

# Future of six high rise and resident rehousing – Bailey and Brooklands Towers, Ramshead Heights, Leafield Towers, Raynville Court and Grange

Date: 18 October 2023

Report of: Director of Communities, Housing and Environment

Report to: Executive Board

Will the decision be open for call in?  Yes  No

Does the report contain confidential or exempt information?  Yes  No

## Brief summary

As part of our housing estate the council owns and manages these six high rise blocks, Bailey Towers, Brookland Towers and Ramshead Heights in Seacroft, Leafield Towers in Moortown, and Raynville Court and Raynville Grange in Armley. These blocks are of a Large Panel System (LPS) construction, each 10 storeys high with 60 flats - 30 one bedroom and 30 two bedroom – 360 homes in total.

As significant investment work is needed to ensure the long term future of the sites, including intrusive and costly strengthening works, an options appraisal was undertaken. The recommended approach is for all residents to be rehoused, with appropriate support for those who need it, and for subsequent demolition to clear the sites. This would enable the development of new modern housing in the future on the sites, whether by the council or other parties.

This supports our aim for all our residents to live in good quality, healthy and affordable homes and for them to be safe and feel safe, and to deliver an approach that provides best value.

## Recommendations

Executive Board is recommended to

- a) Approve the rehousing of residents of secure tenanted flats in the blocks (Bailey Towers, Brooklands Towers, Ramshead Heights, Leafield Towers, Raynville Court and Raynville Grange), and that Home Loss and Disturbance payments are made to qualifying residents. This will be supported by ongoing engagement with residents during implementation,
- b) Approve the award of 'band A' housing priority and direct let status to tenants of the blocks,
- c) Approve the suspension of lettings to the flats and garages with any void properties taken out of charge,

- d) Approve the negotiation and undertaking of the re-purchase of any leasehold flats, and for compulsory purchase to be pursued if a voluntary approach is unsuccessful,
- e) Agree that the buildings should be safely demolished, creating clear sites,
- f) Note that activity will be progressed to explore options for the sites. For example for development by the council or with other parties, or for sale,
- g) Authorise the spend of £5,267,600 from the Housing Revenue Account capital programme to deliver rehousing and building emptying activity, and
- h) Agree that Initial Demolition Notices and Final Demolition Notices will be served by the Council at the appropriate times.

## What is this report about?

### Background

- 1 We need to address the challenge of council housing residents living in certain high rise blocks that are no longer fit for purpose. The six blocks, across four sites, need significant investment to be brought up to an appropriate standard to have a future as part of the council's housing estate. These are:

Name	Ward	Post code	Number of housing units per site
Bailey Towers	Killingbeck & Seacroft	LS14 6PJ	120
Brooklands Towers		LS14 6PL	
Ramshead Heights		LS14 6PU	60
Leafield Towers	Moortown	LS17 5BR	60
Raynville Court	Armley	LS13 2QB	120
Raynville Grange		LS13 2QD	

- 2 These blocks are of a Large Panel System (LPS) construction by Reema, and in use since 1960 or 1961. They have exceeded their original design life, are in poor condition, and have significant investment needs including improvements for energy efficiency, concrete repairs, re-roofing, sprinkler installations, and replacement of heating and sewerage systems.
- 3 The overall need for investment is urgent, with significant challenges to maintain watertightness and undertake repairs and maintenance that represent value for money, as well as significant impacts on the quality of lives of many residents. This is also supported by low customer satisfaction ratings from residents for heating and insulation, and overall quality of their home.
- 4 This significant investment is not possible without major strengthening works, due to the specific design of the blocks. In addition, although these blocks currently meet all required safety standards, these will change over time, and this is important to plan for.
- 5 Making decisions this year on the future of the blocks supports and aligns with current activity to both
  - a) prepare and submit building safety cases for all 121 of the council's high rise housing blocks, as part of the new Building Safety Act's requirements on landlords, and
  - b) plan for making sure our council homes are energy efficient and affordable to heat – approximately 86% of these homes are currently rated band D or below for energy efficiency, and by 2030 local authorities will not be able to let such homes.

- 6 Options appraisal activity has been undertaken to inform the best course of action to take, in parallel with communications and engagement with residents over the summer.
- 7 The main options under consideration were a full refurbishment including structural works or demolition of the blocks, which would clear the sites to allow new homes to be built in the future by the council or other parties. Both options would involve support to rehouse residents to homes suitable for them in the longer-term. Given the nature, scale, and length of the advised structural works any refurbishment could only reasonably take place with no residents in occupation.
- 8 The affected properties are listed in Appendix A, together with maps to show their location and the site areas. It should be noted that these include the community room adjacent to Brooklands Towers. The options appraisal summary is at Appendix B.
- 9 At end September 345 of the 360 flats were occupied. Of these one is owner occupied by a leaseholder and two tenants have a live Right to Buy application.

### The Proposal

- 10 From the options appraisal, refurbishment of the blocks has been discounted as both financially unviable, and a high risk approach with uncertainty including in relation to the additional extra years of building life that could be expected from these 1960s concrete structure buildings.
- 11 It is therefore proposed that all residents of the blocks are rehoused, and the buildings emptied and subsequently demolished to clear the sites.
- 12 Our aim would be that the sites are later developed for housing. New modern homes on the sites would be more energy efficient than refurbished blocks and meet all current quality and safety standards.
- 13 Given current financial pressures and costs involved it will be important to consider how sites can be developed affordably or sold to make the best use of resources. Given the various locations, sizes and configuration of the sites and the challenges and opportunities these present including for external funding, the approach for each may differ. Considering financial planning for new housing on other sites in the city, it may be many years before sites could be redeveloped directly by the council or in a partnership arrangement. We intend to work closely with colleagues in City Development to explore an appropriate strategic approach. The future use and development of the sites (including any land surrounding the buildings to be demolished) will be subject to further review. Implications would be considered and be included in any separate decision reports.
- 14 In taking forward the recommendations in this report we intend to continue learning from recent activity related to the Alderton Heights, Gipton Gates, and The Highways blocks.
- 15 *Rehousing and support for moving.* We are committed to supporting residents through the rehousing process and to successfully move to new homes that suit them longer-term, whilst working to manage the impact of this on the Leeds Homes Register. We will engage and work with all residents to identify their rehousing needs and support them to seek alternative housing.
- 16 To enable tenants to find new homes we propose to award them 'band A' priority on their housing applications from 1 November 2023 and will work closely with them to understand both their needs and preferences. At the same time, we also intend to give tenants 'direct let' status so that they can be considered for a direct offer of suitable accommodation. We may also explore ringfencing of properties to support rehousing, as we work with residents to understand their location preferences and consult on this with affected Ward Members.

- 17 Home Loss compensation and Disturbance payments for reasonable expenses will be made to qualifying tenants when they move, in line with statutory requirements. All tenants who qualify for the payments will become eligible to receive them when they move out on or after 1 November 2023. From October 2023 the statutory rate for Home Loss payment will be £8,100.
- 18 *Leaseholders*. We intend to work with the one current leaseholder involved and City Development to buy back their property on a voluntary basis, as it is expected that this will be the best outcome for both parties. In the unlikely event of not being able to reach an agreement on the acquisition of leaseholder properties, then we would look to undertake this by compulsory purchase.
- 19 *Right to Buy*. If the recommendation for demolition is agreed, it should be noted that a resultant action will be that an Initial Demolition Notice (IDN) will be served to tenants of the blocks, in line with Housing Act 1985 processes. This will suspend tenants' ability to exercise their Right to Buy their flats. Only the serving of a Final Demolition Notice (FDN) to residents stops the Right to Buy for these properties. The FDNs would be served later in the process, aligned with planning notice activity by any future demolition contractor. It is a requirement that the Council must also publish a demolition notice in the local newspaper and on its own website at the same time it serves any IDNs and again when it serves the FDNs.
- 20 *Suspending lettings and taking void properties out of charge*. This will enable the council to start to empty the blocks, with void properties (flats and garages) secured rather than made ready for re-letting, and to remove these properties from our assessment of key performance indicators for turnaround of voids and rent loss.
- 21 *Demolition*. The aim will be to minimise the time that buildings are empty before on-site activity starts to prepare the blocks for demolition. The method of demolition will be confirmed following appointment of a specialist contractor, however given the nature of the blocks it is expected to be undertaken using a top-down deconstruction approach, on a floor by floor basis. Following consultation with the internal service provider, and given the nature of the specialist requirements, it is proposed that one or more contractors would be competitively procured by the council (in accordance with both Contracts Procedure Rule 3.1.7 and the Public Contracts Regulations 2015).
- 22 The approach to planning and procuring a contractor for demolition will be subject to further consideration and separate decisions. This may include exploring opportunities to provide a solution inclusive of securing the sites, and or making sure the cleared land available as a rough amenity asset, for example ensuring that ground is left in a safe condition, potentially with wildflower seeding where appropriate.

### **What impact will this proposal have?**

- 23 Working to empty and then demolish these blocks will enable us to remove unsustainable and lower quality homes from the council housing stock, moving residents to accommodation of better quality that they can stay in for the longer term.
- 24 The most significant impact of the proposal will be on the current residents who will need to move. The resident response to engagement has been constructive. Whilst some residents have expressed sadness of having to move, most residents understand the requirement to invest in the blocks or to provide better quality homes. Across the six sites one in five residents had an active housing application prior to being informed, for these residents the proposal is an opportunity and help for them to secure new homes.

- 25 We are committed to support our tenants through the rehousing process. We will also work to maintain the blocks in good order whilst they are occupied, ongoing maintenance and repairs will continue as normal.
- 26 The rehousing of these residents, and the net loss of our council housing stock, will create additional pressures on the availability of social housing for people with applications on the Leeds Homes Register (see key risks and how they are being managed). The largest impacts will certainly be felt by the wards where the blocks are located and adjacent areas, however the impact will be city-wide as we learn more about residents' location preferences.
- 27 We will also engage with nearby residents and stakeholders who may be affected by activities over the coming years to empty and demolish the blocks, including any garage users that are not resident in the blocks.
- 28 Equality, diversity, cohesion and integration has been considered and has informed the approach to resident engagement to date. An impact assessment has been undertaken and included as Appendix D to the report. The action plan will be carried forward by the team, including to ensure that appropriate support for residents is in place throughout delivery, with ongoing outreach to tenants helping to make sure we understand their needs.

### **How does this proposal impact the three pillars of the Best City Ambition?**

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 29 Health and wellbeing. Given the known investment needs of these blocks, for many residents a new home will have a positive impact on their health and wellbeing. For example, a number of residents are living in flats which are not meeting our expectations for quality homes, and others where a housing priority will enable them to move more swiftly into a property more suited to changed needs such as fewer or more bedrooms or with adaptations.
- 30 In 2023 Leeds became a Marmot City seeking to strengthen shared commitments to reduce health inequalities, with housing identified as a priority area. The proposal to demolish the blocks supports that Marmot City work to reduce health inequalities by addressing issues with poor quality, inefficient housing and helping to reduce fuel poverty.
- 31 Inclusive Growth. As well as working to make sure that our rehousing support will be inclusive, we will also use internal service providers where possible. Civic Enterprise Leeds, through Leeds Building Services, already provides the voids and repairs service for four of these blocks with our contractor Mears covering the other two (the Raynviles). We will work with CEL, and with Facilities and Fleet Services, in relation to support for resident moves and building emptying activities, as well as with Safer Leeds in relation to CCTV and security services.
- 32 Where we need to undertake any procurements (for example for demolition contractors) we will also look to deliver additional social value.
- 33 Zero Carbon. The two most significant areas of environmental impacts for consideration will be building energy performance, and construction or demolition wastes.
- 34 Our LPS built high rise have the lowest average energy efficiency ratings of all our high rise block types, and some of the lowest tenant satisfaction in relation to heating and insulation of homes and overall quality of homes. In any new build homes energy performance would be significantly improved, and also better than could be achieved in a refurbished block.
- 35 These six blocks fall well below the city average energy efficiency rating of 70.12 (band C), with average block ratings ranging between 58.76 (band D) and 54.25 (band E). About 32% of the flats in these blocks have a rating of band E or below, and 86% D or below.

- 36 Extending the lifetime of social housing through refurbishment is often preferable in relation to estimated environmental benefits or impacts, given the extent of embodied carbon in buildings. However decisions on refurbishment or demolition to improve social housing are recognised as being complex, and projects need to be looked at on a case by case basis – more information is provided in Appendix B.
- 37 Re-use or recycling construction and demolition waste, including from strip out activity, reduces environmental impacts, and the council would look to maximise this as buildings are emptied and demolished. Any demolition contractors would be required to minimise and report total carbon dioxide emissions arising from the demolition process. Required actions to be undertaken would also be expected to include:
- The operation of an Environment Management System covering the main operations, with such system to be third party certified (to ISO 14001 or in compliance with BS 8555:2016).
  - Setting targets for site energy use and where relevant litres of fuel used, for potable water use arising from the use of plant, equipment and site accommodation, for minimising transportation movements and impacts resulting from the delivery of materials to or from site.
- 38 If developed by the council, any future new build housing on the cleared sites would be expected to incorporate the latest energy efficient and environmentally acceptable principles of design and construction. Design activity would ensure that orientation, layout, form of construction, heating and ventilation systems work together to provide optimum fuel cost efficiency and low carbon dioxide emissions. With all components and materials, wherever possible, capable of being recycled and obtained from renewable resources.

### What consultation and engagement has taken place?

Wards affected: Killingbeck and Seacroft, Moortown, and Armley

Have ward members been consulted?       Yes       No

- 39 Resident engagement has been undertaken to meet statutory requirements under the Housing Act 1985 (section 105) and government standards, to enable affected residents to make their views known and for the council to take these into account in decision making.
- 40 Most of the resident engagement was carried out over three weeks in July. This followed a communication to all residents which outlined the current position and provided a range of supporting questions and answers. At mid-August, approximately two thirds of residents had spoken with staff about the proposals at a combination of; drop-in sessions visiting the mobile office, home visits and phone appointments. Engagement with residents was held at various times and dates including evenings and weekends to reflect the respective resident profiles. The engagement sessions were well attended, with 210 households (60%) taking the opportunity to speak with officers.
- 41 From August onwards the service has continued to undertake further engagement on a one-to-one basis to seek to engage with every household. By end September we had discussed the proposals and the resulting rehousing process and our support with 275 (80%) of the households. From the start of the engagement, we have made clear to residents they can speak with officers at any point with any concerns or questions they may have.

- 42 We have also engaged with the one leaseholder (in Leaffield Towers). We first wrote to them in July with specific information related to the ownership of their flat and implications and provided a named point of contact for any queries. We will work with the leaseholder on next steps, including valuation of the property, after the decision has been made.
- 43 We have engaged with the groups that use the Brooklands Towers community room and outlined the current position and provided a range of supporting questions and answers. The groups are in regular contact with officers, and we will continue to support them in their activities as well as keep them informed about the future of the community room.
- 44 The vast majority of conversations with residents were constructive, with residents accepting the investment needs of the blocks and the need to provide high quality housing. Residents have also been reassured by the Home Loss compensation and the Disturbance payments to help them with the costs of moving. The engagement with residents has:
- a) Provided an early indication of the rehousing preferences in terms of preferred locations (in conversations 20% of households raised they would want to stay in the same area, whilst 9% raised that they wanted to move to a different part of the city), to inform our approach to rehousing and lettings,
  - b) Highlighted those residents who may need additional help and support with registering their housing applications (18% of households so far),
  - c) Been an opportunity to update our information about our residents including on a range of equality or support considerations, including any physical impairments or mental health conditions that will help provide more tailored support when rehousing starts, and
  - d) Given us insight in terms of the additional questions and issues where tenants would like further information or clarity.
- 45 Consultation with residents also highlighted some areas of more common concerns:
- a) Some residents (about 8% of households so far) raised that they were anxious or unhappy about moving from a home in which they had been settled for many years. We recognise how difficult this may be for some residents and will provide named local contacts and practical and proactive support throughout the process and regular updates.
  - b) A small number of residents also expressed concerns around the rehousing timescales and how quickly they might be expected to move. We know it will take time to rehouse everyone and will work with and support residents during the process.
- 46 We wrote to all residents again at the end of the summer with an expanded list of questions and answers based on the queries raised so far.
- 47 Following any Executive Board decision, the service will consider updating residents more widely who live in the immediate vicinity of the blocks.
- 48 The Executive Member for Housing has been regularly briefed on the development of these proposals. Local ward members were briefed ahead of resident engagement commencing, with information shared with local MPs. Ward members in other wards will be engaged as or when consequential impacts arise.
- 49 Close working across the council will continue to be needed to support delivery and further development of this work.

## What are the resource implications?

50 The total cost to deliver the proposed activity to empty the blocks is estimated as £5,267,600, with spend from this financial year 2023/24 to 2027/8, estimated as follows:

Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2022/23 £000's	FORECAST				
			2023/24 £000's	2024/25 £000's	2025/26 £000's	2026/27 £000's	2026/27 £000's
CONSTRUCTION (3)	2106.9	0.0	66.0	864.1	838.0	328.0	10.8
OTHER FEES / COSTS (7)	3160.7	0.0	99.1	1296.1	1257.1	492.1	16.3
TOTALS	5267.6	0.0	165.1	2160.2	2095.1	820.1	27.1
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2022/23 £000's	FORECAST				
			2023/24 £000's	2024/25 £000's	2025/26 £000's	2026/27 £000's	2026/27 £000's
Departmental Borrowing	5267.6	0.0	165.1	2160.2	2095.1	820.1	27.1
Total Funding	5267.6	0.0	165.1	2160.2	2095.1	820.1	27.1
<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>

51 An Authority to Spend of £5,267,600 from the Housing Revenue Account (HRA) capital programme is needed to progress this activity. This will be most likely funded by departmental borrowing, however the service will continue to explore all other funding options available to minimise the revenue costs of borrowing upon the HRA.

Scheme Number	Project Title	2023/4	2024/5	2025/6	2026/7	2027/8	Total
		£000s	£000s	£000s	£000s	£000s	£000s
32034/RAY	Raynviles	49.7	772.4	698.3	13.9	-	<b>1534.3</b>
32034/BRO	Brooklands & Bailey	30.2	530.9	632.6	488.7	14.4	<b>1696.8</b>
32034/RAM	Ramshead Heights	46.3	319.3	375.1	304.8	12.7	<b>1058.2</b>
32034/LEA	Leafield Towers	38.9	537.6	389.1	12.7	-	<b>978.3</b>
	<b>Total Scheme</b>	<b>165.1</b>	<b>2160.2</b>	<b>2095.1</b>	<b>820.1</b>	<b>27.1</b>	<b>5267.6</b>

52 Of the approximately £5.27m related to rehousing and building emptying costs, about 60% are accounted for by the Home Loss compensation payments for qualifying residents where the statutory rate for compensation increases in October each year, linked to housing market prices. Other costs include those related to move support for residents, buying back any leasehold properties, and activities as needed to empty the building, and allowance for additional security measures as needed.

53 Although not part of these costs, it should be noted that indicative total demolition costs for the sites are estimated at £12.4m inclusive of fees.

54 In addition an approximate net loss of income per year of approximately £80,000 per block has been estimated for every year that sites are not developed from when buildings are empty (for example accounting for rent loss but also for savings from maintenance including repairs) - for six blocks this would be £480,000 per year. This net income loss will be reflected in the HRA revenue budget going forward, as well as any financing costs incurred. As spend in the HRA is funded primarily by rent and service charges, savings within the revenue account will need to be identified to fund this programme of works.

55 Given current financial pressures careful consideration needs to be given to both the timing and the most cost-effective approach to plan for the future of the sites. No sums have been included



at this stage in relation to activity to progress survey and design work to explore how these sites might be progressed for development by the council. It should be noted that estimated costs to get to design proposals (Concept Design at RIBA stage 2) are in the region of £550,000 per site.

- 56 Dedicated staffing resource will need to be identified to support rehousing and building emptying, and for project management, funded by the HRA. This will be prioritised from existing staffing.

### **What are the key risks and how are they being managed?**

- 57 Building safety. Work continues to be undertaken to mitigate against the inherent structural risk of any of our LPS blocks. The recent Building Safety Act 2022 also means that we will be required to submit a safety case for each of our high rise blocks by March 2024, for review by the regulator. There is risk that the regulator may not grant an occupancy certificate for some or all the blocks unless adequate mitigations and plans are in place, or for any certificate to be rescinded. The regulator will monitor our high rise portfolio, with any structural or fire incidents or major repairs being reported to them in real time. This risk is being monitored by the High Risk Residential Buildings (HRRB) Project and overseen by the Programme Board.
- 58 As flats become vacant, they will be made secure and soft strip out of plumbing and electrical wiring of any value will be undertaken to reduce risk of theft. In addition, we will also consider and work to manage any community safety needs as blocks become emptier for example for additional security from CCTV surveillance, mobile patrols or additional regular inspections.
- 59 Pressure on council housing stock and achieving timescales for rehousing. Rehousing residents from multiple blocks and removing these properties from our stock will increase the current high demand for council housing stock and increase waiting times. This could also lead to reputational damage and have a financial impact if emergency private housing is required. Not meeting estimated timescales for rehousing will increase costs and impact on timely procurement and delivery of demolition activity. Rehousing residents has been planned over several years to manage impact, and a project approach will help ensure effective resourcing and support for residents.
- 60 Existing budgets and resources. Irrespective of the preferred long-term solution, ongoing repairs and maintenance will continue to ensure the flats remain habitable for the residents. It is noted that these maintenance costs exceed the average for non-LPS blocks owing to the deterioration of the flats and communal areas as they have reached the end of their design life. Where investment is needed to the blocks, this will be forthcoming and proportionate to the remaining lifecycle they offer.
- 61 Sites not being redeveloped for housing and loss of homes in Leeds. Given the scale of costs involved in taking forward housing developments by the council, or even in some partnership arrangements, and other funding pressures including planning for new housing on other sites in the city, it could be many years before some of these sites are developed for housing. It is also possible that some sites, if sold, could be developed for other uses. Impacts include the net loss of council housing provision and homes in the city.

### **What are the legal implications?**

- 62 The decisions set out in this report are being taken as a key decision and are subject to call-in.
- 63 Future resulting decisions arising from this report include any decisions related to ringfencing properties for affected residents to support rehousing; the procurement and undertaking of

demolition activity for the sites; and any required decisions related to the acquisition of leasehold properties including their compulsory purchase if voluntary sales are not able to be successfully negotiated.

- 64 Any decisions relating to future redevelopment, or sale of the land, would be separate decisions.
- 65 Appendix C contains information related to financial valuations of the land per site to support the Appendix B options appraisal content. It has been designated as exempt from publication under the council's Access to Information Procedure Rules paragraph 10.4 (3) because disclosure would be likely to adversely affect the commercial interests of the Council. It is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information at present.
- 66 The Initial Demolition Notices referred to earlier must specify the period within which the Council intends to demolish the relevant building, and this period must not be more than what is a reasonable period to carry out the demolition and, in any event, no longer than 7 years. If the Council subsequently fails to demolish the relevant building within that period, the Council will need to re-start the notice process and will not be permitted to do that for a further five years unless it obtains Secretary of State consent to serve and publish new notices sooner.
- 67 There is close working with legal colleagues to ensure activity is being taken forward in compliance with key legislation. This includes the Land Compensation Act 1973 and the linked Home Loss Payments Regulations, and Right to Buy legislation. Ongoing engagement will include activity in relation to buying back leaseholder property, advice on any issues that arise with rehousing tenants and in relation to any compensation that tenants with live Right to Buy applications may be entitled to.
- 68 It should also be noted that three of the blocks have telecoms masts on their roofs, and leases are in place in relation to these. We are already working with legal colleagues and Asset Management on the lengthy processes required in relation to ending such leases and how any negotiations with the relevant telecoms companies might be progressed given challenges on another site. We would aim to start engagement in relation to these sites as soon as possible.
- 69 We continue to work to maintain our council homes to a good standard, in line with legislation that includes the Homes (Fitness for Human Habitation) Act 2018, the Building Safety Act 2022, and the Social Housing (Regulation) Act 2023 including 'Awaabs Law' measures related to damp and mould.

## **Options, timescales and measuring success**

### **What other options were considered?**

- 70 All options considered are set out in Appendix B, with detail on the main options appraised and conclusions.
- 71 The full refurbishment option was discounted. This would have been the highest cost, least affordable and financially unviable, and a high risk approach with uncertainty including the additional extra years of building life that could be expected.
- 72 For refurbishment the indicative cost is approximately £164m including inflation, averaging at £27.5m per block, compared to indicative costs for demolition plus a like for like new build at approximately £133m, or £22m per block. For new build schemes external funding would be possible in some circumstances, for example where there would be a net increase in the number of homes on a site.

## How will success be measured?

73 Residents are supported to move to new homes that suit them for the longer-term.

74 Rehousing and building emptying activities progress to plan.

75 Demolition activity delivers clear sites to plan.

## What is the timetable and who will be responsible for implementation?

76 Rehousing activity and support would start in November 2023. The proposed timescales for rehousing are up to two years for each of Leaffield Towers, Raynville Court and Raynville Grange; and up to three years for Bailey and Brooklands Towers and Ramshead Heights, which are close together. Given current knowledge of our residents and of availability and turnover of lettings in those – or nearby – wards, these timescales are considered feasible but challenging. The timescales are estimates for planning purposes and will be appraised and revised as necessary considering any other corporate priorities that may arise.

77 The indicative timetable, if planned rehousing timescales can be achieved, is summarised as follows:

	Bailey Towers Brooklands Towers Ramshead Heights	Leaffield Towers	Raynville Court Raynville Grange
Rehousing starts, priority and direct let rehousing status can be awarded	1 Nov 2023	1 Nov 2023	1 Nov 2023
Buildings empty	end Oct 2026	end Oct 2025	end Oct 2025
Demolition contractor starts on site	January 2027	January 2026	January 2026
Site(s) clear	December 2027	August 2026	December 2026

78 The Chief Officer Housing will be responsible for implementing the recommendations detailed in the report. Housing Leeds will rehouse residents, maintain the buildings whilst occupied, and undertake activities to achieve empty and secure buildings.

79 Authorised colleagues in City Development will represent the council in relation to negotiations on leasehold property buybacks, and with telecoms companies in relation to any masts on roofs in accordance with existing delegations.

## Appendices

- Appendix A – Affected properties and location of the sites
- Appendix B – Options Appraisal Summary
- Confidential Appendix C – Option Appraisal additional information on land valuations - Designated as being exempt from publication under Access to Information Procedure Rule 10.4(3)
- Appendix D – Equality, Diversity, Cohesion and Integration Impact Assessment

## Background papers

None.