

**Report of the Director, Neighbourhoods and Housing Department**

**Inner North West Area Committee**

**Date: 9<sup>th</sup> February 2006**

**Subject: Area Manager's Report**

<p><b>Electoral Wards Affected:</b></p> <p>Headingley Hyde Park and Woodhouse Kirkstall Kirkstall</p>	<p><b>Specific Implications For:</b></p> <p>Ethnic minorities <input type="checkbox"/></p> <p>Women <input type="checkbox"/></p> <p>Disabled people <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>	
<p>Council Function <input type="checkbox"/></p>	<p>Delegated Executive Function available for Call In <input checked="" type="checkbox"/></p>	<p>Delegated Executive Function not available for Call In Details set out in the report <input type="checkbox"/></p>

**EXECUTIVE SUMMARY AND INTRODUCTION**

This report provides the Committee with an overview of significant current area management activities. It doesn't cover service activities which have been picked up in reports elsewhere on this agenda. The report focuses on:-

- District Partnership
- Town & District centre scheme progress.
- Little London regeneration.
- Student Housing Group
- Kirkstall Valley Park

**1.0 District Partnership**

**1.1 Board Meeting – 30<sup>th</sup> January 2005** – the board agreed to review the District Plan with a view to updating it to take into account broader membership (e.g. schools representatives) and to focus on a smaller number of deliverable actions. The Board also agreed that the workshop with Elected members in October had been

worthwhile and should be repeated at intervals through the year in order to improve the involvement of Area Committees with the District Partnership.

## **2.0 Town & District Centre scheme**

2.1 The Headingley scheme which was given the 'amber' light by asset management group included, at an estimated cost of £200,000:-

- Improvements around the Arndale centre
- A diagonal crossing at North Lane / Otley Road junction
- Pavement improvements at North Lane
- Improvements to the Rose garden

2.2 Since the last Committee meeting:-

- a) The proposal has been discussed with the Central Headingley Strategy Group;
- b) A revised proposal has been prepared, totalling c£550,000 which includes £200,000 towards the refurbishment costs of Headingley Primary School, should the building be retained for community use.
- c) A report was submitted to Asset Management Group in January outlining the potential to incorporate into the Headingley Town Centre regeneration scheme the proposal to retain Headingley Primary School. Asset Management agreed that a decision would be required by Executive Board regarding the future of the Headingley Primary School building before any further feasibility work could take place.
- d) The pavement improvements along North Lane are being done separately;

## **3.0 Little London Regeneration and Neighbourhood Management**

3.1 Consultation is now taking place in little London about the two options for regeneration of the area (Comprehensive Regeneration, funded through the Private Finance Initiative) and Decent Homes, funded through a bid to the Government for additional resources for Little London. Leeds North West Homes has already made the decision to support the Comprehensive Regeneration Option. The City Council previously supported the PFI proposal for Little London, and will be asked whether to re-confirm this in April, subject to the outcome of an evaluation. This evaluation will include the results of the consultation that is taking place at present.

3.2 Both the City Council and Leeds North West Homes have given support to the Comprehensive Regeneration Option, and the Council will be asked to reconsider its decision following the as given its support to this scheme. The results of the consultation will be considered by the Stakeholder Group on 9<sup>th</sup> March. The Stakeholder Group includes ward members, the ALMO Chair, and representatives of the tenants and community organisations in the area.

3.3 A public meeting was held in Little London last week and the main concerns raised about the Comprehensive regeneration option are set out below with responses:-

- **political opposition to PFI from some people** - the meeting was told that this is the only way to get £85m spent on the estate.

- **concern that the total number of Council homes will reduce** – the number of Council homes will reduce by about 300 net, but the total number of affordable homes, including Council rented and low cost home ownership schemes, will increase by a minimum of 125 in total. Officers will look at the scope to increase the number of new homes in the area.
- **concern that rents will go up** – the meeting was told that rents will not go up as a result of either option, but they will go up as they usually do.
- **concern that people will no longer be Council tenants** – the meeting was told that all Council homes would still be managed by Leeds North West Homes.
- **concern about the Council’s inability to guarantee re-housing of those displaced within the Little London area** – the meeting was told that tenants being re-housed would be given Priority Extra, and would receive Home Loss Compensation (currently £3,800 plus removal costs). The meeting was told that the Council could not guarantee re-housing in Little London, but given a turnover of over 400 homes in the past two years, and the timetable for the scheme start being at least two years, it was expected that re-housing would be possible within the area, and that those who preferred to move elsewhere would also be given Priority Extra. In addition some tenants may wish to purchase one of the new low cost homes (£55-70,000) and they would be given a priority marketing period within which they could do this.

3.4 As reported to this committee in December, a neighbourhood management proposal is being drawn up for the area which includes additional policing, additional street scene action, intensive work with families, health focused community services and community support. c£90,000 a year for four years is being made available through the Safer and Stronger Communities Fund for this purpose, and this element of neighbourhood management in Little London will be monitored by the Government Office for Yorkshire & Humberside as one of three in the City. In addition, a bid has been submitted for general Neighbourhood Renewal Fund resources to support this work in this priority area. Built in to the scheme is the ability to share best practice elsewhere in North West Leeds, in particular neighbourhood management and street scene issues.

#### 4.0 Student Housing Group

4.1 The reconvened Student Housing Group had its second meeting on 30<sup>th</sup> January. The group has agreed its terms of reference (attached as Appendix A), agreed a research proposal (attached as Appendix B) and has started to prepare a draft action plan. The group has renamed itself Inner North West Shared Housing Group.

4.2 At the last Area Committee meeting it was agreed that a programme of reports related to student housing issues would be developed for the area committee. A suggested programme until the end of 2006 includes:-

February 2006	Housing Act 2004 To Let Boards
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April 2006	Research Project
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June 2006	Action Plan
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September 2006 Student Housing Strategy

October 2006 Planning implementation re: area of housing mix

December 2006 Action Plan review

## **5.0 Proposed Kirkstall valley Park**

5.1 Since the October report on this proposal:-

- a) The Kirkstall Valley Park proposal has received in principal support from Parks & Countryside where it fits with the West Leeds Country Park and Green gateways initiative;
- b) The Kirkstall Valley Park Board is making arrangements to firm up its proposals including feasibility studies and detailed costings;
- c) A bid has been submitted by the Kirkstall Valley Park Board for NRF resources to cover various aspects of the project and feasibility works;
- d) The Area Management Team is providing support to the Board when required.

## **6.0 Recommendation**

6.1 Members are asked to note the contents of this report.