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## Report of the Director of Environment and Neighbourhoods

### Executive Board

Date: 13<sup>th</sup> February 2009

Subject: EASEL Regeneration Planning

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#### Electoral Wards Affected:

Gipton and Harehills  
Killingbeck and Seacroft  
Temple Newsam  
Burmantofts and Richmond Hill

Ward Members consulted  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In

(Details contained in the report)

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## EXECUTIVE SUMMARY

This report sets out the regeneration context, strategy and programme for the East and South East Leeds (EASEL) regeneration initiative; and it provides the Executive Board with an update on delivery to date, including key areas of activity and current projects.

The report also identifies recent and current investment into the EASEL area and the contributions of partners to the key regeneration outcomes in the programme.

The report emphasises the long term nature of the EASEL initiative, the ambitious scale of transformation it aims to achieve, its important relationship to the economic growth of the Aire Valley and its contribution to the wider economic competitiveness of the city.

## **1 Background Information**

- 1.1 The aspirations of the EASEL initiative are as set out in the report to Executive Board in November 2008 and can be summarised by its primary objective which is to secure the economic, social and environmental well being of EASEL area and its residents.

## **2 Sustainable Mixed Communities**

- 2.1 The strategy which is being implemented to achieve that objective will promote successful mixed use, mixed tenure and mixed income neighbourhoods through intervention in local housing markets, investment in the physical fabric and infrastructure of the area and through a range of measures designed to improve the area's economic performance and its social and cultural vitality.
- 2.2 This strategy has two interdependent themes. There is the need to transform the image and reputation of the area so that it becomes attractive to a wider spectrum of potential new residents and businesses and encourages existing aspiring residents and businesses to stay. This means widening the range and choice of housing currently available, improving the quality of public services particularly local schools, reducing the levels of crime and anti-social behaviour and enhancing the quality of the environment and the public realm. The second theme is to change the behaviour, aspirations and life chances of the most disadvantaged residents of the area and give them and their children a stake in the area's future prosperity. This means support for struggling families, improving attendance and attainment in schools and raising skills and motivation to eliminate the culture of worklessness and dependence.

## **3 Tackling Deprivation**

- 3.1 The Index of Multiple Deprivation shows the need for transformational change within EASEL – of the 53 Super Output Areas that make up the area, 41 fall within the worst 10% nationally and 13 (of the 22 in the city) fall within the worst 3%. Key issues are high levels of worklessness, poor housing conditions especially in the terraced stock, high crime, low levels of educational attainment and poor health outcomes – the inner East area being the third worst for All Age All Cause Mortality and the second worst for smoking related mortality. This means that over half of the most serious deprivation in the city is concentrated in an area containing a tenth of its population as a result there is a 12 year difference in life expectancy between the most deprived EASEL neighbourhoods and their more affluent near neighbours. On-going work with local communities supports this evidence base and often indicates low aspiration and the barriers experienced by residents to the opportunities offered by the city.
- 3.2 These conditions are the product of long term economic changes over the last thirty years and the unforeseen impact of such a major concentration of social housing (next to an already impoverished area of pre – 1919 terraced stock) in a period of rapid growth in home ownership. The area has also deteriorated through a lack of sufficiently effective intervention to reverse the historic decline. The EASEL regeneration initiative is based on a clear sighted understanding of this position and on the conviction that reversing it and bringing about sustainable and growing improvement will only be achieved through a long term comprehensive and integrated regeneration programme over a 20 – 25 year period across the whole of the EASEL area.

## **4 The Citywide Impact of EASEL**

- 4.1 EASEL is not only about the regeneration of a part of the city. It will also have a transformative impact on the whole of Leeds and its competitive edge as a regional capital. It will deliver perhaps the most important contribution that can be made to reducing the burden and opportunity costs of deprivation in Leeds. As well as,

reducing the cost of over 30% benefit dependency amongst the working age population across a significant proportion of the area and almost 50% children living in workless households in a large number of EASEL neighbourhoods. The numerous other costs in relation to crime, drug-misuse, anti-social behaviour and ill-health flowing from dependency, the EASEL initiative will enable the city to deliver a very significant proportion of its housing growth target, potentially around 5,000 new homes over the scheme's lifetime. There is a practically important relationship between EASEL and the emerging expansion of economic activity in the lower Aire Valley. With over 15,000 benefit dependent households in EASEL and a 10-15,000 new jobs forecast, over the next 10-15 years in the Aire Valley, there is an unparalleled opportunity to reduce worklessness and dependency to minimal levels over the lifetime of the scheme. As well as reducing the burden on the public purse this opportunity will increase revenues and demand for goods and services in the area making possible a sustainable local contribution to the Leeds economy of retail, service and other small business activities.

## **4.2 A Comprehensive and Integrated Approach**

- 4.2.1 As well as setting out a long term vision for transformation, the EASEL regeneration strategy will deliver a comprehensive and integrated approach to programming. This means actions across a broad front to tackle the complex economic, social and environmental problems of the area and making clear connections between different interventions to get the most sustainable outcomes from our regeneration investment. For example we need to connect work in improving skills and employability with the opening of greater housing choice so that families who are able to raise their incomes can access opportunities for affordable home ownership. There are other essential connections between improving the performance of local schools and the ability to convince families to move to the area as well as maintaining its attractiveness to existing residents. Improving the quality of the public realm and especially the under exploited green space assets in the area will increase housing market value which will enable the Council and its partners to release that value for investment into the area's infrastructure.
- 4.2.2 Whilst the housing regeneration proposals and the Joint Venture with Bellway Homes have been the main focus to date in EASEL, we do need to be clear about the role they play in the wider programme. The increase in supply of affordable and market housing will be critical to the mixed communities strategy and will make a significant contribution to the city's housing growth target. At the same time there will still be over 30,000 homes in situ. The EASEL initiative must take into account the needs and aspirations of that overwhelming majority of households and that is why the comprehensive long term regeneration approach is needed. EASEL is not simply a house building programme.
- 4.2.3 The council and its partners have been working more closely together to plan and deliver regeneration in the EASEL area. The EASEL regeneration strategy will require a step change in the way Council services, other public agencies and the voluntary sector co-operate. The area is already a testing ground for new models of partnership working such as neighbourhood management, family support and housing choice. This work will continue and intensify to ensure that we solve the problems in and between services which have impeded improvement in the EASEL area and we create a new infrastructure of services and amenities that fit the needs of the successful neighbourhoods we want to achieve through the regeneration programme.

## **4.3 The Importance of Community Development**

- 4.3.1 A fundamental requirement for successful neighbourhoods is active and empowered community life. This is important in two respects. Firstly it means that people are confident to engage and influence the decisions and choices which affect their

neighbourhood. Secondly community action and organisation is a massive antidote to dependency. The Council and its partners must invest in supporting existing community based activity in the area and work to grow that capacity so that it matches the diversity and strength of community life in successful neighbourhoods elsewhere in the city. The best way to achieve this is not simply through a community development project but by building community engagement and ownership into the heart of the EASEL planning and delivery process.

### **Responding to the Impact of the Credit Crunch**

4.3.2 The Credit Crunch has had a major impact on the progress of the EASEL housing programme. There is now almost no demand for new homes as a result of the squeeze on mortgages. As part of the EASEL first phase of housing development agreed with Bellway in March 2008 work began on 2 sites in the following months. In response to the downturn no further development was started. The position has now become so serious that Bellway have been considering closing down all activity on these two current sites until the market revives. The Council and its partners are determined to maintain activity on site to sustain confidence in the regeneration vision for the area. The building of new homes and the continued employment, training and supply chain opportunities are essential to the wider regeneration strategy and are a vital sign for the local community and the media of the viability of the EASEL vision to deliver a better future for the area and its people. In order to ensure that work continues the Council is putting in place a two stage plan to manage the impact of the Credit Crunch. Firstly it will deploy Council resources to keep work going till the summer and build over 50 new homes. At the same time officers are working with new Homes and Communities Agency to secure intervention funding to come on stream in the summer to support continued housebuilding until market confidence and the availability of lending is restored. The homes built during this intervening period will be targeted at residents and key workers affected by the mortgage crisis as well as more generally to meet housing need. Options including intermediate rental and equity share (already piloted on the Amberton Park development) as well as new proposals for rent to buy schemes will be employed to retain the commitment to offer real choice and continued routes to affordable ownership. This new initiative is the subject of a separate report to this Board.

### **4.4 Developing the Regeneration Agenda**

- 4.4.1 For a considerable period of time, inner east Leeds has been a target area for the council and its partners to invest in, building in part on the Neighbourhood Renewal Area designations for Harehills & Gipton in 2003.
- 4.4.2 The area has benefited from significant investment and interventions, coordinated by the locally based regeneration team, working with partnership structures and the Area Committee. With the objective of improving the quality of the physical environment and quality of life issues, key opportunities and problematic sites were addressed in addition to amongst other issues, employment and services to young people.
- 4.4.3 A catalyst to regeneration was the construction of the oncology unit at St James's hospital which has established a regional centre of excellence for cancer care. A partnership was formed to develop a local construction labour project delivered in conjunction with Leeds Teaching Hospitals Trust. At a cost of £220m this was the first significant investment in the area for some years and acted as a driver to the neighbourhood renewal programme around which a broader partnership, the St James Partnership, was formed.
- 4.4.4 A growing sense of the priority needs of inner east Leeds led to the development of a prospectus for East and South East Leeds which formed the basis of the EASEL

programme. Some of the most significant projects which were delivered from 2003/4 onwards are set out below.

#### **4.5 Education and Young People**

- 4.5.1 There has been major capital investment in education across EASEL over the past four years. This has included the new Primrose High School and the David Young Academy in Seacroft which has transformed the educational offer in the area providing a facility which specialises in the built environment. As a result of this investment there have been marked improvements in student attainment at both the Academy and at John Smeaton School which many young people from the EASEL area attend.
- 4.5.2 New primary schools have been built at Oakwood and Meadowfield in Halton Moor and Shakespeare Primary School was rebuilt and relocated as part of the new Primrose Shakespeare project, providing the first campus school in Leeds. Harehills Primary School benefited from a major extension in 2007 and Bankside Primary School is programmed to be rebuilt on its current site for completion in 2010.
- 4.5.3 The programme of investment is planned to continue with both Mount St. Mary's and Corpus Christi High Schools being included in the Building Schools for the Future programme. Whilst these represent the major investment projects delivered and being planned, every school in the EASEL area has had sustained capital investment over the past few years through their Devolved Formula Capital allocations.
- 4.5.4 A programme of Children's Centres has been delivered in Harehills and Seacroft whilst the construction of two centres in Gipton is nearing completion. In all, this represents an investment of £3.7m.

#### **4.6 Economic Inclusion**

- 4.6.1 A range of employment interventions have been delivered using European Objective 2 and Yorkshire Forward funding. Approximately £7.4m grant has been utilised in the EASEL area in support of employment and training projects since 2004 resulting in 1800 people into jobs and over two and a half thousand people into training. Since these figures do not include activities such as pre-work training and skills development they underestimate the volume of activity to address economic inclusion.
- 4.6.2 Harehills Jobshop and Gipton Access Point have opened in the local communities (in 2005 and 2007 respectively) offering employment, skills and training support. Funded through the Safer Stronger Communities Fund, both centres are managed by Jobs and Skills and act as local hubs for a range of partners to deliver from.
- 4.6.3 A range of family support projects have been developed, "Signpost" which supports families with 9-14 year olds who are involved in Anti Social Behaviour; a pilot project, "Building Family Wealth" which supported those who face multiple barriers to employment and Learning Works delivered by Learning Partnerships which engaged and supported lone parents through primary schools focusing on first step engagement and parental support. Learning Works formed the pilot of the larger JobZone project funded through the Neighbourhood Renewal Fund and investment of £800K.
- 4.6.4 Care 4 All is funded by Yorkshire Forward via the Learning and Skills Council Skills Commissioning programme. £1.3m has been invested in up-skilling the current health and social care workforce to NVQ Level 3 and 4. The programme is being delivered by Jobs and Skills in partnership with Leeds Thomas Danby, LCC Social Services, Leeds Teaching Hospital Trust and JMP Training. Recognising the link between employment opportunities and health work is going to support people with mental health or musculoskeletal problems to return to work.

- 4.6.5 The EASEL area is home to a large black and minority ethnic (BME) community and several projects have been delivered to understand and meet the needs of the diverse communities in east Leeds. Jobcentre Plus and the council together commissioned four organisations from the third sector to research the barriers that different BME communities face to employment and training to inform service development and make it more responsive to local needs.
- 4.6.6 Leeds Ahead is a social business helping companies across the city get involved in social and economic regeneration. To date over 100 activities have taken place supporting over 1,300 people in Harehills, Gipton and Seacroft. Activities and events have been funded through the former Neighbourhood Renewal Fund and the Leeds Local Enterprise Growth Initiative (LEGI).
- 4.6.7 Aire Valley Leeds employment access team have successfully placed 296 EASEL residents in job vacancies with Aire Valley employers. Employment sectors have included logistics, warehousing, business and administration and driving. Where possible the employment access team has worked with employers to develop job guarantee programmes, ensuring local residents are trained with the skills they need for the post and providing they successfully complete the training are offered a job.
- 4.6.8 Investment totalling £1.13m via Yorkshire Forward and European funding has been used to improve business premises in gateway areas such as Shaftesbury corner and the former Prince Arthur pub site (which levered in over £1m in additional resources) in addition to business support grants.
- 4.6.9 The LEGI programme has funded a number of investments in EASEL including the enterprise centre and managed workspace “Shine” (former Harehills middle school). This is an enterprise incubator project in the heart of Harehills. An imposing 35,000 sq.ft., Grade II listed school that had lain empty for over ten years benefited from some initial investment of £800k by the council (using Yorkshire Forward funding) to protect the exterior of the building and prevent further deterioration. This formed part of the opportunity to completely refurbish it to form a state of the art workspace, business incubation and conferencing facility representing investment by the Camberwell Group and utilising European funding of £4.5m. The building is vested in a community interest company that will ensure that it remains in use for the community and that the majority of profits are recycled for social benefit.
- 4.6.10 LEGI has also enabled the establishment of Seacroft business catalyst centre and construction training centre “Rise”, to directly support the EASEL construction programme, revenue and capital investment totalled £1.3m.
- 4.6.11 Transport and connectivity to employment and leisure opportunities has been recognised as central to maximising the potential of east Leeds and the completion of the Osmondthorpe bus gate connecting EASEL and the Aire Valley is an important early project.

## **4.7 The Environment and Greenspace**

- 4.7.1 Much of the Intensive Neighbourhood Management programme, which began in April 2006, has been targeted at EASEL and delivers a cleaner and safer environment in neighbourhoods through an approach which maximises community engagement and ownership, cementing the relationship between the Council, the police and other key partners. In addition to establishing dedicated Neighbourhood Managers the programme included significant capital investments such as Shepherd’s Lane and Lincoln Green shopping centre. The INM areas are the Shepherds Lane area of Harehills, Seacroft, Gipton, Burmantofts and Halton Moor/Osmondthorpe. In total the programme represents £917k capital and £1.2m revenue investment over the period 2006-8.

4.7.2 Investment in the Wykebeck Valley has taken place utilising a number of funding opportunities. Green Transport Routeways and Well Being contributions have funded cycle paths and footpaths across the valley. Parks and Countryside and Groundwork Leeds have worked in partnership to secure a range of funding for investment in Primrose Valley Park. Banstead Park and East End Park have received several capital improvements funded through LCC Parks Renaissance, Safer Stronger Communities and Trees for Cities. Work has included tree planting, improvements to footpaths and the playground, fencing and signage and a youth shelter.

## **4.8 Housing**

- 4.8.1 The provision of good quality housing is central to regeneration in east Leeds. The housing decency programme delivered by East north East Homes (the Arms Length Management Organisations) have invested in a wide range of improvements to council owned stock. This creates a backdrop of improved Council housing against which new affordable housing is introduced.
- 4.8.2 Successful bids for Regional Housing Board of £3m allowed the clearance of some poor quality and in some cases derelict back to back housing in Harehills and Cross Green creating new development sites for housing to meet current needs.
- 4.8.3 New housing for sale has been built in Amberton Park, Gipton and a new and popular approach to affordable home ownership through equity loans for local people has been trialled. The Gipton Home Buy Scheme enables local residents to purchase a property providing they can contribute at least 50% of the purchase price. Of the 92 units that were for sale 25 (27%) have been sold to people taking advantage of the new scheme.
- 4.8.4 New private sector housing developments in Halton Moor and in Killingbeck have been completed which reflect growing confidence by developers in the area.

## **4.9 Community Safety and Engagement**

- 4.9.1 Led by the council's area management team and the police, significant work has been done to develop local partnership approaches to improving community safety in the context of the North East Divisional Community Safety Plan. The development of inter-disciplinary problem solving groups have helped reduce overall crime year on year since 2004.
- 4.9.2 A range of activities include dispersal programmes for addressing particular youth nuisance issues: work to address Hate Crime resulted in an innovative partnership approach so successful it achieved shortlisting in the Regional Awards Scheme 'Making a Difference'; the provision of alleygating and the implementation of CCTV in Osmondthorpe, East End Park, Harehills and Seacroft.
- 4.9.3 Central to the approach to regeneration in the EASEL has been the development of new approaches to community engagement and consultation which work alongside Area Management and the Area Committee structure. The Harehills Land Use Framework was developed with the assistance of a newly formed Residents Network (managed by a voluntary sector organisation on behalf of the council and its partners). In 2004 re'new (a locally based regeneration partnership) established the to'gether partnership, bringing together organisations and agencies across Richmond Hill initially to deliver neighbourhood management, the partnership created 'Count Me In' a residents network to enable people to have a voice in the local community which has over 1,300 members including adults and young people consultation in addition to the establishment of the Cross Green Regeneration Steering Group and increasing attendance at ward forums. This was augmented by projects such as Hi8tus who developed a series of films documenting the views and aspirations of young people.

- 4.9.4 Community based projects to support health and independent living are making a significant contribution, examples include work delivered by Action for Gipton Elderly, Shantona's health advice project in Harehills and the Zest Healthy Living Network in Richmond Hill.
- 4.9.5 Recognising the needs of new settler communities, some joint working with Derby took place to learn from their approach. One outcome from this was the establishment of a Kurdish community association in East Leeds to promote dialogue between Kurdish and other more established communities to help improve the process of engagement and relationship building.
- 4.9.6 In addition to developing an approach to community engagement and cohesion, a number of asset transfers are progressing and it is anticipated that responsibility for the Pakistani Community Centre and the Bangladeshi Community Centre will transfer to community organisations in the near future.

## **5 Priorities for the Next Five Years**

- 5.1 As the EASEL investment programme gets underway and we move towards the establishment of the joint venture partnership, a number of projects are currently ongoing which seek to maximise investment and take advantage of discretionary funding opportunities. It is important that momentum is maintained particularly in the light of a market downturn and value is added wherever possible to residential and commercial sites in the area in preparation for the return of more normal conditions.
- 5.2 The EASEL Area Action Plan (AAP), which is being developed as part of the Local Development Framework, indicates the creation of 5,000 houses and 2,000 jobs could be produced through the development of available land in the area in addition to improved transport links and high quality greenspace.
- 5.3 The development of the regeneration delivery plan is informed by the land use possibilities developed through the AAP (and those produced for the Aire Valley) in addition to a developing consensus on the priorities for the area. A continuing focus has been taken on employment, education and early years, environment and greenspace and the quality of the neighbourhood and housing. The main projects which currently make up the programme are outlined below. EASEL will make a significant contribution to the Leeds Strategic Plan and assist with meeting a range of key target indicators for the city – the relationship between the EASEL delivery plan projects and Leeds key performance indicators is summarised at appendix 1.
- 5.4 Work programmes will also be developed for example with Adult Services in line with their service reconfiguration and with Sport & Recreation in respect of leisure provision and the strategy for leisure centres. It is intended that the delivery of EASEL fully embraces the One Council approach and this is reflected in the work undertaken to date.
- 5.5 Following the completion of the new Osmondthorpe Health centre by the LIFT partnership, work is ongoing with NHS Leeds and Leeds Teaching Hospitals Trust re the provision of health facilities. A GP lead Health Centre at Burmantofts for example is in the early planning stages. Ongoing review of health facilities will be developed as the long term housing development programme is firmed up. Like all aspects of service delivery, the local Neighbourhood Planning process, which will further refine the AAP on a neighbourhood level, will be central to this.

## **5.6 Economic Inclusion**

- 5.6.1 Within EASEL 26% of the working age population claim benefits which is twice the rate for the city with the Halton Moor/Osmondthorpe and Gipton areas being particularly high.



- 5.6.2 An overall strategic approach to worklessness is being developed with the Council's Jobs and Skills Service, Job Centre Plus and the Learning and Skills Council.
- 5.6.3 To ensure locally responsive delivery of services, a programme of establishing new and improved jobshops across the EASEL area to form a network of hub and spoke provision includes new provision at Halton Moor and Richmond Hill and improves the existing at Seacroft and Gipton Access Point. In all this represents investment of approximately £140k.
- 5.6.4 A worklessness pilot project is being developed in Halton Moor/Osmondthorpe and Gipton (plus a strand in New Wortley to support the West Leeds Gateway) which will seek to improve the way mainstream services will work together and provide intensive and bespoke support to families in these neighbourhoods. Supported by Yorkshire Forward this will lever in approximately £280k of initial funding.
- 5.6.5 EASEL will deliver construction apprenticeships and a contractual obligation upon Bellway exists to deliver apprenticeship on the first phase sites. Although this has stalled as the market has slowed, this will be addressed when the building programme revives and the approach carried across to future phases. Feasibility work to look at modern methods of construction will also be undertaken to support local training and supply chains. The potential to link EASEL communities to opportunities delivered by the Eastgate quarter both in construction and retail as they emerge will be explored.
- 5.6.6 Low access to information technology and the internet in the area is recognised as a barrier to economic inclusion. The 2005 annual survey revealed that in the East District 59% people cannot get online and is the most "digitally divided" in the city. Work is now underway to develop and pilot work in the Easel area to address this, working with local communities to support skills development, access to information and knowledge and improve employability.
- 5.6.7 The issues of debt and increasing fuel poverty are significant in east Leeds and an integrated money advice pilot is being run in two areas which involving co-ordinated approach from a wide range of partners including LCC Welfare Rights and Benefits, Debt Advice Agencies, Housing ALMO's, Social Care, NHS Leeds, and Leeds City Credit Union. South Seacroft has been chosen as one of the pilot areas, located at the One Stop Centre which also incorporates a GP practice and supports the growing recognition of the linkage between debt and ill health.

## **5.7 Education and Young People**

- 5.7.1 GCSE attainment rates for EASEL neighbourhoods are 48% compared to a city average of 61% (2008 figures).
- 5.7.2 Work is ongoing with Education Leeds to address both the provision of schools and condition of the estate in addition to work to support attainment and attendance. Possible major changes to the secondary estate in East/North East Leeds arising from the latest round of the Government's Building Schools for the Future programme are currently being developed and will be the subject of a further report to the March meeting of the Executive Board. All proposals will incorporate provision for those with special and additional education needs.
- 5.7.3 The capital investment in EASEL schools draws heavily on the Building Schools for the Future and the Primary Capital programmes. Early investment is anticipated in Richmond Hill and Seacroft to provide new primary facilities. EASEL phase 1 developments will also make an anticipated £1.8m direct contribution to provision via planning gain monies (sS106). The AAP recognises the need for additional school provision as new housing is developed and the locations and timing of provision will be informed by the neighbourhood planning process.

- 5.7.4 The approach to improve educational attainment is being developed with Education Leeds who have indicated significant additional revenue funding is being allocated to schools within the EASEL area. Work is ongoing with schools and communities to improve achievement, closing the gap between the Leeds and national averages, particularly for target vulnerable groups; to ensure that children and young people in the EASEL area attend school and progress successfully to further and higher education, training and work and to deliver the children's and extended services agenda by promoting multi agency working, collaboration between schools, locality based provision and co-location of children's services.
- 5.7.5 An innovative project to provide one-stop services for 13 to 19 year olds in Seacroft and the surrounding areas has been developed by re'new (in partnership with a number of local agencies including Leeds City Council) building on expertise developed via their Archway model in Harehills. re'new have successfully applied for £2.1m to the Youth Services Development Fund to provide intensive, holistic work with young people to guide them towards work and training, reduce anti-social behaviour, and improve community and social cohesion. It is one of only a dozen projects nationally to have been successfully bid for.

## **5.8 Greenspace and the environment**

- 5.8.1 The approach and investment prioritisation of improvements to greenspace is being developed with City Development and reflects the priority greenspace identified in the AAP.
- 5.8.2 The planning gain contribution from the EASEL phase one development sites (expected £1.4m) will fund improvements to local public open space and to strategic greenspaces such as the Wykebeck Valley. The Wykebeck is a key locational asset supporting leisure activities and habitat for wildlife. Work is ongoing to identify and maximise funds to further support and develop it and a partnership bid is being developed for Access to Nature funding.
- 5.8.3 Approaches to the management of neighbourhoods continue to be developed, building on the investment delivered through Intensive Neighbourhood Management and working with the new area delivery structures introduced by the police and the council itself.

## **5.9 Housing**

- 5.9.1 A key plank of EASEL is to secure investment to increase housing provision, improve choice, address poor housing conditions, address affordability and introduce a better mix of tenure.
- 5.9.2 The EASEL programme itself will deliver 743 new homes in Gipton and Seacroft in the first phase including an affordable housing element. The second tranche of sites for potential development through the partnership with Bellway has been identified and feasibility work will commence soon. These sites could deliver a further 1,000 new homes.
- 5.9.3 Work is taking place with the new Homes and Communities Agency (HCA) to identify means to support and continue the development programme of new housing (and possibly subsequent infrastructure support) especially whilst the market is slow.
- 5.9.4 Approval has been given by the HCA to Affinity Sutton (an established Registered Social Landlord in the area) to develop a scheme of 41 mixed tenure units in Halton Moor which was developed in support of EASEL and which will contribute to meeting housing needs in the locality.
- 5.9.5 A bid has been submitted to the Regional Housing Board for over £3m which will deliver facelift and group repair of terraced housing in Harehills and Cross Green and preparatory work is now underway.

- 5.9.6 Development partners are being sought for the sites previously cleared through the RHB programme which could deliver approximately 130 new housing units in Harehills and Cross Green.
- 5.9.7 A pilot “Selective Licensing” project has recently been approved following submissions to Communities and Local Government which will put a licensing process in place for privately rented properties in the East End Park/Cross Green area of the city. Developed on the basis of the area being of low demand it will ensure landlords manage their properties in a way that supports a sustainable and cohesive community, providing advice and guidance to landlords in managing their properties.
- 5.9.8 The Independent Living project is investing £3m in three sites in the Seacroft area. These sites will be developed to provide new accommodation and support services for people with learning disabilities and mental health needs.
- 5.9.9 Synergies with the PFI Round 6 bid for elderly & lifetime homes and the EASEL programme will be explored.

## **5.10 Community Engagement**

- 5.10.1 Although a significant work programme is being developed and delivered informed by identified priorities, key to developing regeneration planning will be putting effective and creative approaches to community engagement in place which build on existing structures. The Neighbourhood Planning process is being designed to enable a dialogue with residents about regeneration – both spatial planning and service delivery - and strengthen the influence of residents, businesses and service providers locally.

## **6 Implications For Council Policy And Governance**

- 6.1 There are no direct policy or governance issues raised by this report.

## **7 Legal And Resource Implications**

- 7.1 There are no direct legal or resource implications from this report.

## **8 Recommendations**

- 8.1 Executive Board is asked to note and comment upon the approach to regeneration investment in support of the EASEL initiative.

## **9 Background Documents**

Executive Board report November 2008 – EASEL Joint Venture Partnership