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## Report of the East Area Manager

### East Outer Area Committee

Date: 18<sup>th</sup> September 2007

### Subject: Town & District Centre Regeneration

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#### Electoral Wards Affected:

Ward Members consulted  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

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

Leeds City Council has established a capital budget of £7.5 million to regenerate town and district centre's.

This report updates Members on the current status of the projects in Outer East Leeds.

## 1.0 Purpose Of This Report

- 1.1 This report will update Members on the current status of the 5 East Leeds Town and District Centre proposals.
- 1.2 The report will also update Members on specific elements and anticipated timescales within each scheme.

## 1.0 Background Information

- 2.1 In late 2005 LCC announced a capital budget of £5 Million to regenerate town and district centre's. This was later raised to £10 million but with £2.5 million being set aside for parks renaissance. Area Committee's were invited to submit project applications.
- 2.2 In East Leeds 5 submissions were made. These are :
  - Garforth Main Street
  - Halton Village
  - Kippax High Street
  - Fieldhead Carr (Whinmoor)
  - Cross Gates
- 2.3 A Strategic Design Alliance was established to support Area Management with proposals. This Alliance was made up of LCC Architects and Jacobs-Babtie, design consultants from the private sector.
- 2.4 During summer 2006 exhibitions were held at all 5 locations with illustrations of proposals displayed. Both attendance and feedback from all these events was very good.
- 2.5 A date in late August 2006 was set for officers to submit bids. In East Leeds the combined cost of the 5 schemes was just over £5 million. Across the city the combined cost of all schemes was over £16 million. As a result officers were required to down-size bids.
- 2.6 In East Leeds the 5 schemes were slimmed down, with Member consultation generally through e mail exchange, until the bids combined total was nearer £2.2 million.

## 3.0 Main Issues

- 3.1.1 ***Kippax High Street.*** This project was approved in October 2006. The project was split into 2 phases with Phase 1 to create a seating and viewing area to the rear of the High Street. This work was recently completed.
- 3.1.2 Phase 2 of the project includes new paving to the shop forecourt area near Cross Hills roundabout; DDA improvements to a second shop front area; creating a

communal garden at Cross Hills; street furniture enhancement. This phase of the work is anticipated to start in late October 07 and complete in April 08.

3.2.1 **Halton Village.** This project was approved in 2006. This project is also phased:

- Phase 1 – installation of 3 CCTV cameras linked to Leedswatch – now completed.
- Phase 2 – Improvements to the library and dial house – work expected to start late 2007
- Phase 3 – paving, railings, street furniture etc – this work cannot commence until go ahead given by Highways so that work ties in with their schedule of improvements.

3.2.2 Negotiations with Highways and the Strategic Design Alliance were ongoing at the time of writing this report.

3.3.1 **Garforth Main Street.** This project was approved in April 2007. This project is also phased:

- Phase 1 – improvements to key building (Miners Welfare Hall) and renewal of street lights in enhanced style
- Phase 2 – remainder of programme which includes street furniture, pocket park and gateway features

3.3.2 Phase 1 will commence in the New Year and phase 2 is planned to start in April 2008.

3.4.1 **Cross Gates.** The first phase of this project has been approved and includes the following:

- CCTV on Station Road and Austhorpe Road – a planning application has been submitted
- Roundabout landmark feature – plans have been submitted to planning

3.4.2 It is proposed that (subject to planning approvals) these works will commence in the early part of the New Year.

3.4.3 The second part of the Cross Gates proposal includes renewing the flagged areas to the shop fronts as well as lighting enhancement, street furniture, new railings etc. In April 2007 Asset Management Group (AMG) deferred this part of the proposal until there had been further consultation with the shop owners concerning them contributing towards the cost of the forecourt areas which are owned by the shop owners.

3.4.4 A consultation exercise was carried out in June and July 2007. Only a small number of owners are prepared to contribute towards the work. This information has now been submitted to AMG.

3.5.1 **Fieldhead Carr (Whinmoor).** This project was not approved.

#### **4.0 Implications for Council Policy and Governance**

4.1 The details described in this report and the recommendation fits with existing Council policy and governance arrangements.

#### **5.0 Legal and Resource Implications**

5.1 There are no new legal implications arising from this report.

5.2 There are financial implications for future CCTV revenue costs in Halton and Cross Gates which have been previously been agreed by Area Committee.

5.3 There are also revenue implications relating to highways improvements. An arrangement has been agreed at Directorate level whereby Environment & Neighbourhoods will pay a commuted sum to Highways over a 20 year period for the maintenance of the improvements carried out under this project. At the time of writing this report the following sums had been agreed:

- Kippax - £44,044 over a 20 year period
- Garforth - £39,725 over a 20 year period

5.4 The figures for Cross Gates and Halton will be based on the same formula that calculated the above figures.

#### **6.0 Conclusions**

6.1 The main issues for consideration in this report relate to:

- The progress of each scheme
- Commuted sums agreed to maintain the proposed improvements

#### **7.0 Recommendations**

7.1 Members are requested to note this report and raise any questions.