

The Regeneration of Beeston Hill & Holbeck

Project Update Project Update Project Update Project Update

September 09

Welcome

This update will give you the latest developments as part of the PFI housing regeneration project as well as progress on some other housing initiatives taking place across the area, all lead by Leeds City Council. The PFI project is entering the final leg in the process for the appointment of a contractor. Please read below for information on what this entails, current activity to support the appointment and what will happen next. If you have any questions or comments, please contact Val Smith tel. 0113 247 8125 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 construction of new council homes, refurbishment of council properties, some environmental improvements and maintenance of the homes over a 20 year period. This contributes to the wider regeneration plans for Beeston Hill & Holbeck.

Bidder Consultation

Since March this year, Leeds City Council has been working with 2 bidders - Regenter and sustainable communities for Leeds (sc4L) who are competing for the contract for the housing regeneration of Beeston Hill & Holbeck. At this stage they are finalising detailed proposals for design, refurbishment and service provision as well as the detailed technical, financial and legal requirements for such a large scale project.

Consultation with the community is an essential part of this process to incorporate the views and opinions of people living in the areas due for redevelopment or refurbishment. Consultation has been ongoing throughout the project. Bidders presented their proposals for feedback in design workshops with the Community Advisory Group and as part of their fact finding, each bidder identified and have talked to community groups or key individuals.

Consultation events were held in the community when both bidders displayed a full set of proposals and were able to talk about them with local people. The events at Holbeck Gala, St Matthews Community Centre and Hillside were very successful attracting over 140 people. A summary of the exhibition was also left in the all venues for a week after the staffed event.



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

The Regeneration of Beeston Hill & Holbeck

Project Update Project Update Project Update Project Update

Completed feedback forms have gone directly to the bidders for them to consider the comments in finalising their plans.

Next steps

Bidders submitted an interim submission on 28 August 2009. The Project Team at Leeds City Council are currently assessing all the elements of the bidder proposals to highlight any gaps or further requirements from the bidders before a Final Tender submission later in the year.

Bidders will have to demonstrate, as part of this submission, how they have responded to all feedback from the community, or if not why not. Feedback sessions will also be held with Members and CAG.

Refurbishment

All Council tenants in PFI project areas in Holbeck have received a publication, 'A Guide for Residents in Holbeck' informing them of what to expect as part of the refurbishment work as well as setting out the roles and responsibilities of Aire Valley Homes, the contractor and the Council.

If you know of someone who has not received this, or would like an extra copy, please contact Val Smith, tel. 0113 2478125 or email val.smith@leeds.gov.uk

Aire Valley Homes Leeds

The first phase of rehousing for the PFI project, including Holbeck Towers, Gaitskell Court & Gaitskell Grange is now complete, well ahead of schedule. Aire Valley Homes is monitoring the blocks for safety and security and, with these measures, residents in the area have reported a noticeable drop in crime rate.

Staff from Aire Valley Homes have been talking to the residents of Ingram Court to explain what will happen during the refurbishment of the sheltered accommodation. All residents will be rehoused while the refurbishment takes place and will be encouraged to come back once completed. Aire Valley Homes will take care of all the packing, removals and any individual needs.

Refurbishment across all sites identified as part of the PFI project will be carried out in the first five years of the contract, starting 2010.



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

The Regeneration of Beeston Hill & Holbeck

Project Update Project Update Project Update Project Update

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

Wider regeneration

The Beverleys

All properties have now been acquired by the Council. Phases of demolition have been ongoing as blocks of properties have become vacant.

Chevin Housing Association will submit an application for full planning approval before the end of the year. The intention is to build affordable housing for rent on this site.

There will be a further opportunity for consultation on the proposals as part of the planning process – notices will be posted in the local press and on the site which will explain how to comment.

It is hoped that a start on site could be made before March 2010 but this will be subject to the availability of funding from the HCA and the successful rehousing of the two remaining residents.

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)

Chevin Housing Association has been selected as the Councils preferred development partner to build affordable housing on this site.

In May this year a consultation event was staged at 49 Top Moor Side which gave local people the opportunity to comment on indicative development proposals.

A further phase (Phase 4) of acquisition and demolition in Holbeck is about to commence. The properties affected by this decision are:

- 27,29,31,33 Crosby Road
- 25,27,29,28,30,32,34 Crosby Terrace



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

The Regeneration of Beeston Hill & Holbeck

Project Update Project Update Project Update Project Update

15,17,19,26,28,30 Crosby Place
16,18,20 Crosby View

Project Officers from the Council's Regeneration Special Projects Team will visit all residents who are directly affected by this decision to discuss rehousing options and the compensation package to which they may be entitled.

The Garnets

The Council has approval to acquire and demolish 112 properties in the Garnets area of Beeston. The properties affected by this decision are:

18-72 Garnet Terrace (evens only)
17-71 and 16 – 70 Garnet Grove (odds and evens)
15-69 Garnet Place (odds only)

Project officers from the Council's Regeneration Special Projects Team are visiting residents to discuss rehousing options and the compensation package to which they may be entitled.

The Council are working closely with Leeds Federated Housing Association and Aire Valley Homes to ensure that a coordinated approach is taken to the regeneration of the Garnets area as a whole.

On 13 August a community event was staged at the Pavilion Children's Centre on Dewsbury Road. A community group is to be established that will work alongside the Council and other agencies to help steer the regeneration of the area.

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



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.