



Report of the Director of Environment and Neighbourhoods

Inner North West Area Committee

Date: 13th December 2007

Subject: Area Manager's Report

<p>Electoral Wards Affected:</p> <p>ALL</p> <p><input type="checkbox"/> Ward Members consulted (referred to in report)</p>	<p>Specific Implications For:</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 checked="" 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

This report provides an update on Little London Regeneration Scheme, Headingley Town and District Centre Scheme, Royal Park Primary School, Headingley Primary School, Hyde Park DPPO 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 Scheme

2.1 Following the successful Bidders Day in August, the procurement of the Little London Housing PFI contract is continuing, with four consortiums progressing to the Outline Solutions stage. Outline Solutions stage is due to be completed by March 2008, followed by Detailed Solution Stage which will take place between March and November 2008. It is anticipated that further community consultation will be taking place during detailed solutions stage. Contract close is forecast for September 2009.

2.2 In order to facilitate the effective engagement of residents and flow of information throughout the procurement process a series of neighbourhood forums have been established in Little London. The forums, based on local clusters of housing, will

meet quarterly, providing tenants and residents with an opportunity to ask council officers questions and receive updates on the planned regeneration of their area.

3.0 Headingley Town & District Centre Scheme

3.1 Following submission of a revised business case for Headingley in June, the proposed improvement scheme received approval for £564,000 of funding. This amount is approximately 75% of the total cost of the improvements contained within the business case, and therefore the scheme has had to be reduced from that originally proposed.

3.2 The funding allocated will deliver the following improvements:-

- War memorial area – creation of a new public realm space, with seating, planters and landscaping
- Street furniture – removal of disused street clutter, installation of uniform range of street furniture (e.g. benches, bins, guardrails, bollards, signposts) on Otley Road and North Lane
- Footpath improvements – repair or replacement of damaged yorkstone and resurfacing of pavements where required.
- Pedestrian crossings – a number of crossing points resurfaced in different coloured materials.
- Rose Garden – minor improvements to the area including re-laying of capping stones to walls, replacement of broken masonry and general tidying up of the area.

3.3 Area Management are currently in the process of commissioning the Strategic Design Alliance (SDA) to undertake the necessary work to deliver the scheme. This will include final cost and design development, tendering of the contract and monitoring the delivery of improvements.

3.4 Area Management will manage the involvement of local stakeholders in the scheme development process, including reconvening the Headingley Town Centre Strategy Group which will ensure involvement of Headingley Renaissance.

3.5 It is envisaged that at the very earliest works would commence in summer 2008, although it may be later than this if judged by timescales experienced by other town & district centre schemes.

4.0 Royal Park Primary School

4.1 In August Executive Board agreed upon a preferred redevelopment scheme for the former primary school building. Following this consultation with the local community has been undertaken with a view to producing a fit-out specification for the community space to be provided within the redeveloped school.

4.2 A survey was distributed to approximately 4,000 households in the area, of which 56 were returned. This sought comment on:-

- Opening hours
- Purpose of Use
- Frequency of Use
- Fit-out

- 4.3 To supplement the survey 3 drop-in events were held at local community venues, one being on a Saturday. The events were primarily intended as an opportunity for residents to ask questions about the community space and provide their comments.
- 4.4 The deadline for comments on the community space was 19th November, all responses have been collated and a draft specification produced. This has been considered by ward Members and is currently out for comment with local community/voluntary groups and those residents who responded to the survey. The draft specification is available upon request from Area Management.
- 4.5 A final specification is due to be produced in the early New Year, which will then be passed to the developers who will incorporate into their plans for the school.

5.0 Headingley Primary School

- 5.1 Further to the update received by the Area Committee at its last meeting, Executive Board have approved the transfer of community space provision from Headingley Community Centre to the former primary school building as part of the Heart project.
- 5.2 Executive Board's decision means that the primary school will be long leased to Headingley Development Trust (HDT), whilst being able to maintain the assumed receipt from the building into the capital programme.
- 5.3 HDT now need to secure the majority of the refurbishment costs for the scheme. An application has been submitted to the Community Asset Transfer Fund, which will allow the school to be transformed in to Heart. The outcome of the application is expected to be received by March 2008.

6.0 Hyde Park DPPO

- 6.1 Following on from Area Committee's decision, at its September 13th meeting, to include Woodhouse Moor within the proposed boundary for consultation on the implementation of a DPPO, a programme of consultation is being planned for January 2008.
- 6.2 A number of options have been explored in regard to area(s) covered by a DPPO. One option was to progress with a number of isolated, small areas that covered existing hotspots such as Hanover Square and Little London, as well as areas where displacement was considered likely to occur, such as Woodhouse Moor and Rose Bank Millennium Green. Another was to create a big zone stretching from Cinder Moor right down to Little London and across to Hanover Square, meeting the Headingley DPPO area along Hyde Park corner.
- 6.3 Officers involved recommended progressing with the option of a number of smaller DPPO areas, which was judged to be more likely to gain approval by Licensing Panel. However, ward Members requested that the larger area be advanced to consultation and statutory notice stage.

7.0 Kirkstall District Centre

- 7.1 The outline planning application for Kirkstall District Centre was considered at Plans Panel West on 29th November. Following the discussion, Members resolved to

refuse planning permission on the grounds of highway impact and lack of Affordable Housing. Members requested that officers return to the next Panel (27th December) with detailed reasons for refusal.

8.0 Recommendations

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