.
- Improve access to parks, informal green space, natural areas and open spaces, making sure that we manage these more sensitively to meet the needs of people and nature.

A Modern Transport System

- Improve the level of road and footpath maintenance

North West Leeds District Partnership Action Plan 2005-08

The North West Leeds District Partnership has been in existence for two years and is made up of key agencies that work in the North West of Leeds. The Partnership have recently adopted an Action Plan for 2005-08 which this project would contribute towards. In particular this scheme would improve the public realm space and make Yeadon High Street more usable as a local asset; this in turn would encourage more people to use the High Street as a shopping area.

- Environment: Enhancing the environment – in particular the streetscape
- Enterprise & Economy: Improving economic development of District & Town centres and market towns – retaining original character.
- Increased use of cultural assets in the area.

Outer North West Area Delivery Plan 2006/07

The North West Leeds Outer Area Committee have adopted a Delivery Plan which identifies key aims and objectives to focus on during the year 2006/07. This scheme in Yeadon would contribute towards the following aims of the plan:

- Enhancing the streetscape and the environment
- Improving the standard of roads and footpaths
- Maintaining community assets that are deemed to be valuable

6. ECONOMIC REGENERATION & ECONOMIC IMPACT

6.1 The purpose of the improvements to Yeadon High Street is to improve pedestrian safety and usage of the area, as well as making significant public realm improvements along the High Street and in the historic town hall square.

6.2 Additionally, council investment in the High Street will complement other investment that is being made in the area including a £1.5 million private redevelopment of the former bingo hall, a new Yeadon LIFT health centre which is currently under construction and investment to Yeadon Tarn from Leeds City Councils Learning & Leisure Department.

6.3 A key priority for the City Council is to create Better Neighbourhoods and More Confident Communities (Vision 2, Leeds Economic Strategy 2003 and Review) In particular to ensure that neighbourhoods are good places to live. District centres also provide the hub for local community activity and a place for people to meet and access basic services. Targeted investment in Yeadon will help to revitalise the declining Friday street market and bring more shoppers and stall holders to the area. The following measurable socio-economic contributions will be made by the scheme:

- 'Improvement of local business confidence' – through CCTV, higher quality public realm spaces and standardisation of signage encouraging greater use of the shopping area and reassuring business of the council's commitment – measured through business satisfaction/ confidence survey.
- 'Improvement of community and consumer confidence in the area', making the area a better, safer place to shop and increasing the pedestrian footfall along the High Street.
- 'Improved customer satisfaction with the centre', to be measured through a customer satisfaction survey.

Audit Commission – Economic Regeneration – Performance Indicators

The scheme will contribute to the following Audit Commission's Economic Regeneration Performance indicators:

ECR13b	Pedestrian footfall in the town centre
ECR14a	Number of ground floor units not being used as a proportion of the total number of ground floor businesses
ECR14	Number of charity shops as a total number of ground floor businesses
LER92	Number of businesses benefiting from environmental improvements
ECR15	Day visitors per annum

The following output measures will be delivered through this scheme:

Employment & Training

- There will be a strong focus through the tendering and procurement process that job opportunities and training be available for local people.
- The installation of CCTV will require ongoing monitoring and maintenance through Leedswatch

Business Activity

- Increase pedestrian footfall
- Increase amount of day visitors/ tourists
- Number of businesses benefiting from improvements
- Increase in economic turnover of local businesses
- Increased business confidence

Community Measures

- Reduction in incidents of anti social behaviour/ vandalism in the town centre, measured through CCTV monitoring, police statistics and local perception.
- Greater user satisfaction with the High Street as a local district centre.

7.0 PROJECT MANAGEMENT AND IMPLEMENTATION

7.1 The project will be sponsored and project managed by the North West Leeds Area Management Team. Highways consultants using LCC Strategic Design Alliance will be contracted to complete the detailed design of the scheme, complete contract procurement and supervise the contract.

7.2 The overall steer of for the project will be provided by a project team consisting of officers from North West Leeds Area Management Team, Major Projects Team, Highways

Services, Design/Construction Contractor representative and SDA/ Development Department representative. Others involved as required would include Learning & Leisure (Libraries) and Development (e.g Market Services).

7.3 A Feasibility Study for this scheme has been successfully completed by Jacobs Babbie in August 2006. The most feasible option within this study is Option D as detailed above in terms of economic regeneration and value for money.

7.4 It is recommended that whilst the overall project will be sponsored and managed within the North West Area Management Team the project's operational management (from drawing up detailed designs to construction) will need to be undertaken by a contractor.

7.5 Land / Premises

There are no issues envisaged regarding land acquisition as all land under question is LCC owned and consent would be given by the relevant department for the purpose of the project.

If the part of the scheme that includes improvements to shop frontages goes ahead it will require the support, cooperation and financial investment from shopkeepers.

7.6 Planning Approvals and Traffic Regulation Orders

There would be planning approvals required for some elements of the Yeadon scheme, particularly as it is on a conservation area, including resurfacing of the footpath and carriageway, steps from the High Street to the library entrance, installation of seating and planters/ planted trees in the square and any shop front improvement works. Any planning applications required would be progressed in parallel with the detailed design/consultation stage and will not have any impact on the programme time table set out.

7.7 Stakeholder Involvement and Partners

7.8 Otley & Yeadon Elected Members

All Members are fully supportive of this scheme, and helped scope it. They have been involved in all elements of the consultation of the scheme.

7.9 Outer North West Area Committee

In April 2006 the Area Committee identified in its Area Delivery Plan 'Improvements to Town & District Centres' as one of its main issues for prioritisation, with Yeadon High Street being

named as a scheme to progress. The Committee have been kept up to date on developments through regular reports.

7.10 North West Leeds District Partnership

The North West District Partnership has expressed its support by making reference to the development of Yeadon High Street, in its 3 year District Plan.

7.11 Community consultation

Project Yeadon and other representatives from community groups and organisations attended a stakeholder meeting with consultants and officers during the options development stage of the scheme. At this meeting there was the opportunity to make comments and suggestions about proposals prior to the open public consultation.

The local community organisation Project Yeadon are particularly interested in the environmental aspects of the proposals as they provide and maintain seasonal planters and hanging baskets outside the Town Hall and along the High Street. The open public consultation was attended by over 100 people who made comments and suggestions on the proposals. These have been built into the preferred option in section four.

7.12 Council Assets in the area

Yeadon Town Hall is a major council asset that would benefit from investment on the High Street and in the square outside the Town Hall. It is used by a playgroup, community groups and local amateur dramatics societies. Investment and improvements to the square will encourage more community usage of the square other than as a parking area. Yeadon Library is a further council asset. A new canopy and access directly from the High Street is included as part of the major development scheme. Signage to both the library and Town Hall would be improved through the fingerpost signage included in the scheme.

8.0 PROGRAMME

8.1 The following table details the key stages and timescales for the scheme.

Stage	Timescale
Sketch Plans and develop working drawings (including planning permission submission)	September – December 2006

Approve final report, pre tender estimates and finalise tender documents	January – February 2007
Invitation to tender and tender awarded	March – April 2007
Start on site	July 2007
Practical completion and handover	December 2007

8.2 Programme Constraints

The traders were concerned during the consultation stage that work is not carried out in the run up to Christmas which is their busiest period therefore this should be avoided.

The work programme on the footpath and carriageway would need to be carried out in stages to allow vehicular access to the High Street at all times. Consequently a longer timescale would be required to allow for the High Street to remain open during construction.

8.3 Programme Drivers

The Town & District centres scheme is a 3 year capital scheme which is being driven and promoted by Elected Members. The Yeadon High Street scheme is deliverable within these timescales and is supported by local Elected Members and organisations in the area.

Having carried out public consultation on this scheme, public perception of timescales for the proposed work will act as a catalyst for these works to be programmed to meet the scheme deadlines and deliver on the ground improvements. These perceptions will in turn fuel political pressure to deliver the proposed improvements.

The enhancement of the High Street will send out a key positive message to the traders and residents of Yeadon and to the visitors to the town for leisure, business or recreation. The works and the final result will be a significant improvement to the area.

9.0 RISK MANAGEMENT

9.1 A complete risk assessment for the scheme in line with Council's risk management policy and process has been attached. This log details risks and how they can be managed. The risk log will be continuously reviewed and monitored. Any exception to the risk log will be reported to Programme Board as early as possible. The risk log for the option chosen in section 4 can be found at appendix two.

10.0 ASSET MANAGEMENT

10.1 Yeadon High Street, Town Hall and Library are owned and maintained by Leeds City Council. Investment and regeneration on the High Street and Town Hall square would have a positive impact on the Highways maintenance programme and encourage community use of the buildings.

10.2 This scheme will also address DDA compliance issues by making the library accessible through the installation of automatic doors to enable less mobile people, in particular those people using wheelchairs and pushchairs to use the building more easily.

11.0 ENVIRONMENTAL IMPACT

11.1 This investment to Yeadon High Street aims to improve the environment in and around the area through increased planting on the roundabout, improved materials used to surface the footpath and carriageway and creating a focal point to the Town Hall square a key heritage site in the area.

11.2 The scheme will increase pedestrian use of the area through finger post signage to local areas of interest.

11.3 The appointed contractor must operate an environmental policy that details their objectives for sustainable waste management, supply of resources from local suppliers, transport policy and control of noise and dust in line with the Council's Environmental Policy.

12.0 BUDGET AND COST ESTIMATES

12.1 The figures below detail the costs of the preferred Option D as shown in the options analysis. These costs have been provided as part of the feasibility study which was carried out by Jacobs Babbie.

Estimated Capital Costs and Funding (£000's)					
Estimated Capital Costs	2005 /06	2006/07	2007/08	2008 on	Total
Land					
Preliminaries (15% main contractors preliminaries)			157,695		157,695
Construction			832,300		832,300

Other: Street furniture, signage, CCTV		30,000	189,000		219,000
Internal Fees					
External Fees & Other Costs Design fees/general contingency @10%			105,130		105,130
Inflation Allowance/ variations 5%					
Gross Expenditure		30,000	1,284,125		1,314,125

Funding (please specify source)	2005/06	2006/07	2007/08	2008 on	Total
A Parent Scheme Amount		30,000	1,284,125		1,314,125
B(state other funding source)					
C (state other funding source)					
Total Funding		30,000	1,284,125		1,314,125

Estimated Additional Revenue Costs (£000's)					
Estimated Expenditure	2005/06	2006/07	2007/08	2008 on	Total
Staffing					0
Premises					0
Supplies/Services					0
Transport					0
CCTV line rental (Area Committee funded)			7000	10,000 PA	17,000
External Income					0

Net Revenue Cost			7000	10,000 PA	17,000
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- 12.2 Above figures are exclusive of VAT (assumed 17.5%) and are as best an estimate made as at August 2006.
- 12.3 Inflationary costs will need to be taken account of in any scheme.
- 12.4 The budget estimates are higher than originally submitted for the outline business case as these were estimated costs without the details of site investigations that have been included in the costs outlined above and detailed in the feasibility study.
- 12.5 The feasibility study details the costings of the scheme. However, the costings have reduced significantly due to choosing option D which leaves out some of the elements that would deliver limited impact and that were less popular during the consultation phase.

13.0 SUMMARY

The Yeadon High Street Scheme is highly feasible for redevelopment. Significant improvements can be made to this area that has lacked investment in recent years. This redevelopment would make Yeadon High Street safer for pedestrians, encourage better usage of the space and complement the heritage nature of the town. The scheme can go on site in early 2007 and will have a construction period of 6 months.

Attached:

1. Feasibility Study: Appendix 1.
2. Risk Assessment: Appendix 2.
3. Map of Yeadon Appendix 3.