

The Regeneration of Beeston Hill & Holbeck

Project Update Project Update Project Update Project Update

August 08

Welcome

Welcome to the second Project Update aiming to keep you in touch with the plans and process for housing regeneration in Beeston Hill & Holbeck. I appreciate all the feedback from the first issue and it seems that the information has been effectively used by colleagues to give updates at meetings and community forums, repeated in internal reports and distributed to community group leaders. Please keep up the good work by using this information to keep tenants, residents and interested parties informed. If you have any suggestions or ideas, I would be pleased to hear from you - **Val Smith 0113 2478125 or email val.smith@leeds.gov.uk**

Project Summary

Leeds City Council is making a major contribution to the regeneration of Beeston Hill & Holbeck through a housing Private Finance Initiative (PFI). The Council has been awarded PFI credits by the government and is now undertaking the procurement of a contractor for the works.

The PFI contract with a private sector contractor will be for the refurbishment of Council properties, construction of new Council homes, some environmental improvements and maintenance of the homes over a 20 year period. In addition, the Council will dispose of some land within the project areas to a developer for the construction of new private homes for sale, to include affordable properties on selected development sites. The PFI regeneration project contributes to the wider regeneration plans for Beeston Hill & Holbeck.

Bidding for the Works

An early milestone has been achieved in the procurement process with bidders now formally entering the next stage, called Invitation to Submit Detailed Solutions (ISDS). This is when the three remaining bidders work up specific information on their works and services proposals to meet the Council's requirements for design and construction, refurbishment and maintenance, environmental improvements and resident liaison & customer services. The bidding contractors have until early October to submit these detailed proposals. Leeds City Council has issued a set of specifications to be met by the bidders and will evaluate the submissions against these criteria to select two of the bidders to go through to the next stage called Refinement of Solutions.

The Regeneration of Beeston Hill & Holbeck

Project Update Project Update Project Update Project Update

Project timetable

June – Oct. 08

Three of the bidding contractors have been invited to submit Detailed Solutions for the works in response to the Council's bid requirements.

Jan 08 – March 09

Two contractors will be selected to go through to a Refinement of Solutions phase.

May 09 – end Sept. 09

A bidder will be selected followed by completion of financial arrangements and awarding of contract.

From early 2010.

Contract start.

Bidders Announced

The bidders that have been short-listed for Invitation to Submit Detailed Solutions (ISDS) are:

Community Solutions for Regeneration:

Morgan Sindall Investments – project development, funding and wider regeneration solutions.

Lovell Partnerships Ltd – affordable housing.

Chevin Housing Group – regional Housing Association.

Regenter:

Regenter - PFI/Public Private Partnership projects.

Gladedale (Construction & demolition) – construction of new housing.

Rok plc – refurbishment contractor.

Equipe (Repairs and Maintenance) – repairs and maintenance.

EDAW and West & Machell (Master Planning and Architects) – architecture and design.

Sustainable Communities 4 Leeds (SC4L)

Cyril Sweett - PFI/Public Private Partnership projects.

Allied Irish Bank – infrastructure investments.

Frank Haslam Milan, Keepmoat – refurbishment and construction of public sector housing.

Gillespies – urban design, landscaping design, masterplanning and environmental planning.

Milnerbuild – social housing repair, maintenance and refurbishment.

Housing Update

There will be a phased approach to rehousing of residents currently living within the development areas as part of the PFI project, starting with the three Holbeck Tower blocks and Gaitskell Grange and Gaitskell Court.

The Regeneration of Beeston Hill & Holbeck

Project Update Project Update Project Update Project Update

Aire Valley Homes has recently established a rehousing team to help with completing applications forms for a new property and to discuss individual housing needs. Please contact:

Christopher Goshomi for the three Holbeck Tower blocks tel. 0113 2141923
Gaynor Chiverton for Gaitskell Court and Gaitskell Grange. tel. 0113 2141952

Over half of the remaining tenants have completed forms and have gained 'priority extra' status to bid for properties. Aire Valley Homes are also arranging for direct lets to people with specific needs where an empty property is made available if it suits individual needs.

Leaseholders

The Regeneration Special Projects Team are working with leaseholders in blocks which are to be demolished with the aim of acquiring these properties with the agreement of their owners. John Draper will be contacting all affected leaseholders over the coming weeks to arrange independent valuations of the properties, to discuss rehousing options and the compensation package which is available. You can contact John on 0113 247 5626.

Decent Homes

Aire Valley Homes are working in Beeston Hill & Holbeck to ensure that all Council homes meet the **Decent Homes** standard by the end of 2010. This is a standard set by Government to seek a general improvement in housing conditions across the social housing sector.

Homes will not necessarily receive whole house renovation to bring them up to Decent Homes standard. Refurbishment of a particular element will be undertaken if it fails the acceptable standard.

The Decent Homes standard is based on the following criteria:

- Minimum standards for internal facilities – age of kitchens, age of bathrooms, internal space layout of kitchens and bathrooms, protection against external noise and adequate communal access for flats.
- Every home to have adequate heating and insulation.
- Every home to be free from serious disrepair.

Decency Plus

Properties included as part of the PFI project will get a higher standard of refurbishment called '**Decency Plus**'. Refurbishment for the PFI will be done in the first five years of the contract – 2010 to 2015. With Decency Plus, it is a whole house renovation approach.

Decency Plus standard is based on the following criteria:

- A standard scheme of works including new kitchens, new bathrooms, new electrical systems, double glazed windows and modern secure entrance doors.
- Minimum standard of energy efficiency.

The Regeneration of Beeston Hill & Holbeck

Project Update Project Update Project Update Project Update

- Environmental improvements including works to renew old fencing and gates.
- Refurbishment to communal areas.
- Improved security.

For any rehousing or refurbishment enquiries, please contact Russell Merrick tel. 0113 2141923 or email russell.merrick@avhleeds.org.uk

Surveys - Update

Ground Investigations

You may have noticed mysterious markings appearing on the ground in parts of Beeston Hill & Holbeck. This is part of the site investigation surveys which will assist bidders in developing the sites, giving detailed information on the geology of sites, chemical sampling, ecology and tree surveys, flood risk, traffic flows and positioning of services.

Stock survey

Surveys of a selection of properties are now taking place. These surveys are to establish works requirements. An asbestos survey will also be undertaken.

Call for Action

Newsletter

We would like to issue a newsletter to be distributed to every household in the PFI area and would welcome contributions. If you are part of a local initiative or would like to promote an event or activity then please send your news to val.smith@leeds.gov.uk

Community Advisory Group

We are still very keen to hear from tenants and residents in Beeston Hill & Holbeck who would be interested in joining a small group of people to work with the Council on the PFI housing regeneration plans for the area. This is an opportunity to get involved in design workshops and site visits to other housing projects as well as feed information into the development process for the future of Beeston Hill & Holbeck. If you are interested, please contact Val Smith tel. 0113 2478125 or val.smith@leeds.gov.uk

Wider Regeneration

The Council and its partners have been working with local people over a number of years to help improve the quality of life for residents throughout Beeston Hill and Holbeck. The PFI housing project will have a major impact on Council homes in the area and it is expected that this will provide momentum for further improvements, guided by two regeneration plans - The Holbeck Regeneration Plan and the Beeston Hill and West Hunslet Regeneration Plan. These Plans set out how Beeston Hill and Holbeck will change over the next 10 years - not

The Regeneration of Beeston Hill & Holbeck

Project Update Project Update Project Update Project Update

only improvements to housing, but also greenspace, safety and security, better design, energy efficiency, pedestrian and cycle links and much more. Over 600 local people have given their views during the preparation of these plans (available Sept 2008). The main proposals are:

Holbeck Regeneration Plan

Selective redevelopment and refurbishment of back to backs and terraces
Improvements to Holbeck Moor
Improved allotments
New housing and improved greenspace at Matthew Murray
A 'boulevard' for Brown Lane East
Improvements to Holbeck Centre

Beeston Hill and West Hunslet Regeneration Plan

Redevelopment of 'the Beverleys'
Refurbishment of back to backs and terraces
Improvements to Hunslet Moor and other greenspaces
Improved pedestrian and cycle links
Improvements to Dewsbury Road Centre and Beeston Hill Centre
Redevelopment of Hunslet Hall Shopping Centre
Refurbishment of the former 'Shaftsbury House' to one of the UK's largest carbon negative residential developments ('The Greenhouse')

For further details on any of these plans, please contact Ian Mackay, Renaissance Unit tel. 0113 247 8090.

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