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## Report of the Chief Regeneration Officer

### Inner South Area Committee

Date: 11 November 2010

Subject: The Leeds Local Investment Plan 2011-15

<p><b>Electoral Wards Affected:</b></p> <p>City wide with a focus on neighbourhoods in the 10% most deprived nationally.</p> <p><input type="checkbox"/> Ward Members consulted (referred to in report)</p>	<p><b>Specific Implications For:</b></p> <p>Equality and Diversity <input checked="" type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input checked="" type="checkbox"/></p>
Eligible for Call In <input type="checkbox"/>	Not Eligible for Call In (Details contained in the report) <input type="checkbox"/>

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## EXECUTIVE SUMMARY

The draft Leeds Local Investment Plan (LIP) focuses on housing and regeneration investment within spatial priority areas of Leeds. This includes the neighbourhoods and communities of Inner South Leeds.

The LIP contributes to the city's vision for regeneration, alongside its key objectives, priorities for investment and outcomes between 2011 to 2015. It brings together, and builds on, the wide range of regeneration activity undertaken to date across Leeds, whilst providing a clear rationale for why regeneration should take place in certain parts of the city.

The LIP complements an equivalent investment plan for the Leeds City Region, as well as other key local strategies, such as the Local Development Framework, the Leeds Housing Strategy (and related strategies), the Agenda for Improved Economic Performance, and the Leeds Strategic Plan and Vision for Leeds. It also aims to complement area-specific regeneration plans, such as those for Beeston Hill and Holbeck, and Middleton.

Although the LIP provides a focus for joint ventures with other funding agencies and the private sector, the Homes and Communities Agency (HCA) has been the key partner in its development to date. Therefore, it contains a clear investment request of the HCA, with a particular focus on housing-led opportunities in Leeds' spatial priority areas. City-wide housing issues, and the associated investment requirements, are also included within the LIP. These include energy efficiency, and supported housing and independent living.

## 1.0 Purpose of this report

- 1.1 This report presents an overview of the draft Leeds Local Investment Plan (LIP), 2011-15 for comment and input from the Inner South Leeds Area Committee. It particularly focuses on those elements of the plan most relevant to Inner South Leeds.

## 2.0 Background information

- 2.1 The Leeds Regeneration Framework (2010-30) has been developed over the last 12 months as a longer-term strategic document to drive forward the city's expanding regeneration agenda. It is a flexible and multi-layered framework reflecting the wide range and scale of programmes being developed and delivered throughout Leeds.
- 2.2 As part of its investment planning approach, the HCA has invited local authorities to develop local investment plans setting out their housing and regeneration priorities, and the investment required to realize them. As a result, the Council has been working closely with HCA colleagues over the last five months to develop a detailed investment plan. This brings together existing regeneration activity underpinned by the aims, objectives and methodology of the Leeds Regeneration Framework.
- 2.3 The above has resulted in the development of the Leeds LIP and supporting evidence base. These are closely aligned to the Leeds City Region LIP that contains a number of Leeds' larger scale regeneration priorities, such as the Urban Eco Settlement and Accelerated Development Zone at Aire Valley Leeds – both of which will bring regeneration benefits to the neighbourhoods of Inner South Leeds..
- 2.4 The Leeds Neighbourhood Index is the main method for measuring the LIP's progress. It will track improvements within target areas on such indicators as housing, health, employment, education and skills. This supports the overall aim of the LIP, which is to **contribute to measurable improvements to target neighbourhoods and localities across Leeds.**

## 3.0 Main issues

- 3.1 The main focus of the LIP is spatial regeneration in target areas and neighbourhoods, with a focus on those within the 10% most deprived on the National Index of Multiple Deprivation. In other words, place-making in parts of the city where there is the need and scope for improvement, and where significant opportunities exist to deliver positive and lasting economic, social and environmental change.
- 3.2 The LIP contributes to the Regeneration Framework's holistic approach to regeneration i.e. bringing together activity around neighbourhood development, employment and skills, health and housing. However, it focuses primarily on housing-led solutions and investment opportunities in terms of securing future HCA investment.
- 3.3 Complementary to its spatial targeting, the LIP has a number of cross-cutting thematic priorities linked to housing improvement. These are set out below and form part of the overall investment request alongside the spatial priorities. Some thematic priorities are city-wide and some are encompassed within the spatial programmes e.g. the PFI Round 5 Housing Programme in Beeston Hill and Holbeck.

### 3.4 **Aims and objectives**

The LIP has three strategic aims, each with a number of measurable objectives: -

1. To connect people and families living in Leeds' target neighbourhoods to employment, enterprise, social, cultural and leisure opportunities.
2. To develop welcoming and enterprising neighbourhoods served by high quality local services.
3. To create attractive and sustainable places where people want to live, work, visit and invest.

### 3.5. **Spatial priorities and programmes**

The LIP has five current spatial priorities, each with multi-faceted regeneration programmes being developed and delivered within them : -

1. East and South East Leeds (EASEL)
2. Aire Valley Leeds (AVL)
3. Leeds Bradford Corridor (incorporating West Leeds Gateway)
4. South Leeds
5. Chapletown

### 3.6 **Thematic priorities and programmes**

The LIP has five cross-cutting thematic priorities that are being addressed through city-wide programmes and initiatives. Much of this activity is taking place within the spatial priority areas.

1. Mixed Tenure Communities
2. Affordable Housing
3. Private Sector Housing Renewal
4. Energy Efficiency (for new and existing housing)
5. Supported Housing and Independent Living

### 4.0 **Inner South Leeds focus**

Many of the projects and programmes making up the overall LIP will have a positive impact on neighbourhoods in and around Inner South Leeds.

### 4.1 **Major schemes**

**PFI Round 5 Housing Programme** - major housing-led regeneration programme in Beeston Hill and Holbeck with plans to refurbish over 400 existing council homes and to construct 275 new ones. The programme will also deliver significant environmental improvements over a 20-year life cycle, and has been informed by ongoing consultation with local residents.

**Urban Eco Settlement at Aire Valley Leeds** - work is underway as part of a larger scheme to develop a sustainable, low-carbon area of the city with significant new housing development (including affordable housing), along with substantial environmental and transport improvements. As well as new and improved housing and infrastructure in parts of Inner South Leeds, training and employment opportunities for local people will also be created.

**Accelerated Development Zone at Aire Valley Leeds** - major investment proposal to bring significant infrastructure improvements to the Aire Valley, This would attract and sustain business growth and provide employment opportunities for residents of Inner South Leeds neighbourhoods.

4.2 **Investment Partnership South Leeds (IPSL)** – the partnership has been established to make the wider South Leeds area more economically competitive and environmentally sustainable. It aims to take forward a strategic approach to regeneration in the area, and secure long-term commitments and investments from a range of public and private sector partners. The primary focus will be on delivering infrastructure improvements that create employment, improve neighbourhoods, attract investment, improve housing stock, enhance the area’s environmental appeal and improve public transport and connectivity. Investment secured through the LIP will support the work of the partnership.

4.3 **Other investment opportunities**

The LIP currently contains a draft portfolio of housing-led regeneration investment opportunities within the spatial priority areas. The portfolio has been informed by an assessment of the viability and deliverability of individual schemes i.e. value for money (investment needed versus return on investment), planning status, ownership status, timing etc.

As a result, the following Inner South Leeds investment opportunities are currently within the draft LIP:-

<b>Investment Opportunity</b>	<b>Detail</b>
Garnetts, Beeston	Clearance of remaining sub-standard properties to create a 1.5 Hectare redevelopment site at the Gateway to Beeston.
The Beverleys, Beeston Hill	55 new housing units (mix of 3-4 bed houses and 2 bed apartments) for social rent and low cost home ownership (LCHO)
Beeston Hill, Phases 7-10	Renovation of existing private and public stock, including energy efficiency works. 240 properties improved, along with employment and apprenticeship opportunities.
Holbeck Group Repair	Renovation of existing private and public stock, including energy efficiency works. 200 properties improved, along with employment and apprenticeship opportunities.
Holbeck Phase 4	Clearance of remaining substandard properties to create a further redevelopment site, and development of 40 new affordable units (mix of social rent and LCHO).
Bath Road, Holbeck Urban Village	Mixed housing development over 2 phases – Phase 1 made up of 55 units (2-3 bed) for private rental.

Support for the above will be dependent on the outcome of ongoing negotiations with the HCA, and with other potential investors from the public and private sectors. There is clear scope to change the above opportunities and to include new ones moving forward.

## **5.0 Equality and Diversity**

- 5.1 The LIP contributes to addressing disadvantage in target neighbourhoods, and with connecting their residents to economic and social opportunity. This underpins its approach to tackling the inequalities faced by specific communities and groups in certain parts of the district.

As a key part of the Regeneration Framework, the LIP aims to contribute to the continued improvement of conditions in the city's 10% most deprived neighbourhoods. To understand and monitor this on an ongoing basis, a small number of headline outcomes, with associated five-year targets, have been identified. These will be reported against on an annual basis to track the performance of neighbourhoods and to identify impacts on different groups and communities.

The outcomes focus on : -

- Improving the overall performance of those Leeds neighbourhoods located in and around the 10% most deprived nationally (target neighbourhoods).
  - Increasing the rate of economic activity across the city.
  - Narrowing the gap between the Leeds and England averages on child poverty and household standard of living.
  - Improving the satisfaction levels of residents within the city's target neighbourhoods.
- 5.2 Equality issues are also covered by the Council's suite of strategies which address the housing needs of different equality groups. For example, the Leeds Supporting People Strategy, Leeds Older Peoples' Housing Strategy, Leeds Disabled Peoples' Housing Strategy and the Leeds BME Housing Strategy. The plan will clearly contribute to the delivery of these strategies through a number of its investment priorities and programmes, such as Lifetime Neighbourhoods for Leeds, Disability Facilities Grants and various affordable housing schemes.
- 5.3 The LIP and its evidence base will shortly undergo an impact assessment to determine its contribution to equality and diversity outcomes. The Leeds Regeneration Framework – the LIP's overarching strategic context – has recently undergone an impact assessment, and the findings will be incorporated within the LIP moving forward. In addition, a number of the LIP's spatial and city-wide programmes have undergone similar assessments, including the PFI Round 5 Housing Programme.

## **6.0 Implications for council policy and governance**

- 6.1 The LIP's programmes and projects will continue to be developed and delivered in line with Council policies.

## **7.0 Legal and resource implications**

- 7.1 The legal and resource implications will be identified and fully considered at a programme level, and periodically reviewed across the LIP.

## **8.0 Conclusions**

- 8.1 The LIP builds on existing work to set out a comprehensive account of Leeds' regeneration priorities and opportunities over the next four years, and beyond. It provides a robust rationale for regeneration investment within parts of Leeds, and is a focus for future discussions with investors from the public and private sectors.
- 8.2 The LIP presents a broad and flexible portfolio of investment opportunities capable of responding to change across the city, and to new investment and growth opportunities as they arise. For this reason, it will continue to be refreshed and revised over its lifespan.
- 8.3 A number of the projects, programmes and individual investment opportunities making up the LIP will deliver lasting economic, social and environmental benefits to Inner South Leeds neighbourhoods.

## **9.0 Recommendation**

- 9.1 Inner South Area Committee is asked to provide input and support into the ongoing development and delivery of the Leeds Local Investment Plan, 2011-15.

## **Background papers**

None