

**Report of Director of City Development**

**Report to Executive Board**

**Date: 19th December 2018**

**Subject: Wyke Beck Valley Project  
Capital Scheme Number: 16982 / NFM / 000**

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Killingbeck & Seacroft Temple Newsam Gipton & Harehills		
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number: Appendix number:		

**Summary of main issues**

1. The Wyke Beck has historically been a source of flooding in the Dunhills area around Selby Road in addition to other hotspots along the corridor. The Environment Agency have undertaken a variety of improvement works over recent years which has successfully reduced flood risk. Addressing flood risk will contribute to the delivery of a number of the Council's priorities as set out in the Best Council Plan 2017/18 including Good Growth; Resilient Communities; Transport and Infrastructure, helping to deliver on a number of key outcomes, specifically for everyone in Leeds to be safe and feel safe; live in good quality affordable homes within clean and well cared for places; and enjoy greater access to green space, leisure and the arts.
2. A report was considered by Executive Board in September 2016 that referred to a flood alleviation scheme at Killingbeck Meadows that would facilitate brownfield housing delivery in Seacroft and Halton Moor. Executive Board granted authority to spend £1.6m of funding from the Capital Programme to deliver this scheme, with the funding to be recovered through future developer contributions and grant funding. This was on the basis that a strategic and integrated, sustainable surface water management solution could be delivered rather than individual on-site solutions. Work has continued to plan and design the Killingbeck Meadows Natural Flood Management Scheme (KMNFM) which will also help to deliver

further environmental improvements within the Wyke Beck corridor, enhancing access for local residents to natural open space whilst enhancing the ecological and biodiversity richness of the corridor.

3. Since the last report to Executive Board, the Council has been working closely with the Environment Agency and has prepared a joint strategy for a catchment wide approach, setting out opportunities for a range of additional improvements and naturalisation along the entire Wyke Beck corridor. Emerging from this work is the Wyke Beck Valley project which includes the KMNFMS, de-culverting proposals at Arthur's Rein and environmental improvements at Halton Moor Local Nature Reserve.
4. To support these wider ambitions WYCA grant funding has been applied for as part of Local Growth Deal 3 and approved subject to signing of a grant agreement with WYCA.
5. The project has a total cost of £4.75m with funding made up of £2.55m WYCA grant funding, £0.25m FRM (LCC) capital funds, £1.9m S106 developer drainage and greenspace contributions and £0.05m Environment Agency Flood Defence Grant in Aid funds (FDGIA). The previously agreed £1.6m Capital Programme Funds for the project will be used as a means to cash flow the project and will be recovered from WYCA grant funding and S106 contributions.
6. In addition to injecting £1.6m in to the Capital Programme in September 2016, a further £2.55m (WYCA grant fund) was injected in November 2018. Another £0.15m is already injected within the Capital Programme from a FRM minor works scheme (LCC funded) which requires a transfer across to the Wyke Beck project. This leaves a further injection of £0.45m in to the Capital Programme that will be funded from additional S106 contributions £0.428m and £0.022m of additional Environment Agency FDGIA.
7. The project started on site in spring 2018 with the civil works at Arthur's Rein completed in early June 2018 and landscaping to be completed by February 2019. Preliminary works on the KMNFMS started on site mid-September 2018 and the main works are expected to start in January 2019 and be completed by the end of October 2019 followed by landscaping works. The environmental improvement works at Halton Moor LNR is expected to start in November 2018 and be completed by summer 2019.

## **Recommendations**

8. Executive Board is asked to:
  - I. Approve the injection of £0.45m into the Capital Programme.
  - II. Give authority to spend £3.15m on the Wyke Beck Valley project (previous authority to spend £1.6m from Executive Board).
  - III. Grant authority to enter in to a funding agreement with WYCA.
  - IV. Give authority to spend S106 greenspace and drainage contributions on the project as set out in this report.

- V. Note that the project has already started and will be completed by March 2021 with the Council's Flood Risk Manager and Natural Environment Manager responsible for its implementation and management.

## **1. Purpose of this report**

- 1.1 This report seeks to provide an update on progress on the Council's strategic approach to flood risk management within the Wyke Beck and the emergence of a catchment wide approach. The Wyke Beck Valley project is being led by Flood Risk Management in partnership with external partners including the Environment Agency, Yorkshire Wildlife Trust and Groundwork. The report also seeks approval to inject a further £0.45m in to the Capital Programme and give authority to spend £3.15m (supplementing previous authority to spend £1.6m from Executive Board) on the Wyke Beck Valley project.

## **2. Background information**

- 2.1 The Council's Flood Risk Management team and the Environment Agency have been working collaboratively on a Wyke Beck strategy since 2015 to identify a number of potential opportunities/interventions to reduce the risk of flooding along the catchment, protecting existing properties whilst also exploring ways of facilitating further development in the wider catchment area.
- 2.2 Emerging through this work is the Wyke Beck Valley project which is part of a wider Wyke Beck Valley programme that includes the Killingbeck Meadows Natural Flood Management scheme (KMNFMS), de-culverting proposals at Arthur's Rein and environmental improvements at Halton Moor Local Nature Reserve. Each scheme has a common theme of promoting accessibility and connectivity across the Wyke Beck corridor within a broader approach to catchment management. The Wyke Beck Valley project's delivery partners include LCC Parks and Countryside, WSP, Colas, Groundwork and the Yorkshire Wildlife Trust.
- 2.3 Planning permission has been secured for schemes at Killingbeck Meadows and Arthur's Rein.

## **3 Main issues**

- 3.1 The aims of the project are to promote housing growth within an urban area of East Leeds through flood risk management proposals that will help to reduce the risk from flooding to people, property, infrastructure and the built environment and to protect and improve the value of the Wyke Beck as an amenity resource and wildlife corridor. At an early stage in the process funding was a barrier to the delivery of the Wyke Beck Valley project. WYCA grant funding has been applied for as part of Local Growth Deal 3 and approved subject to signing of a grant agreement with WYCA.
- 3.2 The project has a total cost of £4.75m with funding made up of £2.55m WYCA grant funding, £0.25m FRM (LCC) capital funds, £1.9m S106 developer drainage and greenspace contributions and £0.05m Environment Agency Flood Defence

Grant in Aid funds. The previously agreed £1.6m Capital Programme Funds for the project will be used as a means to cash flow the project and will be recovered from WYCA grant funding and S106 contributions. See table 1 for breakdown in project funding and table 2 for a breakdown of the S106 funding contributions towards this project.

- 3.3 In addition to injecting £1.6m in to the Capital Programme in September 2016, a further £2.55m (WYCA grant fund) was injected in November 2018. Another £0.15m is already injected within the Capital Programme from a FRM minor works scheme (LCC funded) which requires a transfer across to the Wyke Beck project. This leaves a further injection of £0.45m in to the Capital Programme that will be funded from additional S106 contributions £0.428m and £0.022m of additional Environment Agency FDGIA.

**Table 1. Wyke Beck Valley Project Funding Profile**

<b>Sources of Funding</b>	<b>Amount</b>
WYCA	<b>£2.55m</b>
S106 Contributions (Greenspace/Drainage)	<b>£1.9m</b>
Environment Agency Flood Defence Grant in Aid	<b>£0.05m</b>
FRM (LCC) Capital Fund	<b>£0.25m</b>
<b>Total</b>	<b>£4.75m</b>

**Table 2 Wyke Beck Valley Project S106 Contributions**

<b>Site name</b>	<b>Planning Application No.</b>	<b>Greenspace Amount</b>	<b>Drainage Amount</b>	<b>Other</b>	<b>Total</b>
Land at Seacroft Hospital	15/07300/FU	£277,981	£100,000	0	<b>£377,981</b>
Land at Cartmell Drive Halton Moor	16/07380/FU	£107,437	£90,000	0	<b>£197,437</b>
Brooklands Avenue/South Parkway, Seacroft	16/07381/FU	£30,830	£220,000	0	<b>£250,830</b>
Land at Kentmere Approach, Seacroft	16/07453/FU	0	£361,000	£70,388	<b>£431,388</b>
Bishops Way, Seacroft	16/07442/FU	£129,858	£218,000	0	<b>£347,858</b>
Wyke Beck Avenue/Mount, Osmonthorpe	16/07348/FU	£115,844	0	0	<b>£115,844</b>

Cartmell Drive (Gleeson)	13/02572/FU	£51,673	0	0	<b>£51,673</b>
Asket Drive, Seacroft	15/00903/FU	£100,000	0	0	<b>£100,000</b>
Killingbeck Fire Station	13/00459/FU	£17,170	0	0	<b>£17,170</b>
Former York Road depot	16/07380/FU	£22,000	0	0	<b>£22,000</b>
<b>Total</b>		<b>£852,793*</b>	<b>£989,000</b>	<b>£70,388</b>	<b>£1,912,181</b>

\* this amount may change due to indexation

- 3.4 The project has also created a new Wyke Beck Project Officer post. Funding of the 3 year post will cost £114,000 which is part of the overall £4.75m, with the post being managed by Parks and Countryside.

## **Corporate Considerations**

### **4.1 Consultation and Engagement**

- 4.1.1 The Executive Members for Regeneration, Transport and Planning and Environment and Sustainability have been consulted on the Wyke Beck Valley Project and are supportive. Equally the Temple Newsam and Killingbeck and Seacroft Ward Members have been briefed on the project and more recently they have been consulted on the separate planning applications for KMNFMS and Arthur's Rein de-culverting works. With the assistance of Groundwork, local stakeholders and the residents were consulted on the two planning applications with a drop in event specifically held for KMNFMS at the Wyke Beck Valley Day Centre. The overall consensus has primarily been one of support for the two applications. Consultation with the local community on the Halton Moor LNR environmental improvements will commence in advance of the works starting on site.
- 4.1.2 The Council will develop an inclusive communications strategy for the Wyke Beck Valley project which will ensure a programme of consultation and engagement takes place with elected members, local stakeholders and residents.

### **4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.1 Through the Wyke Beck Valley project and the delivery of the flood management works the Council will ensure the safety of the local community and in particular more vulnerable residents such as those who are elderly or have a disability and may struggle to get to safety if a flooding event occurred.
- 4.2.2 The Wyke Beck Valley project lies within a deprived area of East Leeds and its delivery outcomes will result in the following benefits to the local community:
- improve the quality of the environment;
  - to improve sense of place, accessibility and connectivity;
  - to provide opportunities for local employment;
  - improve aesthetic value;

- promote health & wellbeing;
- promote education & learning opportunities;
- encourage community cohesion.

### **4.3 Council Policies and Best Council Plan**

- 4.3.1 Managing flood risk by making communities more resilient to flooding is a key priority for the Council in the Best Council Plan 2017/18, and supports the plans key priorities including Good Growth; Resilient Communities and Transport and Infrastructure. Enhancement of the Wyke Beck Valley corridor will also will help to facilitate connecting people and places, reducing air quality and promoting health and wellbeing which are other Council priorities within the Best Council Plan.
- 4.3.2 The delivery of flood alleviation schemes in natural and sustainable ways, contributes to a number of the Best City outcomes, namely for everyone in Leeds to be safe and feel safe; live in clean and well cared for places; enjoy happy, healthy and active lives; and enjoy greater access to green spaces, leisure and the arts.

### **4.4 Resources and value for money**

- 4.4.1 Executive Board previously agreed to underwrite the costs of the KMNFMS from the Capital Programme where this may be required in lieu of other identified funding. No additional funding from the Capital Programme is sought although in order to deliver the Wyke Beck Valley project it will be necessary to use the £1.6m previously approved in a flexible way across the entire package of projects in the corridor. The Capital Programme fund of £1.6m will essentially be used to cash flow the project and will be recovered through WYCA grant funding and S106 contributions (see para 3.2 for further details on the funding).
- 4.4.2 The costs of the project and the funding (£4.75m) are explained in previous paragraphs of this report (also see below the financial costs and funding table).

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2018 £000's	FORECAST				
			2018/19 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's	2022 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	1000.0	45.7	954.3				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	100.0	54.2	45.8				
OTHER COSTS (7)	500.0	384.6	115.4				
<b>TOTALS</b>	<b>1600.0</b>	<b>484.5</b>	<b>1115.5</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2018 £000's	FORECAST				
			2018/19 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's	2022 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	2900.0		484.5	2415.5			
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	100.0		50.0	50.0			
OTHER COSTS (7)	150.0		100.0	50.0			
<b>TOTALS</b>	<b>3150.0</b>	<b>0.0</b>	<b>634.5</b>	<b>2515.5</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2018 £000's	FORECAST				
			2018/19 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's	2022 on £000's
LCC Supported Borrowing	250.0	100.0		150.0			
Revenue Contribution	0.0						
Capital Receipt	0.0						
Insurance Receipt	0.0						
Lottery	0.0						
Gifts / Bequests / Trusts	0.0						
European Grant	0.0						
Health Authority	0.0						
School Fundraising	0.0						
Private Sector	0.0						
Section 106 / 278	1900.0	384.5		1515.5			
Government Grant - Env Agcy	50.0		50.0				
SCE ( C )	0.0						
SCE ( R )	0.0						
Departmental USB	0.0						
Corporate USB	0.0						
WYCA Grant	2550.0		1700.0	850.0			
<b>Total Funding</b>	<b>4750.0</b>	<b>484.5</b>	<b>1750.0</b>	<b>2515.5</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Balance / Shortfall =</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

## 4.5 Legal Implications, Access to Information and Call In

4.5.1 There are no legal implications in relation to this report. Legal advice has been obtained with regard to State Aid issues. A large proportion of the project delivers public infrastructure which will be adopted. Some of the brownfield housing development schemes in Seacroft and Halton Moor will benefit from the delivery of the KMNFS and Arthur's Rein as on-site surface water attenuation solutions will not be required. In order to comply with state aid requirements, the cost savings realised by the developers will be paid to the Council through S106 planning contributions and contract provisions.

4.5.2 The matter has been on the List of Forthcoming Key Decisions since 5<sup>th</sup> October 2018 which is more than the 28 days' notice required, but the designated decision taker has been changed on 30<sup>th</sup> November 2018.

## **4.6 Risk Management**

4.6.1 A project of this nature carries risks. These risks if they materialise could have an impact on the time taken to deliver the project and ultimately the timescales within which additional flood protection is afforded to properties located along the Wyke Beck corridor.

4.6.2 A risk register has been created for the Wyke Beck Valley Project which considers financial and planning risks around the delivery of the project. Risk and contingencies have been built in to the project to cover unforeseen issues/events.

4.6.3 The financial risk to the Council is considered to be minimal as the project costs will be covered by various sources of funding as described in paragraph 3.2.

## **5. Conclusions**

5.1 A catchment wide approach has been taken by the Council which has seen the emergence of the Wyke Beck Valley Project. The project comprises three independent but complementary schemes that are all associated with Wyke Beck. The project will help to promote economic and housing growth within an urban area of East Leeds through the promotion of flood risk management schemes, help reduce the risk from flooding to people, property, infrastructure and the built environment and protect and improve the value of the Wyke Beck as an amenity resource and wildlife corridor. Each scheme will provide accessibility and connectivity across the Wyke Beck corridor.

5.2 Delivery of the project is dependent on funding from various sources. The main source of funding is derived from a grant from WYCA supplemented with FRM capital funds, S106 developer contributions and a Local Levy Fund contribution from the Environment Agency.

5.3 There has been wide ranging consultation with Executive Members, Ward Members and stakeholders and the local community. The overall consensus has been primarily one of support. A programme of consultation and engagement will continue to take place during the pre-commencement, construction and post construction phases of the project.

5.4 Both innovative and sustainable this integrated catchment wide flood management approach for the Wyke Beck corridor is an exemplar model for managing flood risk within a catchment area which could be applied across the Leeds District

## **6 Recommendations**

6.1 Executive Board is asked to:

- i. Approve the injection of £0.45m into the Capital Programme.
- ii. Give authority to spend £3.15m on the Wyke Beck Valley project (previous authority to spend £1.6m from Executive Board).
- iii. Grant authority to enter in to a funding agreement with WYCA.



- iv. Give authority to spend S106 greenspace and drainage contributions on the project as set out in this DCR report.
- v. Note that the project has already started and will be completed by March 2021 with the Council's Flood Risk Manager and Natural Environment Manager responsible for its implementation and management.

## **7 Background documents<sup>1</sup>**

7.1 None.

## **8 Appendices**

8.1 Equality, Diversity, Cohesion and Integration Impact Assessment

---

<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.