

Report of the Director of Neighbourhoods and Housing

Inner West Area Committee

Date: 7 December 2006

Subject: Armley Town Street Improvements

Electoral Wards Affected:

**Armley
Bramley & Stanningley**

Specific Implications For:

Ethnic minorities

Women

Disabled people

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

This reports provides members with an update on progress on the Armley Town and District Centre Project, and on the bid to Heritage Lottery for Townscape Heritage Funding.

Members are asked to note the update on progress on these schemes and support a recommendation to use the council's Town and District Centre capital funding as match for the Heritage Lottery funding.

1.0 Purpose Of This Report

1.1 The purpose of this report is to provide Members with an update on progress on two improvement programmes for Armley Town Street:

Town and District Centre Improvements

Townscape Heritage Initiative

2.0 Background Information

Armley Town Street has been identified as an area in need of comprehensive improvements to encourage new business to the area, and to provide a safer, more attractive environment for shoppers and businesses. Funding has been sought from the Council's Town and District Capital Programme and from the Heritage Lottery to undertake improvements.

3.0 Main Issues

3.1 Town and District Centre Improvements

Following the completion of the Feasibility Study, West Leeds Area Management Team prepared a detailed Business Case for submission to the Asset Management Group on 20 October 2006 which has identified the extent of the works to be carried out in Armley as part of this regeneration programme.

Asset Management Group agreed for the following works to proceed:

- (i) Pavement resurfacing on Armley Town Street.
- (ii) Planting of semi-mature urban trees with cast iron grilles and metal tree guards.
- (iii) Lighting columns to be upgraded to Heritage Style.
- (iv) Re-Painting of the CCTV columns to match the new heritage street lighting.
- (v) Supply and fix modern information boards and gateway signage features.
- (vi) New steel benches, litter bins, cycle rack and provision for a piece of artwork, a sculpture
or similar at the junction of Hall Lane/Town Street to create an attractive public space.
- (vii) New street furniture including steel benches and litter bins, cycle racks, new pedestrian guard rails, new decorative railings and panels with fixings for hanging baskets to the front of Denison Hall.
- (viii) Gelder Road: one-way system.

3.1.2 Detailed designs will now be prepared by the council's Strategic Design Alliance based the feasibility study undertaken earlier this year. Discussions will be held with the Strategic Design Alliance to ensure that the proposed works are sympathetic to the aims of the Townscape Heritage Initiative referred to in paragraph 3. The designs will be available for the public to view at Armley One Stop Centre once they are completed.

3.1.3 The total cost of these works is estimated to be in the region of £700,000.

3.2 Townscape Heritage Initiative.

3.2.1 Members are aware that a Stage 1 application has been made to Heritage Lottery for funding for a Townscape Heritage Initiative Scheme for Armley to provide funding for improvements to buildings of heritage value. The total project costs are

estimated to be £1,763,200.

- 3.2.2 The stage 1 application has been successful, and we are now in a position to work up a detailed proposal for undertaking improvements which will include building repairs, restoring architectural detail, and public realm work.
- 3.2.3 A development grant has been offered from Heritage Lottery of £25,000 to undertake this work, (83.3% of the total development work cost of £30,000). The other £5000 will be provided by the Council from an underspend on the West Regeneration Team Neighbourhood Renewal Budget.
- 3.2.4 The detailed Stage 2 bid must be submitted by 31 October 2007. Heritage Lottery have indicated that they do not expect our final grant request to exceed £1,090,000, 62% of the estimated total project cost of £1,763,200, with the council providing the balance, of £673,200.
- 3.2.5 The options for providing this match funding from the council are:
- (i) Use the the Town and District Centre Funding to match the Heritage Lottery Funding, demonstrating the Council's commitment to investing in Armley Town Street. The implications for this option are that the Town and District Centre improvements will be delayed until 2008 as they cannot start ahead of the Townscape Heritage works.
 - (ii) Apply to the Council's capital programme for additional funding to use as match for the Heritage Lottery grant. Advice from the Neighbourhoods and Housing Major Project Teams is that this is a high risk option as it is unlikely that funding will be forthcoming from the capital programme.
- 3.2.6 The recommended option is to use the Town and District Centre funding as match for the Heritage Lottery funding.

4.0 Implications For Council Policy And Governance

- 4.1 Improvements to Armley Town Street will contribute to two of the strategic outcomes in the Council's Corporate plan, all neighbourhoods are safe, clean, green and well maintained and all communities are thriving and harmonious communities where people are happy to live.
- 4.2 Consultations have been carried out with local members, Armley Forum, local businesses and the wider community through an exhibition at Armley One Stop Centre.

5.0 Legal And Resource Implications

- 5.1 Match funding of £5000 will be required for the Heritage Lottery Stage 1 application. The original intention was to seek this match from the Well-being fund, however there is limited funding remaining for this financial year, and other applications for the well-being. Therefore, the match will be provided from an underspend on the West Regeneration Team Neighbourhood Renewal budget.
- 5.2 For the stage 2 bid, based on the estimates of the total project costs, match funding of £673,200 will be required from the council as outlined in paragraph 3 of this

report. It is recommended that the Town and District Centre fund should be used as the council's match funding for the Townscape Heritage Initiative bid.

- 5.3 Initially these schemes will be project managed by a team of officers from the West Area Management Team, the Council's Major Projects Team and the Development Department. Once the West Regeneration Team is fully appointed, they will take over responsibility from the Area Management Team.

6 **Conclusions**

- 6.1 The Town and District Centre Funding, and the Heritage Lottery Funding will contribute to improving Armley Town Street through the repair and restoration of buildings of heritage value, and improvements to the public realm. These improvements will provide a more attractive environment for shoppers and local businesses.

7 **Recommendations**

- 7.1 Members are asked to note progress to date on the Town and District Centre improvements, and the success of the Stage 1 Heritage Lottery application and support the recommendation to use the Town and District Centre funding as match for the Heritage Lottery Funding.