

# The Regeneration of Beeston Hill & Holbeck

Project Update Project Update Project Update Project Update

June 2008

## Welcome

Welcome to the Project Update for Beeston Hill & Holbeck which aims to give you the latest on what's happening in housing regeneration for this neighbourhood. This is for everyone who will be involved or affected by the developments including residents and tenants, community groups, community workers, Council staff and anyone with an interest in where they live.

## Making it happen

Regeneration is about creating better communities where people want to live. The process is complex requiring substantial investment and detailed appraisals to identify the best solutions for local needs, the environment and value for money.

A number of housing sites within Beeston Hill & Holbeck will be regenerated through a contract between the Council and the private sector for the construction of new homes (council and private), the refurbishment of some council properties and a maintenance service over a 20 year period.

Leeds City Council is proceeding the selection of a contractor which will be a consortium made up of developers, housing providers and works contractors. Three consortia are being asked to submit detailed proposals for all of the works. These will be evaluated against a set of criteria, set by the Council, for the selection of a preferred contractor in late 2009 who will undertake the works.

## In summary

### The regeneration priorities are:

- Refurbishment/conversion of approximately 300 Council properties.
- Demolition of 685 Council properties.
- Conversion of a sheltered housing scheme with 30 bed-sits into 24 self contained flats and ongoing maintenance during the contract period.
- Construction of up to 350 new Council homes
- New private homes for sale.
- Repairs and maintenance service for new Council homes and refurbished properties for a period of 20 years.
- Some environmental improvements.
- Refurbishment of some council owned garages.

### The development sites where new council and private housing will be built are:

1-41 St Lukes Green  
2-20 St Lukes Green  
Selected properties at Fairfax Road  
Selected properties at Malvern Rise/Grove

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131-159 Malvern Road Maisonettes  
165-183 Malvern Road Maisonettes  
Selected properties at Waverley Garth  
Bismark Drive  
Selected properties off Bismark Street  
1-21 Coupland Road Maisonettes  
15-44 Coupland Place Maisonettes  
Holbeck Towers & Gaitskells tower blocks  
Meynell Heights

Two cleared sites are earmarked for new housing development, these are :  
Cambrian Street  
Folly Lane

## Outline Planning

This month Outline Planning applications will be made for the development sites – these are sites identified for housing clearance and where new properties will be built.

Outline planning permission can be sought before a full planning permission application and is generally done when developers or landowners want to set guidelines on the level and type of development for a site but will not include any details about the look or final layout. This will done in the full planning application for the sites which will be made by the selected contractor in Summer 2009.

The applications follow a number of consultation events that have been held in the local community where people have had their say on the plans. There will be an opportunity to comment formally once the Outline Planning application has been made. Full details will be available at: [www.planningapplications.leeds.gov.uk](http://www.planningapplications.leeds.gov.uk).

## Aire Valley Homes

Aire Valley homes is the ALMO working in partnership with the Council on the housing regeneration of Beeston Hill & Holbeck. They will be managing the rehousing of tenants currently living in the development areas. This will be done in phases starting with the 300 tenancies in the Holbeck Towers and Gaitskells tower blocks.

Two Rehousing Project Officers have been appointed and their contact details will be made available as soon as they are in post. They will be contacting tenants on a one-to-one basis, respond to any enquiries or concerns and will be running rehousing surgeries for further information and advice, which will be held in Holbeck Elderly Aid.

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Refurbishment as part of the PFI project will be carried out following contract sign at the end of 2009. Over the next few weeks Michael Dyson Associates Ltd., on behalf of the bidding contractors, will be doing surveys on a number of properties and sites to establish the works requirements. Surveyors may need access to your property, please be sure to check their ID.

For any current enquiries regarding rehousing please contact Russell Merrick tel. 0113 2141923, [russell.merrick@leeds.gov.uk](mailto:russell.merrick@leeds.gov.uk)

## Get involved

Are you, or do you know anyone, interested in getting involved in the regeneration of the area? Leeds City Council would like to work with a representative group of residents from Beeston Hill & Holbeck to look at the different proposals from the bidding contractors and help inform decisions on the best options for the community. It would involve occasional days throughout the year for training, design workshops and site visits. For more information please contact Val Smith tel. 0113 2478125 [val.smith@leeds.gov.uk](mailto:val.smith@leeds.gov.uk)

## Wider Regeneration

There is another regeneration scheme running alongside the PFI project. The Regeneration Projects Team is working to acquire privately owned back to back and terraced properties in Beeston Hill and Holbeck for demolition. The team also works with residents to help with rehousing and advise on claims for compensation.

The affected properties are:

### The Beverleys

Beverley View 2-24, 1-23  
Beverley Terrace 2-24, 1-45  
Beverley Avenue 2a -46, 1-27  
Beverley Mount 2-28,5-31  
Rowland Road 8-34

### Holbeck

Recreation Grove 2-28  
Brown Lane East 1-29, 2-26  
Runswick Place 1-25, 2-26  
Runswick Terrace 1-25,2-26  
Runswick Street 1-25

In the Beverleys 104 properties have been successfully acquired and a further 6 owners have agreed to sell to the Council. The first phase of demolition has recently started. A consultation event will be held in July to canvas local opinion on proposals for new housing on the site once cleared. This event will be publicised once the date and venue have been finalised.

In Holbeck 43 properties have been acquired and a further 8 owners have agreed to sell to the Council. Demolition will start as blocks become empty.

If you would like to know more about these projects the team can be contacted at Tel: 0113 2774911, email [RSPT@leeds.gov.uk](mailto:RSPT@leeds.gov.uk), or you can call in to the Dewsbury Road One Stop Centre to speak to someone in person

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## For More Information

For enquiries or further information regarding the housing regeneration of Beeston Hill & Holbeck please contact Val Smith tel. 0113 2478125 or email [val.smith@leeds.gov.uk](mailto:val.smith@leeds.gov.uk)

