

# The Regeneration of Beeston Hill & Holbeck

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October 2008

## Welcome

Welcome again and thank you for spending a few moments to read this Project Update and by doing so helping to share information on the Private Finance Initiative (PFI), a key part of and closely linked to the regeneration plans for the area as a whole. It is important to keep everyone informed of the process being undertaken and to ensure they have the facts. I am also happy to help answer any questions, please contact Val Smith tel. 0113 2478125 or email [val.smith@leeds.gov.uk](mailto:val.smith@leeds.gov.uk)

## PFI 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 proceeding with the appointment process for a contractor.

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.

## Bids are in

The process for the regeneration of Beeston Hill & Holbeck is gaining pace as the three bidding consortia have submitted their proposals for the works and services required by the Council. From now until the end of the year Project Managers from technical, legal, financial and communications workstreams led by Leeds City Council will evaluate each submission against bid requirements. Two out of three bidders will be selected to go forward to the next stage called Invitation to Submit Refined Solutions (ISRS) and, from January 09, start to work up the proposals in more detail continuing an on-going dialogue with the council.

## Community Advisory Group

A Community Advisory Group (CAG) has been established for Beeston Hill & Holbeck with the first meeting taking place on 2 October. Tenants and residents living in the areas affected by the PFI plans volunteered to get involved following a call for interest in the community through leaflets, events and the press. This group will work closely with Leeds City Council,



This Project Update relates to the housing Private Finance Initiative (PFI) regeneration project which contributes to the wider regeneration plans for Beeston Hill & Holbeck.

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feeding views from the community into the selection process for a contractor. Up until Christmas the group will become familiar with interpreting plans, the planning process and looking at examples of similar developments so that they can make informed comment on the plans for their areas.

## Independent Tenants' Advisor

TPAS Consulting have been appointed as Independent Tenants' Advisor (ITA) to work directly with the Community Advisory Group to ensure members have access to impartial information, can ask for advice or raise any issues and are fully supported in terms of the skills they will need to participate effectively in the process.

## Environmental Works

The following improvements will be made as part of the PFI in the low rise housing estate areas of the Meynells and Ninevahs in Holbeck.

- Improvements to car parking for residents.
- Improving security by taking some ginnels out of public use and making courtyards more private for families living nearby.
- Planting of new slow growing street trees.
- Resurfacing footpaths and new planting.
- New and improved pedestrian and cycling routes, making easier connections with Holbeck Moor and the City Centre.

Residents will have opportunities to get involved with the design of the courtyards near to their houses or flats. For more information contact Gill Clark tel. 0113 2478417

## Outline Planning

Outline plans for the Beeston Hill and Holbeck development sites were approved by Plans Panel on 23 October. Planning applications can be viewed on-line [www.leeds.gov.uk](http://www.leeds.gov.uk), or at City Development, Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD (Monday – Friday).

## Aire Valley Homes Leeds (AVHL)

The rehousing of tenants currently living in Holbeck Towers is ahead of schedule with the tenants of 127 flats having been successfully rehoused. It has been possible to accommodate those wishing to stay in the area but many others have been satisfied with a change of location.

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Aire Valley Homes are running surgeries twice a week, Mondays 10.30 – 11.30am and Thursdays 2 – 3pm at Holbeck Elderly Aid in Holbeck Towers, when housing staff will be available to answer any questions and talk to individuals about their specific needs.

As the rehousing progresses, flats will become empty. AVHL will secure empty flats and mobile security patrols are in place. Residents can help keep Holbeck Towers safe and secure by reporting damage or suspicious behaviour to Christopher Goshomi tel. 0113 2141923 or Gaynor Chiverton tel. 0113 2141952. AVHL are working closely with police and neighbourhood wardens to combat crime and by working alongside residents they can be more effective.

## Wider Regeneration

### The Beverleys

The Council have either acquired or secured the agreement from owners to sell 95% of the privately owned properties, leaving just four properties still to acquire. Demolition of the first phase has been completed and a further phase is likely to commence early in November.

A consultation event for local residents and stakeholders was held on Saturday 19 July in Brickfield Park to gather the views of local residents on ideas for the redevelopment of new housing on the Beverleys site once cleared. The event was well attended, with around 50 people turning up on the day.

A feedback event will be held at the Rowland Rd WMC on Saturday 25<sup>th</sup> October 11.30am – 1.30pm. As well as providing a general update on progress the event is intended to outline what was said during consultation and how the views of local people have influenced the redevelopment proposals

An application for outline planning approval will be submitted at the end of October.

### Holbeck

To date, the council have acquired or secured the agreement from owners to sell 95% of the privately owned properties with 7 properties still to acquire. Demolition of these properties will commence as complete blocks are fully vacated.

Regeneration Special Projects Team and the Renaissance Unit will be staging a series of design workshops and a consultation event early in the new year to gather the views of local residents on ideas for redevelopment of new housing on the site to be cleared around Brown Lane East.

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Leeds City Council will now begin the process of identifying a preferred partner and securing funding from the Housing Corporation to build new social housing on these sites. It is expected that the preferred partner will be in place by Spring/Summer next year.

## Regeneration Plans

The Regeneration Plans for Holbeck and for Beeston Hill and West Hunslet will be finalised and adopted in November. A summary of the plans will also be available. For further details please contact Ian Mackay, Renaissance Unit tel. 0113 247 8090.

## Planning Update

- The Greenhouse, Beeston Road – LCC is working closely with developers to secure a site near by for a wind turbine to power the entire building, as well as an improvement scheme for Beeston Road. Construction work has re-started.
- The 'Spotted Cow' – a vacant public house in Holbeck Local Centre. LCC is working with the owner of the site on a planning and design brief.

Contact Ian Mackay for further details 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](mailto:val.smith@leeds.gov.uk)