

## Scrutiny Board (Neighbourhoods and Housing)

### Inquiry into Regeneration in Beeston Hill and Holbeck: Response to Recommendations

Recommendation	Response from department
<p><b>Recommendation 1:</b> Shaftesbury House be used as a flagship for promoting the regeneration of the area.</p>	<p>We agree that the development of Shaftesbury House, as it is currently proposed by the developer, represents an excellent opportunity for the area, especially in terms of the carbon negative aspects, which are subject in particular to agreement on the location of a wind turbine. We do feel that opportunities should be taken to market some of the remaining units that have not been sold to local people in order to encourage greater local ownership of the development. We will build on our existing relationship with the developer to try to bring this about.</p>
<p><b>Recommendation 2:</b> That clear and regular communication is offered to residents currently not included in regeneration projects in order to keep them informed of progress and the likely timescale of future schemes and that the strategy for achieving this is reported back to the Board.</p>	<p>We agree. We have completed the Holbeck Regeneration Plan and will be reporting back to residents on this. We are also currently undertaking consultation on the details of the Outline Business Case for the Housing PFI scheme, and later in the year will be consulting with residents about the Beeston Hill and West Hunslet Regeneration Plan. Subject to the availability of funding regular newsletters will continue and, as and when appropriate, further communication will take place and officers will continue to attend forums.</p>
<p><b>Recommendation 3:</b> That the department report back to the Board outlining the benefits and risks of extending the licensing scheme to all private landlords.</p>	<p>Yes we will report back to the Board in due course once the business case and consultation with stakeholders have been completed.</p>
<p><b>Recommendation 4:</b> That the Regeneration Board make shop fronts a priority (where this has not already been done) and that such schemes include wider factors such as traffic and environmental improvements</p>	<p>Traffic improvements (in Holbeck) are currently on site and various environmental improvements are being delivered through the Intensive Neighbourhood Management Programme and the efforts of other groups and organisations. Improved</p>

	<p>shop fronts are important but they are difficult to deliver given that the Council is not a major owner of such property and funding will need to be identified to delivery these type of benefits. One opportunity that may present itself is for any future agreement with developers about broader regeneration benefits to include this issue, where appropriate.</p>
<p><b>Recommendation 5:</b> That consideration is given to the appropriate development of the Matthew Murray school site. We recommend that the primary consideration should be the development of affordable housing.</p>	<p>Residential use will be proposed for the Matthew Murray site and affordable housing will be a significant proportion of this development, however there is a need to provide a mix of housing rather than simply one type of tenure, so it is likely that larger family housing for sale will also be provided on what is the largest site that we have in the area for this type of development. It is important that a large site like Matthew Murray provides a range of property types as part of the residential offer and that any such development fits with and supports the housing needs of the wider housing market for this part of South Leeds.</p>
<p><b>Recommendation 6:</b> That wherever possible, local businesses within the regeneration area are employed to undertake regeneration activities.</p>	<p>If the definition of “employed” is “engaged with” then this is an area where we are becoming increasingly active. This applies not only to local businesses but to developers and larger companies who are, for instance through the Leeds AHEAD scheme, supporting work with voluntary and community groups. In addition, through the Leeds Community Foundation, we have established, with the support of local businesses, a grant fund for LS11 for groups to obtain funding. In terms of strictly employing local businesses then this will be through standard procurement processes, however we can certainly highlight opportunities for local businesses to get involved. We also hope that the local voluntary sector will become more involved in bidding for public sector contracts.</p>
<p><b>Recommendation 7:</b> That the Regeneration Partnership Manager is proactive in promoting Social Enterprise support in Beeston Hill and</p>	<p>The support of social enterprises within the Beeston Hill and Holbeck Area is a responsibility that falls on a number of organisations. The Regeneration</p>

<p>Holbeck with the aim of increasing the number of social enterprise businesses being supported specifically in this area</p>	<p>Partnership Team provides support through its 'Sustainable Futures Project', whilst the Area Management and Area Regeneration teams provide support directly and also through their specialised 'South and West Leeds Community Capacity Building Project'. These projects have provided considerable support to the development of social enterprises within the area. Unfortunately both these projects are dependent upon time limited European funding. The link with LEGI and the anticipated development of a catalyst centre in the heart of the area on Beeston Road will also enable structures to be in place that encourage businesses and entrepreneurship to get established.</p>
<p><b>Recommendation 8:</b> That the department ensures that lessons from previous consultation exercises are applied to the ongoing communication and consultation within Beeston Hill and Holbeck.</p>	<p>See response to recommendation 2.</p>
<p><b>Recommendation 9:</b> Having emphasised the continued importance of Government financial support, we also wish to urge the Regeneration Board to continue with those activities that are still viable and to begin to seek contingency arrangements should future PFI credits not be forthcoming</p>	<p>The work to develop a South Leeds Regeneration Area, which will be supported through the use of Council land and assets as a key plank of a partnership with the private sector, will be the option to use if the PFI scheme does not provide credits as hoped for. If the PFI bid is successful then this type of approach will still be adopted. Other developments such as independent private sector interest will also continue to be encouraged where appropriate.</p>
<p><b>Recommendation 10:</b> That the appropriate Scrutiny Board receives six monthly updates on the status of the funding streams on which the current level of regeneration activity depends</p>	<p>Updates can be given on the major issues such as progress with the PFI bid and the outcome of bids to the Regional Housing Board. Also important will be the future of funding streams such as the Neighbourhood Renewal Fund, which currently funds the work of various staff within the area.</p>