



Report of the Director of Environment and Neighbourhoods

Executive Board

Date: 16th July 2008

Subject: Town and District Centres- Yeadon Town Street (Additional works - 12154/YEA/000)

Electoral Wards Affected:

Yeadon



Ward Members consulted
(referred to in report)

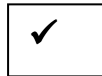
Specific Implications For:

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 scheme is designed to aid in the regeneration of Yeadon High Street, an historic conservation area, by making significant improvements to the public realm, highways and pedestrian areas. Previously Executive Board has supported the major public realm works to the High Street. This report seeks the authority to spend an additional £260,000 to implement works to Yeadon Town Hall Square, to cover the cost of securing the site during Christmas 2008 and contingency costs.

Furthermore, this report also seeks the injection of £40,000 from section 106 to the Yeadon High Street scheme (12154/YEA/000).

Executive Board is to note the details of the works as indicated in the February 2008 Executive Board report.

1. PURPOSE OF THIS REPORT

- 1.1 This report seeks the authority to spend £247,000 on construction works, SDA fees of £1,680, Highway fees of £7,500 and Environment and Neighbourhoods internal fees of £3,820 for a total capital allocation of 260,000.
- 1.2 Expenditure for the scheme will be funded from s106 and T&DC funding. As such this report seeks approval for the injection of £ 40,000 Section 106 monies agreed as part of the Yeadon LIFT Health Centre Development.

2. BACKGROUND INFORMATION

- 2.1 The Town and District Centres (T&DC) Regeneration scheme has made £11.65 million available to improve 17 district centres across Leeds. In Yeadon this will be achieved by creating a greater sense of arrival, a uniform approach to street furniture and improvements to the town hall square. A safer environment will be created through CCTV (the CCTV was part of a separate approval). Pedestrian usage and safety will also be improved through increasing the width of footpaths providing safe crossing points, and making the High Street a 20mph zone.
- 2.2 The Yeadon High Street scheme has gone through the following approval process:
- Outline Business Plan - approved 25th October 2005
 - Feasibility (B2103400/T/YEADON/001) - approved March 6th 2006
 - Full Business Plan - 26th October 2006
 - Approval for £ 941,218 to implement the majority of works to Yeadon High Street by Executive Board on 8th February 2008.
- 2.3 The scheme approved on 8th February 2008 included the following works:
- Landscaping of the roundabout at the top of the High Street and improved location of the Yeadon name stone to provide a sense of arrival
 - Landscaped traffic island outside Morrison's to incorporate a pelican crossing point
 - Clearly marked parking bays along the High Street
 - Traffic dominance reduced by reduction in road width, additional crossing points and a 20mph zone in operation
 - Resurfacing of the highway
 - Resurfacing of the footpath with Yorkstone and granite kerbstones
 - A coherent range of heritage style street furniture to be introduced
 - Installation of finger posts and an information board
- 2.4 A design and cost report was considered by the Chief Regeneration Officer on 15th May 2008 for £260,000 for the remainder of the scheme. However, it was felt that due to the changes between this report and the details presented to Executive Board on 8th February 2008 that Members should be informed and have opportunity to comment on those changes. In addition it is now a key decision above the new financial threshold of £250,000 or more.

3. MAIN ISSUES

- 3.1 This report is to inform Executive Board of the remainder of the Yeadon High Street works totalling £260,000.

3.2 The costs for work to Town Hall Square were not included in the original 8th February 2008 Executive Board report as planning permission for the work had not at that point been agreed. Planning permission has now been obtained and the works to Town Hall Square totalling £106,000 are detailed below:

- Replacement of a central section of stone setts with Yorkstone paving to provide a pedestrian area;
- Street furniture including benches, planters, an information board and finger posts;
- An enlarged bus island with a black (heritage colour) bus stop and four mature trees;

3.3 Following discussions with Corporate Resources and the Strategic Design Alliance it is proposed that £90,000 is identified from the main contingency pot and earmarked for the Yeadon scheme.

3.4 A cost of £34,000 has been included for site closure over the Christmas period. It was originally envisaged that works would be complete by this stage. However, the Strategic Design Alliance (SDA) has advised that the lead in time for the Yorkstone is such that construction will continue into 2009. Given Yeadon's status as a primary shopping district working on site over this period would hamper trade over Christmas. Therefore, the project is likely to be subject to site closure for a period of 6 weeks.

3.5 A revised materials cost estimate was provided by the consultants in May 2008. This estimate took into consideration costs that had been returned on a tendering exercise for a scheme that utilises similar materials. As a result the overall cost of materials has increased by £30,000.

3.6 Section 106 funding of £ 40,000 was made available to the scheme on 14th April 2008 by the Director of City Development.

4. CONSULTATION

4.1 The following consultation has taken place since the outline business plan was prepared for the scheme. The response has been overwhelmingly supportive from Ward Councillors, traders and members and the public.

Who	When
Ward Members	Ongoing - Otley & Yeadon Ward members have been consulted throughout the process of developing this scheme. Ongoing - Councillors from the Outer North West Area Committee have been kept updated through reports to Area Committee
Members of the Public	July 2006 - All traders on the High Street that front onto the area affected by the scheme were given a letter describing the proposals for the scheme and inviting them to an open drop in/consultation. July 2006 - A public exhibition was held with over 100 people attending. Feb 2008 - Presentation to Yeadon Forum regarding the scheme and inviting them to come along to a drop in event. Spring 2008 - Public drop in Yeadon exhibiting the plan. This was attended by over 150 people.

Other Groups & Organisations	A one off meeting has been held with representatives from Project Yeadon and DREAM, a local disability group to discuss details of the scheme.
LEDA	January 2006

5.0 IMPLICATIONS FOR COUNCIL POLICY AND GOVERNANCE

5.1 The proposed scheme seeks to deliver a number of the Council's priorities. The Vision for Leeds II identifies a priority to 'regenerate areas and restore pride in all places' and under the heading of Thriving Places there is a desire to 'develop well-designed public spaces that are suitable for the needs of the residents'. The Corporate Plan includes the intention to 'enhance Leeds' town and district centres'. The scheme also fits with the City Development service priority for the 'development of policies and measures to improve accessibility and a safer and enhanced environment, specifically through a programme of pedestrian and access measures.'

6.0 COMMUNITY SAFETY

6.1 There are no elements in this report that have implications under Section 17 of the Crime and Disorder Act 1998. However, the proposed works will reduce pedestrian / vehicle conflict within Yeadon High Street.

7.0 PROGRAMME

7.1 The proposed construction programme is as follows:

Construction	Dates	Provisional Dates
Tenders Out	Once COA has been given.	8 th July 2008
Tenders In	Four weeks after Tenders have gone Out	29 th July 2008
Start on Site	To be agreed with contractor	19 th August 2008
Practical Completion	To be agreed with contractor	30 th March 2009

8.0 LEGAL AND RESOURCE IMPLICATIONS

Scheme Design Estimate

8.1 The original scheme was designed by the Strategic Design Alliance and estimated costs for construction works are based upon a cost estimate from January 2007 (Phase1). For this report, Phase 2, the estimated scheme costs for the Town Hall Square construction works and extra construction costs, are based upon a revised cost estimate from May 2008.

Costings:

	Previous Approval	Additional Funding	TOTAL SCHEME COST
Construction works	739,432.00	247,000.00	986,432.00
Highways Fees	67,500.00	7,500.00	75,000.00
SDA fees	98,106.00	1,680.00	99,786.00
Housing internal fees	36,180.00	3,820.00	40,000.00
TOTAL	941,218.00	260,000.00	1,201,218.00

- 8.2 The summary of the total budget allocation is as follows: Town and District Centres, £941,280 (including £40,000 from s106) plus this request for an authority to spend of £260,000 making a total of £1,201,218.

9.0 CAPITAL FUNDING AND CASH FLOW

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2008 £000's	FORECAST		
			2008/09 £000's	2009/10 £000's	2010 on £000's
CONSTRUCTION (3)	739.4	0.0	300.0	439.4	
DESIGN FEES (6)	165.6	111.3	34.3	20.0	
OTHER COSTS (7)	36.2	10.3	14.2	9.0	2.7
TOTALS	941.2	121.6	348.5	468.4	2.7

Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2008 £000's	FORECAST		
			2008/09 £000's	2009/10 £000's	2010 on £000's
CONSTRUCTION (3)	247.0		57.4	189.6	
DESIGN FEES (6)	9.2		4.3	4.9	
OTHER COSTS (7)	3.8			0.0	3.8
TOTALS	260.0	0.0	61.7	194.5	3.8

Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2008 £000's	FORECAST		
			2008/09 £000's	2009/10 £000's	2010 on £000's
Section 106 Funding	40.0	0.0	10.0	30.0	
LCC Funding (TDC)	1161.2	121.6	400.2	632.9	6.5
Total Funding	1201.2	121.6	410.2	662.9	6.5
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 12154/YEA/000

Title : T&DC Yeadon Market Place Regeneration

10.0 REVENUE EFFECTS

- 10.1 The scheme will not create any additional revenue implications for Leeds City Council. This was a funding criterion under the Town and District Centre Programme.
- 10.2 Notwithstanding that, Yeadon High Street is an adopted highway owned and maintained by Leeds City Council.

10.3 Maintenance of street furniture and landscaped areas will be resourced as appropriate by service Department's through their revenue budget allocation.

11.0 RISK ASSESSMENTS

11.1 The Area Management Team and City Project Office have drawn up a complete risk assessment for the scheme. Risks to the overall scheme delivery will be managed, updated and reported monthly through highlight reports and risk logs to AMG and the T&DC Programme Board.

12.0 CONCLUSIONS

12.1 The funding from Town and District Centre's and s106 will ensure that a fully designed scheme is implemented including works to the Town Hall square. Finally the proposals will enhance the character of the conservation area and preserve the historic environment, add to the attractiveness of the town and centre and improve the environment as a place to live, work and visit.

13.0 RECOMMENDATIONS

13.1 Executive Board Members are requested to:

- i. authorise an injection of £40,000 from s106 funds into scheme 12154/YEA/000, and to
- ii. give authority to spend £260,000 for works to the Town Hall square and other additional costs items as per paras. 3.3 to 3.5.