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## Report of the South East Area Manager

### East Outer Area Committee

Date: 8<sup>th</sup> July 2008

Subject: Town & District Centre Regeneration

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#### Electoral Wards Affected: All Outer East Wards

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 £11.75 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 (T&DC) 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 £11.75 million.
- 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 completed in September 2007.
- 3.1.2 Phase 2 of the project included 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 started in January 2008 and completed early June 2008. This project is therefore now complete other than having a 12 months defects period.

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 – this has been completed.
- Phase 2 – Improvements to the library and greenspace around Dial House.
- Phase 3 – paving, railings, street furniture etc. This work has been deferred until the completion of the East Leeds Link Road.

3.2.2 **Phase 2.** The contract has been let to MD Construction Services (Bradford) Ltd. The proposed schedule is:

- Start on site 30<sup>th</sup> June 2008
- Completion – 18 August 2008

3.2.3 **Phase 3.** It was felt prudent to delay the highway works at Halton Village until after the completion of East Leeds Link (ELL) for the following reasons:

- With the closure of Pontefract Lane more traffic would be diverted to the A63 and therefore any roadworks on the A63 and other alternative routes should be minimised.
- When it is opened in October 2008, East Leeds Link will become the A63 and Selby Road will be downgraded. The Traffic Engineering section is considering what (if any) additional measures need to be introduced on Selby Rd to discourage through traffic.
- Due to a planning condition it is necessary to improve the signals in Halton to allow access to the new Lidl development. Although it would have been preferable for these works to be delayed until completion of ELL this has not been possible.

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 and gateway features

3.3.2 Phase 1 commenced on 14 January 2008 and work to the Miners Welfare Hall completed in mid - March. At the time of writing this report work to install the feature style street lights had not yet commenced.

3.3.3 Phase 2 of the work was expected to start in late May of 2008. A legal issue concerning the ownership of land on Main Street has caused a delay with this project and at the time of writing this report this issue had not been resolved. It is however anticipated that the project will be on site in August and September 2008.

- 3.4.1 **Cross Gates.** This project has been approved and is split into 3 phases:
- Phase 1 - CCTV on Station Road and Austhorpe Road.
  - Phase 2 - Roundabout landmark feature.
  - Phase 3 – street furniture, feature lighting, railings etc.
- 3.4.2 The CCTV installation commenced in early January 2008 and is still on site.
- 3.4.3 The landmark feature on Cross Gates roundabout was approved by Asset Management Group (AMG) in early 2007 based upon the estimated costs provided by the Strategic Design Alliance of £47,000. This work was tendered in November 2007 but the lowest tender returned came back at over double the estimate.
- 3.4.4 The dramatic cost increase was due to an underestimation by SDA of the lighting cost which equates to 50% of the lowest tender price received.
- 3.4.5 Asset Management Group (AMG) agreed to increase the funding for this project at its meeting in April. However, it later transpired that there is also potentially a substantial maintenance responsibility that will have to be met for this feature. Details of potential maintenance are provided on **Appendix 1**. It is important to note that the maintenance costs outlined in appendix 1 are 'worst case scenario' and in reality it is unlikely that maintenance over 10 years will be anywhere near this figure. Despite this Highways feel that they cannot accept this potential maintenance responsibility and as a result Outer East Area Committee have been asked by AMG to consider underwriting this cost.
- 3.4.6 Phase 2 of this project included the renewal of flags to the forecourt areas in front of the shops on Austhorpe Road, which are privately owned. AMG has decided that this work could only progress if the owners made a contribution towards this cost. A consultation exercise was carried out in June and July 2007. Only a small number of owners were prepared to contribute towards the cost of this improvement.
- 3.4.7 AMG has decided that where work is carried out on private land it cannot progress without a financial contribution of up to 50%.
- 3.4.8 AMG has approved the remainder of the final phase of the scheme and this will be put out to tender in late July 2008.
- 3.4.9 The anticipated start dates for the remaining phases are:
- Phase 2 (roundabout feature) to start 1<sup>st</sup> September 2008 and will last 6 weeks. Highways wanted the work to start after the Leeds Festival to avoid traffic problems.
  - Phase 3 – anticipated start date end of September 2008.
- 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 has been previously been agreed by Area Committee.

5.4 There are financial implications for Area Committee resulting from the Cross Gates landmark Feature. Area Committee will be asked to accept responsibility for maintenance for a 10 year period.

#### **6.0 Conclusions**

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

- The progress of each scheme
- Maintenance implications for the landmark feature.

#### **7.0 Recommendations**

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

7.2 Members are requested to agree future maintenance of the landmark feature for a 10 year period.