



Report of the Director of Neighborhoods & Housing Department

Inner North West Area Committee

Date: 29th March 2007

Subject: Area Manager's Report

Electoral Wards Affected:

ALL

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 report provides an update on Little London, Kirkstall Joint Service Centre, Royal Park Primary School and Headingley Primary School.

1.0 Purpose of the Report

1.1 This report seeks to provide Members with information on a number of issues relating to the area which are not addressed elsewhere on the agenda.

2.0 Little London Regeneration Proposals

2.1 The Little London PFI scheme is about to enter into the contract procurement stage, starting with advertising the contract in April. The scheme is on a target to close procurement in March 2009 and works begin in May 2009.

2.2 An options review is planned for the three Lovells high rise blocks. These tower blocks were not included in the PFI scheme, but were a stand alone, complementary project. The original agreed proposal was to dispose and refurbish the blocks for sale, with a high percentage (c.75% aimed) affordable housing. However, the ward Members asked for a review of the proposal. The review is expected to take six months to complete.

2.3 Work is currently underway to strengthen community links with individual residents, Little London Tenants and Residents Association and local organisations such as the Children's Centre and the primary school.

2.4 Community consultation on a draft Development Framework is due to take place in May. This will specifically look at addressing environmental issues, governing design requirements for the scheme.

3.0 Kirkstall Joint Service Centre

3.1 There are proposals from a developer to redevelop part of Kirkstall Hill to include a large, mixed use complex offering living accommodation, retail and leisure units, as well as landscaped communal areas. Alongside this, a Joint Service Centre (JSC) is proposed. The JSC would provide a new building for health, Council and other services.

3.2 There have been difficulties in bringing together all the requirements of the different services. There are also associated site complications. For these reasons the Kirkstall scheme is likely to be delayed.

3.3 A meeting between ward Members, Area Management and Development is planned in early April, to progress a holistic approach to development and regeneration in this area.

4.0 Headingley Town & District Centre Regeneration Scheme

4.1 The scheme put forward for consideration by Asset Management Group in October 2006 included proposals for improvements to St Anne's Road/Otley Road junction and outside the Arndale Centre.

4.2 This scheme was put on a reserve list.

4.3 Feedback received on the scheme from Asset Management states that the proposals were seen as a number of disparate highways schemes. The evaluation questioned the economic benefit that the proposed scheme would have on the centre of Headingley.

4.4 Work will take place over the coming months, again in close consultation with ward Members, a re-established Headingley Town Centre Strategy Group and officers from Asset Management and Highways, to come up with a stronger proposal for the scheme.

5.0 Royal Park School

5.1 Following Executive Board decision in August 2006 the school has been marketed for sale with the conditions that the existing structure must be retained, that both a library and community space are included in the refurbishment scheme and that proposals must not include provision of student accommodation.

5.2 The marketing period for the school closed at the end of January. All proposals have been evaluated by Asset Management according to a set of criteria including

price, experience, deliverability, community elements and timing. Consultation has also taken place with ward Members of Headingley and Hyde Park & Woodhouse and Royal Park Community Consortium has been briefed on the current position.

- 5.3 The highest scoring four bidders have been requested to submit further detail on their proposals, before further consideration be given to which is the preferred scheme.

6.0 Headingley Primary School

- 6.1 In December 2006 Executive Board agreed to a six month period during which the school would not be marketed for sale, and HDT could work up proposals, including raising the necessary finance for the scheme.

- 6.2 Since December, HDT has made a number of funding applications, including to the National Lotteries Community Buildings fund. They are also seeking to raise some of the funds needed to progress the scheme through the issue of share options.

- 6.3 An assessment HDT's position will be made in July 2006 following the expiry of the six month period agreed by Executive Board.

7.0 Recommendations

- 7.1 The Area Committee is asked to note the contents of the report.