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**Report of the Director of Environment and Neighborhoods**

**Inner North West Area Committee**

**Date: 28th June 2007**

**Subject: Area Manager's Report**

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**Electoral Wards Affected:**

**ALL**

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Ethnic minorities

Women

Disabled people

Narrowing the Gap

Council  
Function

Delegated Executive  
Function available  
for Call In

Delegated Executive  
Function not available for  
Call In Details set out in the  
report

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**EXECUTIVE SUMMARY**

This report provides an update on the Headingley Town and District Centre Scheme, Headingley Primary School, Royal Park Primary School, Little London Regeneration Scheme, Kirkstall District Centre and the District Partnership.

**1.0 Purpose of the Report**

1.1 This report provides Members with information on issues in the area which are not addressed elsewhere on the agenda.

**2.0 Little London Regeneration Proposals**

2.1 The Little London PFI scheme is about to enter into the contract procurement stage. The scheme is on a target to close procurement in March 2009, with works beginning in May 2009.

2.2 Between 18th May and 18th June, Leeds City Council have been consulting tenants and residents living in Little London on a Draft Development Framework for the area. The framework sets out the context for environmental improvements and new developments.

The key principles that are set out in the document include:

- retaining a large percentage of Council owned properties, with new build Council and affordable homes;
- improving the quality of housing, communal areas and the general environment;
- improving community facilities within the central area to make it a focal point for services and to provide Little London with a sense of identity;
- making green areas more accessible and attractive to use and ensuring that they are located in the right places for maximum community benefit;
- improving pedestrian and cycle routes linking neighbourhoods;
- providing a range of development sites to promote regeneration and employment opportunities;
- improving community safety.

Responses to the consultation will be collated and the Draft Planning Framework will be presented to Planning Board in July for approval as informal planning guidance.

2.3 **Little London & Woodhouse Neighbourhood Management** - the programme has now reached the end of its first operational year. A Neighbourhood Improvement Plan has been produced and has been adopted by the North West District Partnership. The aim of the plan is to improve and coordinate service delivery, with the aim of making services more responsive to local needs and improving service standards.

2.4 Work will continue over the next year to maintain the momentum of existing projects and identify ways of mainstreaming and prioritising project delivery for the 2008/09 financial year.

### 3.0 **Kirkstall District Centre**

3.1 Plans Panels West confirmed their support for the outline planning application, on 19<sup>th</sup> April, but deferred a decision pending further information on the level of affordable housing and the housing mix to be provided, as well as the proposed highway works and their impact on transport issues around the site. The scheme includes a large mixed use complex offering living accommodation, retail and leisure units, as well as landscaped communal areas. Along side this, a Joint Service Centre (JSC) is proposed, providing a new building for health, Council and other services.

3.2 Officers are due to meet with Kirkstall ward Members in June to provide an update on the JSC and district centre redevelopment scheme and to progress a co-ordinated approach to development and regeneration along the Kirkstall/A65 corridor.

#### **4.0 Headingley Town & District Centre Scheme**

- 4.1 A revised business plan for Headingley will be considered by Asset Management Group on 6<sup>th</sup> July. The Strategic Design Alliance has been engaged to undertake the work and consultants from Jacobs have worked with officers from Area Management on drawing up new proposals for the regeneration of Headingley town centre.
- 4.2 Five key areas were considered as potential sites for improvement. These were:
- North Lane junction
  - Street improvements
  - St Michael's Lane/War Memorial
  - The Rose Garden
  - The Arndale Centre
- 4.3 Proposals have been presented to elected Members, Headingley Renaissance and Headingley Development Trust. Sketch proposals illustrating the possible options available were displayed in Headingley Community Centre on 5<sup>th</sup> June, with 1700 invite letters sent to local residents and businesses in the town centre. The display was then moved to Headingley Library for the remainder of the week, comments forms were also completed by residents. Officers from Area Management are presently working on a revised business plan following guidance from elected Members on the prioritisation of the schemes.

#### **5.0 Royal Park School**

- 5.1 Following Executive Board decision in August 2006, the school has been marketed for sale with the conditions that both a library and community space are provided, that the scheme includes the retention of the historic building and that there is no provision of student accommodation. Two proposals have been short-listed. These are currently being appraised by Asset Management officers. Consultation has also taken place with Headingley and Hyde Park & Woodhouse ward Members. The Royal Park Community Consortium has also been briefed.
- 5.2 The developers have been invited to present their proposals on 21<sup>st</sup> June to officers and ward Members. A report will go to August Executive Board recommending the preferred option.

#### **6.0 Headingley Primary School**

- 6.1 In December 2006 Executive Board agreed to a six month period during which the school would not be marketed for sale, and HDT could work up proposals, including raising the necessary finance for the scheme.
- 6.2 Officers met with HDT on 16<sup>th</sup> May to receive an update on the proposals. Final proposals will be presented formally on 5<sup>th</sup> July, with a view to the matter going to the August meeting of Executive Board. The following progress has been reported by HDT:
- £100k capital funding committed by the Area Committee;
  - The first-round decision on the Lottery bid is expected in June;

- The Adventure Capital Fund has awarded a development grant;
- A share issue has been launched (at the time of writing over £22.5k investment has been raised);
- Donations towards HEART now total nearly £10k in addition;
- An expression of interest for LEGI funding for the Catalyst element has been submitted and the University of Leeds has confirmed the wish to invest in this element;
- Discussions have commenced with the Arts Council which is interested in the possibility of supporting the arts element;
- Re'new has committed to making an investment and supporting the project.

6.3 Leeds City Council has agreed to submit an application to become a pilot authority for the implementation of the Quirk review (on the transfer of assets to community ownership). If approved this could offer a potential source of funding for initiatives such as HEART. The gap between the capital receipt that Education Leeds is seeking and the figure that HDT expects to be in a position to offer remains a key issue.

## 7.0 District Partnership

7.1 The District Partnership Board met on 27<sup>th</sup> March. Issues discussed included:

7.2 **Boundary changes** - currently being implemented by the ALMO, West Yorkshire Police, the PCT and Area Management. The Board discussed the likelihood and benefits of a potential merger with the West Leeds District Partnership in the near future. Concern was expressed that any such merger should not undermine partnership activities at a neighbourhood and locality level and that working structures and arrangements to ensure accountability to localities will need to be established. A final decision on the merger will be made following a review of city-wide partnership arrangement being undertaken by Leeds Initiative, due to be completed in September.

7.3 **Review of the District Plan** - the Board agreed to a review of the last District Plan for which the majority of actions were completed in April 2007. A paper providing interim priorities for partners for the next 6 - 9 months and key actions for the partnership to focus on will be presented at the next meeting on 28<sup>th</sup> June.

## 8.0 Recommendations

8.1 The Area Committee is asked to note the contents of the report.