



Report of the Director of Environment and Neighborhoods

Inner North West Area Committee

Date: 13th September 2007

Subject: Area Manager's Report

Electoral Wards Affected: ALL <input type="checkbox"/> Ward Members consulted (referred to in report)	Specific Implications For: Ethnic minorities <input type="checkbox"/> Women <input type="checkbox"/> Disabled people <input type="checkbox"/> Narrowing the Gap <input checked="" type="checkbox"/>	
Council Function <input type="checkbox"/>	Delegated Executive Function available for Call In <input checked="" type="checkbox"/>	Delegated Executive Function not available for Call In Details set out in the report <input type="checkbox"/>

EXECUTIVE SUMMARY

This report provides an update on Little London Regeneration Scheme, Headingley Town and District Centre Scheme, Royal Park Primary School, Headingley Primary School, Leeds Girls' High School and Kirkstall District Centre.

1.0 Purpose of the Report

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

2.0 Little London Regeneration Proposals

Procurement and Project Management

2.1 The procurement stage of the Little London PFI scheme commenced on 20th July with the issuing of the contract advertisement, commonly known as an OJEU notice (Official Journal of the European Union).

2.2 The Little London scheme is being jointly procured with a scheme in the pipeline for Beeston Hill and Holbeck, which will hopefully lead to efficiencies through running one procurement process rather than two, and also increase the market interest in delivering the schemes.

2.3 In July, an external review of the scheme was undertaken by the 4Ps (Local Government project specialists), which remarked on the high levels of commitment and the positive view expressed about the project at all levels and by officers and Members alike.

2.4 The key dates in the revised timetable are as follows:

Advert Close	September 2007
Open Competitive Dialogue with Bidders	October 2007
Evaluation of Outline solutions and selection of 3 bidders	March 2008
Final Tenders & Close Competitive Dialogue	February 2009
Evaluation & selection of winning tender	April 2009
Preparation/ Approval of Full Business Case	August 2009
Final Approvals & Financial Close	September 2009

Communications

2.5 There have been some positive recent meetings with residents. Two representatives from the Little London Tenants and Residents Association participated in the review mentioned at 2.3. There are plans to develop neighbourhood forums for 6 distinct neighbourhoods in the Little London area. These should be in place by the end of September and will be chaired independently by the Independent Tenants Advisor (ITA). It is anticipated that an ITA will be appointed by the end of September. The purpose of these forums will be to ensure resident involvement in the planning and delivery of the PFI scheme.

2.6 In July, meetings were held with ward Members to discuss the Little London PFI project. The main topics that were discussed were as follows: development framework consultation; procurement; communications with tenants and residents; Gateway Review; rehousing; and Lovell Park multi storey flats review.

2.7 A Bidders' Information Event was held on 16th August. The event was attended by over 80 delegates and was an opportunity for the Council to provide scheme details, and an overview of the procurement process. Feedback from the event was very positive and it is expected that there will be a reasonable level of interest in the scheme.

Project Specifics

2.8 Since the last Little London PFI Area Committee update in the Area Manager's report on 28th June, the following project specific changes have been agreed, following the Development Framework public consultation:

- Development site number 4 (Cambridge Road Corner site) has been taken out of the scheme to be retained as green space;
- The loss of garages is being reviewed, as is the use of colour in neighborhoods, the design of drying areas, and closure of alleyways. These will be discussed in more detail at the neighbourhood forums.

- The lack of play space for children was also identified, and opportunities for improvements to the N1 space by the Neighbourhood Housing Office are being investigated. Project officers are also looking at developing fenced garden areas at the bottom of the high rise blocks to create more useable green space.

2.9 In addition, the project team has carried out further work on the development sites and plans to ensure that at least 50% of the Council housing to be provided as part of the scheme is located on the largest development site on Carlton Gate. Affordable housing will be provided in addition to new Council homes and is aimed to be at 25% across all development sites, which is above the current planning requirement. Therefore, disposal of development sites will require less than best approval from Executive Board, and potentially the Secretary of State.

3.0 Headingley Town & District Centre Scheme

3.1 A revised business case was submitted at the end of June 2007. Early indications are that the scheme was well received and that some funding should be approved.

3.2 The proposed scheme included the following elements:-

- public realm improvements to the area around the war memorial;
- replacement and upgrading of street furniture;
- improvement to pedestrian crossing areas; and
- enhancement to the Rose Garden on North Lane.

3.3 If funding is approved detailed plans will be produced and further consultation carried out with interest groups, ahead of work commencing.

3.4 A verbal update will be given at the meeting regarding consideration of the business case and a funding decision.

4.0 Royal Park School

4.1 A joint report from City Development and Environment & Neighbourhoods was submitted for consideration to Executive Board on 22nd August. The report outlined the two most viable redevelopment schemes received as a result of marketing the building for sale and recommended approval of the preferred scheme.

4.2 Executive Board approved the disposal of the former school building at less than best consideration to the preferred developer, Rushbond plc.

4.3 The preferred scheme includes the creation of 60+ assisted living units, with on site warden, a small retail unit, along with the stipulated community space that would accommodate the relocated Burley Library and an area for community use.

4.4 As part of the sale, the Council has required 300m² for community use in addition to the provision of a library. Both the community space provision and the library are included in the preferred scheme as required. A comprehensive consultation will now take place with the local community, with a view to informing the style and type of community space that will be provided. The consultation will be led by North West Area Management and will seek input from local organisations and residents.

4.5 It is envisaged the consultation will commence in October, potentially lasting until the early New Year.

5.0 Headingley Primary School

5.1 A report has been submitted for consideration by Executive Board at its 11th September meeting, following the end of the 6 month period of exclusivity given to Headingley Development Trust in December 2006.

5.2 In July, Headingley Development Trust submitted a final business plan to the Council for the Headingley Enterprise and Arts Centre. The plan was assessed by officers in relation to achievability of raising the required funds, realistic revenue projections, risk to the Council, and outputs, against loss of a capital receipt.

5.3 The majority of the funds required to make the Trust's proposals viable were still unconfirmed or had been turned down at the time of submitting the final business plan, resulting in the Trust requesting an extension of the exclusivity period.

5.4 As part of the potential funding package included in the final business case, the Trust requested support from the Council in submitting a joint bid to the Community Asset Transfer Fund. However, this request was considered premature given that neither the bidding process, nor the criteria for the allocation of the fund have been established. The Trust's request would require the Council to support the Headingley project in advance of any others that might be forthcoming.

5.5 The report recommended Executive Board:-

- i. decline the Trust's request for further period of exclusivity;
- ii. decline the Trust's request to support a joint bid to the Community Asset Transfer Fund; and
- iii. continue with the previously planned marketing of the school to support the Council's capital receipts programme.

6.0 Leeds Girls' High School

6.1 In January 2004, the Governors of Leeds Girls' High School (LGHS) and Leeds Grammar School (LGS) announced that the two schools were to merge to form 'The Grammar School at Leeds' (GSAL). As a consequence of the merger, the LGHS sites in Headingley will become surplus to requirements.

6.2 A Draft Planning Brief was produced earlier this year providing an indication of the scope for reuse and re-development of the main school site, Ford House garden and the gymnasium/swimming pool site on Victoria Road.

6.3 Following a period of public consultation the draft brief was presented for consideration at the Council's Executive Board on 22nd August. The Executive Board rejected the brief on several grounds, including significant public objection.

6.4 Further work could now be undertaken by LGHS to produce an amended draft brief, or alternatively the school may choose to proceed straight to submission of planning applications for the sites.

7.0 Kirkstall District Centre

7.1 The outline planning application for the redevelopment of Kirkstall District Centre was last considered by Plans Panel on 19th April 2007. Members of the panel resolved to confirm their support for the application and deferred and delegated the application to the Chief Planning Officer, except the following matters which they wished to have brought back to Panel for further consideration:-

- The level of affordable housing and the housing mix to be provided on site; and
- The proposed highway works to junctions and Commercial Road and the impact on transport issues around the site.

7.2 In relation to affordable housing the applicant has agreed to have its financial viability assessment independently reviewed, so advice can be given to the Council as to whether the assessment is sound and whether there is any further contribution which can be made to affordable housing. The findings of the assessment are being awaited and once known will be reported back to Plans Panel.

7.3 Since April highway consultants and officers have continued to meet to resolve outstanding issues further to a meeting with ward Members. Revised calculations have been submitted and additional drawings are expected in the near future.

6.0 Recommendations

6.1 The Area Committee is asked to note the updates provided in this report.