



Report of the East Area Manager

Outer East Area Committee

Date: 12th December 2006

Subject: Town & District Centre Regeneration Programme Update

Electoral Wards Affected:

All Outer East Wards

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

Executive Summary

Leeds City Council has established a capital budget of £7.5 Million to regenerate town and district centre's.

This report updates Members on the current status of those bids.

1.0 Purpose Of This Report

- 1.1 This report will update Members on the current status of the 5 East Leeds bids.
- 1.2 The report will also explain likely timescales for those projects that have been approved.

2.0 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 £10 million but with £2.5 million being set aside for parks renaissance. Area Committee's were invited to submit project applications.
- 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 Asset Management Group (AMG) considered 3 East Leeds bids at its meeting in late October. These bids were:
 - Kippax High Street – approved
 - Halton Village – approved (provided work links in with A63 improvements)

- Fieldhead Carr (Whinmoor) – placed on reserve list having not met economic regeneration scoring targets.

3.2 The bids for Garforth Main Street and Cross Gates will be considered by AMG on 5th of December.

3.3 The timetable for the approved projects is scheduled as follows :

- Kippax – Q4 of 2006/7 (start on site between Jan and March 07)
- Halton – Q1 of 2007/8 (start on site April to June 2007)

It must be noted however that these timetables are subject to planning approvals and start dates may be affected by adverse weather, other factors etc.

3.4 The project at Fieldhead Carr scheme along with the scheme for Headingley was not supported and recorded in AMG minutes as follows :

Two schemes failed to meet the T&DC objectives and therefore Programme Board recommended that they were added to the reserve scheme list. As such both Headingley and Whinmoor will be reviewed in 2007/8, subject to funding and a thorough reappraisal of the scheme objectives.

Appendix 1 details the business case summary of Asset Management Group by scheme.

3.5 The budget for projects approved and remainder is detailed below.

Status	£000
Schemes approved pre October 06 AMG	828
Schemes approved at AMG Oct 06	1734
Schemes approved at AMG oct 06 with conditions	3402
All Schemes	5964
Budget	7500
Reserve	1536

3.6 This remaining budget is £1.536m. The schemes for Garforth and Cross Gates will be considered in December along with 1 other scheme for Morley Bottoms.

4.0 Recommendation

4.1 Members are requested to note this report and raise any questions or issues.