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## Report of the Director of Neighbourhoods and Housing

### Outer West Area Committee

Date: 8<sup>th</sup> December 2006

Subject: Town and District Centre Update

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<b>Electoral Wards Affected:</b> Pudsey Calverley and Farsley	<b>Specific Implications For:</b> Ethnic minorities <input type="checkbox"/> Women <input type="checkbox"/> Disabled people <input type="checkbox"/> Narrowing the Gap <input checked="" type="checkbox"/>
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Council Function <input type="checkbox"/>	Delegated Executive Function available for Call In <input checked="" type="checkbox"/>	Delegated Executive Function not available for Call In Details set out in the report <input type="checkbox"/>
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### Executive Summary

The Capital Programme 2004/08 made provision for £7.5m as the Town and District Regeneration Scheme. This initiative, seeks to provide funding for schemes which will contribute to the economic regeneration of town, village and district centres.

Within Outer West Pudsey and Farsley district centres have been included in the improvement programme.

### 1.0 Purpose Of This Report

1.1 The purpose of this report is to advise members of the progress of the Pudsey and Farsley Town and District Centre Schemes.

### 2.0 Background Information

2.1 The purpose of the Town and District Centre Schemes are to improve the

2.2 The Capital Programme 2004/08 made provision for £7.5m as the Town and District Regeneration Scheme. This initiative, seeks to provide funding for schemes which will contribute to the economic regeneration of town, village and district centres.

2.3 Town and District Centre Schemes put forward had to meet the following criteria to be considered:

- be for the economic regeneration of town, village and district centres;
- be linked to the achievement of Council priorities;
- not create any additional revenue implications for the Council.

2.4 A package of Schemes was approved at Asset Management Group on 20<sup>th</sup> October 2006. Pudsey and Farsley Town and District Centre Schemes were part of this approval.

2.5 The proposals for **Pudsey** are as follows:

**Phase 1:**

- Remodel Leisure Centre Car Park to provide additional spaces
- Heritage Lighting along portion of Church Lane
- Floodlighting Pudsey Town Hall
- Artwork to the external of the Leisure Centre (side facing Pudsey Park)

**Phase 2:**

- Shop front improvements including signage, canopies and security measures in 3 areas, 2 – 8 Market Place round to 14 – 18 Church Lane (Woolworths block), Boots Parade (Boots, Age Concern and Reeds Rains), Whitegates to May News, end of Church Lane (Bet Fred, Ainsleys and Greetings) and Kwik Save and Freezer City.

2.6 A total of £892,346 has been approved for Pudsey to be split into Phase 1 £170,940, for the street scene improvements below with £130,000 for the Markets improvements for the and Phase 2 £592,052. The Phase 2 funding assumes a £592,052 contribution from the private sector.

2.7 The proposals for **Farsley** are as follows:

**Phase 1:**

- Improvements to the exterior of library building and seating area.
- Demolish toilet block, clear site (and landscape area)
- Old Road (Minster Flats), new fencing, seats, gates and columns
- School Street car park, hand rails and barriers
- Memorial Garden, new path, seating and paint railings
- General Street Scene – new guardrails, paint lighting columns
- Hainsworth, Walton, East Court fencing
- The Gardens, Fairfield Avenue fencing and gates
- CCTV has already been approved and installed

## **Phase 2:**

- Shop forecourt improvements

2.8 A total of £296,351 has been approved for Farsley to be split into Phase 1 £278,801 and Phase 2 £17,550. The Phase 2 funding assumes a £17,550 contribution from the private sector.

2.9 The detailed design process has been initiated for the Leisure Centre Car Park and the Markets in Pudsey.

2.10 The Market refurbishment is being co-ordinated by Markets and they have advised of the following revised timescales:

- Planning permission submitted start of November 2006
- ADS are currently working on the tender documentation and tenders out likely to be out before Christmas 2006
- Tenders closing date end of January 2007
- Tender acceptance by end of Feb
- Start on site by end of March
- 26 week contract (based on market operating on existing site)

2.11 The Leisure Centre Car Park is being managed and delivered by a partnership approach between Highways and West Leeds Area Management. The following draft timescales have been drawn up:

- Detailed Design
- Approval of works relating to the trees agreed by end of November 2006
- Out to tender before Christmas 2006
- Tender analysis and award of contract January 2007
- Start on Site February 2007
- 8 week contract, 90 spaces must be available through contract period

2.12 The other elements of the scheme for Pudsey are timetabled as follows:

### **Pudsey Phase 1**

- Leisure Centre Artwork, installation Summer/Autumn 2007
- Heritage lighting installation will follow the PFI refurbishment time-table with works identified to commence in May 2007.
- Town Hall floodlighting installation, will depend on LCC and PFI lead in times.

#### Pudsey Phase 2 (shop works)

- Private sector contribution, design and maintenance agreements 2006/7
- Report to Asset Management Group on private sector arrangements March 2007
- Further design work if required Spring/Summer 2007
- Out to tender and tender analysis late 2007
- Start on site 2008
- Completion will depend on final design specification

#### 2.13 The other elements of the Farsley Scheme are as follows:

##### Farsley Phase 1:

- Railings to start on site in 2007/8 followed by other associated works
- Memorial Garden, start date dependant on detailed design process
- Toilet Block, start date dependant on detailed design process
- Streetscene improvements, to be completed in 2007/8

##### Farsley Phase 2 (shop works)

- Private sector contribution, design and maintenance agreements 2006/7
- Report to Asset Management Group on private sector arrangements March 2007
- Further design work if required Spring/Summer 2007
- Out to tender and tender analysis 2007 Summer if no further design work required
- Start on site 2007/8
- Completion will depend on final design specification

#### 2.14 There are 2 additional regeneration schemes proposed for delivery in Pudsey during the same period as the Town and District Centre funded schemes. These are the Metro Bus Station and Pudsey Park Improvement, both of which will have a report tables at Committee on 8<sup>th</sup> November 2006.

### **3.0 Main Issues**

- 3.1 The delivery of Phase 2 in both schemes is dependant on the level of private sector funding which can be levered in through the works. The allocation to these phases is provisional at this stage until ratification has occurred via Asset Management Group in March 2007.
- 3.2 As the schemes are in the initial stages of design and delivery no issues which would jeopardise delivery have arisen. Project delivery, unless otherwise stated will be managed by the client (West Leeds Area Management) in partnership with the relevant design agency reporting to Major Projects Team.
- 3.3 A risk register has been compiled for each project and will be used to manage risk throughout the projects.

#### **4.0 Implications For Council Policy And Governance**

4.1 Well-being projects are derived from Area Management's Area Delivery Plan. This Plan helps to fulfill the Council's Corporate Plan by aiming to create better neighbourhoods and confident communities.

#### **5.0 Recommendations**

5.1 Members are asked to note the content of this report