

The Regeneration of Beeston Hill & Holbeck

Housing Update

What is happening where you live

Leeds City Council is leading on a number of projects for the regeneration of Beeston Hill & Holbeck. In a recent announcement, the government approved funding for the construction of new council homes, the refurbishment of some council properties and a maintenance service over a 20 year period. The Council will also dispose of selected sites for the building of private and affordable housing.

This work will be done through a Private Finance Initiative (PFI) which is a contract with the private sector to undertake the works. The Council is in the process of selecting a contractor with three bidding consortia now being asked to submit detailed proposals. These will undergo comprehensive assessments to ensure that they can provide the best solutions for local needs, the environment and value for money. It is expected that the appointment of a preferred contractor will be made early 2010.

The PFI works

- Refurbishment 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.

How am I affected?

For many residents and tenants there will be no direct impact and it will be business as usual. Over time, you will hopefully see the regeneration having a positive impact on the neighbourhood.

Demolition

A number of development sites have been identified where existing housing will be demolished and a mix of new, quality housing built. Demolition will take place in phases between 2010 and 2015.

If you are living in a council property that has been identified for demolition, you will already have been notified by Leeds City Council.

Leeds City Council are working in partnership with Aire Valley Homes, who will manage the rehousing of tenants currently living in the following sites:

- 1-41 and 2-20 St Lukes Green.
- Selected properties at Fairfax Road.
- Selected properties at Malvern Rise/Grove.
- 131-159 and 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.

If you are an owner occupier, the Council will offer to buy your property at the open market value. The valuation will disregard

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any increase or decrease in value which may result from the regeneration proposal.

If the property you live in is being demolished you may be entitled to a Homeloss Payment and/or a Disturbance Payment to cover reasonable costs resulting from your move. Aire Valley Homes will be in touch with you directly to discuss your entitlements.

Refurbishment

An assessment has been made of the refurbishment needs of council properties. Most council properties will be refurbished under the 'Decent Homes' programme by 2010. Selected properties will be refurbished as part of the PFI project. It is expected these works will be done between 2010 and 2015 and are likely to include more comprehensive works such as new windows and doors, energy efficiency improvements, new kitchens and bathrooms, re-wiring and new heating systems.

If you are a leaseholder living in a property due to be refurbished, the Council will be in touch with you directly to explain how any external works may impact on your home.



Aire Valley Homes Leeds

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.

Rehousing timescales

The rehousing is being done in stages:

Holbeck Towers and Gaitskells tower blocks - rehousing has started and is expected to be completed by the end of 2009.

Other development sites in **Beeston Hill** to be carried out between early 2010 and the end of 2012.

Meynell Heights – to be completed between early 2011 and the end of 2013.

Support

Dedicated Housing Officers will be in touch with everyone affected, on a one-to-one basis, as each rehousing phase approaches. This will be to discuss specific housing needs with each tenant. The Housing Officer will ask tenants to fill in a Housing Application Form.

Tenants being rehoused by the Council will be given the highest priority (Priority Extra) as part of the Choice Based letting system.

Contact

For general housing queries, please contact: **Russell Merrick tel. 0113 2141923.**
russell.merrick@avhleeds.org.uk

For specific rehousing enquiries please contact:

Christopher Goshomi for the three Holbeck Tower blocks tel. 0113 2141923

Gaynor Chiverton for Gaitskell Court and Gaitskell Grange. tel. 0113 2141952



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