

**The East Leeds Housing and Regeneration Board Meeting
Monday 3 October from 2-4pm at Leeds City Council, Civic Hall**

AGENDA

1. Election of Chair and Deputy Chair
2. Rationale for the Board (there are two papers for this agenda item)
 - Terms of Reference
 - Board Membership
 - Core Board
3. The Board
4. New East Leeds (Presentation)
5. Board Sub Committees (Chair to introduce)
6. Position Statements on the Aire Valley, Transport in East Leeds, Easel, Employment and Skills and Planning and Land Use, Localism and Planning Bills (Chair to introduce)
7. Dates and times of future board and sub committee meetings

Agenda Item 2

Membership of the Board

Membership

- 1 x Ward Member from each Council ward
 - Cllr Hyde (Killingbeck & Seacroft)
 - Cllr Gruen (Crossgates & Whinmoor),
 - Cllr Hussain (Gipton & Harehills)
 - Cllr Lyons (Temple Newsham)
 - Cllr Grahame (Burmantofts and Richmond Hill)

- George Mudie, MP (East Leeds)
- Alex Shelbrooke MP
- Kieran Preston OBE, Metro
- Gary Williamson, Leeds, York and North Yorkshire Chamber
- Nigel Foster, Arup
- Paul Forbes, Leeds, York and North Yorkshire Chamber
- Naz Parker, Homes and Communities Agency

Officers in Attendance

- Martin Farrington, Director of City Development, Leeds City Council
- Neil Evans, Director of Environment & Neighbourhoods, Leeds City Council
- Other appropriate officers as and when invited

Draft Terms of Reference

Aim of the Board

- To agree and deliver the regeneration of East Leeds.
- The board will receive strategic direction from and report to the City-wide Housing and Regeneration Board.

Strategic Aims for Regeneration

The strategic aims are that Leeds will be a great place to live, where:

- The growth of the city is sustainable and provides long term benefits for all regeneration activity in creating the right physical environment for the delivery of vibrant and sustainable communities
- A range of housing types, sizes and tenures exist that can meet the full range of residents' needs in a growing city and
- Local people benefit from regeneration investment.

The City Priority Plan has the following priorities, which the East Leeds Board will use to inform its own local aims and objectives

- Maximise regeneration investment to increase housing choice and affordability within sustainable neighbourhoods.
- Encouraging economic growth of the City whilst minimising the impact of the environment and the Distinctive green character of Leeds and
- Improving housing conditions and energy efficiency.

Proposed Scope of the Board

The board will ensure that the following are priorities for regeneration in East Leeds:

- Plan effectively to meet current and future housing need.
- Bring in housing and complimentary investment and make sure this meets identified needs.
- Certainty and transparency for the future of east Leeds' communities and neighbourhoods.
- Protect and improve local amenity and environmental quality.
- Ensure investment in and adjoining the area maximises employment and training opportunities for local people.

Proposed Operation of the Board

- The Board will operate in accordance with the overall governance arrangements established to support the delivery of the City Priority Plans; it will report to the City Housing and Regeneration Board.
- The Board will meet quarterly (usually on a Friday to accommodate parliamentary schedules).
- The Board will elect a chair for an initial period of XX years y
- The Board will be quorate with [xx]% of members in attendance [and xx% of ward councillors present]
- The Board will receive papers and agendas not later than 1 week in advance of its meeting. Such papers will be prepared either by the private sector co-ordinated by the Leeds, York and North Yorkshire Chamber or Council officers.
- The Board will have administrative support through the Council's Governance Services
- The Board will produce and agree a regular highlight report to the City Housing and Regeneration Board, to cover progress.

Agenda Item 2

The East Leeds Housing and Regeneration Board

1. Background

- 1.1 Infrastructure and strategic developments in UK towns and Cities have significantly been financed by Central Government and coordinated by Regional Development Agencies with the support of Local Authorities. Now that financial support from the Coalition Government for physical regeneration has virtually ceased, Local Authorities face increasing difficulty in securing funding to support economic development/regeneration particularly for large scale projects.

In addition, the people side of regeneration which was a priority for the previous Labour Government placed substantial funding with the Local Authorities through the Single Regeneration Budget, the Neighbourhood Renewal Fund, Deprived Areas Fund, New Deal for Communities, the Working Neighbourhoods Fund and the Local Economic Growth Initiative (LEGI) to tackle unemployment in their localities.

These funds were in addition to the national programmes funded by the Department of Employment/ Department of Work and Pensions New Deal Fund and funding for Training and Skills coming from the Learning and Skills Council. There were also significant sums of European money linked to these mainstream budgets.

- 1.2 In 2011 the Coalition Government allocated funding to the Department of Work and Pensions (DWP) to fund a new Work Programme for unemployed people and funding is being provided by the Department of Business Innovation and Skills (DBIS) to fund an expansion of the Apprenticeship programme. None of these initiatives will succeed without the private sector growing and creating more jobs.
- 1.3 In summary to generate the level of future investment required for major housing and regeneration schemes, it is clear that significant private sector financing is going to play a greater role. This in turn will necessitate the introduction of new powers to Local Authorities to make the maximum use of their income and assets to raise capital investment in the defined area.

2. The Future

- 2.1 A former member of the Bank of England's monetary policy committee who predicted the scale of the economic downturn regards the present economic circumstances as occurring once in every 100 years but which to overcome will take at least 20 years. To address the very serious issues of housing and economic development in East Leeds, it is proposed that the newly formed Housing and Regeneration Board works with the Leeds and North Yorkshire Chamber, its private sector members/partners to comprehensively address the investment needs of the area, the employment aspirations of the electorate and their families, in addition to securing the overall well being of all the residents living in the neighbourhoods and communities within the defined area of East Leeds. Given that public finances will not be available to support regenerative schemes for at least 10/20 years only the private sector will be able to create surpluses which can be reinvested into a Local Authority area. *This will necessitate the introduction of new powers to Local Authorities to make the maximum use of their income and assets to raise the level of capital investment coming into any defined area already referred to in paragraph 1; 3.*
- 2.2 The 2000 Local Government Act restructured Local Government amongst other measures to allow for a Council's policy framework and budget to be agreed by the full Council following proposals from their executive (paid service) and for the executive to be charged with implementing the agreed policy framework under a range of schemes of delegation which are reviewed by Scrutiny Boards of Councillors and other invited

parties. This was thought to be a more efficient way of running Local Authorities which would also enable elected members to spend more time in their electoral wards working with their electorate in their neighbourhoods and communities. The Labour Government took the view that these were essential reforms.

- 2.3 From the recent and nationally reported loss by the Council of a significant number of housing appeals (with costs awarded against the Council which became accumulated losses on the same grounds without recourse to a prudent and realistic stock take by the Council's executive,) it is clear that the interests of the city have not been well served by the executive's advice and use of their delegated powers. A new working relationship needs to be established with the house building and private development sector if the City's setbacks are to be turned around and to this end the Leeds and North Yorkshire Chamber is initiating a new vehicle to promote and deliver growth and regeneration
- 2.4 To facilitate this it is proposed that the East Leeds Housing and Regeneration Board be chaired by George Mudie MP constituency member for East Leeds and member of the Treasury Select Committee with the vice chair being Peter Gruen Executive Board Member for Housing and Regeneration. To ensure that there is a more meaningful dialogue with the business community the board will be serviced by the Leeds and North Yorkshire Chamber in discussion with private sector partners and the senior executive of the City Council.
- 2.5 Board members will have already considered a paper on how the board will operate and detailed below in paragraph 3:1 and 3:2 are examples of further reports which may be considered by the board at future meetings.

3. Future Papers

- 3.1 The board will be invited to consider whether it wishes to be briefed on the following financing issues:
- Business rate retention
 - Tax Increment Financing
 - Local asset backed vehicles
 - City Development Companies/Economic Development Companies
 - Private Finance and the European Investment bank
 - Local Authority Bonds
 - Business Improvement Districts
 - Section 106 Funding and the introduction of Community Infrastructure Levy (CIL)
 - Social Impact Bonds
- 3.2 It will also receive reports on the following key issues/areas of concern:
- Transport
 - Education/Skills
 - The Aire Valley
 - New East Leeds and Thorpe Park
 - Easel
 - Localism and the Planning Bills

4. Recommendations

- 4.1 Board Members are asked to approve the establishment of a new working relationship with the Leeds and North Yorkshire Chamber.

Agenda Item 3

The Board

1. The Board
 - 1.1 The Board will oversee all developments in East Leeds including the coordination of the Council's input into the Aire Valley. It will give due consideration to any inward investment proposals for this area linking them closely to the soon to be developed Thorpe Park area of New East Leeds (NEL)
 - 1.2 The board will establish a strong partnership with the LEP and any future Enterprise Zone designated within the East Leeds area. Such a development will be an essential prerequisite to resolving any difficulties/tensions in the area and ensuring that where appropriate, mechanisms are put in place to pool funding to deliver critical infrastructure, transport and skills provision for the benefit of local people to enable them to secure the new jobs coming into the East Leeds area.
 - 1.3 The board will form time limited sub committees chaired by either an elected member (of the board or a co opted member) or a Chamber nominated private sector representative to address particular themes / issues covering the East Leeds area
 - 1.4 The Leeds and North Yorkshire Chamber will co ordinate the private sector response to the area and the Council will refer all potential investment requests to the board. No public assets or land will be sold by the executive without consulting with the board.
 - 1.5 The board will refer all its decisions to the City Wide Housing and Regeneration Board Chaired by the Deputy Leader of the Council.
 - 1.6 The board will meet on a bi monthly basis on a Friday.
 - 1.7 The private sector will provide administrative support in partnership with the Council's Governance Services.
 - 1.8 The initial meeting of the board will determine the membership.
2. Recommendations
 - 2.1 The board is asked to approve the recommendations set out in paragraphs 1.1-1.8.

Agenda Item 4

New East Leeds

1. Introduction

- 1.1 New East Leeds is a Leeds Chamber of Commerce initiative which brings together for Leeds and the wider region the vast opportunities for positive change offered by the infrastructure and land availability in East Leeds with the motivation by stakeholders to ensure that the community shares in the transformation.

2. Key Features of New East Leeds

- 2.1
- A sustainable transport strategy for growth, rooted in the catalysts of junctions 45 and 46 of the M1 and connecting infrastructure;
 - In particular, and at an early stage, provision of the road link to Manston Lane (so traffic diverts from Crossgates). This is the first phase of the East Leeds Orbital Route;
 - Housing growth delivering family homes in marketable locations;
 - Mechanisms to help provide low cost family homes and housing to meet the needs of the communities of East Leeds;
 - A new look at Thorpe Park, to accelerate development and job creation;
 - Bringing forward the new 110 acre public park with locally responsive features ;
 - Linking in to the refocused Aire Valley, with all the opportunities of its Enterprise Zone and potential for low carbon industries;
 - Proactive new approach to young people, skills training and jobs through [East Leeds Apprenticeship] initiative; and
 - Promotion of and investment in transformed educational provision, including new schools and a University Technical College.
- 2.2 Three decades ago, the untapped resource of undeveloped land to the East of Leeds (with east being the prime direction for Leeds to grow) was offered the key building bricks for change with exploration of the proposals for the A1 – M1 link Road and Seacroft – Crossgates bypass. East Leeds was successful in the 1990s in gaining the M1 extension, but the orbital route to link the M1 in the east through to north Leeds failed to be realised.
- 2.3 At Junction 46, Thorpe Park has been developed to a scale and quality that makes it a regionally significant feature for Leeds. However, a new impetus is needed for Thorpe Park to continue as an engine for growth and compete internationally. Hand in glove with the continuation of Thorpe Park's revitalisation will come the beginning of the East Leeds Orbital Route, which in due course will unlock the building of thousands of new homes as part of the Eastern Extension that the Development Plan for Leeds envisages.
- 2.4 With many wards in inner and outer East Leeds demonstrating all the indicators of deprivation and social exclusion over generations, there have been many initiatives attempting to make systemic changes to large parts of the area. Whilst a great deal of public money has been invested, problems of physical deprivation, poor life chances, a cycle of worklessness and an anomalous lack of employment land close to where people live, together with a mono-tenure housing offer, still persist.
- 2.5 At the same time, many opportunities for East Leeds remain untapped. In a time when there will be very little if any public financial assistance available, New East Leeds proposes a different approach led by the Chamber of Commerce in partnership with business, local stakeholders and the Council to ensure that the opportunities are not wasted.

3. Future Opportunities

3.1 These opportunities include:

- Availability of developable land, most of which has already been removed from the Green Belt, and where land remains to provide the necessary open space, separation and new landscaping for existing communities and for proper planning of new development;
- The extended M1 with junctions 45 and 46 designed with capacity for necessary growth, East Leeds Radial (from J45) and the imminent prospect of the first phase of the East Leeds Orbital Route (from J46), crossing the rail line to Manston Lane;
- Well developed radial transport links with Leeds city centre;
- An established business park at Thorpe Park of a quality required by global blue chip companies, with land already earmarked for expansion and adjacent land suitable for related uses – all planning of Thorpe Park has future-proofed for such opportunity;
- A well connected rail line, with realistic longer term potential for a rail station and strategically significant transport interchange;
- Established and planned large scale residential areas, providing for a latent powerful workforce if given access at appropriate times to a new direction in nursery and school provision, Further and Higher education, skills training and apprenticeships;
- Huge potential for the employment of the human resource at Aire Valley and Thorpe Park, assisted by the public transport improvements which will accompany the new roads;
- Support for new initiatives from the Leeds universities and colleges;
- A private sector professional team which has been committed for some twenty years to bring together evidence and the technical case for New East Leeds.

4. Recommendations

4.1 Board members are asked to comment on the proposals.