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**Report of Director of Environment and Neighbourhoods**

**To Executive Board**

**Date: 22nd July 2009**

**Subject: BEESTON GROUP REPAIR – PHASE 6**  
**Capital Scheme Number 15556/000/000**

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<b>Electoral Wards Affected:</b>  City & Hunslet	<b>Specific Implications For:</b>  Equality and Diversity <input type="checkbox"/> x  Community Cohesion <input type="checkbox"/> x  Narrowing the Gap <input type="checkbox"/> x
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Eligible for Call In  Not Eligible for Call In (Details contained in the report)

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**Executive Summary**

In line with the objectives of the Vision for Leeds 2004-2020 and the Leeds Housing Strategy an allocation of £22.44 million Single Regional Housing Pot funding has been approved from the Regional Housing Board to be spent during the financial years 2008-11. The proposals set out in this report will utilise £1.64m of this allocation on the 6<sup>th</sup> phase of Group Repair within the Beeston area and will extend the life of a further approximately 40 properties by 30 years. Executive board are requested to inject £149,000 of private sector contributions and authorise scheme expenditure of £1.64m outlined within this report.

**1.0 Purpose of this Report**

- 1.1 The Housing Investment Programme 2008-11 presented to the Regional Assembly proposes an allocation to Leeds of £22.44m to spend on housing related projects including group repair. Beeston Group Repair is an external enveloping scheme whose purpose is to extend the life of approximately 40 properties by 30 years. It is also anticipated that any miscellaneous ALMO property within the area will also be similarly improved and this will be subject to a separate report to Aire Valley Homes Ltd Board.

## **2.0 Background Information**

- 2.1.1 The Beeston Hill Renewal Area was declared by Leeds City Council on 25<sup>th</sup> November 2002. The Renewal area comprises in total some 2,800 through terrace and back to back houses. A Neighbourhood Renewal Assessment carried out prior to the renewal area declaration identified 81% of properties as unfit or potentially unfit for human habitation. The area is of mixed tenure, with approximately one third being owner occupied, one third being privately rented and one third being owned by Social Landlords, the majority of these belonging to Leeds Federated Housing Association.
- 2.2 As part of the regeneration of the area a rolling programme of Group Repair Schemes have taken place since 2004. To date approximately 270 properties of all tenures within Beeston have been improved under such schemes.
- 2.3 This scheme represents the sixth such phase of Group Repair work that has been carried out within the Beeston Hill Statutory Renewal Area: phase 1, in which 68 houses had full scheme works, was completed in April 2004: phase 2 was completed in March 2007 with 62 properties having full scheme works. The total costs of the first two phases being approximately £5m. Phase 3 gave full scheme improvements to 53 properties at a total cost of just over £2m. Phase 4 gave full scheme improvements to 49 properties at a total scheme cost of £2.1m.
- 2.4 Work is currently still ongoing on phase 5 of the Beeston Group Repair scheme. To date a total of 35 houses are undergoing full scheme improvements as part of this phase and it is anticipated that these will be all completed by July 2009 at a total scheme cost of around £1.5m.

## **3.0 Main Issues**

- 3.1 The next stage of Group Repair is proposed to include approximately a further forty properties, the majority of these on this phase being through terraced properties. The target area for the scheme will be the properties shown within the light green shaded area on the attached map (appendix 1). The Construction work on the scheme is to be carried out by Frank Haslam Milan, under the provisions of contract number 503968/3454 under which they were appointed to carry out Group Repair work in Burley Lodge and Beeston.
- 3.2 The Group Repair work will be similar to that done on previous phases and will include:  
  
The re-roofing of the main roof and bay roofs to the front façade (including provision of thermal insulation). Re-roofing the rear “extension” and/or additional roofs where required. Renewal of chimney pots as required. Gas safety checks on gas fires. Brick cleaning to the front facades and redecoration. Repairs/reinforcement to brickwork as necessary. Replacement of windows to suit the style of the premises. Replacement of dormers and /or roof windows as required. New high security doors to the front and rear (where present) entrances as required. New rainwater goods and soil/vent pipes as required. New gates and railings are to be provided to rear boundaries (where present), including new rear gates as required.
- 3.3 The proposed works in Beeston Phase 6 will contribute to the energy efficiency of the properties This will be achieved by upgrading insulation to roof voids in all cases where roofs (including main house roofs and any bay or extension roofs) are being replaced. (The vast majority of participating properties are expected to have this work done). The insulation material used is Thermafleece, made from sheep’s wool, to provide a sustainable insulation product. There will also be energy efficiency benefits achieved from fitting double glazed window units throughout the property (especially in cases where these are to replace old single glazed units) and also from fitting new external entrance doors which in addition to being highly secure are also more thermally efficient than standard doors. There are also indirect benefits to energy efficiency to be had in that staff administering the scheme may be able to “signpost” participants towards applying for other assistance such as that provided from Warm Front grants. On this particular phase we are also working on a Exemplar Project with the Building Research Establishment (BRE) to investigate and evaluate the most cost efficient ways (including both works currently done under the Group Repair scheme as

described above but also including a range of additional measures) of reducing carbon dioxide emissions from back to back properties.

3.4 Individual properties are presently being surveyed and cost sheets are being drawn up. The overall cost of the scheme has been estimated at £1.64m giving an average total cost per property of around £41k. Fees to cover the costs of delivering this scheme have to be included within this amount. These fees will be apportioned between Property Management Services and Health and Environmental Action Services and will be calculated in proportion to time spent by officers of each section on delivering the schemes. It is estimated that Property Management Services will charge £105,000 and Environmental Health Services will charge £100,000. Additional fees will be incurred through asking ADMAS to carry out an asbestos survey on each participating property prior to work starting. Properties also have to be surveyed before work commences to ensure that there is no evidence of bat and bird nesting. The total costs for these surveys for the scheme is anticipated to be approximately £8k. The total amount charged for fees is therefore estimated to be £213,000 or approximately 13% of the overall scheme costs.

#### **4.0 Consultations**

Consultations have taken place with Ward Members, Tenants, Owner Occupiers, and the Regeneration Partnership Board for Beeston and Holbeck and there is broad support for the scheme.

#### **5.0 Community Safety**

The proposals contained in the report have implications under Section 17 of the Crime and Disorder Act 1998. The properties receiving improvements will be made more secure, with an aim of reducing burglary within the area.

#### **6.0 Equality and Diversity**

The proposals contained in the report have implications for Equality and Diversity. All properties within the target area will be visited and all property owners within this area will be encouraged to participate.

#### **7.0 Community Cohesion**

The proposals contained in the report have implications for Community Cohesion. As the scheme is targeted at blocks of properties rather than individual houses Community Cohesion would generally be expected to improve.

#### **8.0 Narrowing the Gap**

By improving the housing conditions for people living in some of the most deprived areas of the city the scheme will contribute positively towards the Narrowing the Gap agenda.

#### **9.0 Programme**

The programme of works will be carried out over the following period:

Start on Site	August 2009
Practical completion	June 2010

It is anticipated that further phases of Group Repair will then be done within the area subject to additional funding being made available.



## 12.0 REVENUE EFFECTS

As the work approved by this report is in respect of non-Council properties, there are no revenue effects to the Council.

## 13.0. RISK ASSESSMENTS

There are Health & Safety implications, but these will be dealt with under Health & Safety Plan. In addition all residents and stakeholders have been consulted prior to instigating the project and there is an existing network of communication and dialogue with residents and owners.

## 14.0 RECOMMENDATIONS

The Executive Board is requested to :

1. Approve the injection into the Capital Programme of £149,000 from owner occupiers contributions.
2. Authorise Scheme Expenditure to the amount of £1,640,000
3. Instruct officers to report back in future on the progress of the scheme

### Background Papers

Beeston Group Repair Phase 1&2	Exec Board Report	15/10/03	£4.8m
Beeston Group Repair Phase 3	Exec Board Report	24/01/07	£2.0m
Beeston Group Repair Phase 4	Exec Board Report	14/11/07	£2.3m
RHB Programme 2008/11	Director of resources	04/09/08	£13.9m Injection
Beeston Group Repair Phase 5	Exec Board Report	16/07/08	£1.5m

# Appendix 1

