

The Regeneration of Beeston Hill & Holbeck

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March 2009

Welcome

I am very pleased to be able to provide the latest update for the housing regeneration of Beeston Hill & Holbeck as well as progress on some of the wider regeneration projects taking place in the area. We are now at an important stage of the PFI process as more detailed proposals are being worked up by the bidding contractors. This Project Update aims to inform staff, community group leaders and interested parties of key developments and decisions. Please contact me directly if you have any questions tel. 0113 24 78125 or 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 in the process of securing a contractor for the works.

The PFI contract with a private sector partner 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. This contributes to the wider regeneration plans for Beeston Hill & Holbeck.

Where are we up to?

- Three bidding contractors submitted 'Detailed Solutions' to the Council in October 2008.
- The bidder submissions have now been evaluated and scored based on their strengths and weaknesses.
- **We can now announce that Regenter and Sustainable Communities 4 Leeds (SC4L) will go through to the next stage of the selection process.**
- It is expected that Regenter and SC4L will submit final tenders by mid October 2009. These will be evaluated and a preferred bidder approved by mid November 2009.
- The preferred bidder will submit all designs for planning consent prior to the contract being let.
- The aim is to let the contract by April 2010 with the works and service programme to commence from July 2010.

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PFI is secure

Despite the economic downturn, affecting many large scale construction projects, the PFI project is guaranteed to go ahead. The government grant, in the form of PFI credits, has been secured for the building and refurbishment of council homes with some environmental improvements.

The project has not completely avoided the impact of the 'credit crunch'. The Council had included a proposal for the private PFI partner to develop new housing for sale in addition to new build council housing. In response to changes to the housing market, the Council is removing the private housing proposals at this stage for future consideration in better market conditions. This may happen within a similar timescale but not as part of the PFI project.

Revised Proposals

Following the removal of private housing from the PFI project, and a review of options, the following changes are proposed:

- **Meynell Heights** - to retain and refurbish the 99 flats including improvements to the external appearance.
- **Cambrian Street** - no longer included in the project.
- **Waverley Garth & Malvern Rise/Malvern Grove** - rehousing and demolition will take place through the PFI project. However, the development of these sites for new homes will take place outside of the PFI project.
- **Holbeck Towers & Gaitskells** - rehousing and demolition will take place through the PFI project. Development of the site will largely take place within the PFI project, with some parts developed for new homes through other routes.

CAG in Action

The Community Advisory Group (CAG), a focus group working with the Council throughout the process of selecting a contractor, is now well established with participants having attended informative sessions looking at design issues and plans. The group were able to see principles in practice on a study visit to Grove Village and Hulme in Manchester in January. The CAG and wider community will have an opportunity to feedback comments on the proposals from two bidders including the refurbishment works and designs. A series of public consultation events are being planned as part of the next stage in the project.

Aire Valley Homes, Leeds (AVHL)

Aire Valley Homes is continuing with the rehousing of 300 tenants from the five multi-storey blocks at Holbeck Towers. To date 230 tenants have been successfully rehoused which leaves only 70 tenants left to rehouse. It has been important to focus on the well-being of the

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remaining tenants in terms of security and cleanliness of the blocks as numbers reduce. There are regular security patrols and AVHL are working closely with the police and neighbourhood wardens to combat crime.

For rehousing enquiries, please contact Christopher Goshomi tel. 0113 2141923 or Gaynor Chiverton tel. 0113 2141952 or email avhleeds.enquiries@avhleeds.org.uk

Wider regeneration

Regeneration Plans for the Beeston Hill, West Hunslet and Holbeck

Site specific regeneration and the longer term vision for the area is set out in the Holbeck Regeneration Plan, and the Beeston Hill and West Hunslet Regeneration Plan. Proposals include:

- selective redevelopment of back-to-backs and terraces.
- refurbishment of back-to-backs and terraces.
- improvements to Holbeck Moor.
- new and improved pedestrian and cycle links.
- improvements to Shafton Lane allotments.
- new housing and new and improved greenspace at Matthew Murray.
- creation of a 'boulevard' on Brown Lane East
- expansion of Dewsbury Road District Centre.
- social inclusion proposals.

The Beverleys

An Outline Planning Application was submitted in December 2008 for approval to build new affordable homes on the Beverleys site in Beeston.

Last year local people had the chance to comment on the proposals and sketch drawings of how the new homes might look. People favoured a scheme that would provide a mix of affordable family homes and flats, for sale and for rent, with private gardens. Quality design, safety, security, green space and energy efficiency were also raised as important issues. There will be a further opportunity to comment – notices will be posted in the local press and on the site which will explain how you can have your say.

For more information, please contact Ian Mackay tel. 0113 2478090 email ian.mackay@leeds.gov.uk

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Holbeck Back-to-Backs

Work has been ongoing since 2006 to buy a number of privately owned properties within the Holbeck back to back area for demolition. The properties affected by this project are:

1-29 Brown Lane East (odd and evens), 1-26 Runswick Place (odd and evens), 2-28 Recreation Grove (evens only), 1-26 Runswick Terrace (odds and evens), 1-25 Runswick Street (odds only).

The Council has managed to get the voluntary agreement of all but 1 owner to sell but if agreement cannot be reached a Compulsory Purchase Order may be needed. Demolition is expected to start in the spring/early summer.

Over the coming months the Council will be looking to appoint a development partner who will build new affordable homes on this site in Holbeck and on the Beverleys. Housing Associations and other private developers have been invited to express their interest by mid February. The aim is to appoint the successful developer by April this year and construction is expected to start in 2010.

We plan to stage a consultation event in Holbeck similar to that held in July 2008 on the Beverleys so that local people can comment on redevelopment proposals. This is likely to happen in April and will be publicised nearer to the time.

Beeston Hill Improvements

Over 300 properties have been improved in Beeston Hill thanks to a Leeds City Council repair programme in partnership with home owners. To date approximately £9 million has been spent on the works.

The improvement work to properties focused in the area bordered by Tempest Road, Beeston Road, Cross Flatts Park and Dewsbury Road has included new roofs, windows, doors, energy efficiency works, new front yards and boundary walls. There are approximately 650 more due for repair over the 10 year programme, subject to funding being made available.

For More Information

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