

Report of: Director of Environment and Neighbourhoods

To: Executive Board

Date: 16 July 2008

Subject: Design and Cost Report

Scheme Titles: Armley Townscape Heritage Initiative (THI) Regeneration Scheme
Chapelton Townscape Heritage Initiative (THI) Regeneration Scheme

Capital Scheme Number: 12154/ARM/000 & 12154/CHA/000

Electoral Wards Affected:
Armley
Chapel Allerton

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In
(Details contained in the report)

EXECUTIVE SUMMARY

This report informs the Executive Board of the successful outcome of Leeds City Council's application for funding from Heritage Lottery Fund to implement two Townscape Heritage Initiative Regeneration Schemes in Armley and Chapelton. Total HLF funding Leeds will receive for Armley scheme is £ 1.1 million and for Chapelton is £ 0.8 million, which will be matched with funding from the local authority and the private sector. Asset management Group (AMG) has already approved £ 363.4 K for Armley and £ 333.5 K for Chapelton from Town and District Centre Regeneration Scheme for this purpose. The total scheme cost for Armley will be £ 1.4 million and for Chapelton will be £ 1.3 million.

The report seeks injection of £ 1.9 million in total to the capital programme of the Council which will be fully funded by external source Heritage Lottery Fund.

1.0 PURPOSE OF THIS REPORT

1.1 This report seeks an injection of £ 1,090,000 to Armley Town and District Centre Scheme (scheme no: 12154/ARM/000) and an injection of further £ 802,500 to Chapelton Town and District Centre Scheme (scheme no: 12154/CHA/000) fully funded from external source ie Heritage Lottery Fund.

2.0 BACKGROUND INFORMATION

- 2.1 Heritage Lottery Fund (HLF) is one of the National Lottery funds, whose objective is to bring about regeneration through restoration of heritage rich built environment. In 2007, Leeds was awarded £ 50,000 from HLF to prepare THI bids for Armley and Chapeltown.
- 2.2 In 2006, a Stage 1 bid was submitted to HLF setting out outline proposals for a heritage led initiative to regenerate Armley and Chapeltown. This was approved and a sum of £ 1.9 million was reserved for Leeds from HLF and Leeds was asked to submit a Stage 2 bid.
- 2.3 In October 2007, Leeds City Council submitted the stage 2 bid to Heritage Lottery Fund for the restoration of key historic buildings blighted by disrepair and dereliction and for improving public open space in Chapeltown and Armley.
- 2.4 In May 2008, the heritage Lottery fund announced that Leeds has been awarded £ 1.9 million from HLF's Townscape Heritage Initiative for these two schemes. This is the first time in 10 years that Leeds has secured THI funding from this annual bidding round and it is the second area to successfully apply for 2 separate schemes in the same bidding round.

3.0 SCHEME DESCRIPTION

Conservation issues

- 3.1 The THI funding can only be spent within the designated conservation areas. Initially, Armley did not have a conservation area and the one in Chapeltown needed to be extended to cover the potential work envisaged. Now the local Planning Authority has designated these areas as conservation area using their delegated powers. This will mean that in each of these areas, the authority will have greater control over developments which might otherwise undermine the architectural character of each area.

Armley

- 3.2 The proposed Armley Townscape Heritage Initiative would be located within the Armley Conservation Area which would cover most phases of the town's development from the 17th to the 20th century. It will strengthen the heart of the town by repairing and replacing the shop frontages to commercial properties and reviving the Town Moor. This would help to complement the work planned under the Town and District Centres scheme which focuses on improvements to public realm surrounding the THI targeted shops frontages.
- 3.3 In Armley, the development of the programme will specifically consider the repair of key listed buildings such as Former Methodist Chapel, Branch Road (Mike's Carpets property), a landmark building situated at the entrance to Armley. In addition, a Victorian shopping parade on Branch Road and areas of Town Street will be earmarked for action.
- 3.4 It is proposed that the THI would run for five years beginning in 2008 and ending in 2013 with a Common Fund of £1.4m made up of a £1,090,000 75% contribution from the Heritage Lottery fund with £333,500 in match funding from T&DC.

Chapelton

- 3.5 The proposed Chapelton Townscape Heritage Initiative coincides with the extended Chapelton Conservation Area, a largely late Victorian and Edwardian inner suburb. It will strengthen the Chapelton Road corridor by tackling dereliction and disrepair and reinstating historic features to buildings and the public realm. The THI provides a means of delivering the emerging Chapelton Development Plan which recognises the importance of the historic environment in achieving the areas regeneration potential.
- 3.6 In Chapelton, shopping parades made up of attractive local Victorian and Edwardian buildings will be under consideration for restoration along with the replacement of historic railings at Buslingthorpe Recreation Ground.
- 3.7 It is proposed that the THI would run for five years beginning in 2008 and ending in 2013 with a £1.1m Common Fund made up of a £802,500 71% contribution from the Heritage Lottery fund with £333,500 in match funding from T&DC.

4.0 RESOURCES

- 4.1 The funding as proposed in the stage 2 bid and that has been agreed by Heritage Lottery Fund is illustrated in the table below:

Funding table

Scheme	£
Armley	
HLF Grant	1,090,319
Public (LCC T&DC)	363,440
Common Fund	1,453,759
Private	309,441
TOTAL	1,763,200
Chapelton	
HLF Grant	802,500
Public (LCC T&DC)	333,500
Common Fund	1,136,000
Private	229,200
TOTAL	1,365,200

Note: The HLF + Public contribution is called the 'common fund'. Grants are then released from the common fund to support schemes match funded by the private sector. Private sector property owners will engage contractors and be responsible for paying the contractor. For elements such as staffing the common fund provides 100% support.

- 4.2 The total public match funding requirement equals some £697k (pls refer to above table). For Armley £ 363,440 has been allocated from Town and District Centre Regeneration scheme by Asset Management Group (AMG) for this purpose and a further £ 333,500 has been allocated from the same fund for Chapelton.

5.0 CONSULTATION

Who	When
Ward Members	Chapelton and Armley Ward members have been consulted throughout the process of developing these scheme.
Members of the Public	Two consultation meetings and one public exhibition have been held at feasibility stage and stage 2 bid finalisation stage. The local traders have been visited by officers for 1-2-1 consultation. Their feedback has been incorporated in the stage 2 final bid.
Other Groups & Organisations	Consultation have taken place with IMPACT in Chapelton. Both the schemes will encourage the formation of local heritage groups so that ongoing consultation can be take place and their feedback is reflected in scheme implementation.

6.0 PROGRAMME

6.1 As part of the HLF Stage 2 bid, an indicative programme for each scheme has provisionally been agreed. These are:

6.2 Armley THI/T&DC

Action/ Milestones	Commencement Time
Consultation and publicity launch	July 2008
Detailed design of block improvements	Oct 2008
Launch grant scheme	Oct 2008
Start on site on Public realm T&DC/ THI	Feb 2009
Action on critical property: 2 Branch Road: Start	April 2009
Action on critical property: 90/92 Town Street and 7-11 Pinfold Lane: Start.	April 2009
Action on other target properties: start	Aug 2010
Scheme completion and evaluation	Dec 2013

6.3 Chapelton THI/T&DC

Action/ Milestones	Commencement Time
Consultation and publicity launch	July 2008
Detailed design of block improvements	Oct 2008
Launch grant scheme	Oct 2008
Start on site on Public realm T&DC/ THI	Feb 2009
Work on critical properties: 144-152 Chapelton Rd	April 2009
Work on gateway project: 101-117 Chapelton Rd	April 2009
Action on other target properties: Start	Aug 2011
Scheme completion and evaluation	April 2013

7.0 SCHEME DESIGN ESTIMATE

- 7.1 The Strategic Design Alliance carried out a Condition Report on the properties identified by project managers. This report was based on non-intrusive external visual inspection and identification of general defects which appear to be detrimental to the condition of the building and lower the perceived quality of the surrounding area in the Conservation Area of Armley and Chapeltown.
- 7.2 Costs have been prepared by SDA quantity surveyors and are indicative at this stage. All work will be subject to detailed design and tender of work progresses. These cost forms the basis of the Stage 2 bid and the grant offer made by HLF is based on these costs.
- 7.3 Further reports will be submitted seeking authority to spend when detailed designs are completed and pre-tender cost estimates are known.

8.0 REVENUE EFFECTS

- 8.1 The THI grant offer includes a revenue component to pay for staff costs and project management costs.

9.0 RISK ASSESSMENTS

Risks to the overall scheme delivery will be reported on, and managed through regular Highlight Reports and Risk Logs to THI Programme Board.

7.0 RECOMMENDATIONS

- 7.1 Executive Board is recommended to support the THI schemes as mentioned above.
- 7.2 Executive Board is recommended to approve injection of £ 1,090,319 into Armley Town and District Centre Scheme (scheme no: 12154/ARM/000) fully funded from external sources provided by Heritage Lottery Fund.
- 7.3 Executive Board is recommended to approve injection of £ 802,500 into Chapeltown Town and District Centre Scheme (scheme no: 12154/CHA/000) fully funded from external sources provided by Heritage Lottery Fund.

BACKGROUND PAPERS (available from report originators)

- Armley THI Stage 2 Bid.
- Chapeltown THI Stage 2 Bid.
- THI offer letter/ contract for £ 1,090,319 for Armley THI scheme.
- THI offer letter/ contract for £ 802,500 for Chapeltown THI scheme.