

Report of THE DIRECTOR OF NEIGHBOURHOODS AND HOUSING

To Executive Board

Date: 13th December 2006

Subject: Design & Cost Report

Scheme Title
Capital Scheme Number

BURLEY LODGE - GROUP REPAIR
13239 000 000

Electoral Wards Affected:
Kirkstall

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)

Executive Summary

In line with the objectives of the Vision for Leeds 2004-2020 and the Leeds Housing Strategy an allocation of £7.18 million has been secured from the Regional Housing Board to be spent during the financial year 2006/7 together with an in principle allocation of £6.39m in 2007/08. The proposals set out in this report will utilise £2.15m of this allocation over the two years which will extend the life of approximately 50 properties in the Burley Lodge area by 30 years. Executive board are requested to inject £2.372m into the capital programme and authorise scheme expenditure of £2.372m as outlined within this report.

1.0 Purpose of this Report

1.1 A capital grant of £7.18m has been allocated by the Regional Housing Board (RHB) for a long term housing market renewal programme. It is anticipated that a further £6.39m will be allocated to the Leeds Housing Partnership in 2007/8. Burley Lodge Group Repair is an external enveloping scheme whose purpose is to extend the life of 50 properties by 30 years.

2.0 Background Information

2.1 The Burley Lodge Renewal Area was declared by Leeds City Council on 27th June 1995. The Renewal area comprises in total some 723 through terrace and back to back houses. A Neighbourhood Renewal Assessment carried out prior to the renewal area declaration identified 70% of properties as potentially unfit for human habitation, with a further 12% in substantial disrepair. The area is of mixed tenure, 38% are Council owned, 35% private rented, 25% owner occupied and 2% registered social landlords.

2.2 As part of the regeneration of the area a rolling programme of Group Repair Schemes have taken place since 1997. To date approximately 500 properties of all tenures have been improved under such schemes. There are 723 properties in total in the area.

3.0 Main Issues

3.1 The next stage of Group Repair is proposed to include numbers 136 – 222 Burley Road and 1 – 3 Hyde Park Road; 49 properties in total comprising 28 Privately Rented houses, 12 Owner occupiers and 9 Leeds North West homes properties. The vast majority of these properties are substantial 5/6 bedroom properties. 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 leaning 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 entrances as required. New rainwater goods and soil/vent pipes as required.

The existing front garden boundary walls, which face on to a busy main road through the area, were renewed on an earlier phase to provide a readily visible indicator of the regeneration work that was taking place in the area. (The local community was involved in designing individual tiles that were incorporated as a mosaic within these new boundary walls). New gates and railings are to be provided to rear boundaries, including new rear gates as required.

3.3 Individual properties have been surveyed and cost sheets have been drawn up. The overall cost of the scheme has been estimated at £2,071,164 giving an average works cost per property of just over £42k. Fees set at 14.5% have to be added to this giving a total cost for fees of £300,318.78. These fees are to be apportioned between Property Services (10.2%) and Environmental Health Services (4.3%).

4.0 Consultations

Consultations have taken place with Ward Members, Tenants, Owner Occupiers, and the Acting Chief Officer of Leeds North West Homes 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 Programme

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

Start on Site	January 2007
Practical completion	September 2007

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

9.0 REVENUE EFFECTS

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

10.0. 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.

11.0 RECOMMENDATIONS

The Executive Board is requested to :

1. Approve the injection into the Capital Programme of £2,150k of Regional Housing Board money and £221.5k from owner occupiers.
2. Authorise Scheme Expenditure to the amount of £2,371.5k
3. Instruct officers to report back in future on the progress of the scheme.