

DOCUMENT 1 of 3



CHAPELTOWN
A World In A Mile

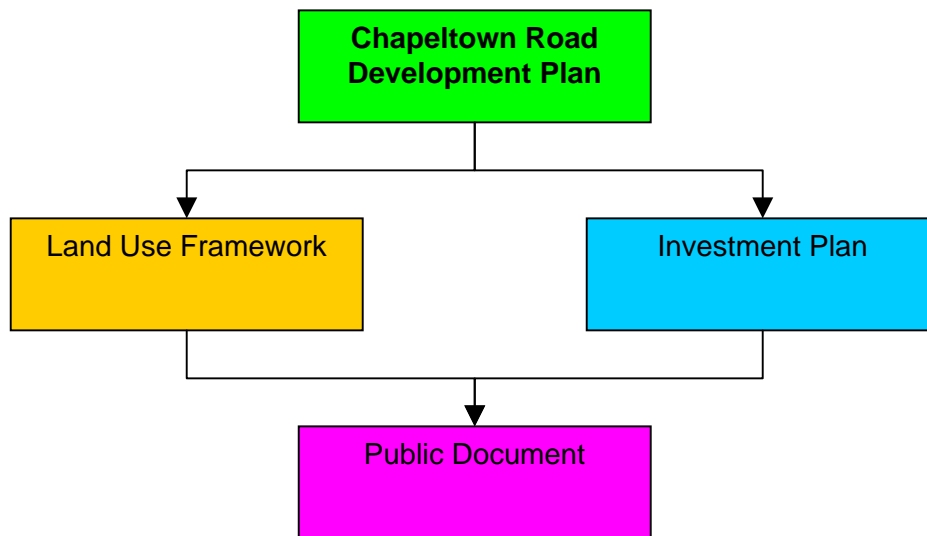
CHAPELTOWN RD DEVELOPMENT PLAN

JUNE 2006



INTRODUCTION

The Chapeltown Road Development Plan is made up of three key documents which set out proposals for the regeneration of the area. The structure of the Development Plan is illustrated below;



The **Development Plan** encompasses the three standalone documents which can be read in isolation, but link together to form a coherent strategy over a 15 year horizon for the physical regeneration of Chapeltown Road.

Chapeltown Road is a service hub for the community and it is an area that does not need to be re-invented. The Development Plan documents set out an approach that will secure the redevelopment of a number of key sites, accompanied by a branding campaign to secure the regeneration of the corridor and a noticeable shift in the position of Chapeltown Road.

The **Land Use Framework** is a physical land use document, led by design in setting out proposals for key sites on Chapeltown Road. It also addresses issues of branding as an integral part of announcing a new and more positive image of Chapeltown to support its physical regeneration. The Land Use Framework focuses on key sites and identifies ways of increasing the vitality and viability of the corridor through a mix of uses and improvement in the quality of the built environment.

The **Investment Plan** provides the context for the LUF and sets out recommendations in terms of delivering the key sites. This ensures that the

physical proposals for redevelopment are mindful of the socio economic and market conditions that prevail in Chapeltown are in line with policy and best practice in the creation of a sustainable community that meets the needs of local people as well as presenting a positive image to a wider audience.

The baseline analysis describes an ethnically diverse community with high unemployment. Taking into consideration sustainable community themes which are grounded in planing and regeneration policy, a detailed SWOT analysis is used as a basis for discussion of the possible approaches to addressing the regeneration of Chapeltown Road. Extension of the Conservation Area to include the whole length of Chapeltown Road is advocated and there is discussion of cultural industries which are an important part of the makeup of Chapeltown Road, but should not be considered in isolation as a vehicle for delivering regeneration in Chapeltown. The report addresses issues of measuring and improving liveability and tackling negative perceptions of the area.

The Investment Plan addresses development issues associated with the delivery of the key sites, including development appraisals and job creation figures. In terms of funding, the sustainable regeneration of Chapeltown Road is dependent on a private sector led approach to delivery.

The **Public Document** explains the proposals and the reasoning behind them. This is produced in a readily accessible form to attract interest and enthusiasm for the area and encourage community buy in as well as private sector support for Chapeltown.

DOCUMENT 2 of 3

CHAPELTOWN RD INVESTMENT PLAN

JUNE 2006



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1. INTRODUCTION

The Chapeltown Road Investment Plan accompanies the Land Use Framework in setting the proposals for key sites against a detailed social, economic and property market context. The Investment Plan also addresses the wider implications of the development of a sustainable community, in line with current policy and best practice examples. The delivery of key sites as set out in the LUF is vital to the regeneration of the area and the Investment Plan takes a realistic approach as to how this can be achieved through exercising compulsory purchase powers and funding and delivery options.

Methodology

The scope of the Investment Plan includes an element of primary and secondary research to set the Chapeltown area in context and develop a robust strategy for the way forward in the short term and a vision for the next 15 years. This includes a review of planning and regeneration policy and baseline information and a detailed economic and property market review to inform the development appraisals for each key site. The key sites are essential to the regeneration of Chapeltown Road and their development potential is addressed in detail alongside a strategy to take these sites forward in delivery terms. The commission has been informed and shaped by extensive stakeholder consultation and a open community event.

2. BASELINE ANALYSIS

Socio-economic conditions

An understanding of the socio-economic conditions that currently exist in the Chapeltown Road area is essential in setting the context of the area. A detailed analysis is set out in **Appendix A**.

Population Characteristics

The total population of the area is 7464 people. The average percentage of the population in the study area in different age groups indicates a younger population than both Leeds and England as a whole. The area is clearly populated by an ethnically diverse community. 44% of the population of the study area fall into the White ethnic group. This is half the proportion in both the Leeds area and across England. 25% of the study area are Black or Black British, compared to 1% and 2% for Leeds and England respectively. The Asian or Asian British population is 24% compared to 5% in both Leeds and England. Out

- **Economic Activity**

42% of the population of Chapeltown Road are in full-time or part-time employment, compared to 52% in both Leeds and England. The percentage of the population unemployed is approximately double that in Leeds and England. There are above average proportions employed in routine occupations, with over three times the Leeds / England average who have never worked, and over double who are unemployed.

- **Health**

The general health of the population in the study area is lower than the UK average.

- **Housing**

The Indices of Deprivation look at Barriers to Housing and Services. The areas do not rank as low as any of the other indicators discussed here, with the lowest ranking not falling into the worst 30% of all Output Areas in England.

- 52% of properties in the area are owner occupied compared to 62% in Leeds and 68% in England.
- 38% of the households live in a terraced house, compared to 28% in Leeds and 26% in England

- **Living Environment**

The rankings for Living Environment are very poor. The table below shows the areas' rankings. 4 out of the 5 Output Areas are in the bottom 2%. Leeds 042B ranks 69th worst out of the 32482 in England. Overall, this is the worst set of rankings of all of the Indices of Deprivation.

Crime

The Indices of Deprivation indicate that the study area ranks particularly poorly for crime. The table below summarises the position. All 5 Output Areas are in the bottom 8% of England's Output Areas.

Output Area Name	Crime Rank
Leeds 042A	2524
Leeds 042B	2006
Leeds 042C	246
Leeds 042D	407
Leeds 042E	691

Tackling crime and anti social behaviour is a major element in the Government's approach to regeneration. "A New Commitment to Neighbourhood Renewal: A National Strategy Action Plan" (NRU 2001) sets out the initial approach and was updated in 2004. Subsequently, a host of policies and related programmes have emerged, including the National Community Safety Plan 2006 – 2009, the Updated Drug Strategy, 2002, the Organised Crime White Paper, 2004 and Together Tackling Ant-Social Behaviour, 2004. Designing out crime is a key element of taking forward development proposals on Chapeltown Road.

A Community Safety Officer is based at HOST and works closely with the Police in tackling crime in the area. Detailed discussions with the Police working in Chapeltown has presented a telling picture of the area in terms of the issues that

are faced by West Yorkshire Police on a daily basis. Chapeltown Police Division is due to merge with Killingbeck in July 2006.

The Police are keen to point out that Chapeltown suffers unfairly from negative perceptions of crime, which are not justified. According to the Police, Chapeltown is one of the safest areas in Leeds with low car crime and burglary and very little business crime. The negative perceptions of the area date back to the 1950's with the Yorkshire Post writing about the drugs problem and brothels. In 1981 Chapeltown saw riots and shops were looted. During this period, the Hayfield pub was regarded as a "no go area" and one which was not policed. It was, according to the Police, commonly regarded as one of the most dangerous pubs in the country.

The 1990's saw further riots in Chapeltown and the stabbing of a Police Officer. This galvanised West Yorkshire Police and increased their efforts in the area. This period also saw the rise of the drugs market in Leeds, in particular heroin. The Colony Club closed down and there was a murder at the carnival. The Home Office ploughed funding into the area in the 1990's to address the deeper issues facing Chapeltown.

The Police note that many focal points for the community have now gone and ethnic divide is apparent. There is acute concern from within West Yorkshire Police that ethnic groups will become more insular and this will breed resentment, leading to racially motivated crime. Homes of multiple occupation are notorious for leading to crime and anti-social behaviour. Moving families back into the Granges has helped this become a more stable area.

In 1999/2000 the Police focused again on tackling drugs in particular in an operation to identify street dealers. CCTV along Chapeltown Road has successfully reduced crime on this stretch, but this has dispersed the problems into surrounding streets. The Police report that children as young as 6 are being groomed to enter the drugs trade which is highly organised in Chapeltown. A system of voluntary "Street Pastors" has been set up within the community to engage with drug dealers and encourage them out of this trade.

The overwhelming view of the Police is that community cohesion in Chapeltown is inextricably linked to the economy and that if the economy fails, then community cohesion will fall apart. To this end, the commercial viability of Chapeltown is paramount in securing its long term stability.

Conclusions

The area is clearly deprived compared to the rest of England. Rankings on the Indices of Deprivation are always in the bottom half in England, and are particularly poor for unemployment, health, crime, and living environment, and for education for some of the Output Areas. Within the study area, Output Area Leeds 042A (north end of Chapeltown Road) continually ranks the highest out of the Output Areas on the Indices of Deprivation. Output Areas Leeds 042D and 042E continually

rank lowest of the Output Areas on the Indices of Deprivation (south end of Chapeltown Road).

Colin Buchanan and Partners Chapeltown Road and Roundhay Road Study, 1999

A report carried produced by Colin Buchanan and Partners in 1999 examined the issues facing Chapeltown Road and Roundhay Road with the aim of producing a realistic development strategy for the two road corridors. The report prepared a strategy and deliverable action plan.

Chapeltown Road was characterised as an area in decline in terms of the economy and environmental degradation. Actions were proposed in three categories to address this decline - the physical environment, entrepreneurial capacity and community context. The key Chapeltown Road strategy interventions were identified as follows;

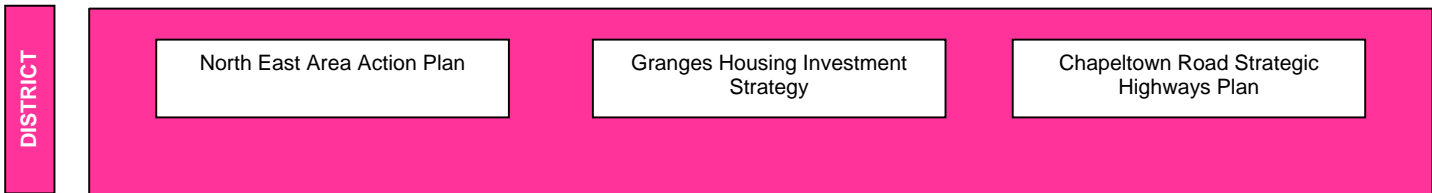
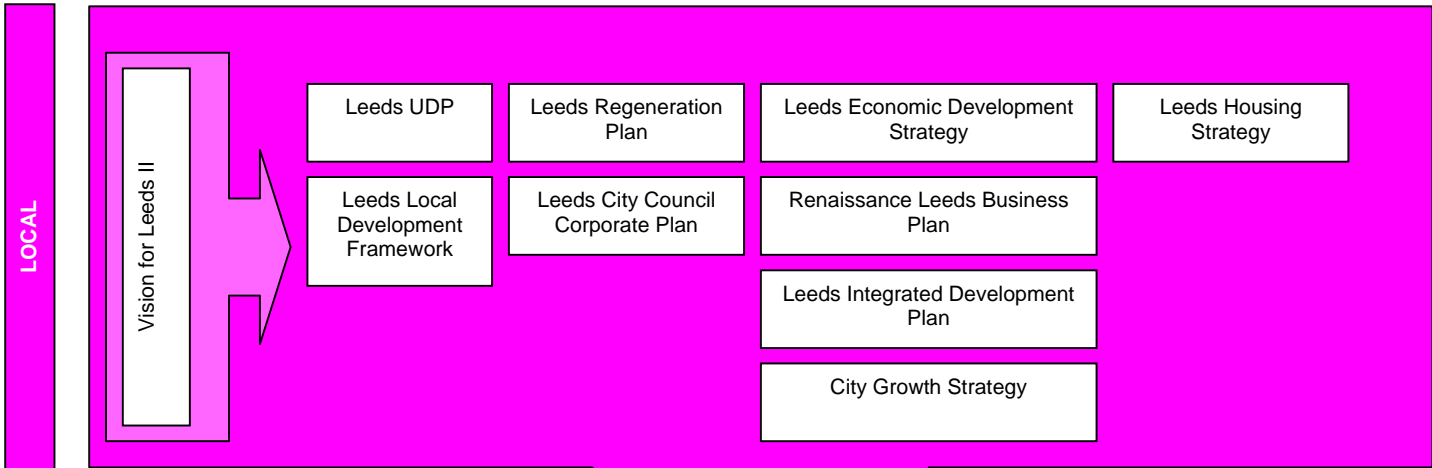
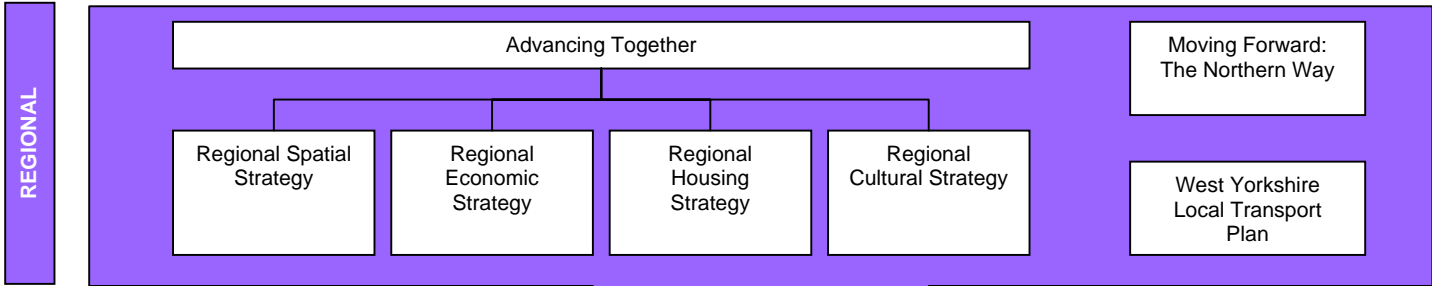
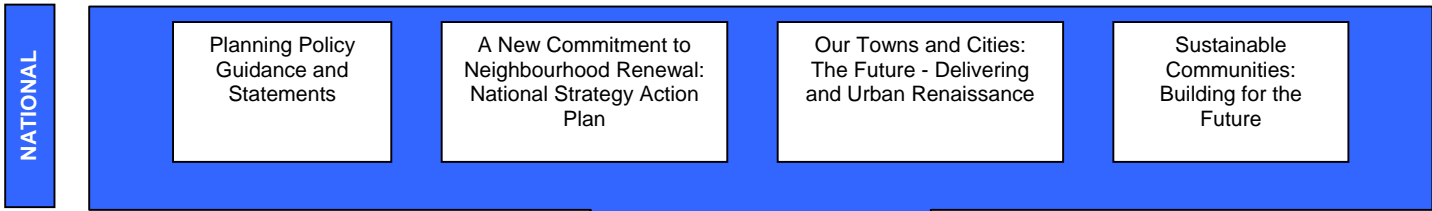
- A new Cultural Quarter cluster based on the Media Centre, West Indian Centre, Northern School of Contemporary Dance and Mandela Centre
- A redeveloped retail activity cluster centred around Reginald Parade and the Hayfield Pub
- Action to find development solutions for derelict and long vacant properties and sites
- Gateway treatments which promote the unique identity of the area
- A substantially upgraded physical and built environment to counter negative images and perceptions

The report addressed the need to market and promote the area in order to address its negative image and perception. In particular, crime and safety were highlighted as a key issue restricting the evening economy and discouraging shoppers and their length of stay. The poor quality of the public realm was also identified as a deterrent to potential shoppers.

The Report concluded that the local and business community in Chapeltown “show a high degree of enthusiasm and drive to see positive change...” and that partnership working is vital to achieve lasting regeneration. The report recommended the creation of landmark entry features and clearing up of derelict sites along with the creation of a specific local identity within the public realm.

3. PLANNING AND REGENERATION CONTEXT

The Chapeltown Road Land Use Framework and Investment Plan has been developed in the context of a range of policies, strategies and programmes at the national, regional, sub-regional and local level. It is important to understand the context in which the Land Use Framework will be progressed as the eventual interventions and projects proposed for Chapeltown Road must have specific conformity with the overarching strategic policy framework. The following diagram provides a summary of the policy context.



CHAPELTOWN ROAD LAND USE FRAMEWORK AND INVESTMENT PLAN

National

National policies and guidance set the framework for development and the following documents are of important consideration in terms of the development of the Land Use Framework and Investment Strategy.

Our Towns and Cities: The Future – Delivering an Urban Renaissance

The Urban White Paper (2000) sets out the Government's vision for towns, cities and suburbs that offer a high quality of life and opportunity for all through:

- Recycling land and buildings
- Improving the urban environment
- Achieving leadership in excellence, participation and management
- Delivering regeneration

The vision is of towns, cities and suburbs which offer a high quality of life and opportunity for all, not just the few, through:

- People shaping the future of their community, supported by strong and truly representative local leaders;
- People living in attractive, well kept towns and cities which use space and buildings well;
- Good design and planning which makes it practical to live in a more environmentally sustainable way, with less noise, pollution and traffic congestion;
- Towns and cities able to create and share prosperity, investing to help all their citizens reach their full potential;
- Good quality services – health, education, housing, transport, finance, shopping, leisure and protection from crime – that meet the needs of people and businesses wherever they are.

A New Commitment to Neighbourhood Renewal: National Strategy Action Plan

The National Strategy (2001) sets out the Government's vision for narrowing the gap between deprived neighbourhoods and the rest of the country so that, within 10 years, no-one should be seriously disadvantaged by where they live. The vision is reflected in two long-term goals:

- To lower worklessness, less crime, better health, better skills and better housing and physical environment in all the poorest neighbourhoods;
- To narrow the gap on these measures between the most deprived neighbourhoods and the rest of the country.

The Strategy sets out three main elements for achieving these goals:

- New policies, funding and targets to tackle problems such as unemployment, crime and poor services;
- Effective drivers of change at community level;
- National leadership and support.

Sustainable Communities: Building for the Future

The Communities Plan (2003) sets out the Government's long term programme of action for delivering sustainable communities in both urban and rural areas. It aims to provide decent homes and a good quality of local environment in all regions to raise the quality of life in our communities. The key requirements of sustainable communities are identified as including: a flourishing local economy; strong leadership; engagement and participation; a safe and healthy environment; size and layout to support basic amenities; good public transport, infrastructure and linkages; buildings that can meet different needs over time; a well-integrated mix (tenure, types and sizes) of decent homes; good quality public services; culture and cohesion; and a 'sense of place'.

Planning Policy Guidance and Statements

Planning Policy Statement 1: Delivering Sustainable Development (PPS1, 2005) sets out the Government's general policies and principles relating to their drive for sustainable development. It highlights the need for local authorities to integrate and promote the key themes of sustainable development, economic development, social inclusion, environmental protection and the prudent use of resources. PPS1 promotes the plan-led system, places an emphasis on community involvement and promotes planning that is transparent, accessible and accountable.

Planning Policy Guidance 3: Housing (PPG3, 2000) sets out guidance relating to the sustainable development of housing, including statements relating density, design, affordable housing, and mixed communities. It places an emphasis on the development of new housing on previously developed, or brownfield, land to achieve government sustainability objectives and reduce the need to develop greenfield sites. The guidance introduces the sequential approach to site selection for housing, which places greater emphasis on centrally located sites where there is the opportunity to reduce the reliance on the private car. PPG3 is currently under review, and a draft PPS3 is available.

Planning Policy Guidance 13: Transport (PPG13, 2001) sets out the government's national policy on transport, namely to reduce the number and length of journeys made by car and to increase the use of modes of travel other than the car, such as walking, cycling and public transport. One key consideration in achieving these aims is the location of development sites with respect to transport facilities. PPG13 states that walking is the most important mode of travel at a local level and offers the greatest potential to replace short car trips. Having regard to this, it is important to ensure that the Chapeltown Road area provides a safe and pleasant walking environment and, if necessary, improvements to the pedestrian facilities should be investigated. It is also important to consider the type of development that should be encouraged along Chapeltown Road, with the emphasis on local facilities and local employment opportunities for local people.

Planning Policy Guidance 15: Planning and the Historic Environment (PPG15, 1994) sets out policy guidance for the protection of Conservation Areas and protecting historic buildings and environment, which will be of relevance to the existing Conservation Area on Chapeltown Road, any proposed extensions to this area, and the treatment of the historic buildings and the environment.

Regional

Advancing Together

Advancing Together (2004) establishes the following shared vision for Yorkshire and the Humber, which provides a strategic framework for integrating key regional strategies:

'A world class and international region where the economic, environmental and social well-being of all of our region and its people advances rapidly and sustainably'.

The over-arching regional strategy sets out the following six objectives to deliver the Vision:

- An advanced economy
- Excellent infrastructure
- High quality environments
- Educated and skilled people
- First class quality of life
- Good governance and civic participation

Regional Spatial Strategy

The Regional Spatial Strategy (RSS) (2004) is based on a selective review of Regional Planning Guidance for Yorkshire and the Humber (RPG12). The RSS sets out the broad spatial strategy for the region up to 2016. The RSS sets out four strategic themes, on which its strategic and topic policies are based. These are as follows:

- Economic regeneration and growth
- Promoting social inclusion
- Urban and rural renaissance
- Conserving and enhancing natural resources

The RSS forms part of the statutory development plan for the purposes of determining planning applications under the Planning and Compulsory Purchase Act 2004, and it is therefore important to pay due attention to its policies when developing a land use framework for Chapeltown Road.

The RSS is currently under review (by the Yorkshire and Humber Assembly), with a round of consultation on the draft plan currently running until April 2006. The examination in public is set to take place between September and October 2006. Proposed changes will be published in Spring 2007, with the final plan to be published in Autumn 2007.

Regional Economic Strategy

The Regional Economic Strategy 2003-2012 (RES) (2003) provides a framework around which businesses, public agencies, voluntary groups and communities can focus their investment and effort. The RES emphasis on jobs, skills, wealth creation and business success is embedded in the wider aims of sustainable development.

Regional Housing Strategy

The Regional Housing Strategy was published in 2005 by the Regional Housing Board for Yorkshire and the Humber. It has three key aims:

- Creating better places: balancing housing markets and creating sustainable places – rural and urban, coalfield and coastal, city and village;
- Delivering better homes, choice and opportunity: enabling people to meet their aspirations in the rented or owner occupied sectors and ensuring provision of decent, healthy and energy efficient homes;
- Ensuring fair access to quality housing: removing / tackling difficulties and disadvantages in accessing housing markets or housing provisions.

At the sub-regional level, there is also a **West Yorkshire Housing Strategy**. This has three priorities that closely mirror those of the Regional Housing Strategy:

- Sustainable and cohesive communities: in order to manage and support diverse communities that live in West Yorkshire and address the impact of polarised housing market conditions;
- Decent neighbourhoods: to ensure that links are made between physical regeneration and renewal;
- Fair access: to achieve and maintain cohesive communities and ensure fair access to housing and services for all the diverse communities across West Yorkshire, including older people and vulnerable households.

Moving Forward: The Northern Way

Emerging from the Sustainable Communities initiative, The Northern Way (2004) is an initiative through which the regions of Yorkshire and the Humber, the North East and the North West are working together with the Government to bridge the gap between the North and the rest of the UK. 'Moving Forward: The Northern Way, First Growth Strategy Report' sets out the growth strategy for the North.

West Yorkshire Local Transport Plan 1

Regional policy guidance in LTP1 (2001-2006) aims to facilitate an integrated transport system that *"provides access to a wide range of goods and services without the need for private motorised transport, thus ensuring that car use is seen as a choice rather than a necessity"*. It goes on to state that the land use planning system will be used to *"help reduce the need to travel and make the use of alternatives to the car more convenient"*. Chapeltown Road is well served by public transport, and surrounded by residential areas. As such, it offers an excellent opportunity for new development and redevelopment.

Local

Leeds UDP

The Leeds Unitary Development Plan (UDP) was adopted in 2001. It is the statutory development plan for Leeds. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The UDP has four strategic goals. These are:

- To use the mechanism of land-use planning to help co-ordinate all the aims and aspirations of the Council's strategic initiatives, with the intent of improving the quality of life for all residents in Leeds

- To maintain and enhance the character of the District of Leeds
- To ensure that the legitimate land needs of the community are met
- To ensure that development is consistent with the principles of sustainable development

The southern half of Chapeltown Road is allocated as a **Shopping Centre with Frontage Policies**, following policy S4 (and related policies contained in Appendix 12) incorporating stretches of both primary and secondary frontages. These policies aim to maintain and enhance the vitality and viability of shopping services generally, and to apply specific policies relating to frontages and changes of use.

Further north, a section of Chapeltown Road falls within a **Conservation Area**, extending from the point that Harehills Avenue meets Chapeltown Road northwards to just beyond the intersection with St Martin's Road. This was designated in 2003. The Conservation Area Appraisal identifies the area as special for the following reasons:

- It is an early example of 19th Century suburban housing for the middle classes, made possible by improved transport links with Leeds;
- It is a cross section of middle class housing from the mid-19th Century to the early 20th Century surviving in a relatively unaltered and uninterrupted state;
- There are many good individual examples of housing and places of worship in the area, some of which are listed buildings;
- There are historical associations with important local figures such as the Lupton family and several noticeable Leeds architectural practices such as Chorley and Connon;
- The area has been settled by successive émigré communities who have adapted existing buildings to new purposes.

The area is covered by policies N18 – N22. These policies presume against demolition and promote development that enhances and preserves the character of the area. Within the Conservation Area, there is a proposed open space found to the rear of a primarily residential terrace. There are also other sites extending southwards from the designated Conservation Area that are of architectural merit.

At the most northern end of the road, slightly overlapping with the Conservation Area, is an area allocated as part of a Priority Area for Improving Green Space Provision, following policy N3. Areas allocated as Open Space, following policy N1, extend westwards from the southern end of the road, and from the northern end of the shopping centre area. Nearby Potternewton Park is also allocated as Green Space.

Areas of Protected Playing Pitches, following policy N6, are found to the east of Chapeltown Road at its Sheepscar end. Further north, between Chapeltown Road and Potternewton Park, there is another area allocated as a Protected Playing Pitch. Chapeltown falls into a Community Priority Area for Urban Regeneration, following policy R1. The boundary of this area runs along the northern section of Chapeltown Road. This policy aims to target resources to alleviate the economic, social, housing and environmental problems in the area.

Beyond Chapeltown Road, to the north of the B6159, there is an area allocated for New Proposals for the Local Economy, following policy E4 (15 – Chapel Allerton Hospital 4.3ha)), which is also adjacent to an area proposed for New Housing, following policy H4(18 – Chapel Allerton Hospital). These areas also fall into an Urban Green Corridor, following policy N8. The A61 and the A58 are allocated as Strategic Highway Network (SHN) following policy T18. Nearby allocated shopping centres include Chapel Allerton and Harehills.

The policy allocations relating to the **key sites** for action identified on Chapeltown Road are summarised in the table below:

Site	Allocation
Mobil	Within Community Priority Area; Within Shopping Centre Area
Nitetrax	Within Community Priority Area
180 Chapeltown Road	Within Conservation Area
Library & Frederick Hurdle Day Centre	Within Community Priority Area; Within Shopping Centre Area
Gateway (Sheepscar)	Within Community Priority Area
Hayfield shops	Within Community Priority Area; Primary Shopping Frontage in the Shopping Centre Area
Jyoti Video	Within Community Priority Area; Secondary Shopping Frontage in the Shopping Centre Area
Rhythms	Within Community Priority Area; Secondary Shopping Frontage in the Shopping Centre Area

The UDP also reinforces the concept of ensuring that new developments are accessible by modes of transport other than the private car, and these requirements are highlighted in policy T5, which states that “satisfactory, safe and secure access, and provision for pedestrians and cyclists will be required within highway schemes and new development”. Having regard to this, it is necessary to ensure that adequate facilities are provided for any new development, and that the new

development does not prejudice the planned improvement scheme for Chapeltown Road.

Leeds UDP Review

The UDP is currently undergoing a selective review in order to fully reflect Government guidance, particularly Planning Policy Guidance Note 3: Housing. The main objectives of this review are as follows:

- To support measures seeking to secure the renaissance of urban areas
- To integrate the UDP with the Community Strategy (Vision for Leeds)
- To revise the development strategy for the location of housing and to provide for the sequential approach for the release of housing sites
- To roll forward the UDP's land provision to 2016

The Inspector's Report relating to this review was received in November 2005. Proposed Modifications will be published in March / April 2006 for 6 weeks.

Leeds Local Development Framework

The Local Development Framework (LDF) is a new-style development plan, introduced by the Planning and Compulsory Purchase Act (2004). This will replace the existing UDP and its selective review once this is complete. The LDF contains a selection of Local Development Documents that can be reviewed and replaced on an individual basis. Documents within the LDF that have Development Plan status, and therefore carry most weight, are the Development Plan Documents (DPDs). These comprise of a Core Strategy, Site Specific Allocations, and a Proposals Map. Area Action Plans (AAPs) are also classed as DPDs and should be prepared where it is identified as necessary by the local authority. The local authority must also include Generic Development Control policies in the LDF, either as a separate document or within the other DPDs.

At the time of writing, the UDP Review is in its final stages of preparation and is likely to be adopted in July 2006. The preparation of the LDF will follow this adoption, with the Preferred Options consultation stage on the Core Strategy due to take place between May and November 2007. The Development Control policies and Site Specific Allocations will be saved from the altered UDP. A revised LDS is due to be published shortly, after it has been approved by Government Office.

Planning Policy Statement 12 (PPS12) makes clear that the preparation of the LDF should be informed by the Community Strategy and should be done in close collaboration with the Local Strategic Partnership (LSP).

Vision for Leeds II

The Vision for Leeds is prepared by the Local Strategic Partnership (Leeds Initiative), which is led by Leeds City Council. The current Vision for Leeds 2004 – 2020 is the second Community Strategy to be prepared. It states that the Vision for Leeds is:

'An internationally competitive European City at the heart of a prosperous region where everyone can enjoy a high quality of life'

- The Vision is based on the principles of sustainable development and sets out what sort of city Leeds should be in the future, what the main priorities are for action and how communities, groups and agencies work together to deliver the vision.

The Leeds Initiative Board has two executives – The Narrowing the Gap Executive and the Going up a League Executive. The Narrowing the Gap Executive works with five District Partnerships, each with their own district partnership and local joined up working leading to the production of Action Plans to implement the Vision for Leeds on the ground. Chapeltown Road is covered by the North-East District Partnership. The two executives also work with seven strategy groups (bringing stakeholders together into an appropriate partnership). Each of these groups is responsible for delivering one or more of the aims and themes of the Vision. There are also fourteen Partnership Groups working with the executive boards, each of which brings together key groups around a specific theme. Each works in some way to promote the ongoing social and economic development of the city. There are also a number of other groups that make a contribution to the Vision for Leeds, such as the BME Strategy Group – soon to become part of a new Harmonious Communities Strategy Group, an eighth strategy group under the Narrowing the Gap Executive.

Leeds Regeneration Plan

The Leeds Regeneration Plan 2005 – 2008 focuses on 'narrowing the gap between the most disadvantaged people and communities and the rest of the city'. This is an overarching Action Plan produced by the Narrowing the Gap Executive at Leeds Initiative and the five district partnerships, and it replaces the Leeds Neighbourhood Renewal Strategy (2001). The plan is comprised of a limited number of priorities and actions for the next three years. These are to ensure the following happen:

- Invest in major regeneration schemes to benefit local communities;
- Deliver the most important priorities for the city;
- Work with partners to take action throughout the city and in the districts;
- Meet the needs of particular communities;
- Improve public services.

The Leeds Economic Development Strategy

The Leeds Economic Development Strategy was published in June 2000. Its themes are sustainable economic development, encouraging the generation of wealth, investment and jobs in ways that will enhance the quality of life for this and future generations.

Leeds Economic Development Strategy 2002 Review

The 2002 Economic Development Strategy Review lists the projects and initiatives currently ongoing in Leeds. Those of possible relevance in Chapeltown include:

- Ambition Construction, to assist excluded local people to find employment and address skills shortages;
- Business support and advice services, including Leeds Business Services (LBS), Leeds Chamber of Commerce, Asian Business Development Network (ABDN), and West Yorkshire Graduate Start-Up Programme;
- City Centre cultural developments including new City Museum, new theatre and arts centre at Millennium Square, Northern Ballet Theatre and Phoenix Dance headquarters, West Yorkshire Playhouse, and Leeds Grand Theatre improvements;
- Comprehensive Regeneration Areas, including the Neighbourhood Renewal Areas, with Chapeltown listed as being within the remaining part of the Objective 2 funding area;
- Credit Union, to improve people's financial positions and to retain money in disadvantaged areas;
- EQUAL and the Leeds e-Employability Development Partnership, assisting disadvantaged groups to enter the labour market;
- Knowledge and innovation including Futures Group and Knowledge Network, the New Technology Institute, and e-HQ Leeds;

- Sector initiatives including Leeds Financial Services Initiative, Leeds manufacturing Initiative, Leeds Media and HOST.

Renaissance Leeds Business Plan

The Renaissance Leeds Business Plan (2005) has been put together by the Renaissance Leeds Partnership, one of the 14 Leeds Initiative partnership groups. This Plan looks to the delivery of physical projects to meet the aims of the Vision for Leeds. Major projects include the Leeds Waterfront and Holbeck Urban Village. The plan also makes reference to the Neighbourhood Renewal Areas identified in the Leeds Neighbourhood Renewal Strategy (2001, now being replaced by the five District Plans). These deprived NRAs are seen as priority areas in this plan, and areas where comprehensive regeneration programmes will be delivered. Chapeltown Road is not recognised as such an area.

Leeds City Council Corporate Plan

This Plan covers the period 2005 – 2008. It outlines the City Council's priorities and identifies the role that the Council will play in delivering the aspirations for the city as set out in the Vision for Leeds. It notes that the Council's overarching mission is to 'bring the benefits of a prosperous, vibrant and attractive city to all the people of Leeds'.

City Growth Strategy

The City Growth Strategy for Leeds is led by the private sector. It is currently in production and its aim will be to improve business performance through establishing additional and better links between business in and across business clusters. A further aim will be to develop and enhance these links within the Leeds City Growth Area (made up of the 11 Inner City wards) and other the Northern City Growth Areas of Manchester and Liverpool.

Leeds Integrated Development Plan 2001-2008

The Leeds Integrated Development Plan was prepared to put forward the 2001-2008 Objective 2 Programme. The plan is to be financed by a combination of investments from Objective 2 Priority 4 of the European Commission, National and Local Public Sectors and by funding from the Private Sector.

Revised Leeds Integrated Development Plan 2004-2008

The Revised Leeds Integrated Development plan updates the plan above. It totally removes any emphasis on the projects suggested on Chapeltown Road and focuses funding / projects in the area of Holbeck. It states that the Mobil site project on Chapeltown Road was one of three that failed to progress at all. This was due to indecision on the part of the landowners.

Leeds Housing Strategy

The Leeds Housing Strategy was published in 2005. Its vision is 'to create and maintain sustainable and cohesive communities'. The core aims are:

- To ensure that all neighbourhoods across the area are 'decent places' where people want to live
- To achieve decent homes for all Leeds residents
- To tackle difficulties or disadvantages in accessing housing or housing services

Cultural Strategy

The Cultural Strategy for Leeds 2002-2007 has been produced by the Culture Leeds Strategy Group of Leeds Initiative. The Strategy outlines 7 key themes to help marshal their actions:

- Delivering through partnerships: the Leeds Cultural Partnership is a strategic initiative representing culture in its broadest sense;
- Celebrating Leeds: making Leeds a vibrant place in which to live, work, learn and play by providing excellent cultural opportunities, experiences and facilities for everyone;
- Support for creative industries: developing a creative industries policy (specifically including reference to the 'Chapeltown cultural quarter');
- Promoting access: opening doors to cultural opportunities for the many, not the few;
- Regenerating neighbourhoods and supporting communities: access to good quality and affordable cultural amenities (including examples of successful partnerships between regeneration, community and cultural agencies associated with the 'Spice of Leeds' Festival in Chapeltown and the HOST Media Centre);
- Lifelong learning: supporting individuals and communities to acquire the skills and knowledge to realise their full potential

- Cultural infrastructure: adding to the cultural resources that a major city needs to have, whilst maintaining and restoring existing facilities.

'Growing People, Growing Creativity: An Arts and Heritage Strategy for Leeds' was produced to sit alongside the Cultural Strategy for Leeds identifying issues and actions specific to the Arts and Heritage sector. Specific to Chapeltown, the strategy identifies that there is a need to support the development of new creative clusters in Chapeltown by creating affordable workspaces for artists; which will contribute to the regeneration of deprived areas.

Other Strategies

Other important strategies being produced as part of the work by Leeds Initiative include:

- Leeds Community Safety Strategy 2005-2008
- Leeds Health and Wellbeing Plan 2005-2008
- Active Leeds Sporting City: A Sport & Active Recreation Strategy for Leeds 2002-2006
- Leeds Children and Young People's Plan 2006-2009 (currently in Draft)
- Leeds Skills Strategy and Leeds 14-19 Strategy
- Leeds State of the Environment Report

District

North East Leeds District Partnership Action Plan

The North East Leeds District Partnership Action Plan 2005-2008 has been prepared by the **North East Leeds District Partnership**. The Plan states that their overall aim is to 'narrow the gap' by improving the quality of life for people in the in the most deprived neighbourhoods so that it is the same as the rest of the District and City. The Plan identifies opportunities across North East Leeds, and of significance for Chapeltown Road are the physical capital investments. These include housing investment through the Leeds North East Homes, this Land Use Framework and Investment Plan complementing the Heritage Regeneration Scheme for the Chapeltown Conservation Area, and the LIFT scheme planned for the former Hayfield pub site. Priorities for the District are identified centred around the eight key themes of the Vision for Leeds.

The Action Plan sets out 'partnership actions', that is, those which are additional to the work of individual agencies / service providers and which need partners to work together to improve the quality of life for residents in the District. This is seen as the key to tackling the complex problems faced by deprived areas. The actions in

the plan are broken down into sections along the eight themes of the Vision for Leeds II.

Granges Housing Investment Strategy

This Investment Strategy was born out of the 2003 report "A Future for The Granges". This report highlighted that housing and gardens are not well maintained; the housing mix does not currently cater for families; and the area has a high proportion of affordable housing for low cost rental, creating issues regarding housing mix. In relation to the last point, two thirds of the properties in the Granges area are provided by housing associations and Leeds City Council. These factors are said to contribute to instability in the community and a churning of residents.

The 2005 update on the progress of the strategy states that the overall aim of the Investment Strategy is to secure and enhance the long-term sustainability of the area as a vibrant community where people choose to live. The Strategy aims to address these issues through:

- Improving the quality of the housing stock overall
- Reducing the over-supply of small flats in the area
- Increasing the proportion of larger family housing in the area
- Increasing the level of owner occupation in the area
- Attracting private investment to the area
- Securing social investment benefiting local people as part of the capital investment going into the housing stock

The 2005 update states that residents representatives are known to support the strategy, but have concerns as to it's long term success if controls over future development by private landlords are not in place.

4. COMMUNITY FACILITIES

Potential Rationalisation of Community Facilities in Chapeltown

LCC are currently undertaking a detailed audit of community facilities in Chapeltown to determine existing usage and demand. This issue of community centres is under review at present due to a number of inter-relating factors. There is an active community group “Chapeltown Road Community Centre Action Group” who are campaigning for public funds to be dedicated to the provision of a new community centre in the Chapeltown Road Area. LCC’s Asset Management Department area concerned at the state of repair of some of the Council owned buildings and funding for their long term upkeep. It is important to consider what role should the community play in the provision and management of community space/s in the future.

Summary of Key Influencing Factors

The current provision of community centres in Chapeltown is biased towards individual buildings dedicated to individual faith/cultural groups, rather than neutral to spaces where different parts of the community can come together. Within the context of rationalisation of the current provision, there is an opportunity to move towards the provision of facilities which are equally available and welcoming to all sections of the community.

The planned LIFT building due to be constructed on the former Hayfield site, has an ability to provide additional community space, over and above that currently provided within the neighbourhood. Use of this space, could perhaps address some of the demands for high quality, neutral community space.

The degree to which separate management groups currently running community buildings are willing to come together to work on a rationalisation programme is unknown and it cannot be automatically assumed that groups would willingly participate in such an exercise without sensitive dialogue and encouragement. Forcing disparate community groups together clearly will not work and any process of change will need time to be orchestrated if good levels of support are to be secured.

Experience in other similar situations indicates that there may be a generational dimension to this challenge. The consultant team recently completed work in Manningham, Bradford where disparate community groups provided and managed largely exclusive community facilities. As we talked in detail with people, it generally became apparent that the younger generation were far more willing to contemplate merger and sharing of facilities than were the elders. Younger people recognised the social benefits of an inclusive approach.

Funding to Support Community Facilities

There may be some degree of funding support which could be diverted from the programme of physical projects emanating from the LUF into community facilities. This could potentially take two forms:

- Assuming that say 3 key Council owned sites are identified within the masterplan, which are capable of packaging into a single partnership development proposition, these combined cashflows might potentially produce a surplus which could be dedicated towards the capital cost of a community centre project
- Component parts of the partnership development programme could be income producing assets which might be dedicated towards a sustainable revenue funding stream to help meet on-going costs emanating from community projects.

Building Community Consensus

It may be that the above-mentioned debate relating to the future for community facilities in the area is a useful platform from which to build a new form of community engagement, leading perhaps to the establishment of a broadly based community group. Thus, it may be that for CTR and the community facilities debate, it would be appropriate to consider the following actions as a possible way forward:

1. A community facilities event which would be open invitation to all who use, own and operate community buildings in the area to:
 - Capture a full audit of present provision (LCC are undertaking this at present)
 - Provide factual information on building maintenance and asset management issues/constraints
 - Start to explore joint working, mergers, sharing
 - Extent of any funding identified by the CTR masterplan (if any) and how this might be best used
 - Whether a community wide group could be established to act as representatives to take the programme of rationalisation forward
2. This event and the follow-up actions, should be professionally facilitated by experienced neighbourhood officers, perhaps with the help of specialist consultants.

Once the direction of the rationalisation programme is agreed, that a “trust” or company limited by guarantee may be established to which everyone is entitled to

be a member through annual payment of one pound. A board of trustees – nominated annually by the members – should be established who are dedicated to delivering the rationalisation programme. This structure could be linked into IMPaCT. The Trust Board could be a subsidiary group of IMPaCT, dedicated to looking after this issue of community facilities. In effect a theme based grouping.

The experience in Manningham was that people have much more in common than they might realise. This kind of very specific topic based experience could be a very useful tool in terms of encouraging local cohesion, as well as delivering sensible, practical solutions.

5. SUSTAINABLE COMMUNITY THEMES

Chapeltown Road: The 'Hub' for a Sustainable Community

Underlying any approach to regeneration running throughout the national, regional and local policy context is the idea of creating a sustainable community. Chapeltown Road is the local service centre for the Chapeltown community and offers a localised opportunity to address certain aspects of facilitating a sustainable community.

The Sustainable Communities Plan (2003) identifies the following key requirements of sustainable communities:

- A flourishing local economy to provide jobs and wealth;
- A strong leadership to respond positively to change;
- Effective engagement and participation by local people, groups and businesses, especially in the planning, design and long-term stewardship of their community, and an active voluntary community sector;
- A safe and healthy local environment with well designed public and green space;
- Sufficient size, scale and density, and the right layout to support basic amenities in the neighbourhood and minimise use of resources (including land);
- Good public transport and other transport infrastructure both within the community and linking it to urban, rural and regional centres;
- Buildings – both individually and collectively – that can meet different needs over time, and that minimise the use of resources;
- A well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes;
- Good quality local public services, including education and training opportunities, health care and community facilities, especially for leisure;
- A diverse, vibrant and creative local culture, encouraging pride in the community and cohesion within it;
- A 'sense of place'.

In summary, the Government defines sustainable communities as places where people 'want to live and work, now and in the future'. They should be: active, inclusive and safe; well run; environmentally sensitive; well designed and built; well

connected; thriving; well served and fair for everyone. (State of the English Cities, 2006).

The State of the English Cities Report (2006) states that these aims translate into 5 strategic priorities for the ODPM. These are as follows:

Deprivation and social exclusion

- Tackling disadvantage by reviving the most deprived neighbourhoods, reducing social exclusion and supporting society's most vulnerable groups.

Economy

- Promoting the development of the English regions by improving their economic performance so that all are able to reach their full potential, and developing an effective framework for regional governance taking account of the public's view of what's best for their area.

Service provision and decision making

- Delivering better services, by devolving decision making to the most effective level – regional, local or neighbourhood. Promoting high quality, customer-focused local services and ensuring that adequate, stable resources are available to local government. Clarifying the roles and functions of local government, its relationship with central and regional government and the arrangements for neighbourhood engagement, in the context of a shared strategy for local government.

Housing

- Delivering a better balance between housing supply and demand by supporting sustainable growth, reviving markets and tackling abandonment.

Liveability

- Ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods, reviving brownfield land, and improving the quality of housing.

Chapelton Road SWOT Analysis

The following Chapelton Road SWOT analysis provides detail on the strengths, weaknesses, opportunities and threats under the following themes;

- Economy
- Physical Environment

- Community
- Education, Health and Housing
- Infrastructure, Transport and Access
- Leisure, Recreation and Open Space

The SWOT provides the basis for a discussion of the possible approaches to addressing the regeneration of Chapeltown Road to provide a deliverable and manageable future strategy in the creation of a sustainable community.

ECONOMY

ECONOMY	STRENGTHS	WEAKNESSES	ECONOMY
	<ul style="list-style-type: none"> • Location in relation to Leeds City Centre and existing commercial / employment activity at Sheepscar • Large local catchment area and population • Specialist retail offer • Variety of independent retailers • Number of businesses / enterprises relating to cultural and creative industries, including the HOST and Northern School of Contemporary Dance • Existing Community Entrepreneurs • Street Market • Existing voluntary and public sector regeneration delivery mechanisms and interventions • Proximity to Chapel Allerton and Hospital • The role of IMPaCT 	<ul style="list-style-type: none"> • Commercial, property and labour market failure • Poor image of the area, poor quality of environment, and a fear of crime • Commercial properties are not suited to modern commercial and retailing activities • Reginald Parade (parade of shops in front of the former Hayfield Public House site) • Vacant under-used derelict properties (commercial and retail) • Approaches to regeneration and re-development have been piecemeal and fragmented in the past • Inflexible UDP policy defining a series of fragmented primary and secondary frontages • One Output Area in Chapeltown is 3rd worst on income deprivation and 31st worst on employment deprivation out of 32,482 Output Areas Nationally • High percentages of the population are unemployed and have never worked • Few commercial opportunities and lack of office space in Chapeltown • Few people working in managerial / professional occupations • Low proportion of high skilled jobs • Skills shortages • No Post Office or Bank on Chapeltown Road • Lack of developer confidence in Chapeltown • Over-representation of voluntary sector organisations using ground floor level properties 	
	OPPORTUNITIES	THREATS	
	<ul style="list-style-type: none"> • Vacant / derelict and under-used sites (commercial and residential) along Chapeltown Road provide opportunities for redevelopment • Possible opportunity to promote a cultural and creative industry cluster based on the existing businesses / enterprises • Expansion of existing employment opportunities and provision of professional & managerial jobs, with appropriate training for local people • Opportunities offered through Social Enterprise • Opportunities for culture-led, retail-led, and heritage-led regeneration • Creation of jobs in construction, maintenance and servicing as a result of redevelopment • Proposed LIFT development would act as a catalyst for economic regeneration in the area • Opportunities offered as a result of entrepreneurial culture of the community • Projects such as Chapeltown Youth Build • Economic opportunities in buildings of architectural merit • Capitalise on the role of Chapeltown Road as a local shopping and service centre • Provision of small business units of 500-1500sqft • UNITY looking to invest in the provision of incubator business units of up to 500sqft • Plans of IMPaCT 	<ul style="list-style-type: none"> • Further loss of existing private sector employers from Chapeltown Road and adjacent areas • Continuation of negative image and perceptions, and poor quality environment • Increasing competition from both city centre and out of centre retailing • Development of new forms of retailing which do not rely on traditional patterns or methods of retailing • Failure to deliver self-sustaining regeneration, not dependent on continued public funding • Failure to deliver sites for redevelopment 	

ECONOMY

PHYSICAL ENVIRONMENT

PHYSICAL ENVIRONMENT	STRENGTHS	WEAKNESSES	PHYSICAL ENVIRONMENT
	<ul style="list-style-type: none"> • Buildings of architectural merit • Historical background to the area • Investment by and in different communities, for example, the Sikh community • Larger terrace housing with character • Investment in Mary Seacole Memorial Garden • PCSO and Community Warden provision 	<ul style="list-style-type: none"> • Vacant under-used derelict properties (commercial and retail) and boarded up shops • Lack of gateway features to Chapeltown Road • Poor quality of existing public realm combined with obvious neglect of some privately owned properties • Commercial premises unsuited to modern commercial and retailing activities • Reginald Parade (parade of shops in front of the former Hayfield Public House site) • Problems with litter, vandalism and graffiti • 4 out of the 5 Output Areas in Chapeltown are in the bottom 2% of Output Areas on the living environment index of deprivation 	
	OPPORTUNITIES	THREATS	
	<ul style="list-style-type: none"> • Extension of Conservation Area along the entirety of Chapeltown Road • Opportunity to capitalise on buildings of architectural merit, and the heritage value of the present / future Conservation Area through THI funding • Opportunities for heritage-led regeneration • Vacant / derelict and under-used sites (commercial and residential) along Chapeltown Road provide opportunities for redevelopment • A package of Compulsory Purchase (CPO) as a method of acquiring vacant and problem sites for redevelopment • Possibility of erecting a gateway feature • Investment in the public realm and street scene, including work by Groundwork • The potential of the new LIFT JSC to provide a landmark building and catalyse physical regeneration of the area • Potential to develop on gateway site • Environmental and public realm improvements to increase walking, cycling and use of public transport • Opportunity to restore and enhance existing public spaces • Opportunity to gauge changing perceptions of community through liveability audit 	<ul style="list-style-type: none"> • Continued difficulties with land acquisition • Failure to extend the Conservation Area and therefore qualify for THI funding • Failure to deliver self-sustaining regeneration, not dependent on continued public funding • Development and changes that are insensitive to Chapeltown Road • Lack of match funding to possible THI grant • Insensitive, poor quality new development in advance of extended Conservation Area status • Financial resources / constraints not available to fund CPO package • Continued environmental and physical decline 	

PHYSICAL ENVIRONMENT

COMMUNITY

COMMUNITY	STRENGTHS	WEAKNESSES	COMMUNITY
	<ul style="list-style-type: none"> • Drive, enthusiasm and community spirit shown by local community to bring about change • Wide diversity of cultures, social groups and faith groups • Large local catchment area and population • Existing voluntary and public sector regeneration delivery mechanisms and interventions, in particular IMPaCT • Evidence of partnership working and local bases • Annual Carnival celebrating the community and culture • PCSO and Community Warden provision 	<ul style="list-style-type: none"> • Tensions between different groups within the community • Fear of crime • Significant problems with drug abuse and drug-related crime • Lack of cross-cultural community space for meetings and functions (for example, weddings) • Those outside of the community have negative perceptions and a negative image of the area • Concern over anti-social behaviour • Public services in inappropriate buildings to meet service requirements • Chapeltown Road is in the bottom 8% of Output Areas on the crime index of deprivation • No Post Office or Bank on Chapeltown Road • Community facilities appeal to certain ethnic / faith groups and this is divisive 	
	OPPORTUNITIES	THREATS	
	<ul style="list-style-type: none"> • Using the social capital in the area as a force for positive change • Rationalisation and consolidation of community facilities • Opportunities to use positive branding to challenge negative perceptions of the area, embracing the work currently being undertaken at HOST • Opportunities for culture-led regeneration and to capitalise on the cultural assets of the community • Young vibrant community offer an opportunity to engender change • Opportunity to relocate public and health services into LIFT JSC • Opportunity to gauge changing perceptions of community through liveability audit 	<ul style="list-style-type: none"> • Danger of addressing issues along Chapeltown Road with a lack of regard for the extended Chapeltown community • Lack of participation and motivation within wider local communities • Potential clash between the different communities and their inward looking approach • Potential clash over the use of the Hayfield site for a LIFT JSC as it is partly allocated as greenspace and it is also wanted for use as a community centre (CCCAG) • Scepticism associated with regeneration initiatives due to repetitive work and broken promises • Danger of consultation fatigue and disillusion amongst the community with continual projects • Continued fear and perception of crime 	
	COMMUNITY		

EDUCATION, HEALTH & HOUSING

EDUCATION, HEALTH & HOUSING

EDUCATION, HEALTH & HOUSING

<p align="center">STRENGTHS</p> <ul style="list-style-type: none"> • Presence of existing primary healthcare provision • Presence of existing primary school provision • Current programmes operating in Chapeltown such as Sure Start • Some housing of architectural merit • Strong tenants organisations 	<p align="center">WEAKNESSES</p> <ul style="list-style-type: none"> • Educational attainment in Chapeltown is lower than the Leeds and National averages, with a higher proportion of the population with no qualifications • The general health of residents of Chapeltown is poorer than across Leeds or Nationally • Schools do not meet the aspirations of all faith communities • Significant health problems associated with drug use • Lack of large family houses • High proportion of affordable housing for low cost rental, creating issues regarding housing mix • Backlog of maintenance of old buildings and poor condition of some terraces • Private landlords exacerbating problems in the area through transient tenants who do not have a stake in the area • Many homes not achieving decent homes standards • Current facilities are located in poor buildings
<p align="center">OPPORTUNITIES</p> <ul style="list-style-type: none"> • New LIFT JSC has the potential to improve the enhanced primary healthcare and LCC Social Services provision on Chapeltown Road and catalyse regeneration • Granges Housing Investment Strategy proposes to improve the quality of housing stock, reduce oversupply of small flats in the area, increase the proportion of larger family housing in the area, increase levels of owner occupation, attract private investment, and secure social investment • Possibility of improving training and skills of local people through proposed redevelopment to improve the provision of commercial office, business and retail space and jobs in construction, maintenance and servicing (and incorporating initiatives such as Chapeltown Youth Build • Growing role of Thomas Danby College in community learning • Opportunities to include some residential provision as part of redevelopment of key sites on Chapeltown Road • Partnership working with RSLs to improve housing and neighbourhood management, and with developers to clear low demand housing and build new homes • Opportunity to include environmental improvements to external layout of housing areas • Remodelling and selective clearance of some housing areas 	<p align="center">THREATS</p> <ul style="list-style-type: none"> • Failure to deliver LIFT scheme in particular problems of overcoming local objections • CCCAG opposition to LIFT scheme • Concern over long-term success of Granges Strategy if controls over future development by private landlords are not in place • Relocation of services may reduce accessibility to services for some residents • High levels of investment required to deal with issues of housing stock and mix in Chapeltown

EDUCATION, HEALTH & HOUSING

INFRASTRUCTURE, TRANSPORT & ACCESS

INFRASTRUCTURE, TRANSPORT & ACCESS	STRENGTHS	WEAKNESSES	INFRASTRUCTURE, TRANSPORT & ACCESS
	<ul style="list-style-type: none"> • Proximity to the City Centre • Good bus linkages • Southbound bus lane helps reduce journey time and improve reliability for buses • Effective traffic calming and reduced speed limits on adjacent residential streets • Proximity to motorways • Key transport corridor into and out of the city with a large number of people passing through the area 	<ul style="list-style-type: none"> • Poor routes across Sheepscar junction and into the city centre for cyclists and pedestrians • Unfriendly pedestrian environment and narrow footpaths (particularly the eastern side of Chapeltown Road) • Congestion associated with commuters • Limited parking • High accident levels • Lack of pedestrian crossing facilities • Poor junctions in some locations • Indiscriminate on-street parking 	
	OPPORTUNITIES	THREATS	
	<ul style="list-style-type: none"> • Strategic improvements to Chapeltown Road as a result of work by Mouchel Parkman • Opportunity for junction improvements associated with the LIFT JSC • Opportunity to provide more pedestrian crossing facilities • Opportunity to provide more cycle parking near retail areas, to tie in with planned cycle lane improvements • Opportunity to upgrade street lighting • Opportunity of using key transport corridor to communicate general positive image, in particular to commuters • Infrastructure, environmental and public realm improvements to increase walking, cycling and use of public transport • Opportunity to link branding with improvements to bus shelters 	<ul style="list-style-type: none"> • Dominance of cars may restrict opportunities to improve pedestrian and cycling facilities into city centre • Possible problems with vehicle security for new parking areas • Continued perception of Chapeltown Road as a transport corridor where one does not stop their car • Implementation of measures that are insensitive to Chapeltown Road e.g. the use of red tarmac zones is ignorant of current / future Conservation Area status • Increase in car use • Lack of investment in public transport • Continued parking problems 	

INFRASTRUCTURE, TRANSPORT & ACCESS

LEISURE, RECREATION & OPEN SPACE

LEISURE, RECREATION & OPEN SPACE

<p style="text-align: center;">STRENGTHS</p> <ul style="list-style-type: none"> • The success of Buslingthorpe Rec • Potternewton Park 	<p style="text-align: center;">WEAKNESSES</p> <ul style="list-style-type: none"> • Lack of leisure premises • The various open spaces in Chapeltown each appeal to certain ethnic / faith groups and this is divisive • Lack of children's play facilities
<p style="text-align: center;">OPPORTUNITIES</p> <ul style="list-style-type: none"> • Potential to include a MUGA as part of the new LIFT JSC • Opportunity to provide a new area of public open space at the front of the LIFT building, that is more secure and less screened than the current green space in the area • Opportunity to restore and enhance existing parks • Potential to secure section 106 payments towards open space provision as a result of the LIFT development 	<p style="text-align: center;">THREATS</p> <ul style="list-style-type: none"> • Long term, high quality maintenance of existing open space • Loss of green space as a result of the LIFT development

LEISURE, RECREATION & OPEN SPACE

LEISURE, RECREATION & OPEN SPACE

Heritage-led Regeneration



The SWOT indicates that Chapeltown Road has a number of buildings of architectural merit currently in a state of disrepair (for example, Nitetrax), and there is an opportunity to extend the Conservation Area. Focusing on these strengths and assets would demonstrate a heritage-led approach to regeneration. The English Heritage publication 'Regeneration and the Historic Environment' (2005) discusses the role that heritage can play as a catalyst for better social and economic regeneration. Such social and economic regeneration is required on Chapeltown Road in order to deliver it as a hub of a sustainable Chapeltown community. It states that the re-use of our heritage assets is at the heart of sustainable development, and cites the following reasons for this:

- Re-using existing buildings is a simple way of achieving sustainability
- Re-using buildings and adapting landscapes help reinforce a sense of place
- New large-scale developments risk losing the fine grain that characterises historic areas
- Re-used buildings can often be sold for a premium compared to a new build property
- Restoring the historic environment creates jobs and helps underpin local economies
- An attractive environment can help to draw in external investment as well as sustaining existing businesses of all types
- The historic environment contributes to quality of life and enriches people's understanding of the diversity and changing nature of their community
- Historic places are a powerful focus for community action
- The historic environment has an important place in local cultural activities

The Townscape Heritage Initiative (THI) available as a funding source through the Heritage Lottery Fund, clearly links these two areas of weakness identified in the SWOT, as it seeks to fund heritage-led regeneration in areas demonstrating high levels of deprivation. Further detail about this scheme is discussed within the funding and delivery section of this study, however, the case study below demonstrates the benefits that may occur from such an approach.

Best Practice: Townscape Heritage Initiative, Derby

THI funding with a total of £1.5million in Derby has facilitated the repair and re-use of a number of priority buildings and secured environmental improvements to the public realm. The buildings were all in poor state of repair and some were vacant. The repair and re-use of these buildings has acted as a catalyst to regeneration of the city and strengthened the historic importance of the locality. High quality design and sympathetic restoration has been fundamental to the success of the project as well as securing the long term regeneration of the area.

Best Practice: Townscape Heritage Initiative, Newport

The THI has funded restoration of historic buildings within the Lower Dock Street area of Newport (in a Conservation Area) and this has contributed to social and economic regeneration of this deprived area. Buildings which were previously vacant have been refurbished to provide a mix of uses which is adding to the vitality and viability of the townscape.

Conclusions

The aims of the Townscape Heritage Initiative are closely aligned with the regeneration of Chapeltown Road. Adding value to the historic environment of Chapeltown is important in improving the quality of the environment and engaging the local community which will help in tackling anti social behaviour. Extension of the Conservation Area and securing THI funding is essential in realising the important heritage assets and achieving sustainable regeneration of Chapeltown Road.

Cultural Cluster



The creation or consolidation of a cultural cluster on Chapeltown Road is an theme which has been considered previously by various parties. 'The Creative and Digital Cluster in Leeds' was published in December 2005 on behalf of the Leeds City Growth Strategy Board and the Leeds Cultural Partnership at Leeds Initiative. Its aim is to assess the strengths and weaknesses of the creative and digital industries cluster in Leeds and a commentary on opportunities and challenges for the cluster. Chapeltown is reported as having a comparatively

high number of performing arts enterprises, craft, design, TV and Radio, and music enterprises.

The first Leeds Integrated Development Plan that was prepared to put forward the 2001-2008 Objective 2 Programme. In North East Leeds, the IDP suggests the creation of a cluster of media and cultural businesses surrounding the media centre at the bottom of Chapeltown Road. The IDP states that it will address negative perceptions of the area through providing business support through Objective 2 funding, and concentrating on improving the cultural cluster in North East Leeds. The proposal for developing the Media and Cultural cluster on Chapeltown Road includes facilitating business premises take up, providing advice and guidance for networking, supply chain linkages and business development, and linking clusters sub-regionally.

The Revised Leeds Integrated Development plan updates the original IDP. It totally removes any emphasis on the projects suggested on Chapeltown Road and focuses funding / projects in the area of Holbeck. It blames this on the indecision on the part of landowners preventing the release of key sites for development.

Best Practice: Sheffield Cultural Industries Quarter

A not for profit company set up in 2000 to regenerate Sheffield's Cultural Industries Quarter and forward its well established creative and digital economy. The aim of the company is to develop the physical landscape of Sheffield's Cultural Industries Quarter and to further develop the creative business economy in the CIQ and across South Yorkshire so that over the next decade it will become "a thriving cultural and knowledge development zone, with an emphasis on production." The CIQ includes Showroom Cinema, the largest independent filmhouse outside London.

Best Practice: Northern Quarter, Manchester

In 1995, Manchester City Council commissioned a "Northern Quarter Regeneration Strategy". The strategy set out a clear vision for the area "to build on its creative base and proximity to the main commercial core to assist its development as an attractive mixed use area". The Northern Quarter is a place for the independent sector, where residents of Manchester and visitors can buy high quality, unusual products and soak up the atmosphere of a truly "working quarter". It is clearly not a corporate location with large firms of leisure chains and yet it forms a key part of the Manchester City Centre offer. Manchester City Council have used CPO powers in the Northern Quarter to take forward development.

Best Practice: Jewellery Quarter, Birmingham

The Jewellery Quarter constitutes an area of industrial heritage located close to the city centre. An "Urban Framework Plan" was adopted in 1998 to guide the development of the area as SPG. A "Character Appraisal and Management Plan" was adopted in 2002, also as SPG, with the aim of protecting the historic environment.

Conclusions

The development and marketing of a cultural corridor on Chapeltown Road would create a specific identity for the area which is not appropriate in an area which in fact displays a much more complicated, multi layered character. The mere presence of several convergent businesses in one geographical area does not necessarily indicate development of a successful cluster. Fundamental to attracting and catering for cultural consumption is the supply of good value accommodation. Relatively low rents in Chapeltown, combined with close proximity to the City Centre is a key asset in this respect.

An essential ingredient of Chapeltown and the basis of its vibrancy and appeal is an eclectic mix of uses which embraces a wide field of interests and cultures. Cultural industries are indeed one important factor in the make up of the area, but should not be considered in isolation as the vehicle for delivering regeneration in Chapeltown.

Improving Liveability



Improving liveability is one of the 5 strategic priorities for the ODPM in creating a sustainable community, as identified earlier. Liveability concentrates on improving the quality of space and the built environment. Changes in liveability are measurable in both quantifiable change and changes in perceptions of an area. The State of the English Cities Report (2006) identifies that liveability is “about how easy a place is to use and how safe it feels” and about “creating an environment that is both inviting and enjoyable”. The idea of liveability

is not as broad a topic as ‘quality of life’, which embraces a wider range of areas including education, health, environment and economic deprivation.

A MORI poll from 2000 is quoted in both ‘Living Places – Cleaner, Safer, Greener’ and ‘Living Places: Caring for Quality’ as highlighting addressing concerns over liveability being at the top of a list the general public’s priorities for improving their quality of life. ‘Living Places: Caring for Quality’ states that liveability concerns are stronger than concerns over the provision of other ‘headline’ public services such as health and education, as the quality of a local environment impacts on people’s everyday life as they move around the streets and their local neighbourhood.

The emerging focus on the idea of liveability nationally has mainly resulted from the Government’s ‘Cleaner, Safer, Greener Communities’ programme. This programme

was launched in 2002, and the report 'Living Places – Cleaner, Safer, Greener' (2002) sets out a vision for improving the quality of public space. It states that the quality of public space is inextricably tied to the social and economic life of that community. Real or perceived quality of public space is seen to play a "vital role in the vicious or virtuous cycles which characterise communities on the up, in decline or in recovery". Better quality public space and the built environment can change the way someone feels about where they live, can encourage them to remain in an area, and can increase investment, and ultimately help to create a sustainable community. Dirty, dangerous and unattractive places can discourage investment and increase stigmatisation, and lead to abandonment and dereliction. Such a cycle of negative perceptions, derelict sites, and a lack of investment is identified in the SWOT.

The existence of negative perceptions of Chapeltown, held by both people from inside and outside of the Chapeltown community, is reinforced in the study 'Public Perceptions of the Image of Harehills and Chapeltown' (Burden & Farrar, 2000). In relation to 'liveability' factors, the report highlights the following:

- Perceptions of a high risk of crime were commonplace
- A big problem identified by residents was the amount of litter lying around
- Improved Policing and feeling safe had considerable support
- Improving the environment has considerable support
- There may be substantial support for encouraging people from outside the area if there was a perception of an improvement in community safety

At the local level, policies such as the Leeds Community Safety Strategy 2005-2008 should be embraced alongside other environmental strategies to provide a context for improving liveability in Leeds.

Best Practice: Boulevard Project, Camden

This project has several strands including: streetscape design and audit, quality surfaces, new cleaning techniques, proactive enforcement and management. The range of measures introduced include:

- New footway surfaces;
- Removing unnecessary street furniture;
- Improved street lighting;
- Reviewing enforcement activities;

- Improving shop frontages;
- Tackling graffiti and flyposting;
- More trees;
- Better drainage;
- Better facilities for people with disabilities.
- Best Practice: Designing out Crime, South Yorkshire

(Living Places – Cleaner, Safer, Greener, 2002)

In a practical example from South Yorkshire, an improved 'see and be seen' bus shelter with illuminated, glass panels and improved maintenance has led to reduced vandalism and increased passenger 'ownership'.

Best Practice: Blackthorn CASPAR Project

On Blackthorn Estate, Northampton, the local Community Safety Partnership (CASPAR) produced a Crime and Disorder Strategy that included aims to:

- Make the estate a safer place;
- Reduce crime and anti-social behaviour, without simply moving it to surrounding areas;
- Co-ordinate more effective joint working by all agencies; and
- Fully involve the community.

Project managers from the police, council and county council were appointed. A neighbourhood warden was also employed to target and prevent repeat dwelling burglaries (a problem identified by earlier research).

Best Practice: Respect Newham

Respect is a campaign run in Newham to tackle crime and disorder and to improve the quality of life for residents. It unites all the partners involved in tackling anti-social behaviour, including the council, probation service, voluntary organisations, health workers, local businesses, health workers and community groups. They tackle graffiti, truancy, abandoned vehicles, harassment and noise nuisance, and Respect team members wear distinctive orange Respect jackets. These people also work with young people to provide alternatives to hanging around on the street. A hotline and a website allow the community to report any problems, and communication with the public keeps them enthused.

Measuring Liveability Indicators

The liveability agenda is linked to the ODPM's Public Service Agreement No.8 (PSA8) target to "lead the delivery of cleaner, safer, greener public spaces and improvement of the quality of the built environment in deprived areas across the country, with measurable success by 2008", and the Home Office PSA2 target to "reassure the public, reducing the fear of crime and anti-social behaviour, and building confidence in the criminal justice system without compromising fairness".

In attempting to devise a list of desirable indicators against which to judge changes in liveability, the State of the English Cities Report (2006) identifies 13 possible observed changes and perceived changes. These are shown in the table below:

13 Desirable Indicator Areas	
A	Environmental Quality
1	Noisier or Quieter?
2	Dirtier or Cleaner?
3	More or less congested?
4	Building quality, Better or Worse?
B	Place Quality (Physical)
5	Quality of the built environment 'product'
6	Levels of derelict land
7	Quality of parks and green spaces
8	Public realm quality
C	Place Quality (Functional)
9	Pedestrian journeys: easier or harder? (walkability)
10	Public transport quality
11	Vitality and viability of services
D	Safer Places
12	Crime levels
13	Anti-social behaviour

The report also recognises that the challenge of improving liveability is achieving a quantifiable improvement, for example, improved street cleanliness, and one that is also registered in people's perceptions. Despite an increase in the former, the latter may not fall in line, for example, street cleanliness may improve, but perceptions of quality may not follow suit because the concern with aspects of liveability is increasing for the public at large. Similarly, liveability is hard to judge comparatively between different places as some aspects are highly place specific, and it is hard to judge changes over time as it is only a new initiative.

The State of the English Cities Report (2006) clearly identifies a need to develop a tool to measure local liveability and assess the impact of any measures implemented, taking on board all of the complexities identified above. The report states that a 'local liveability audit tool' needs to be produced that can be rolled out

across local authorities, and that a non-departmental body such as CABI, IDeA or the Academy for Sustainable Communities should take the lead on this. Chapelton is a prime candidate for the small-scale testing of the preparation of such a tool and contact should be made with the Academy for Sustainable Communities, ideally located in Leeds, to discuss this challenge. Such research would act as a measure of change and progress in Chapelton and address areas of concern that should be prioritised.

Implications of the liveability agenda along Chapelton Road include:

- Improving the quality of the street scene and addressing graffiti
- Improving the quality of the built environment and ensuring new build or redevelopment is of a high design quality
- Tackling the negative perceptions that people may hold about their local neighbourhood, and the perceptions held by those outside of the area

Measuring liveability indicators in Chapelton presents the opportunity to capture these as they change and promote positively the indicators that improve over time.

6. ECONOMIC & PROPERTY MARKET

OVERVIEW

Introduction

A review of the market demand for a number of different uses follows in this chapter. This information is derived from comparable evidence in the locality. It is not possible to establish detailed comparable information for Chapeltown Road itself as there is little supply and therefore measurable demand.

In terms of residential demand, this will be led by young professionals seeking one and two bed apartments in a more affordable fringe area such as Chapeltown. There is also an unmet demand at present for larger family homes and the provision of small apartments will help to free up older housing stock for conversion back to its original use.

Office demand will be driven by local businesses seeking small units, for example Unity Property Services in particular have expressed an interest in this field. Retail demand will also be led by local businesses to serve the immediate locality. There is evidence through stakeholder consultation of significant internal demand within Chapeltown with sites not even coming onto the open market. The Sikh community and St Martin's Practice are actively seeking new premises on Chapeltown Road and have reported that they would actively pursue any sites that came forward.

Leeds

Leeds is the UK's fastest growing city with the second largest employment total outside London. It is recognised as the capital of the Yorkshire and Humber region. The estimated value of the city's economy currently stands at £12.0 billion (2004) and it is projected to grow by a third in the next ten years.

Leeds benefits from established and comprehensive road, rail and international air links providing fast and easy access to Leeds and the surrounding business centres. Leeds is located at the intersection of two of the UK's most important motorways. Direct links with London and Edinburgh are via the M1 and A1(M) roads and the M62 motorway runs along the east west Trans Pennine route making the journey from Hull or Manchester achievable within 1 hour. The recently opened A1/M1 link road enhanced the regional road network.

Leeds City Station benefits from an efficient hourly train services from Leeds to London (approximately 2 hours journey time) which means that Leeds is readily accessible from the capital. There is also a fast and efficient direct rail link to Manchester airport taking approximately one hour. The rapidly expanding Leeds/Bradford International airport operates one of the best domestic air networks in the country as well a scheduled daily flights throughout Europe.

Leeds is one of the UK's largest centres outside London for financial and business services. There are 30 national and international banks, and a similar number of call centres, based in the city. These include the headquarters of First Direct, Direct Line, Halifax Direct and the UK operations centre for GE Consumer Finance. Over 11,000 are employed in the sector, which accounts for 25% of the city's GDP. With two universities, one of Europe's largest teaching hospitals, the Department of Health and several other government departments, the public sector is also a major employer in Leeds. The service sector as a whole accounts for over 80 per cent of total employment.

Leeds remains one of the country's principal centres for manufacturing, with particular strengths in engineering, printing, chemicals and food production. Major companies include DePuy International, Cameron, Agfa Gaevert, Communisischorley, Lever Faberge, Arla Foods and Carlsberg UK.

Leeds also has a well established reputation as a centre for the media and communications industries. The sector includes major regional companies and organisations such as Yorkshire Post Newspapers, Yorkshire Television, Orange Multimedia Operations and BBC North. Several large agencies, including Advertising Principles, Brahm, Poulter Partners and Ptarmigan are also based in the city. A nationwide survey of major employers, carried out by OMIS Research, has named Leeds as Britain's Best City for Business ahead of 27 other UK cities.

Over the last 20 years, Leeds has created more jobs than any other major city outside London where total employment has grown by 10.5%. Of the largest five cities in the UK (Birmingham, Leeds, Glasgow, Edinburgh and Manchester), only

Leeds shows a net gain in employment over this period, creating over 90,700 new jobs. Total employment is expected to grow by a further 7.1% over the next decade, creating 31,500 new jobs. Over 2 million people live within 30 minutes drive of Leeds city centre which makes Leeds a major employment provider for adjacent districts, with a net 70,000 in-commuters in 2005.

Chapelton

Chapelton is an inner city suburb of North East Leeds, approximately one mile from the city centre. Neighbouring areas include Harehills, Chapel Allerton, Little London, Sheepscar and Scott Hall. Chapelton is predominately a residential area and is considered the centre of the city's British Afro Caribbean community and celebrates this annually by hosting the Chapelton carnival every August bank holiday, this is second only in size to London's Notting Hill Carnival. Chapelton is also considered an area for creative centres with The Northern School of Contemporary Dance, the HOST Media centre, and Leeds West Indian Centre. Within the Chapelton Road area the housing type is predominately terraced housing, with 38% of households (base) living in this type of accommodation. This is 35.7% higher than the average for Leeds. There is a significant shortage of larger family homes in the area as only approximately 36% (base) of households

live in semi-detached / detached houses or bungalows this compares to an average for Leeds and England of 54% (base).

According to the 2001 Census within the Chapeltown Road area there is a nearly three times (12.6%) as many households renting from housing association / registered social landlord's compared to the average of Leeds (4.3%). There is also a significant proportion (20.9%) of council housing in Chapeltown Road this is in line with the Leeds average of 20.6% although this is significantly higher than the average for England, 13.2%.

It is clear from the above that there is a heavy reliance within Chapeltown Road on local authority provided accommodation. This is supported by the fact 44.8% of households live in social housing compared to 51.6% on private housing this is a much higher figure compared with the average for Leeds whereby 61.8% of households live in private and 33.6% social.

Although the percentage of owner-occupier's who own their property outright within Chapeltown Road is in line with the average for Leeds 24.6% (base) the percentage of owner occupiers with a mortgage or loan is nearly 30% less than the average of Leeds. The sector most likely to need a mortgage are first time buyers, it could therefore be considered that there is a lack of affordable private sector housing for first time buyers within the area.

Within the Chapeltown Road area there are limited commercial properties, with the majority there to serve the immediate population of the suburb.

In terms of office supply there is very limited availability within Chapeltown Road, mainly coming in the form of purpose built premises or small serviced office. Demand comes from; charities, organisations wishing to use premises for community facilities and small start up companies. Due to the nature of these requirements, they are cost sensitive and are prepared to take inferior accommodation to reflect this.

As regards retail premises there is a mix of occupiers with the likes of Continental Supermarkets and Warsaw Stores along with a number of smaller independent retailers. The type of amenities available reflects the social make-up of the area, with specialist shops focusing on specific needs of the diverse community. There is a lack of good quality modern premises capable of providing premises for general convenience stores.

Both the retail and office availability within Chapeltown Road is significantly different from the likes of other suburbs like Chapel Allerton where we see more of a coffee shop/bar cultural along with a number cafes and restaurant as well as small supermarkets. We have seen this mix create a positive impact in the area as redundant sites have now been developed to create additional commercial and residential buildings which have helped contribute towards making the suburb an active place throughout the day and into the late evening.

Residential

The City Centre residential market in Leeds arguably peaked in circa 2003. At this time there were a much greater number of developers competing for opportunities to develop multi-storey schemes, owner occupier purchasers were more readily available, investors were restricted to modest discounts for bulk purchases of units and build costs were manageable.

2005 saw the Leeds City Centre residential market levelling off, due to increased build costs which have reduced the number of active developers and sales rates, as the level of buyers has dropped off in comparison to 2003 and 2004.

The majority of schemes within the City Centre over the last 2 years have been heavily investor led, particularly the affordable units as the returns are better in comparison to the larger units. This leaves a lot of the bigger units (750 sq ft +) lingering on the market which are heavily incentivised by the developer and can be often out of reach of the owner occupier. The approximate ratio of investors to owner-occupiers at the moment is 70:30, which is a similar scenario to Manchester, Sheffield and Liverpool. However, as the market matures we are likely to see more people living in the City Centre and on the outskirts, but obviously at levels where singles and couples can afford to purchase.

At the moment central city schemes sales rates vary between £270-£310 psf which have been achieved at schemes such as Velocity and Clarence Dock. Fringe locations are between £220-£240 psf which have been achieved in similar locations to Chapeltown Road such as Concorde Street and Aspect 14, Elmwood Lane. Market activity at the moment is for the affordable units which appeals to both the owner occupier and investor market.

Over recent years we have seen the expansion of Chapel Allerton due to ever increasing property prices forcing young professionals out of the traditional areas to cheaper fringe locations. Mansion Gate for example, located near the crossroad of Chapeltown Road and Harrogate Road, has been a successful development of apartments and town houses. If there were more modern properties available within Chapeltown this market could be attracted to locate here.

In close proximity to Chapeltown Road is Meanwood Road which has established itself as a student residential location with Sugarwell Court Halls, Leeds Metropolitan 2nd largest Halls of residents located here. This has acted as a catalyst for further residential development such as Carr Mills, which was once used to house a sheet metalwork operation, and has been converted into 48 two-bedroom luxury apartments.

If modern premises of 1 and 2 bedroom apartments became available within Chapeltown, we would see these appealing to a market similar to that of Meanwood Road and Chapel Allerton. Buy to let investors would look to rent to young professionals or students and owner occupiers would be attracted as it would be an affordable alternative.

To see where values are specifically for Chapeltown Road evidence is provided by sales recorded with the Land Registry, quarterly figures are produced based on sales completed which have been registered with them. All sales are required to be registered after completion, this provides an indication of current average house prices values. They are split within postcode areas detailed to the first numeric on the latter part of the postcode, this provides accuracy to within a number of streets. Additionally as an indication of prices for specific properties Estate Agents details can be used as guidance, although do not provide an accurate value.

Land Registry

Chapeltown Road falls within the LS7 4 and LS7 3 postcode, although caution must be taken with this data as these postcodes extend into the more affluent area of Chapel Allerton which is a popular area for young professionals. Prices for quarter 4 in 2005 are as follows: -

	Detached		Semi-Detached		• Terraced		Flat/Maisonette		Overall	
Area	Av Price £	Sales No.	Av Price £	Sales No.	Av Price £	Sales No.	Av Price £	Sales No.	Av Price £	Sales No.
LS7 4	0	0	£175,820	17	£152,417	17	£163,332	6	£164,000	40
LS7 3	£137,166	3	£184,600	5	£134,226	13	£151,483	3	£147,245	24
Leeds	£297,354	464	£151,217	1217	£117,909	1248	£137,881	511	£156,863	3440

Through looking at transactions with the Land Registry it is apparent that there is a lack of detached houses in the area compared to other types as only 3 transactions have occurred during this period, which represents just 4.69% of all transactions.

There is demand for detached housing within Leeds as we have seen 464 transactions occurring for this type of housing which represents 13.49% of total transactions.

The overall average property price within Chapeltown Road, £157,717 is slightly higher, than the overall average for Leeds, £156,863. We would expect to find the average for Chapeltown Road below the Leeds average but this could be attributed to the fact these postcodes also fall within Chapel Allerton.

Estate Agents

A more focused look as regard price to location is looking at quoting prices from Estate Agents, Jump and Manning Stainton currently have the following properties available: -

Address	Description	Price
Jump		
Grange Avenue, Chapeltown	2 bedroom apartment	£70,000
Grange Avenue, Chapeltown	5 bedroom trough terrace	£130,000
Sholbrooke Terrace, Chapeltown	5 bedroom trough terrace	£155,000
Mansion Gate Square, Chapel Allerton	4 bedroom, modern town house	£265,000
Manning Stainton		
Hillcrest View, Chapeltown	4 bedroom through terrace in need of modernisation	£85,000
Rosemount Chapel Allerton	2 bedroom apartment, converted period building	£154,950

Although the above table is a snapshot of the total available properties in the area and does not validate the true sale price, it does provide an indication of the disparity of the house prices sought within Chapeltown compared to Chapel Allerton. There are a number of 4-5 bedroom homes available within Chapeltown, these tending to be terraced houses which have been extended into the roof to create extra bedrooms and are priced in the same region as a 2 bedroom apartment Chapel Allerton. The available property in Chapel Allerton by comparison is modern premises or premises converted to a high standard.

Unity – Housing Association

Unity Housing Association are located within Chapeltown and are very active within the area providing low cost homes for the immediate community.

Unity was set up to increase access to rented housing for the Black and Minority Ethnic (BME) Communities in Leeds. Its substantial growth over the years has been through the development of homes, transfers of stock from existing housing associations and the transfer of operations of another small housing association. As at March 2004, Unity has 1,060 properties in ownership and management. Unity provides for a wide range accommodation, suitable for single people, families and older people, and Unity works alongside a number of support agencies to provide housing for people with special needs. The properties they have include houses, flats and bungalows, all in the Leeds area.

The main area of activity for the Association is in Chapeltown and Harehills, although they have undertaken development of sites in most of the other inner city areas. The make up and location of the stock available on these sites is a mix of new build and rehabilitated older housing and whilst most is for rent there are an increasing number of properties for shared ownership.

They are currently active in Chapeltown Road as they are building 14 apartment units next to 180 Chapeltown Road they feel there demand for this type of accommodation, particularly appealing to first time buyers and key workers.

They feel there is scope for providing larger family homes in the area as there is a distinct shortage of this type of accommodation available with sufficient demand to meet it.

Additionally they see continued demand for modern purpose built 1 and 2 bedroom apartments and would be interested in new sites that become available within Chapeltown such as the former Mobil site. If more of this type of accommodation were to become available this could free up the older stock (converted family homes) to revert back to the original use.

Leeds North East Homes

The largest landlord is Leeds North East Homes they provide housing management services to approximately 6,000 tenants living in the North East of Leeds. Each year Leeds North East homes lets approximately 500 homes. For each home let they receive approximately 48 applications via Leeds Homes. Therefore demand and competition for their homes is high. Only one in 3 applicant are successful in getting the home they want.

Summary Residential

There is demand from the private sector and people requiring social housing with an underlying need to provide modern good quality accommodation of a mix of types ranging from apartments to 4/5 bedroom family homes.

As there are a limited number of large sites within the area to provide family houses, there could be scope for converting back premises which were houses but are currently split into flats. The smaller sites can then be used to provide apartments for first time buyers and key workers.

Both private developers, Unity and Leeds North East Homes are likely to be interested in sites available within the area and we would anticipate completed schemes to achieve the following sale values: -

Unit Type	Proposed Size	Proposed Average £ per SqFt
1 bed apartment	470-500 sq ft	£235 - £240
2 bed apartment	650-700 sq ft	£225 - £235

These values bring new build property closer in line to values that can be achieved in Chapel Allerton but still offers a cheaper proposition to a purchaser who is priced out of these areas but still want accommodation conveniently located to the city centre.

Offices

The out of town office market in Leeds consists of 3 main tiers, as follows:

- i. National and large regional companies who demand 10,000 sq ft plus, which locate to purpose built Grade A accommodation, i.e. open plan with raised floors, air conditioning and compliant with the Disability Discrimination Act 1994. They will locate to the newer office parks close to motorway junctions. These companies will commit to traditional long-term leases of 10 – 15 years and pay headline rents. For example, O2 taken 51,864 sq ft at the Arlington Business Park, Junction 2 M621 in February 2005 at a rent based on £18.50 psf.
- ii. Smaller sized regional companies and large local companies will locate to out of town business parks. These requirements seek from 3,000 sq ft – 10,000 sq ft, ideally self contained premises with a strong preference for Grade A accommodation. The local based company will normally have a preference for freehold accommodation.
- iii. Requirements of less than 3,000 sq ft are from small and medium sized local companies or national companies requiring a satellite office. The more established companies will seek modern premises to purchase, with the national firms requiring modern leasehold accommodation but not necessarily Grade A. The less established / new start up business will seek lower quality premises and are cost sensitive, they will only look to commit to relatively short term leases of 12 – 24 months, rents for these will range from £8 psf - £18 psf, form example Cramer Solicitors took 2,000 sq ft of second floor office accommodation on Roundhay Road in January 2005 at £10 psf.

Looking at Chapeltown Road specifically, the organisation Unity Property Services (UPS) have one of their two managed business centres within the area, this is called Chapeltown Enterprise Centre. Unity Property Services (UPS) is a subsidiary, not-for-profit company of Unity Housing Association.

UPS provides affordable, managed workspace and office units for rent and offers conference facilities to support inner city economic development, for up to 40 delegates at competitive rates. Smaller meeting rooms are also available for hire as is a fully equipped IT training suite based at the Chapeltown Enterprise Centre. UPS also delivers business support to voluntary organisations and social enterprise companies and currently manages a social enterprise development project supported by the Phoenix Fund.

UPS have a service level agreement with Leeds City Council for the Chapeltown Enterprise Centre this is because the layout of the building makes the centre uneconomically viable.

UPS see the former Nitetrax site as a possible phase II of business centre as well as fitting in well with their current development 14 residential units.

They see demand from voluntary organisation and small start businesses and would continue to focus on their strong links with the black community. A possible source of funding for the redevelopment of Nitetrax could come from the West Yorkshire Incubation Centre if so premises would have to be used solely for the incubation of businesses.

Lease terms of 3 – 5 years could be achieved from voluntary organisations, subject to their funding provision with small start up business requiring shorter term flexible leases.

As there is scarcity of office premises within Chapeltown Road, we have to start to look at the adjoining suburbs, for example at Sheepscar Interchange there is Gemini Business Park, which is a first generation office park with occupiers such as Media Innovations Ltd, Rider Hunt and Leeds Screening Centre. These units appeal to locally based companies that are cost sensitive who require 1,000 – 3,000 sq ft. The ground floor of Unit 8 Gemini Business Park is currently available to let at a rent of approximately £13.27 psf for refurbished accommodation that benefits from on site car parking. This type of location and quality of unit have been largely superseded by motorway location schemes such as Thorpe Park at junction 46 M1.

Other offices within the surrounding areas are sporadically positioned within residential areas. On Meanwood Road there is Unity Court, which is a purpose built 1980's office block located in close proximity to student and private housing. Unity Court provides basic office accommodation e.g. carpet floor covering, perimeter trunking, gas fired central heating, suspended ceiling and recessed category II lighting. Recent deals are as follows;

Date	Name	Tenant	Area	Rent	Comments
April 2004	Unity Court, Meanwood Road, Meanwood	Redcliffe Computers	1,569 sq ft	£10 psf	3 year lease - un-refurbished
April 2004	Unity Court, Meanwood Road, Meanwood	NHS Trust	1,601 sq ft	£9 psf	5 year lease - un-refurbished

Within close proximity to Meanwood Road is ION Dyson Building, Buslingthorpe Lane, this again is a similar type of location to Chapeltown Road. The property is a purpose built 1970's office building with workshop premises on the lower ground floor. Touchstone a charity organisation for mental health, occupy the ground floor.

In June 2005 Touchstone expanded their business by taking the refurbished first floor accommodation that had been previously on the market for approximately 12 months. During the marketing period the property had received very little interest and what interest was from; locally based companies, charities requiring office facilities or training/recreational uses and religious organisations requiring premises

for services. As this area is not a recognised office location it was unable to attract the 'footloose' out of town requirements as they will seek premises in established office locations with on site car parking. Touchstone took the accommodation on a reduced rent, quoting rent was £9 psf but a stepped rent was achieved from £2.25 psf rising to £9 psf over a 5 year lease.

To the other side of Chapeltown Road is Harehills, again a similar location to Chapeltown Road, whereby Lionel D Levine has been marketing Bank House, 150 Roundhay Road, which comprises circa 6,000 sq ft of office space. Approximately 1/3rd is let to a charity with the remaining parts being offered to let. The agent has informed us that the majority of interest received has been from charity organisations and local groups requiring social/activity accommodation.

To establish availability of office property within the Chapeltown Road area, the Leeds Development Agency provide a list of current office properties logged according to postcode. Chapeltown Road falls within LS7 and have 12 office properties, they are as follows:

Name	Price	Area	Comments
Ground Floor, Unity Court, Meanwood Road	£10.12 psf	1,481 sq ft	Un-refurbished. 8 car parking spaces. Interest from NHS Trust who are in the same building to take this space.
Ground Floor, Unit 8 Gemini Business Park	£13.27 psf	2,147 sq ft	Refurbished office space, with disabled w.c. 7 dedicated car parking spaces.
Tribeca House, Barrack Road	£14.50 psf	2,951 - 15,217 sq ft	Speculatively constructed Grade A accommodation with 38 car parking spaces.
Lower GF, Andrews House, Meanwood Road	£6.45 psf	1,240 sq ft	Self contained lower ground floor office suite + 4 car parking spaces
The Gatehouse, Mansion House Gate, Chapel Allerton	£12.00 psf	795 sq ft	Self-contained period office building with ground floor lobby, office & kitchen, 1st floor office, basement office & store
Allerton Hill, Rear of Allerton House, Chapel Allerton	£16.38 psf	763 sq ft	Self contained G & 1st floor offices in detached 'coach house' type building; 4 secure on-site parking spaces
232 Harrogate Road, Woodland Lane, Chapel Allerton,	£10.55 psf	1,532 - 4,739 sq ft	Irregular rectangular-shaped property, previously used as showroom and offices – Under offer
Manor House, Manor Street, Sheepscar	£11.95 psf	1,795 sq ft	Modern 1 st floor offices in purpose built premises. Air conditioning, lift and on site car parking.
5 Northside Business Park, Meanwood Road	£12.50 psf	3,356 sq ft	Modern 2 storey office building with 11 on site car parking spaces

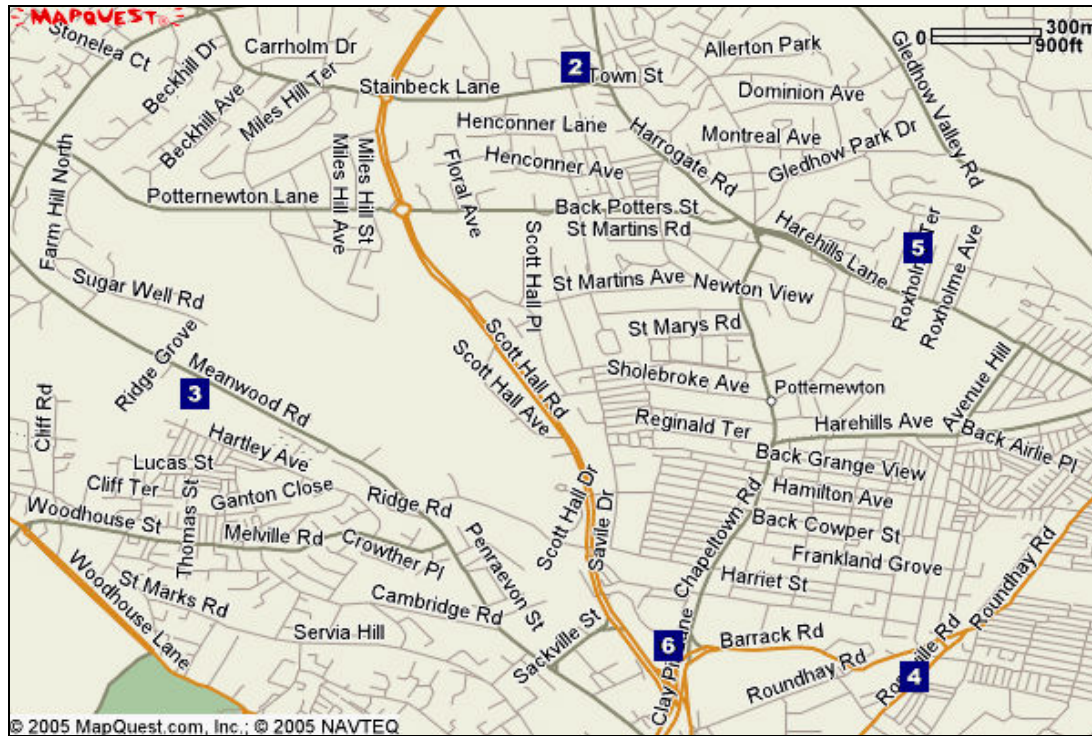
Name	Price	Area	Comments
105 Stainbeck Road	£8.00 psf	1,883 sq ft	Refurbished 1 st floor self contained office with 4 car parking spaces

None of the properties listed are within Chapeltown Road, they are with the surrounding suburbs, this provides an indication that the area lacks office premises. All but one of the properties listed, Tribecca House, are second hand and range in size from 763 sq ft – 4,739 sq ft. All these types of premises are suited for the type of occupiers these locations attract i.e. small and medium sized companies or charities.

The agents for Tribecca House have informed us that they have received strong interest from Thomas Danby College, who have existing premises on Roundhay Road and wish to expand into their operations and by occupying the whole building. They are hoping this will be the commencement of creating a learning quarter within the area.

The average rent over the 10 second hand properties is £11.57 psf, this is significantly below the headline rent of £18.00 psf for office properties in Leeds. This emphasises the fact that Chapeltown Road area is not considered a commercial location and is a reflection on the quality of accommodation available. The highest value premises in the area are located with Chapel Allerton where there are a number of established small/medium sized locally based companies, for example the accountants Malcolm Jones & Co. Chapel Allerton is an attractive office location as it is a relatively affluent area of Leeds within close proximity to other similar areas such as Roundhay and Moortown. Local businesses that employ people from these area will locate here as the accommodation is comparatively cheaper than the city centre, easily accessible and is well serviced with local conveniences.

Another source of finding available properties is through the Focus Property database, a search can be undertake using specific boundaries on a map and this provides a lists of available properties within the parameters. A search has been undertaken of the Chapeltown Road and surrounding areas, as highlighted below: -



Ref No.	Name	Price	Size (Sq ft)	Comments
1	Allerton House, Harrogate Road, Chapel Allerton	Freehold Best & Final Bids Required	23,606	Proposed 4 storey offices. To be constructed.
2	Computer Centre, Harrogate Road, Chapel Allerton	Freehold Best & Final Bids Required	9,063	Proposed 3-storey office comprising. To be constructed.
3	Unity Court, Meanwood Road	£10.13 psf approx.	1,481	Second Hand office building which provides cellular offices over the ground floor
4	Unit 3 Roseville Business Park, Roseville Road	£5.84 psf	4,626	Former warehouse converted into offices
5	Gledhow Mount Mansion, Roxholme Grove	£8.32 psf approx.	661	Second hand office accommodation
6	8 Gemini Park, Sheepscar Way	£13.27 psf approx.	2,147	Refurbished modern self-contained detached office

There is some overlap with the Focus and Leeds Development agency, these have been highlighted, this emphasises the lack of choice of office premises specifically in Chapeltown Road as it is not considered a office location. The remaining properties are a mix, of converted properties and 2 substantial new builds yet to be

constructed within Chapel Allerton, the agents have indicated that these have attracted strong interest from locally based companies and anticipate values to be in the region of £170 psf.

Office Summary

If there is a desire to move away from office premises providing accommodation for low cost users i.e. charities and community organisations and towards higher value job creation businesses, the accommodation on offer needs to be of a size, quality and price to appeal to the small locally based requirements within the market that want to occupy modern premises but are not in a position to pay the higher rents of say Sheepscar and Chapel Allerton.

We therefore feel that rents in this location for new build offices with a standard fit out of carpet floor covering, painted plaster walls, perimeter trunking, suspended ceiling with integrated lighting would be £10.50 sq ft suite sizes would be 250 - 1,500 sq ft. The smaller suites appealing to a serviced office provider who would help facilitate the start up businesses within the area and the larger suites appealing to established companies and footloose requirements.

Retail

There is a mix of occupiers within the Chapeltown Road area with the likes of Continental Supermarkets and Warsaw Stores along with a number of smaller independent retailers.

Requirements, who would seek premises in the area, are small start up business requiring circa 1,000 sq ft. They are only be prepared to take short term leases of 1 – 2 years and are not be able to pay high rents. Other requirements are from established local companies looking to relocate, this may be from within Chapeltown itself or from the neighbouring suburbs. They will require anything from 1,000 – 5,000 sq ft, again they are normally price sensitive but aspire to have better quality accommodation than their existing premises. These types of occupiers could be attracted to relocate if the new premises have a similar or greater amount of foot fall than their existing premises and the accommodation is cheaper but of better quality than properties available within the vicinity of their existing premises.

Looking at examples of recent transactions with similar locations to Chapeltown gives an indication of the size, values and lease length occupiers are looking for; we are aware of the following transactions:-

38 Town Street, Armley, Leeds 12 – let in January 2006. The shop provides 1,137 sq ft of retail and 232 sq ft ancillary, totally 1,369 sq ft. It is leased on a 3 year term and taken at a rent of £12,750 per annum (£9.31 psf).

58 Green Road, Meanwood, Leeds 6 – Towlers let in January 2006. The shop provides a total of 472 sq ft and is leased on a 5 year term and taken at a rent of £12,750 per annum (£12.71 psf).

15 Monksbridge Road, Bentley, Leeds 6 – Towlers let in October 2005. The shop provides a total of 769 sq ft and is leased on a 8 year lease with rent review in year 4, and is taken at a rent of £4,000 per annum (£5.03 psf).

Retail properties that are currently available can be found via the Leeds Development Agency, as they provide a property list that is logged according to postcode. Chapeltown Road falls within LS7, we have also considered the surrounding area of Harehills (LS8) as this is a similar type of location. The following properties are available: -

Name	Price	Area	Comments
Britannia House Sheepscar Street South Leeds, LS7	£7.57 psf	2,974 sq ft	Showroom and office building in prominent position facing a main arterial route to the north of the city centre
4 Carlton Parade Little London Leeds, LS7	£10.91 psf	805 sq ft	Double fronted retail premises approx. 2 miles from city centre; toilet facilities & staff area to rear
138 Harrogate Road Chapel Allerton Leeds, LS7	£26.64 psf	244 sq ft	Double-fronted retail unit on main road in busy shopping area to East of city centre
2A Regent Street Chapel Allerton Leeds, LS7	£16.25 psf	4,613 sq ft	No further information provided
275 Harehills Lane Leeds, LS8	£6.94 psf	486 sq ft	Mid terrace ground floor shop with basement storage (also 1st & 2nd floor living accommodation)
617 Roundhay Road Oakwood Leeds, LS8	£11.12 psf	2,562 sq ft	Double-fronted (36') retail unit on purpose built retail parade; 1st flr office & storage electric roller shutter grills.

It is apparent from the above properties that are available the higher value premises are located within established retail locations within Chapel Allerton which will be of interest to large regional companies or maybe national companies. The lower value premises are within Harehills and Sheepscar and are relatively small premises ranging from in size from 805 sq ft – 2,974 sq ft and these will appeal to local companies.

As a further evidence of values it is worth noting available properties within similar locations: -

31/33 Blackman Lane, Leeds 7 - single storey shop unit, offered to sale by auction with vacant possession – unsold at Eddisons auction December 2005. The premises are approximately 513 sq ft and are available on a freehold basis at £115 psf.

184 – 210 Selby Road, Leeds 7 - 11 proposed units available for sale or to let at £10 psf on a leasehold basis and £130 psf on a freehold basis, they are available in sizes ranging from 965 sq ft – 1,021 sq ft.

44 Harrogate Road, Chapeltown, Leeds 7 – to be placed into Cushman & Wakefield Healey & Baker auction on 28 March 2006, it is a freehold terrace shop with 680 sq ft retail space and 340 sq ft ancillary, totally 1,020 sq ft. It is leased to First Quench Retailing Ltd on a 15 year lease, commencing on the auction date at a rent of £15,000 per annum (£14.71 psf).

Retail Summary

It is apparent that any new retail premises within Chapeltown should be available from 1,000 sq ft – 5,000 sq ft. This will enable the premises to appeal to locally based companies which are able to offer a specific service to a proportion of the local community as well as being able to accommodate slightly larger requirements, possibly from national occupiers seeking premises to serve the community as a whole.

In terms of value we would anticipate rents to be in the region of £14.00 psf with lease lengths would need to be flexible to attract both the small local companies and the larger regional companies.

7. KEY SITES

A number of key sites have been selected on Chapeltown Road for detailed proposals, as set out in the Land Use Framework. These sites have been selected on the basis of their current status and potential to play an integral part in the regeneration of the corridor. The Investment Plan addresses development issues associated with delivery of the key sites, including development appraisals.

Community Consultation Event



A community event was held at HOST on 14 May to present the preferred options for the key sites. Broadly speaking, there was support for the redevelopment of the key sites. There was a significant call for a new community centre to be built on Chapeltown Road and also the need for a Post Office and bank. There were a number of particularly enthusiastic responses to the proposals for the gateway site, but also calls to retain the greenspace. The proposals to create office space on the library site were met with approval in general, with the view that this

would be an important provision of office space for local businesses.

The proposals for demolition of Reginald Parade were generally met with approval, although some respondents thought that the units should be renovated and not cleared. The proposed LIFT JSC attracted a significant proportion of comments, primarily concerned with the view that a community centre should be developed on the site.

Nitetrax



Address of Site

The "Nitetrax" site comprises the following:

- 1 Grange Avenue
- 146, 148, 150 and 152 Chapeltown Road
- 2 Grange View

Site Description

1 Grange Avenue is a partially burnt out property that has been vacant for a number of years and 146 Chapeltown Road is boarded up and has been vacant for a number of years. 148 is the former Nitetrax building and 150 is used as meeting rooms. Overall the block of six buildings is in a very poor state of repair and forms an eyesore at a prominent position on Chapeltown Road.

Ownership

Four blocks are owned by Carricom, and a subgroup was formed to operate the Nitetrax night club. It was originally envisaged by Carricom that the revenue generated from Nitetrax would fund the renovation of the other buildings in the block. The nightclub has failed and closed down in February 2006. It is understood that LCC sold the buildings with a covenant that they should be brought back into use within a defined timescale, which has now lapsed.

UDP Allocations

This site is located within a Community Priority Area.

Planning History

There has been a total of 17 planning applications relating to this site. The key planning applications are detailed in the table below:

Reference	Address	Proposal	Decision
34/123/00/FU	146 & 148 Chapeltown Road	Change of use of no.146 to form enlarged club two-storey rear extension and laying out of car park to side	Approved
34/169/98/DN	1 Grange Avenue	Determination to demolish dwelling house	No Decision
34/140/96/FU	1 Grange Avenue	Laying out of car park	Withdrawn
34/135/96/DN	1 Grange Avenue	Determination to demolition of dwelling	Withdrawn
34/102/95/FU	146 & 148 Chapeltown Road	Single storey front extension part single & part two-storey rear extension & external staircases & rear dormer	Approved

Reference	Address	Proposal	Decision
34/61/94/FU	146 Chapeltown Road	Change of use of dwelling house to form enlarged club and managers flat	Approved
34/219/92/FU	150 Chapeltown Road	Change of use of offices to enlarged nightclub	Annulled
H34/84/92/	148 Chapeltown Road	Change of use of committee room to bar and dining room to club	Approved
H34/395/90	148 & 150 Chapeltown Road	Single story extension to club	Approved
H34/74/90/	148 & 150 Chapeltown Road	Alterations and extension, to form toilets and enlarged club room, to club	Refused
H34/506/89/	146 Chapeltown Road	Change of use of dwelling house to hotel	Refused
H34/475/89/	148 Chapeltown Road	Alterations and extension, to form toilets and enlarged club room, to club	Refused
H34/309/87/	146 & 148 Chapeltown Road	Change of use involving alterations to house in multiple occupation to enlarged club, with managers living accommodation	Approved
H34/228/86/	148 Chapeltown Road	Change of use involving alterations to first and second floor of guest house, to form enlarged club, comprising committee....	Approved
H34/66/83/	148 Chapeltown Road	Change of use of nightclub to community centre	Withdrawn

(The reference number shows the date of application registration as follows: xxx/xxx/YEAR/)

The planning history for the Nitetrax site shows a multitude of change of use applications relating to the use of the site as a club and manager's living accommodation, and other applications relating to the extension of the venue. Two further applications relate to signage. This club is now closed and 150 Chapeltown Road is used as meeting rooms. The end block of the terrace, 1 Grange Avenue, is derelict and has a separate history relating to applications for demolition.

2 Grange View received permission for a change of use of terrace house to young peoples hostel in 1991, and for the change of use to 5 flats in 1995; and 152 received permission for a change of use of terrace to a 1 bedroom flat and a 1 bedroom maisonette in 1982, whilst permission for use as offices was refused in 1980.

Leeds Sport and Welfare Association

The current owners of four blocks within the site (1 Grange Avenue and 146, 148 and 150 Chapeltown Road) have ambitious plans for its redevelopment to a conference venue. An Architects Feasibility Study (2005) was prepared on behalf of the Leeds Sport and Welfare Association which sets out the requirements of the new centre, as follows;

- Function room to cater for 200 people
- Coat area
- Stage
- Changing rooms
- Food servery
- Toilets
- Workshops – 4 for renting out
- Domino room
- Catering kitchen – for 200 meals per sitting
- Storage
- Car parking

The report considers that the reuse of the existing buildings is preferable to demolition and rebuild as this is more sustainable. There is no evidence in the report of the legitimacy of the proposed use and furthermore, there is no evidence of any funding in place or even potentially identified to undertake the works. If the building was constructed and became operational, there is no evidence of how its long term viability could be secured. The report does not detail who would be the primary users of the building and what levels of rent would be charged. Without the benefit of detailed surveys, there is no certainty that the proposals are viable.

Appropriate Uses

The site has development potential of a sufficient scale to generate significant regeneration in this part of Chapeltown Road. In particular, the sensitive redevelopment of this site has important implications for the Conservation Area designation. The preferred redevelopment of this site maintains the entire building block for conversion. This will serve to maintain the overall integrity of the building which is of architectural merit.

THI grant funding could potentially provide the level of grant required to make the conversion of the entire block viable. UNITY have prepared proposals for the site which involve its demolition and redevelopment. These proposals also break up the building line of the block and therefore lose the integrity of the site.

Development Appraisal

This terrace comprises 6 residential houses. Two houses on the end of the terrace (no. 1 Grange Avenue and No. 146 Chapeltown Road) are burnt out. Both of these

units, along with the two houses next door (148 & 150) are owned by one owner. No 148 and 150 operated as Nitetrax nightclub.

The two houses at the end of the terrace (152 Chapeltown Road & 2 Grange View) are in private ownership. It is understood that No. 2 is on the market for sale.

Various calculations have been carried out to identify the compulsory purchase cost to the Council of acquiring these units.

146 Chapeltown Road & No. 1 Grange Avenue

As these houses are in a derelict state and not suitable for occupation or survey, we have assumed that these units can be demolished and rebuilt to provide residential apartments. It is understood that this is not the Council's preferred option for these properties, however, in order to identify the CPO cost, a market value must be established. Therefore, it has been assumed that the owner could demolish the properties as they are not listed, and rebuild. On this basis, a value of £85,000 has been calculated.

No. 148, 150, 152 Chapeltown Road & No. 2 Grange View

An internal inspection has not been carried out on these properties, however, it is assumed that all four units will need total refurbishment in order to provide residential apartments. It has been calculated that the residual value for all four units would be £431,375. This gives a total site acquisition cost in the region of £500,000.

- It should be noted that the cost of CPO has not been included, and can be estimated in the region of £200,000.
- Compensation for disturbance and other issues not directly based on the value of the land have not been included.

As the apartments will be converted rather than new build, a lower value of £1,900 per sq m has been used to reflect this. A value of £1,500 psm has been used for town houses.

Options for redevelopment

Several options for the site have been appraised, as follows;

Option No	Scheme: 144-154 CHP Road- Niterax site
2	Demolish the whole terrace and redevelop as office space for incubator units
3	Retain the terrace but replace 2 end terraces with new town houses

Option No	Scheme: 144-154 CHP Road- Niterax site
4	Retain the terrace but replace 2 end terraces with new town offices
5	Demolish the 4 end terraces and redevelop as office space for incubator units
6	Retain and refurbish entire terrace
6a	Retain the terrace refurbishing the 2 end terraces

Option 2: This option would cost the Council in the region of £520,000. This is due to the cost of acquiring all houses within the terrace.

Option 3: This option would cost the Council in the region of £174,188.

Option 4: This option would cost the Council in the region of £300,000. This is due to the cost of acquiring the derelict houses, and that the cost of rebuild is higher than the values that can be obtained in this area.

Option 5: This option would cost the Council in the region of £590,000, due to the low office rents.

Option 6: This option would cost the Council £503,157. The cost of acquiring the whole terrace would be in the region of £500,000. The cost of CPO procedure is not included in this cost.

Option 6a: This option would cost the Council approximately £290,000.

Way Forward

CPO may be required in order to deliver development, as discussed in the following chapter.

Mobil



Address of Site

135 Chapeltown Road

Site Description

The site is currently vacant, cleared and fenced off. It is a significant eyesore in a prime location on Chapeltown Road which was previously occupied by a petrol filling station. It is now in private ownership and has been the subject of several planning applications.

Ownership

The site has been in private ownership of the same individual for the past 10 years.

UDP Allocations

The site is located within a Community Priority Area, and within a Shopping Centre Area

Planning History

There has been a total of 4 planning applications relating to this site. The key planning applications are detailed in the table below:

Reference	Address	Proposal	Decision
06/01043/FU	135 Chapeltown Road	3-storey block of 6 retail units and 12 flats with 18 car parking spaces	Pending (expected by 23/05/06)
34/342/04/FU	135 Chapeltown Road	4-storey block of 6 retail units and 12 flats with 12 car parking spaces	Refused
34/222/93/FU	135 Chapeltown Road	18,000 litre underground fuel storage tank and extension to pump island to petrol filling station	Approved
H34/252/88	135 Chapeltown Road	36,368 litre underground storage tank to petrol filling station	Approved

(The reference number shows the date of application registration as follows: xxx/xxx/YEAR/, except from 2006, which read 06/xxxxx/)

The earliest two applications relate to the use of the site as a petrol filling station. The site is now vacant and two applications for redevelopment have been submitted. The first of these applications, in 2004, was refused on 22/11/05 for the following reasons:

- The height and design of the development would appear out of scale and character and harmfully affect the appearance of the street scene contrary to policies N12 and N13 of the UDP.
- There is insufficient parking associated with the development, that would be likely to result in additional on-street parking close to the junctions of Chapeltown Road with Saville Road and Saville Place, which would add to sight line problems to the detriment of highways safety, and contrary to policies T2 and T24 of the UDP.
- There is no provision of facilities for cycle parking contrary to UDP guidelines and LCC Green and Transport Strategies, making it harmful to the interests of sustainable development.
- There is no provision of green space contribution contrary to policies N2 and N4 of the UDP and SPG4 which states that for residential development involving greater than 10 dwellings, financial contributions for green space are required where the provision cannot be provided on site.
- There was insufficient information submitted to support the application and demonstrate that the site will be suitable for the proposed use with respect to actual / potential land contamination in that it may result in unacceptable risks to potential receptors contrary to PPS23 and policy GP5 of the UDP

The current application shows plans for 306sq m retail, and 96sq m office space. A decision on this site is currently pending. LCC have commented that although they are likely to support the current application, the proposals would not be acceptable in design terms if the site was included within a Conservation Area. Development at this site will set a benchmark for new development on Chapeltown Road and therefore it is important that it achieves high quality. The designation of a Conservation Area would raise the standards of design on this site and along the whole length of Chapeltown Road.

The current planning application reflects the aspirations of the owner for the site. Specifically, the owner intends to locate a carpet/furniture shop on the ground floor which would be an extension of his existing business ventures in the locality.

Appropriate Uses

Development of this site lends itself to retail on the ground floor. This will assist in building on the strength of retail presence which has been established along this section of Chapeltown Road. Flats or office use on the first and second floor would suit this locality.

Development Appraisal

This is a cleared site in private ownership, which has been vacant for some time. The landowner is awaiting consent on a planning application for a 3 storey block of 6 retail units and 12 flats with 18 car parking spaces.

An appraisal has been carried out on this site to identify the residual site value. Two proposals have been assessed which comprise ground floor retail, extending to 627 sq m, and either option 1 with two floors of residential above, or option 2 with two floors of office.

Option 2: The appraisal identifies a residual site value of £976,250. This is assumed to be the maximum value for the site, and the value at which the Council would have to purchase this site on a compulsory basis. As the site is not in occupation, there is no disturbance/relocation costs.

If the Council wanted to acquire the site by compulsory purchase they would have to pay the owner the highest value, in this case residential. It has been estimated that the cost of the Compulsory Purchase procedure would be in the region of £200,000.

The Council could then sell on this site to a preferred developer, with a design brief in place, to ensure the development is in accordance with their regeneration aspirations. If the preferred use is residential, the site could be placed on the open market, and the Council could expect to receive offers in the region of £980,000. Due to the Compulsory Purchase costs shown above, the Council will make an overall loss on the site. However, it should be noted that there is potential to make savings on the cost of compulsory purchase, if more than one site is being acquired by the Council.

Option 1: The appraisal provided within the appendices shows that to develop this site for office and retail use, the site would only be marginally viable; with developer achieving 15% profit, the residual site value is in the region of £30,000. It is noted that the office accommodation provided assumes a basic fit-out with no air conditioning, which is supported within the market analysis section. If office development is the preferred use on this site, the Council would still have to pay the current owner the highest value, ie residential.

Way Forward

CPO may be required in order to deliver development, as discussed in the following chapter.

Reginald Parade



Address of Site

241 – 259 Chapeltown Road

Site Description

Reginald Parade is comprised of a parade of small shop units located in front of the former site of the Hayfield public house. The parade is in very poor condition and several of the units are vacant. Reginald Parade occupies a prominent position on Chapeltown Road and is an eyesore at present. The appearance of the shops is detrimental to the setting of the Conservation Area opposite.

Ownership

The shop units in the parade are all privately owned. The shops are presently occupied as follows:

- 241 – 243, Paradise Restaurant;
- 245, Barbers Shop;
- 247 – 249, Dutchie Restaurant;
- 251, Regis Shop;
- 253, Vacant;
- 255, Jenny's Hair Design;
- 257, Vacant;
- 259, Vacant.

UDP Allocations

The parade of shops is located within a Community Priority Area, and is allocated as an area of Primary Shopping Frontage in the Shopping Centre Area.

Planning History

There has been a total of 11 planning applications on this site. The key applications are shown in the table below:

Reference	Address	Proposal	Decision
34/148/00/FU	253 Chapeltown Road	New shop front with roller shutters	Approved
34/147/00/FU	259 Chapeltown Road	New shop front with roller shutters	Approved
34/191/97/FU	247 Chapeltown Road	Change of use new shop front with open roller shutters of shop to takeaway hot food shop	Approved
34/176/97/FU	245 Chapeltown Road	New frontage with roller shutters to takeaway hot food shop	Approved
34/101/97/FU	243 Chapeltown Road	Change of use of bookmakers to takeaway hot food shop	Approved
H34/200/91/	255 Chapeltown Road	Alterations including new front to shop	Approved
H34/212/90/	259 Chapeltown Road	Change of use of shop to takeaway hot food shop	Approved
H34/250/85/	257 & 259 Chapeltown Road	Change of use of bakery and takeaway hot food shop to hot food shop and restaurant	Refused
H30/538/80/	243 Chapeltown Road	Alterations, and extension, to form enlarged punters area to betting office	Approved
H30/522/74/	257 Chapeltown Road	Change of use of dry cleaners shop premises to takeaway sandwich bar and tea room	Approved

(The reference number shows the date of application registration as follows: xxx/xxx/YEAR/)

The planning history of this parade of shops is solely related to changes of use and alterations, mainly relating to new shop fronts and roller shutters. One further application relates to signage.

Adjacent Land / Buildings

To the rear of the shops there is currently a large open space. Immediately behind the shops, there was previously a Public House (The Hayfield Hotel). This has now been demolished. Previous planning applications relating to this building include: the erection of a detached double garage (approved), alteration of part of public house to a discotheque (approved), alterations and extension (refused), change of use of part of hotel to offices (approved), change of use of first floor offices to flat (approved).

To the rear of this site is an area of green space. In 1980, this area received permission for the laying out of public open space, including a 5-a-side football pitch, play areas and landscaping to cleared site. Several previous and more recent applications also relate to approvals for play space / an adventure playground and floodlighting on Reginald Terrace / Reginald Street. To the rear of this green space there used to be a community centre that is also now demolished (which the play space applications have been made in association with), which therefore means that the open space extends further back from the shops. There are several planning applications relating to the use of this building.

In 1979, outline planning permission was granted for the erection of a 2-storey residential development and change of use of part of the site to open space. This clearly was not taken forward.

Proposals for a Joint Service Centre on the site behind the shops are currently being taken forward by LCC and the PCT alongside Leeds LIFT. The LIFT proposals are discussed in a separate chapter.

Aspirations of the Owners

It is understood that LCC have been in discussions with owners of the shop units and may be in a position to progress purchase of some of the units imminently.

Appropriate Uses

The area of the shops is not sufficiently large to develop in isolation. The site could not accommodate a viable building footprint and the associated access required. This site has therefore not been considered in terms of its standalone development potential.

Development Appraisal

There is no redevelopment potential for new built form as the site is too constrained. The appraisal has therefore been undertaken with view to clearance of the site and it should be considered as a setting for strategic redevelopment of the larger site, in particular reflecting the ambitions of LCC, the PCT and LIFT to deliver a JSC on the former Hayfield site.

This site comprises 9 retail units within a parade and are reported to be in a generally poor state of repair, with one of the units being merely a shell, having been previously burnt out, and one unit has no retail frontage.

The basis of this report assumes that the Council will need to acquire these sites by means of a compulsory purchase order to ensure a timely development. The estimated cost to the Council of acquiring these units has been estimated using information provided by the Council.

This appraisal has been re-run assuming b) pessimistic scenario. This appraisal identifies a cost to the Council of **£1,170,284**.

It should be noted that the range of costs for compulsory purchase that has been provided is an initial indication only, as detailed information regarding the tenancies has not been provided, neither has an internal inspection been carried out. These costs make assumptions of the cost the tenant might expect to have in relocating his business, ie, moving, fit-out of new unit, loss of profit, stationery, signage. However, a tenant looking for this disturbance payment would need to provide evidence that they are intending to relocate and re-open the business elsewhere. The figures used are rounded assumptions only, and are not accurate costs.

The Council have advised that no consent would be available for a development on this site, however, the freeholder could submit a Section 17 claim which in this case the residual value of the site would be the market value, ie the amount of money payable to the freeholder.

It should be noted that tenants may apply for an extinguishment claim, this is the closure of a business without re-opening. However, we are aware there are certain criteria for tenant to apply for this claim, and evidence of audited accounts for the past three years are required. As this information has not been provided, the assessment has been based on a relocation basis only.

Way Forward

CPO may be required in order to deliver development, as discussed in the following chapter.

180 Chapeltown Road



Address of Site

178 – 180 Chapeltown Road

Site Description

The building is located at 178 – 180 Chapeltown Road and is of architectural merit in the style of a traditional villa and within the Conservation Area. The building is owned by LCC and the council have invested in the fabric of the building, although there is understood to be a significant maintenance backlog.

Ownership

The building is in LCC Learning and Leisure ownership.

UDP Allocations

This site is located within Conservation Area.

Planning History

There have been 12 planning applications relating to this site. The key planning applications are shown in the table below:

Reference	Address	Proposal	Decision
H34/585/89/	178 & 180 Chapeltown Road	Change of use, involving alterations, including new frontage and extension of offices to shop and offices	Approved
H34/89/89/	178 & 180 Chapeltown Road	Alterations and 2-storey extension, to form toilets, shower room and link corridor to offices	Approved

Reference	Address	Proposal	Decision
H34/121/88/	178 Chapeltown Road	Change of use of bedsitting room, to offices	Approved
H30/551/82	178 Chapeltown Road	Alterations and extension, to form toilet, treatment room and office, to doctors surgery	Approved
H30/687/81/	180 Chapeltown Road	Alterations, including new staircase, and to form offices, first floor council chamber and second floor stores....	Approved
H30/647/81/	178 Chapeltown Road	Detached block of 3, pre-cast concrete garages, to front of flats	Approved
H30/1342/79	178 Chapeltown Road	Change of use of flats to political party offices with living accommodation	Approved
H30/1250/79/	178 Chapeltown Road	Change of use of dwelling house to clothing manufacturing, with office and stores	Refused
H30/636/79/	178 Chapeltown Road	Change of use involving alterations, to form bar, of flats to club	Refused
H30/856/76/	178 Chapeltown Road	Outline application to erect 3-story block of 6 flats, with 15 car parking spaces, to garden of proposed....	Refused
H30/838/76	178 Chapeltown Road	Change of use of detached house to 6 self-contained flats	Withdrawn
H30/101/75/	180 Chapeltown Road	Alterations and single-storey extensions to form enlarged council room, new kitchen, lobby, additional toilets....	Approved

(The reference number shows the date of application registration as follows: xxx/xxx/YEAR/)

All applications on this site date back to the 1980s. Most applications relate to alterations or changes of use, illustrating previous uses of the building for council / political offices / offices.

There is a small building in front of the main building, which is currently a doctor's surgery. It is understood that the GP at this site is not planning to relocate into the JSC.

Adjacent Land / Buildings

Adjacent to this site at 184 Chapeltown Road is a building currently used as a doctor's surgery, which has had a recent application approved for a change of use, including a new pitched roof, from a doctor's surgery to a funeral directors. There are other previous applications associated with the use of the site as a doctor's surgery and change of use to offices. In 1989, an application on the land to the rear of this building for outline permission to erect a 2-storey extension to build offices was refused.

Aspirations of the Owners

Asset Management (Learning and Leisure) have advised that the building currently provides useful but not essential office accommodation for LCC Youth Services. The building is also occupied by the Black Elders, LEODIS, The Project, and Community Languages. The key attraction of the building is its cheap rents and the office accommodation is understood to be of poor quality. Asset Management have recommended that the building should be disposed of by the Council, providing that alternative accommodation can be found for the existing occupiers.

Appropriate Uses

The building lends itself to conversion, to maintain the integrity of the building and the site itself. There is potential to market the building as a high quality office space, with parking. A sensitive conversion will provide attractive office accommodation and enhance the character of the conservation area. The building could also provide an attractive residential conversion opportunity.

Development Appraisal

Given the above information, 3 development options have been considered, as follows;

Option No	Scheme: 178- 180 CHP ROAD
1A	Convert into headquarter office retaining existing surgery
1B	Convert into headquarter office demolishing existing surgery
3	Convert into apartments retaining existing surgery

Given the cost of conversion, and the level of rent applicable to converted office space in this location, the residual value for this site give a minimal return to the Council.

Option 1a and 1b are marginally viable, assuming that the developers profit is 10%.

Option 3; This option of conversion to residential yields higher values, and produces a residual value of **£442,500**.

Way Forward

It is recommended that the Council should progress with a disposal strategy for the site. The first stage would involve securing alternative accommodation for the existing occupiers. LCC should then prepare a development brief which guides as to an appropriate conversion strategy for residential or office accommodation. The site should then be sold on the open market. The value of the site should then be ring fenced back into spend focused on Chapeltown Road, specifically aimed at funding the CPO of key sites.

Library & Frederick Hurdle Day Centre



Address of Site

1 – 3 Reginald Terrace, Frederick Hurdle Day Centre.

Site Description

The site is currently occupied by the community Library, which is attached to an Action for Sport office, and the Frederick Hurdle Day Centre.

Ownership

All the buildings on this site are owned by Leeds City Council.

UDP Allocations

This site is within a Community Priority Area, and within the Shopping Centre Area.

Planning History

There has been total of 6 planning applications relating to this site. The key planning applications are shown in the table below:

Reference	Address	Proposal	Decision
H34/224/89/	Reginald Terrace	Detached single storey elderly persons day centre, comprising boiler room, kitchen, servery, shower rooms, cloakrooms	Approved
H30/542/82	Junction of Chapeltown Road and Reginald Terrace	Laying out of access and erection of library with kitchen, toilets and stores, and housing management office....	Approved

(The reference number shows the date of application registration as follows: xxx/xxx/YEAR/)

This site has a limited planning history, with permission granted for the current buildings in the 1980s. The other planning applications associated with the sites in question, also dating back to the late '70s / early '80s, relate to the erection of non-illuminated hoardings, 2 of which have been refused, and 2 of which were withdrawn.

Adjacent Land / Buildings:

No. 237 – 239 on the corner of Chapeltown Road and Button Hill received permission for the change of use of house and shop to house and funeral directors with ancillary offices, in 1995.

The Mary Seacole Memorial Garden is located at the front of the library. The garden is due to have an official opening and dedication on Saturday 10th June 2006. This event has been sponsored by the library, Sure Start, Groundwork Leeds, Councillors, the 10 to 2 youth club and local businesses. A memorial plaque to the late Cllr Norma Hutchinson will be unveiled and other activities will be held. A licence to carry out the garden maintenance has been drawn up between Leeds City Council Legal section and the Mary Seacole Nurses Association, dated 6th Feb 2006. 6 months notice must be given by either party to terminate the licence.

Aspirations of the Owners

It is understood that the library will be incorporated into the proposed JSC building. Action For Sport could potentially be relocated as a result of the library moving. The Council do not have any current plans for closure or re-provision of the Frederick Hurdle Centre, although Asset Management have advised of a long term strategy to rationalise the existing provision of community facilities within Chapeltown.

Appropriate Uses

Retail on ground floor with office accommodation above. The office accommodation will be aimed at the second stage market from what UNITY Property Services can provide i.e. small start up business who have been trading for a number of years with a business centre and wish to expand into more traditional office space.

A scheme here should be looking to provide suites from 5,000 sq ft - 1,500 sq ft with a car parking provision of 3 spaces per 1,000 sq ft based on the net internal floor area, the car parking needs to be overlooked by the offices. Office rents at £10 psf is comparable to rents achieved at Unity Court, Meanwood Road and 2nd Floor Princes House, Roundhay Road.

Development Appraisal

A scheme like this will appeal to a number of local occupiers as well as providing a quality self contained investment which will appeal to a number investors. It is understood that the Council own this site therefore there is no allocation for relocation/ land acquisition costs within the appraisals. The proposals are for

ground floor retail and 1st, 2nd, 3rd floor office space. This option is viable, and provides the required number of car parking spaces. The residual value is £164,000, which allows for a developers profit at 15%.

Way Forward

The library site could potentially be vacated and then be marketed by LCC with the benefit of a development brief to guide appropriate redevelopment of the site. LCC could prioritise the value derived from this site into the regeneration of Chapeltown Road, specifically the CPO of key sites. A longer term strategy sees the disposal of the Frederick Hurdle site which would allow the development of a larger site area.

Rhythms Parade



Address of Site

187 – 193 Chapeltown Road

Site Description

The site is currently used for a combination of purposes, including Rhythms nightclub. The units are set back from the pavement with parking in front. This building form is not in keeping with the overall building line on Chapeltown Road and is detrimental to the rhythm of the street. The parade itself is associated with crime, drugs and anti social behaviour. The William Hill betting shop in the parade was closed down as a result of criminal activity.

Ownership

The site is currently in various private ownerships.

UDP Allocations

The site is located within a Community Priority Area, and is also an area of Secondary Shopping Frontage in the Shopping Centre Area.

Planning History

There has been a total of 22 planning applications relating to this site. The key planning applications are shown in the table below:

Reference	Address	Proposal	Decision
34/69/02/FU	Unit 2 189 Chapeltown Road	Change of use of wine bar to hair and beauty salon with café bar	Approved
34/224/01/FU	191 &193 Chapeltown	Change of use of restaurant to	Approved

Reference	Address	Proposal	Decision
	Road	offices	
34/270/98/FU	Unit 1 187 Chapeltown Road	New shop front to betting office	Approved
34/176/98/FU	Unit 1 187 Chapeltown Road	Change of use to betting office	Approved
34/175/98/FU	Unit 1 187 Chapeltown Road	Change of use to betting office	Approved
34/190/97/FU	189 Chapeltown Road	Change of use and new shop front of shop to wine bar	Approved
H34/474/88/	191 & 193 Chapeltown Road	Alterations, including new windows and shop front, to vacant shop units	Approved
H34/21/88/	Unit 3 & 4 Chapeltown Road	Change of use of shop and restaurant to training centre and restaurant with hot food takeaway facility	Approved
H34/52/85/	193 Chapeltown Road	Change of use involving alterations of shop unit to restaurant with hot food takeaway hot food facility	Approved
H34/331/84/	193 Chapeltown Road	Change of use of shop unit to licensed betting office	Refused
H34/272/83/	Chapeltown Road, Mexborough Road, Mexborough Drive, and Mexborough Street	Laying out of access road and erection of one block of 4 shop units, each with refuse collection area and with 13 car parking spaces	Approved
H30/266/82/	193 Chapeltown Road	Alterations and extension, to form vehicle testing bay and addition of canopy to commercial garage	Refused

(The reference number shows the date of application registration as follows:
xxx/xxx/YEAR/)

The planning history of this site since 1983, when the current blocks received planning permission to be built, relates primarily to change of use and alteration applications. 5 other applications relate to variations of conditions, signage, and a satellite dish, all of which were approved. Prior to 1983, there are a number of applications relating to the use of the site as a garage / car show room, the last of which is shown in the table above.

Adjacent Land / Buildings

This is a stand-alone block of 4 units in the street, surrounded on all sides by roads.

Aspirations of the Owners

It is understood that there are no proposals for redevelopment of the parade.

Appropriate Uses

The site is appropriate for retail use on the ground floor with either residential or office use above.

Development Appraisal

An appraisal has been carried out on this site to identify the residual site value. Two proposals have been assessed which comprise ground floor retail, extending to 627 sq m, and either two floors of residential above, or two floors of office.

Option no.	Scheme: 187-193 CHP ROAD RYHTHMS site
1	Offices on first and second floor
2	Dwelling on first and second floor

Option 2: The appraisal (appended) identifies a residual site value of £1,054,000. This is assumed to be the maximum value for the site, and the value at which the Council would have to purchase this site on a compulsory basis.

If the Council wanted to acquire the site by compulsory purchase they would have to pay the owner the highest value, in this case residential. It has been estimated that the cost of the Compulsory Purchase procedure would be in the region of £200,000.

The Council could then sell on this site to a preferred developer, with a design brief in place, to ensure the development is in accordance with their regeneration aspirations. If the preferred use is residential, the site could be placed on the open market, and the Council could expect to receive offers in the region of £1,054,000. Due to the Compulsory Purchase costs shown above, the Council will make an overall loss on the site. However, it should be noted that there is potential to make savings on the cost of compulsory purchase, if more that one site is being acquired by the Council.

Option 1: The appraisal provided within the appendices shows that to develop this site for office and retail use, the site would only be marginally viable; with developer achieving 15% profit, the residual site value is in the region of £30,000. It is noted that the office accommodation provided assumes a basic fit-out with no air conditioning, which is supported within the market analysis section.

If office development is the preferred use on this site, the Council would still have to pay the current owner the highest value, ie residential.

The Council could still then put the site on the open market, but the Council will have expended £1,054,000 to acquire the site, and £200,000 on CPO costs, and will

only get a minimal return. Therefore in order for the Council to proceed with this option, the Council would need to invest £1,460,000 in the site.

Way Forward

CPO of this site could potentially be a long term option.

Gateway Site



Address of Site

Land at the junction of Chapeltown Road and Barrack Road.

Site Description

The “Gateway site” comprises land at the junction of Chapeltown Road and Barrack Road. It currently forms open space (although not designated) with limited public access. The site is in

Ownership

Leeds City Council own this site. Two thirds of the site is owned by the Housing team, and one third is owned by the Education team.

UDP Allocations

This site is located within a Community Priority Area.

Planning History

There is little planning history associated with the site. The key planning applications are detailed in the table below:

Reference	Address	Proposal	Decision
H32/276/8 0/	Chapeltown Road, Barrack Road, Roundhay Road, Sheepscar Street, South Benson Street, North Street, Claypit	Laying out of road intersection, with landscaping, to existing roads and vacant site	Approved

	lane, Meanwood Road		
H32/712/78/	St Domanics R C School, Chapeltown Road and Barrack Road	Laying out of grass playing area, with 2m (2ft 7ins) high boundary fence and landscaping to school	Approved

(The reference number shows the date of application registration as follows:
xxx/xxx/YEAR/)

The only application of any significance dates back to 1978 with an approval (23rd October 1978) for the laying out of a grass playing area with 2m high boundary fence and landscaping to school. Other applications relate to the laying out of the road intersection and the erection of non-illuminated hoardings.

Adjacent Land and Buildings

The site is adjacent to a Primary School to the north, and 39 – 41 Barrack Road to the west (currently a Jaguar dealership). There are several applications relating to the site of the Jaguar dealership, as detailed in the table below, where permission has previously been granted for industrial / warehouse and office use. There have been several applications relating to hoardings in the surrounding area, not all of which have been approved.

Reference	Address	Proposal	Decision
34/216/00/FU	39 – 41 Barrack Road	Alterations to frontage and detached valet unit to rear of commercial garage	Approved
34/20/97	Barrack Road	Car showroom and workshop with car parking and open sales area	Approved
34/4/96/RE	41 Barrack Road	Extension of permission for part 3-story and part 2-storey office block	Approved
H34/207/90/	41 Barrack Road	Laying out of access and erection of part 3-storey and part 2-storey block of offices with 91 car parking spaces	Approved
H34/337/88/	41 Barrack Road	Laying out of access road and erection of 2 blocks each of 3-storey offices, toilets and reception areas and with....	Approved
H34/17/87/	Barrack Road	Change of use of warehouse to car showroom with display parking forecourt and new access	Approved
H34/325/85/	39 – 41 Barrack Road	Renewal of outline permission to layout access road and erect 2 industrial and warehouse units, each with ancillary offices....	Approved
H32/408/82	39 – 41 Barrack Road	Outline application to layout access	Approved

Reference	Address	Proposal	Decision
		road and erect 2 industrial and warehouse units each with ancillary offices....	

(The reference number shows the date of application registration as follows: xxx/xxx/YEAR/)

Aspirations of the Owners, LCC

The Gateway site is a key asset in terms of the overall regeneration of Chapeltown Road. Its redevelopment has the potential to create a striking and imposing arrival feature at the bottom of Chapeltown Road. The site is considered as brownfield in terms of its redevelopment potential. There is a strong case for its redevelopment to achieve the overall regeneration ambitions of the Council in Chapeltown.

Appropriate Uses

The site lends itself to residential development in the form of apartments for key workers.

Development Appraisal

This site expands to 0.845 ha (2.089 acres) and is a Council owned, cleared site. It is proposed that the value should be maximised on this site to enable the Council invest the return in other sites.

The proposal for this site comprises 3 blocks of apartments, each block consisting of two towers, with 28 apartments in each block. All units are 1 bedroom apartments. Undercroft parking is used to provide the required number of car parking spaces.

Option No:	Scheme: Corner of Barrack Road and CHP Road
1	3 blocks of residential development; 84 apartments

This development provides a residual value of **£1,544,000**.

Way Forward

As an "early win" site, the Council should prepare a development brief for residential development of this strategically important site in Chapeltown. The site should then be marketed and the proceeds from the sale should be prioritised into the regeneration of Chapeltown Road, in particular the CPO of key sites.

Jyoti Video



Address of Site

195 Chapeltown Road, 2 Mexborough Street

Site Description

This building is currently vacant and in poor state of repair. The building itself is of architectural merit and it would therefore be beneficial to bring it back into use.

Ownership

The site is in private ownership.

UDP Allocations

The site is located within a Community Priority Area, and is also an area of Secondary Shopping Frontage in the Shopping Centre Area.

Planning History

There has been a total of 11 planning applications relating to this site. The key applications are shown in the table below:

Reference	Address	Proposal	Decision
34/120/04/FU	195 Chapeltown Road	Change of use & 2-storey extension to 2 shops enlarged hot food takeaway shop & 3 two bedroom flats	Approved
34/57/00/FU	195 Chapeltown Road	Change of use of first floor to one bedroom flat and new shop-fronts with non-solid roller shutters to retail units	Approved
H34/90/92/	195 Chapeltown Road	Alterations and first floor extension to	Approved

Reference	Address	Proposal	Decision
		form offices	
H34/228/91/	195 Chapeltown Road and 2 & 2a Mexborough Street	Change of use, involving alterations and first floor extension of offices to restaurant and function room	Refused
H34/242/89	195 Chapeltown Road and 2 Mexborough Street	Alterations, including new staircase and to form toilets to first floor offices, toilet and enlarged sales area	Approved
H34/159/88/	195 Chapeltown Road	Change of use of shop to hot food takeaway	Approved
H34/211/87/	2 Mexborough Street	Change of use of ground floor snooker room and first floor office to shop	Approved
H34/296/86/	2a Mexborough Street	Alterations, including new staircase and to form toilet and extension to form enlarged sales area and first floor offices	Approved
H34/245/86/	2 Mexborough Street	Change of use, involving alterations, of part of groundfloor of shop to billiard and pool centre	Approved

(The reference number shows the date of application registration as follows: xxx/xxx/YEAR/)

The planning history of this site relates to alterations and change of use applications dating back to 1986. First floor residential / office uses appear to be acceptable land uses, with retail on the ground floor. Two further applications relate to illuminated signage (one withdrawn, one refused).

Adjacent Land / Buildings

The attached terrace, No. 197 Chapeltown Road has a history of 4 planning applications all between 1984 and 1990. One related to signage (approved); two related to alterations and extension to form bedroom and bathroom to rear of shop with living accommodation over, both of which were refused; and an approval for alterations to form a store room and staircase.

Aspirations of the Owners

It is understood that the current owner has aspirations relating to the redevelopment of the site, but lacks the necessary capital to achieve this.

Way Forward

Grant funding through the THI could potentially secure the viability of a conversion scheme by the existing owner. This is dependent on an extension of the Conservation Area and the Jyoti Video building is important to the overall integrity of Chapeltown Road.

Chapeltown Road Joint Service Centre



A Joint Service Centre (JSC) combining health and social services is to be developed on the former Hayfield site, Chapeltown Road. The tenants requirements for this building have been driven by LCC and Leeds North West PCT. Leeds LIFT Ltd will deliver the building which is due to be operational in 2008. LCC undertook a detailed appraisal of sites in the area against the criteria of the PCT and LCC and the Hayfield site was determined to meet all of the necessary criteria.

The following table indicates the variety of services that will be provided from the JSC;

PCT	Leeds City Council/Other
Health Access Team Base	NE Leeds Customer Services (Chief Executives Department)
Primary Care Mental Health	Environmental Health Service
Community Drugs Team	Community Library Services
Health Visitors (Chapel Allerton)	NE Leeds Social Services 4 x Children's Teams 3 x Adult Teams 2 x Disability Teams Home Care Team Management & Administration Team
Community Midwifery Service	NE Area Management Team
Child Health Administration / Clerical (from Pam Hill)	Pensions Service
Multi Ethnic Team	Police / Community Safety
Speech and Language Therapy	JobcentrePlus
Sexual Health (CASH)	
Phlebotomy	
Addiction Service	
Outpatient Services	
Dr. Sharma and Partners	

The proposed JSC marks an important development for Chapeltown and is fundamental to the wider regeneration ambitions for the area. The building will provide an important service for local people and is an important mark of public sector investment in the locality.

In order to take forward the JSC proposals, this requires the take up of an existing area of LCC greenspace. This greenspace currently consists of an open grassed area and play area. The existing greenspace provision is lacking in investment and in qualitative terms is of limited value to local people. In qualitative terms, the proposed development of the JSC provides the opportunity to develop a vastly improved area of greenspace which forms an integral part of the overall site. LCC have suggested that a Multi Use Games Area (MUGA) would be ideal at this site and would replicate the success of the recreational space which has been developed at Buslingthorpe Rec further down Chapeltown Road. Any such MUGA space would be much more intensively used than the existing grassed area and would provide an active place for children to play with benches and street furniture providing a pleasant environment for the local community and visitors to the JSC.

The use of the greenspace will require a series of measures on the part of LIFT to mitigate against the loss of this space.

1. The provision of an enhanced area of greenspace on the LIFT site. This is most likely to be in the form of a Multi Use Games Area (MUGA).
2. A financial contribution by LIFT to mitigate against the net loss of greenspace. This will take the form of a S106 payment. The amount will obviously depend of the extent of the greenspace used and the money will be spent of enhancing greenspace provision elsewhere. LCC will undertake a detailed assessment to determine an appropriate level of contribution which will depend on a number of factors such as the existing provision of greenspace in the locality. The greenspace contribution will be deducted from the value of the land.
3. Prior to finalising a decision on the development of greenspace and appropriate mitigation, LCC (or LIFT) will potentially have to undertake detailed public consultation to ascertain the views of the local community on the potential loss of greenspace and the mix of appropriate measures to mitigate against this.

In terms of an overall vision for the site, it is understood that the ambitions of the Council are to demolish the entire parade of shops that front Chapeltown Road, as addressed in the Reginald Parade analysis. The removal of Reginald Parade will open up the site yet further and provide an important public space in front of the building.

The provision of enhanced greenspace in conjunction with the LIFT development will aim to replicate the success of Buslingthorpe Rec near HOST which has benefited from recent investment by LCC. The play area here is well used due to the fact that

it benefits from passive surveillance, being located on Chapeltown Road rather than hidden at the back of buildings.

The enhanced greenspace and new MUGA will form an integral part of the LIFT site and its function relates well to the JSC. The overall development of the site in terms of its built form and in the laying out of improved public open space will serve to emphasise the important linkages between health and open space/recreation.

The proposed (approved) LCC strategic highways works are presently being re-considered by LCC Highways in the light of the JSC and the impact that additional traffic flows will have on the local road network. This analysis will determine the appropriate means of access and egress and the necessary works associated with this. The JSC incorporates a secure decked car park for staff, plus visitor parking.

Community Consultation

The Hayfield site commands a prominent position on Chapeltown Road in the heart of the community. It is a sensitive site and one that the community feel a sense of ownership over given that it is accessible to the public at present. The Chapeltown Community Centre Action Group (CCCAG) are lobbying for the provision of a community building in Chapeltown. The preferred location is the site of the former community centre at the rear of the Hayfield site (possibly in conjunction with St Martins GP Practice). The CCCAG are likely to object to the LIFT proposals as there is no planned provision to meet their demands. LCC are addressing this issue and are shortly to undertake a detailed assessment of all the community facilities on Chapeltown Road including usage, bookings, rates etc. The delivery of the JSC necessitates a level of community consultation that engages with local people and engenders support for the provision of improved services in the locality.

Potential Job Creation from Development of Key Sites

The anticipated number of jobs created by the redevelopment of the key sites has been calculated, based on net additional Full Time Equivalent (FTE) jobs of 37 hours per week. The total gross number of jobs have been calculated from the Employment Densities guidance note produced by Arup Economics and Planning for English Partnerships dated September 2001. This is based on detailed research on employment densities associated with different types of property use. The Employment Density (Per Workspace) figures are based on gross internal areas. In addition, the project will make a contribution to creating jobs through the construction related jobs. The number of construction jobs that will be created is calculated on the total construction costs. In order to calculate the net additional FTE construction jobs the number of construction weeks that the project will pay for have been appraised (using the basis of 46 working weeks in one year and 10 years for a permanent job ($\text{£}1,000,000 \times 46 / 10$)).

	Site	Office	Retail	Construction	Total
Mobil	Mobil Site Option 1 (Resi/Retail)	0	31	9	40
	Mobil Site Option 2 (Office/Retail)	66	31	8	105
180 Chapeltown Road	180 Chapeltown Road Option 1a (Office)	37	0	3	40
	180 Chapeltown Road Option 1b (Office)	37	0	3	40
	180 Chapeltown Road Option 2 (Resi)	0	0	3	3
Library	Library Option 1 (Office/Retail)	193	15	16	224
	Library Option 2 (Office/Retail)	191	27	17	235
	Library Option 3 (Office/Retail)	190	27	17	235
	Library Option 4 (Office/Retail)	136	27	13	176
	Library Option 5 (Office/Retail)	95	15	9	119
Nitetrax	Nitetrax Option 2 (Office)	67	0	5	73
	Nitetrax Option 3 (Resi)	0	0	2	2
	Nitetrax Option 4 (Office)	25	0	2	27
	Nitetrax Option 5 (Office)	46	0	4	50
	Nitetrax Option 6 (Resi)	0	0	4	4
	Nitetrax Option 6a (Resi)	0	0	2	2
Gateway	Gateway (Resi)	0	0	33	33
Reginald Parade	Reginald Parade (Demolish)	0	0	0	0
Rhythms	Rhythms Site Option 1 (Resi/Retail)	0	31	9	40
	Rhythms Site Option 2 (Office/Retail)	66	31	8	105

The table illustrates that those sites suggested for office and/or retail development are likely to generate more jobs than the site options for residential development. In terms of construction, these jobs could benefit local people through involvement with partners such as Chapeltown Youthbuild. This organisation was set up in May 2005 as a partnership between Leeds North East Homes, Leeds Construction and Training Agency, Chevin, the Ridings and Unity Housing Associations, to help young

people in Chapeltown into training and jobs in construction. Further consultation with stakeholders such as the Construction Leeds Partnership at Leeds Initiative and Leeds City Council will also be important to gather guidance and possibly set up agreements to ensure that local people and construction firms benefit from the redevelopment likely to take place on Chapeltown Road. It is important to recognise as pointed out by the Joseph Rowntree Foundation in 2000 ('Local labour in construction: tackling social exclusion and skill shortages'), that both training to reduce construction skills shortages and support and marketing for local construction businesses are important.

Best Practice: London Borough of Greenwich

One possible mechanism of ensuring that jobs are created is to use planning agreements to target training and employment outcomes to generate local jobs from local development (Joseph Rowntree Foundation, 2000). However, the Joseph Rowntree Foundation point out that from the outset, good labour supply activities must be established before asking developers and contractors to recruit locally. In Greenwich, a partnership organisation Greenwich Local Labour and Business (GLLaB) was set up to deliver this, and developers of large sites are asked to support this organisation.

8. COMPULSORY PURCHASE STRATEGY

The previous chapter has identified four key sites in private ownership that if acquired by the Council, would contribute significantly towards the regeneration of the area. The sites, their histories and their present condition have been described.

The Council may resolve that in order to bring certainty to the redevelopment of these sites and thereby secure their contribution to the wider regeneration of the Chapeltown Road corridor, that compulsory purchase orders (CPOs) may be necessary. The remainder of this section briefly describes the new scope of CPO powers available to Council; the tests that must be satisfied in order for a CPO to be confirmed; the CPO process and associated timescales.

Scope of Powers

Section 99 of the Planning and Compulsory Purchase Act 2004 widened the scope of local authority CPO powers under Section 226 of the Town and Country Planning Act to encourage local authorities to use CPOs as a positive regeneration tool. Broadly, the Council will need to demonstrate to the Secretary of State that the CPO will improve the economic, social or environmental well-being of the area. Paragraph 2 of Appendix A, Circular 06/2004 advises:

“The powers...are intended to provide a positive tool to help acquiring authorities with planning powers to assemble land where this is necessary to implement proposals in their Community Strategies or Local Development Documents. These powers are expressed in wide terms and can therefore be used by such authorities to assemble land for regeneration and other schemes...”

The Council has these CPO powers to ensure it is able to obtain control of land to implement important regeneration schemes. CPOs are, however, a last resort where negotiations to acquire voluntarily have failed. Often, there is no need for an inquiry as the necessary interests have been acquired voluntarily. Equally, negotiations carried out under the shadow of a CPO will be more focused and acquiring authorities are encouraged by the Circular guidance to commence CPO proceedings in parallel with private treaty negotiations because of the lead-in times associated with a CPO. Where multiple properties are within a single freehold ownership, acquisition of the freehold interest may then enable control of the various leasehold interests through normal landlord and tenant arrangements.

Powers available under S.226(1)(a) of the Town and Country Planning Act 1990 appear the most appropriate under the circumstances.

The Tests

Given the inevitable interference in the rights of individuals, the Council must demonstrate to the confirming Secretary of State that the compulsory acquisition of a particular site is in the overriding public interest.

In deciding whether to confirm a CPO, the Secretary of State will take account of whether the purpose for which the land is being required fits with the adopted or emerging planning framework; the extent to which the proposals will improve the well-being of the area; the potential financial viability of any scheme; and whether the acquiring authority could use any other means to achieve its objectives.

Therefore, when making a CPO, the Council must provide a robust planning context, which should be sufficiently detailed to demonstrate that there are no planning or other impediments to delivering the proposals. In practice, there is a sliding scale of risk from an approved planning application at the time of a CPO inquiry (least risk) to no planning application and reliance on supportive up-to-date policy only (more risk). The approach taken will depend on specific circumstances and the Council's attitude towards risk.

It is not always necessary to have a planning permission in place at the time of the CPO inquiry but the Council will still need to make a compelling case. However, because of the small nature of the sites; the present lack of an adopted strategic planning framework for the area; and the fact that any planning impediments are likely to be detailed development control (rather than land use issues), we recommend that the Council secures planning permissions on each site. In order to demonstrate to an inspector (in the event of a CPO inquiry) that planning impediments are capable of being overcome, it is desirable to obtain at least a resolution to grant planning permission prior to the CPO inquiry.

Process

In simple terms, the CPO process is as follows:

- The Council obtains a resolution to use its CPO powers through an appropriate decision making body (normally Full Council or Cabinet).
- The Council identifies the boundaries of each proposed CPO and establishes ownership and other interests such as covenants etc.
- Discussions commence with interested parties to try and acquire and/or relocate homes and businesses voluntarily.
- The Council prepares a Statement of Reasons setting out its case for making the CPO. This will be linked to the scheme being promoted by an accompanying planning application.
- The Statement of Reasons, together with the CPO plan, schedule and the Order itself are submitted to the Government Office and the CPO is made. The CPO is publicised for 21 days.

- If objections from parties with a qualifying interest are received, an inquiry is triggered. In rare cases where the CPO is unopposed, the Secretary of State may proceed to confirm the CPO.
- In the lead up to an inquiry, the Council will clarify its case in its Statement of Case. Witnesses for the CPO inquiry are normally required to produce statements of evidence in advance of the inquiry.
- It is important to note that the inquiry is held to consider objections to the CPO *per se* rather than disputes over compensation, which are dealt with at the Lands Tribunal. On the basis of the Inspector's report, the Secretary of State will decide whether or not to confirm the CPO.
- If confirmed, the Council opts to implement the CPO either by General Vesting Declaration (where title vests when it enters the land) or by Notice to Treat and Notice of Entry. The appropriate route will again depend on the Council's attitude towards risk and the availability of funds for compensation claims.

It may be prudent for the Council to prepare separate CPOs for each of the sites. Although the broad planning and regeneration case for each site is similar, there is a risk that if a single CPO were to be promoted that difficulties on one site may delay or even prejudice the confirmation of the CPO in relation to the other sites. The Secretary of State does, however, have discretion to amend the CPO and remove sites if appropriate, but this situation should be avoided at the outset if possible. If the same (officer and consultant/legal) team are involved on all five CPOs, there may be still be cost savings through increased efficiency and economies of scale. If timescales remain similar, the respective CPO inquiries (where necessary) may also be conjoined.

Timescales

Timescales normally depend upon the size and complexity of interests to be acquired; the number of interests that can be acquired voluntarily in advance of a CPO inquiry; and the availability of inspectors from the Planning Inspectorate. On the basis that planning applications may need to be prepared, we estimate a 24 month duration from the Council's initial resolution to the confirmation of a CPO.

9. FUNDING

The focus of the Investment Plan is in delivering private led, commercially viable development solutions for key sites. There is, however, scope to explore funding from the Townscape Heritage Initiative, Safer Stronger Communities and Renaissance Leeds. A variety of other funding sources may potentially be available to LCC, community groups or enterprises but these are likely to be time limited for relatively small sums.

Townscape Heritage Initiative

The Townscape Heritage Initiative (THI) is one of the grant giving programmes available as part of the Heritage Lottery Fund. It is a programme that supports schemes "led by partnerships of local, regional and national interests that aim to regenerate the historic environments in towns and cities across the United Kingdom."

There is a two-staged application process for the current round of THI, as follows;

- Stage 1 applications by 8th May 2006, with a decision to be made by 17th October 2006
- Stage 2 applications by 17th October 2007, with a decision made by February 2008

Grants are available from between £250,000 and £2 million, with a requirement of 25% match funding. The funding is available in areas that have special architectural and historical character, and that are designated as a conservation area or working towards such a designation.

THI Funding

THI funding gives priority to areas demonstrating high levels of deprivation. The funding can be applied to vacant buildings and those still in use in order to repair the physical fabric.

THI will also fund the following;

- Authentic restoration of architectural features to historic buildings and their settings (as long as the building is, or will be, repaired to a high standard);
- Appropriate new buildings for gap sites (sites where buildings have been demolished) where they are critical to restoring the character of the historic area (as long as this would not harm the use of historic buildings in the area);

- Repair and authentic restoration of features lost from public spaces (including restoring green spaces that are not a priority for support through our Public Parks Initiative) when they make a contribution to the character of the historic area;
- Professional fees, planning fees, non-recoverable VAT and costs associated with compliance with national planning policy guidance on archaeology;
- Activities that involve people who have not been involved with the heritage before, or are designed to widen knowledge, understanding and awareness of the heritage;
- Training in conservation skills as part of the THI scheme;
- Extra costs of running a THI scheme, including employing project officers or consultants, and other running costs directly arising from the THI such as marketing; and
- Any other research, evaluation and strategic planning work needed to safeguard the long-term approach to conservation (as long as it will be completed within the life of the scheme).

Extension of the Conservation Area and THI Funding on Chapeltown Road

LCC are currently actively pursuing THI funding opportunities for Chapeltown Road. A funding application will be based on the extension of the Chapeltown Conservation Area to cover the entire length of the road. The recommendation for extension of the Conservation Area forms a key section of the Land Use Framework.

The successful extension of the Conservation Area will provide significant opportunities for Chapeltown Road in terms of preserving and enhancing the area and creating a sense of place that is Chapeltown. The extended Conservation Area is essential in achieving a coherent strategy for the length of the road that builds on the historic significance of the locality and the architectural merit of key buildings and their settings, which THI funding can potentially enhance.

Protecting and enhancing the historical environment lies at the heart of creating sustainable communities and an attractive environment can assist in attracting external investment as well as maintaining existing businesses of all types. Involving communities at a grass roots level in their local heritage can be an important way of bringing communities together through understanding the history of their local area.

With the benefit of THI funding in the historic environment of Chapeltown, the local environment will be better understood and valued by local people, helping to foster civic pride and citizenship to have a positive impact on anti social behaviour and overall quality of life in the community.

Way Forward

LCC are currently preparing a bid to the THI and concurrently progressing plans for extension of the Conservation Area. The bid will concentrate on retaining and enhancing historic features that protect the unique character of Chapeltown Road and help create a sense of place.

THI funding can be applied to meeting the extra planning and architectural requirements of development in a historic setting when compared to the costs of comparable local development outside the conservation area.

Safer Stronger Communities

The Safer Stronger Communities Fund (SSCF) is derived from the neighbourhood element of the Neighbourhood Renewal Fund. It is proposed that funding which may be secured through SSCF is shared between the 5 District Partnerships in Leeds covering 5 SOAs in Chapeltown and Harehills and that IMPaCT will be the partnership group which will oversee the implementation plan for the SSCF funded intensive neighbourhood management in Chapeltown.

The funding would support a full time neighbourhood manager responsible for co-ordinating the SSCF and may potentially support the following positions;

- Drugs worker
- Problem families project co-ordinator
- Neighbourhood warden
- Environmental enforcement officer
- Community development worker

Renaissance Leeds

The Renaissance Leeds Partnership is a joint project between LCC, English Partnerships, Yorkshire Forward and the Leeds Initiative. The partnership is described as a "means of strategically aligning the public sector partner investment streams to deliver the elements of the Vision for Leeds 2004 to 2020 focussed upon physical and spatial redevelopment."

The Renaissance Leeds Partnership Business Plan, April 2005 is the first business plan produced by the partnership and covers the period from March 2005 to March 2006. The Plan identifies the following areas of Leeds where growth and strategic development is focussed and which the Partnership will support;

- Neighbourhood Renewal Areas
- Millennium Village, Allerton Byewater
- Otley
- Aire Valley
- Holbeck Urban Village
- City Centre

The partnership recognises the significance of areas of the edge of the city centre which can benefit in regeneration terms from close proximity to the core, for example Holbeck and the Aire Valley. It is a key aim of the Partnership that the success of the city centre benefits the inner city areas. Chapeltown is not identified as an NRA and is not identified by the Partnership.

There is significant merit in assessing the potential of Chapeltown Road to be taken forward in the next Partnership business plan. This will serve to strengthen the regeneration objectives and delivery in the area. In particular, the inclusion of Chapeltown Road will introduce new funding opportunities and assist in land assembly, including CPO.

The Partnership has the capacity to overcome delivery obstacles which have been evident along Chapeltown Road for a considerable time. The focus could be widened to encompass the wider community of Chapeltown, addressing Chapeltown Road in line with the wider regeneration ambitions for the areas as a whole.

In assessing the scope for inclusion into the business plan, this presents opportunities beyond the immediate delivery of “early wins” along Chapeltown Road, a key corridor to the city centre, to addressing the social, economic and environmental needs and objectives of the area.

10. DELIVERY MECHANISMS

Where a number of relatively small scale, mixed use property development projects emerge from masterplan exercises it may be beneficial to package these opportunities together for delivery/investment purposes. The key benefits of this approach are:

- The collective purchasing power of the package can be treated consistently to help secure non-viable, community based initiatives/projects. Put simply, this means that there is one channel through which capital and revenue might be captured for community good. This is much more efficient than dealing with projects on a piecemeal basis and provides higher levels of certainty that funding will be secured
- Developers will value the opportunity to secure a rolling programme of sites in one locality so that they can positively influence the market and share the benefits of value increases
- Non-viable or marginal schemes can be cross-funded within the package by the more profitable aspects. For example, if the residential market is strongest, this means that employment floorspace stands a better chance of being delivered than would otherwise be the case.
- Competition between sites is managed effectively, so that schemes do not coincide and weak markets are not confused or undermined
- Larger development companies are attracted to the package, bringing with them greater expertise, than would otherwise be the case if individual sites were to be marketed separately

There are a number of key factors which need to be considered when packaging projects for delivery by the private sector:

1. Land Use Balance

The overall objective of packaging is to add an additional layer of certainty to delivery of the comprehensive programme. If this is to be achieved, then it is important to ensure that the combined package is capable of producing good levels of return to the private sector. An appraisal exercise will identify which sites and projects are self-funding, which are loss-making and which qualify for external public funding support. Critically, and within the boundaries of the agreed policy framework, the land use mix should be adjusted to ensure that the programme is attractive and capable of encouraging good quality, competitive bids.

The most obvious adjustment is the balance between residential and commercial floorspace. In most regeneration areas, the evidence of demand for offices and studios is insubstantial, such that the risk profile is perceived to be high.

Furthermore, in localised neighbourhoods, it is hard to secure RDA funding support for small- scale schemes which are otherwise not viable as stand-alone entities. For these reasons, it is important to balance the land use mix within the package and to be realistic in terms of what can be achieved where there is a dependence on private sector funds.

2. Phasing and Cash-flow

Where the balance of funding is pre-dominantly being sourced from the private sector, there is a need to phase projects in such a way as to protect a positive cash-flow. In an ideal scenario, delivery of an early cash cow project will provide for resources which can be used to cushion later years projects which might be marginal or indeed loss- making. This avoids the roll-up of interest charges to the detriment of the overall programme.

Naturally, this type of technique assumes that the selected developer is securely bound into a series of development obligations which prevent “cherry picking” of easy win schemes over more challenging projects.

3. Managing Community Expectations

Given the above, it will be important to signal the implications to community groups who may be anxious to see social projects delivered early and as a priority. Whilst these matters are inevitable fairly complex, it is nevertheless possible to explain that projects need to be affordable and the answer is to manage expectations through early consultation events so that no one is disappointed or misled.

4. The Natural Audience

In order to succeed in securing good levels of competitive interest in the programme by developers, it is essential to consider who, amongst the range of property development companies, are likely to be interested in the opportunity. For mixed use schemes in regeneration areas there are typically several categories to consider:

- The regeneration housing specialists: These companies have amassed a long-term understanding of house building in marginal areas, mainly through partnerships with Local Authorities. Plenty of skills exist in this sector in relation to complex challenges of site assembly, working with existing communities and mixed uses. Most of these players are capable of directly delivering non-residential elements of comprehensive schemes. Many have also had a hand in securing social projects which are an integral part of the wider area based approach. Whilst these companies are capable of dealing with the challenge of mixed use, the balance of the programme still needs to be residentially biased in order to be of interest.
- Commercial developers: There tends to be a strict divide line between those companies who compete for opportunities and sites in prime markets and those

who are willing to enter into partnership arrangements which might rely on obtaining public subsidy. In Yorkshire, relatively few developers are interested in schemes which involve, as many see it, lengthy and bureaucratic processes involved in obtaining grant support. Delivery by this sector will depend on the balance of land use mix being attractive and not overly dominated by one aspect. It may, for example, depend on guaranteeing a minimum level of public sector support which can be advertised at the outset. Or it may contain a pre-let/pre-sale element which can be readily quantified. Most companies active in this sector are local Yorkshire based developers who take an active interest in particular towns or districts and who are prepared to take a more encouraging view on risk.

Over-arching Development Agreements

Where more than one project needs to be delivered across a range of sites, then it will be necessary to link the programme together via a contractual mechanism which binds in a series of development obligations on the part of both public and private sectors. Whilst other contractual mechanisms do exist (including, for example, conditional contracts for sale and conditional agreements for lease) the market would expect that opportunities involving multiple public sector owned sites to be captured via a contractual joint venture (JV).

The most common scenario involves:

- the public sector owning the core sites and/or being resolved to use CPO powers to assemble others
- the public agencies having published policy objectives for the sites including land use mix, environmental standards (eg Eco-homes), series of linked social programmes; in other words a clear understanding of what they seek to achieve
- the prior preparation of a programme appraisal and cash-flow which will indicate that minimal levels of return to the private sector are in prospect, with or without grant aid
- that there is community backing for the projects

Typical private sector development obligations captured by the Development Agreement will include:

- Raising all of the necessary private finance to complete the programme
- Obtaining all statutory consents
- Backing and funding any planned CPO
- Providing skilled management support to ensure the delivery of the programme

- Managing all construction related activities
- Marketing the schemes
- Any linked employment, training and supply chain initiatives
- Helping to manage any identified decant/nomination requirements
- Working up of detailed schemes and viability appraisals for approval by the JV management mechanism
- Identifying schemes and projects within a Partnership Area

Typical public sector obligations contained within the Overarching Development Agreement will include:

- Dedicating land into the partnership ie not disposing of identified parcels of land other than via the JV
- Use of CPO powers
- Bidding into various public funding streams such as HMRI

The Overarching Agreement will also contain the financial provisions which will persist throughout the partnership period, including:

- Any provisions for minimum guaranteed land value calculations
- Protection, if appropriate, of a protected developer's return
- Overage provisions
- Allocation of costs, such as remediation

The Agreement will deal with mechanisms for the phased drawdown of land and termination rights. Individual sites will be drawn down via Building Agreements.

Sustainable Social Projects

All too often in community regeneration areas, social initiatives and projects are funded by public sector, time-limited programmes meaning that good work is jeopardised when the money runs out. Everyone recognises that the challenge of transforming negative local perceptions, encouraging local pride and developing social enterprise takes time and very often funding evaporates at the very moment positive signs are beginning to emerge.

One way in which risk of this sort can be minimised is to make a direct funding connection between private sector led property development schemes within the local area and the social projects which need to be sustained for the longer term. The same level of certainty needs to be secured for delivery of social projects as for physical interventions.

The first stage is to ensure that two streams of activity are underway simultaneously. That equal energy will be dedicated to the creative process of establishing social projects as physical projects. As part of the community engagement process which scrutinises property options and ideas, time will be spent in prioritising potential social projects which could be delivered in the same timeframe.

Project Appraisal

Just as energy is always dedicated to costing physical schemes, it should also be directed into assessing what capital and revenue funding will be needed to provide a permanent and secure basis for the social projects. Key aspects are:

- Can capital be generated out of property development projects which can be diverted into the provision of permanent community facilities? This is only possible where public agencies own and control the land which is earmarked for development and where the land value can be “manipulated” to enable cross-funding of regeneration initiatives.
- Public sector land ownership is essential if these linkages are to be achieved. This might mean that CPO powers need to be deployed to deliver action.
- This also means that public agencies who own and control land need to have a powerful policy platform which commits them to the delivery of regeneration in this community and that as a consequence, land value can be regarded as a commodity which can be utilised for local community benefit, rather than siphoned off to meet other service priorities elsewhere in the district. We could term this “ring-fencing”.
- As physical projects are appraised, the *capital cost* of social projects need to be treated as essential enabling infrastructure alongside roads, landscaping and affordable housing provision.
- Where new buildings or places are needed by the community (youth centre, park, playground), the same developer who will provide the commercial scheme needs to be charged with the duty to construct them. This ensures that the same local supply chains can be utilised and that both types of project are treated equally.
- This will mean that within the project appraisal, a Project Management fee (perhaps 3% of the capital cost of the social project) will be included so that the developer is fairly rewarded for overseeing the delivery of this part of the

building programme. If the scheme is being grant aided, this fee should be regarded as eligible expenditure as it guarantees the provision of a vital part of the overall regeneration project

- Land value as a residual product of the appraisal will reduce as the capital cost of social projects are included. This means that the total amount available for social capital projects is equivalent to the total land value, excluding the cost of these schemes. In other words, the consultant team should be able to quantify this amount to guide community consultation, so that wish lists that are not affordable are avoided.
- If the land in question is owned by a Local Authority, then the Council's Property Officer should confirm that the manipulation of land value in this way meets the provisions of statute in relation to Best Consideration. The "well being powers" leave us in no doubt that this technique is allowable, but this matter should be cleared at the outset and proper records taken.
- Political support for prioritising receipts needs to be secured.
- The *revenue costs* of social projects also need to be incorporated into the overall programme appraisal. This could involve a number of techniques:
 - Adopting a long lease-hold disposal approach to apartments such that ground rents can be collected annually and set aside for community use. It is easily possible to achieve full market value for flats on a long lease basis and provided the term is sufficiently extensive, there will be no negative impact on sales rates or values.
 - Constructing workshops or office suites whereby a proportion of the rental income generated is set aside for community use. It is equally possible to fund the construction of this type of project and for the ownership to be passed across in its entirety to an accredited community group or Trust such that all the income can be dedicated to the on-going support of social projects.
 - Costs of managing these arrangements need to be factored into the appraisal. It may be that a management company needs to be employed to collect the rents and deal with the landlord/tenant interface. This kind of expertise is readily available through the employment of a firm of managing agents.
 - If ownership obligations are passed across to community groups, then the appraisal needs to make an allowance for other costs which might emerge such as repairing liabilities and insurance
- By adopting this type of approach, it should be possible for the consultant team to estimate the likely level of net income which could be dedicated to supporting social programme on an annual basis. Here again, this information can be used to guide community representatives in prioritising project ideas.

Adjustments and Trade-Offs

If there is a compelling case to deliver social projects and a lack of sustainable funds to do so, there may be a clear case for *bending* the physical programme to provide schemes of a type which can produce both the capital and revenue support that is needed.

Without overstepping the mark such that property projects become non-viable or incapable of delivery, it may well be possible to adjust schemes to maximise the chances of generating funds. The proportion of flats could be somewhat increased within a residential of mixed use scheme. A proportion of a site could be set aside for managed workspace without jeopardising the project as a whole.

It has to be recognised that this approach relies on a *judgement* as to how far a scheme can be influenced in this way. Fundamentally, it is essential to ensure that there is sufficient incentive for property developers to become involved as without that commitment, the whole programme will fail. Most developers work on target rates of return on costs or values. These factors need to be protected as a first call, if private capital is to be secured.

Whilst property development appraisals are not easy concepts to explain to community groups, it should be possible to convey a message about trade-offs. If the only way the programme can afford to support 5 neighbourhood wardens is to see a block of private for sale flats constructed as opposed to a group of low cost family homes, then maybe this is a decision the community representatives will be prepared to take.

All of this pre-supposes that there are effective community engagement networks in place to provide for timely and meaningful decision making.

Wherever possible, the vehicles that are set up to deliver property development and social projects should be contractually connected. This will in effect mean that there is a personal as well as financial cross-over between the two. Directors of the company building out a housing scheme should be represented on the Board of the Community Development Trust whose activities they are supporting with diverted funds and vice versa.

This is aimed to ensure that if physical and social actions are inter-linked in funding terms, that they are similarly connected in terms of management. Development Agreements put into place to control the investment in property should contain obligations relating to the social programme.

If the overall regeneration programme is to contain both physical and social aspects then it will be important to ensure that there is a comfortable balance between the two types of activity. If the property aspects over-dominate, then the social outcomes will be seen as meaningless tokenism. If the social aspects over-dominate then the private sector will feel it is relegated to a bit part player and loose interest.

The ultimate test of balance lies within the programme appraisal exercise (see above). In the real world, there is only a finite amount of surplus created by projects and in the absence of other funding streams, this sets the limit of what is possible. However, within those confines the key issues facing local residents and businesses need to be respected.

One way in which it is possible to achieve a comfortable balance is to package development sites together to create a sizeable proposition which is better able to stand the strains of funding social projects. Disposal of sites on a piecemeal basis is an inefficient way of capturing surpluses which are capable of cross-funding a whole range of initiatives.

The starting point must be to pull together all those sites which are in public ownership (or are subject to CPO) within the neighbourhood to form a package upon which a single bid will be invited. This will allow less profitable schemes which aim to providing income streams for community groups to be subsidised by other schemes which readily produce healthy profits. It is essential to prevent “leakage” of funds out of the programme ahead of their being deployed to support the comprehensive regeneration effort.

Furthermore, this *packaging of sites* provides the property developer with a guaranteed stream of activity over a period of time, rather than having to compete for land on a site by site basis. Some developers will reduce their target levels of return in circumstances like this so that overall there is more money available for social projects.

As bids are invited for the package of sites, it should be possible to outline the range of complimentary social projects which the programme will aim to fund and deliver. This might be expected to have a very positive effect on the marketability of the sites as prospective developers see that vital support measures have already been prioritised which will improve the value of completed schemes. Neighbourhood watch schemes, community wardens and successful community businesses are all likely to deliver positive impacts for the developer of homes or commercial floorspace.

Best Practice

There are many examples of sustainable social projects which are recognised as best practise exemplars. Wherever possible, these experiences should be used to shape solutions as they are demonstrably working.

Best Practice: Sustainable Communities, The Eldonians Urban Village in Liverpool

An award winning example of how a sustainable community has been created in Vauxhall and beyond. Since the 1970’s local residents determined to keep their community together despite bad housing conditions and a poor environment, have

delivered affordable homes and a wider range of community facilities. The Eldonians have established a self-supporting structure, which is based around 3 separately constituted bodies. These are a Community Development Trust with overall ownership and over 600 members, a Community Housing Association which has developed and now manages over 400 homes and the Eldonian Group Limited which is a separate Trust responsible for community based businesses.

Main Outputs:

- built over 400 homes
- £25m assets developed
- created over 100 permanent jobs
- 43 hectares of land improved
- 7 community based businesses developed
- low levels of crime and vandalism

Best Practice: Royds Community Association, Bradford

Managed by a Board of 8 Directors including representatives from the private sector partner, Keepmoat PLC and the Brunel Housing Association. Having existed for over 10 years, Royds delivers over 20 programmes and initiatives including:

- community environment programme
- youth action programme
- healthy living project
- local shops
- a local community centre
- an advice service

Best Practice: Crime and Community Safety, Grimethorpe Neighbourhood Watch Scheme

This scheme won a national crime-fighting ward in 2000 and was a finalist in the European Crime Prevention Awards. A youth club was established which raised funds for outings for the elderly, found young people employment and helped to:

- Reduce car crime by 44%

- Reduce burglaries by 24%
- Recreated trust between residents and local agencies

Examples of action:

- Villagers held weekly fundraisers to pay for youth discos, shed alarms, security lights for the elderly and electro-cardiogram for the local GP surgery.
- Derelict land has been cleared and a building established for a mothers and toddlers group in the mornings and a youth club 4 evenings per week.
- The group worked closely with the police to prevent car and house crimes

Best Practice: Hull Community Warden Service

This is recognised as a best practice example by the Home Office. The scheme is operated by the Goodwin Development Trust. Funds have come from ERDF, the Government's Neighbourhood Renewal Fund, the LSP and the Council. The wardens fit security measures, support vulnerable residents and witnesses of crime and arrange removal of graffiti, litter and abandoned cars. The results have been impressive and include a 50% reduction in crime, and similar reductions in drugs offences.

Best Practice: Private Landlord Activity, Newcastle Private Rented Project

This project provides free support and advice to tenants, landlords and agencies involved in the private rented sector of Newcastle upon Tyne. The objective is to promote good practice in order to create sustainable and secure tenancies which will lead to an improved housing environment. The initiative is funded by Newcastle NDC, Home Housing Association and the City Council. The project provides an accreditation scheme, handbooks for tenants and landlords, help with tenancy agreements, advice on benefits and grants, accompanied viewing and a property maintenance register.

Best Practice: Social Enterprise, Giroscope, West Hull

Social enterprises are businesses with primarily social objectives whose surpluses are reinvested rather than taken out as profit. Based on a business model, social enterprises can tackle a wide range of social and environmental issues particularly in regenerating local neighbourhoods.

Giroscope is an award winning workers co-operative housing project based in West Hull which buys and renovates empty and dilapidated properties and then lets them out to people in housing need. Giroscope offers work experience and training to a wide range of people in the community. Over 30 houses have been transformed in

this way. The co-operative also encourage other social enterprises by providing affordable retail and workshop space.

Developer Selection

There are clear opportunities for multiple sites along the Chapeltown Road corridor to be packaged together for delivery purposes in the form of a developer selection competition for delivery of all the sites or separate sites on an individual basis. There are strong advantages to this route forward, namely:

- Greater investment scale increases the attraction to larger, more experienced and better financed development companies
- Offering the sites on an individual basis allows for local interests who may show particular flair and innovation
- Critical mass of change creates a new market benchmark in terms of values and returns – which can help achieve quality and pay for spin-off benefits
- Comprehensive change optimises the opportunity to “de-stigmatise” the reputation of the area to investors
- Packaging yields efficiencies in terms of Council time in managing the delivery of change
- The community are endowed with a long term private sector partner who can come to really understand the local situation in which they have a meaningful stake
- The same delivery mechanism can tackle both public (Council owned) sites as well as those sites in private ownership which need to be compulsorily acquired (CPO)
- Cross-site/cross project subsidy can be achieved if it is necessary

Safeguards

Safeguards can be built into the developer selection process to overcome potential problems.

Potential exclusion of local companies and groups: Views have been expressed that the opportunity for a multiple site developer selection might lead to the exclusion of smaller companies capable of tackling individual projects. The bids should be assessed for multiple and individual sites based on merit. The ITN documents can encourage any Lead Developers to involve local companies and groups within their supply chain. The ITN pack could contain a gazetteer of interested parties and groups to whom the attention of competing developers is drawn. Part of the

evaluation process could include an assessment of the degree to which local companies and groups have in fact been integrated by the developers.

Land banking: One of the problems associated with Chapeltown Road has been that certain land owners have sat on key sites without bringing them forward for development. In the over-arching JV partnership model we are suggesting, this can be guarded against by the use of performance related land based contracts such as Agreements for Lease or Conditional Development Agreements. Essentially, these contracts rely on the imposition by the Council of key dates for key actions, such as submission of planning applications, start of works on site, completion of construction contracts. The usual controlling device is a mix of rights to terminate and a holding back of freehold land interests until the date at which development has actually been completed on site. These are well used and standard public sector land disposal techniques which can provide the necessary safeguards.

Procurement of Developer Partners

The Council is very well used to the management of formalised procurement processes leading to the appointment of property developer partners. It is therefore proposed to provide only a brief digest of the stages and methods involved.

The whole procurement process will be governed by European Directives which necessitate open advertising. In addition, we would recommend advertisements be placed in national, regional and local press.

The most likely procedure for the competition is the Negotiated Procedure and a number of key points relating to this procedure are outlined as follows:

Negotiated Procedure

The appointment of a preferred developer can be brought forward through a now highly tried and tested process of staged selection. The pre-requisite for this procurement route is the preparation by the Council of a clear 'Invitation to Tender' or 'Prospectus', which sets out what is required on the sites. In most cases, master plans, concept schemes or planning and development briefs will have already been prepared by the authority and been subject to community consultation.

Whilst it is always possible to allow for considerable flair and innovation, the objective of this procedure is to obtain bids which are capable of being evaluated side by side. In this instance, it is proposed that a compliant bid is mandatory so that evaluation of similar schemes is possible, with optional variant bids left to the discretion of the bidders.

This staged process extends from 'Expressions of Interest', which have to be submitted by a published date, through a pre-qualification questionnaire (PQQ), which will demand information on financial standing and track record. It is also possible at this first stage to ask for statements of response to the overall

proposition, how the projects might be managed and the quality and experience of the retained advisory/design team.

On the basis of this information, a long or short list can be prepared following formal evaluation. Formal Invitations to Negotiate (ITN) are then dispatched, requiring design solutions. The length of the shortlist often influences the quality of the bids received: bidders being unwilling to speculate time and expenses when grouped together in large numbers. A shortlist of no more than 3 is likely to draw in good quality bids.

A further evaluation process can then be undertaken based on a qualitative assessment of the submissions. At the final stage in the competitive process, it is then possible to require firm costed financial proposals from the final shortlist, all of which will have passed the quality threshold. It may be appropriate at this stage to request developers to present their proposals at a community consultation event.

It is likely that developers bids will be conditional on both detailed planning permission and on site investigations. Bid documentation should wherever possible minimise the conditional aspects of competing bids. Where factors are unknown (e.g. site/ground conditions) then standard assumptions can be set by the ITN so that comparable financial proposals are received. Conditional bids can help to secure benchmarks against which negotiated land deals can then be secured as conditions are satisfied.

In order to minimise the conditionality of bids for the site, we recommend that for the core site:

- boundary and levels surveys be undertaken; and
- title reports be prepared (much of this information already exists through the preparation of this Implementation Plan).

Bids can then be evaluated by the Council, and a preferred developer partner selected.

11. WAY FORWARD

Redevelopment of a number of key sites is fundamental to the regeneration of Chapeltown Road and the Mobil site and Nitetrax should be given priority due to their existing condition. Prior to embarking upon the CPO process, LCC must be confident that the funding is in place to facilitate this process. The table below illustrates that the CPO of the Mobil site and Nitetrax can be funded through the disposal of LCC assets.

Council owned	Value	Privately owned	Costs to the Council to acquire by CPO and Develop
Gateway	£1,375,000	Mobil site	£1,350,000
180 CTR	£537,563	Nitetrax	£291,608
Library site	£164,000	Rhythms Parade	£1,355,030
		Reginald Parade	£1,170,284
	£2,076,563		£4,166,922

The Gateway site could potentially be marketed and sold as an early win and this would fund the CPO of the Mobil site. At a later stage, 180 Chapeltown Road could potentially be sold by LCC and the receipts from this site would fund the CPO of Nitetrax. The receipt of funds from the sale of existing LCC sites needs to be prioritised by the council back into the CPO process for the locality. This could be managed by the North East Area Team.

The release of existing LCC sites in Chapeltown is fundamental to securing the regeneration of privately owned sites which have been a blight on the area for a considerable time. The release of these LCC assets would evidence a commitment on the part of the council to regenerate the area and will form a key argument in the CPO case.

The proposed developer selection competition will provide a degree of certainty in terms of taking forward development of a number of key sites on the Chapeltown Road corridor and will serve to deliver the proposals set out in the LUF in line with detailed development briefs prepared by the Council. CPO and packaging together of a number of key sites presents the opportunity to deliver a sustainable future for Chapeltown Road that meets the needs of the local community and creates a strong and positive identity for the area.

APPENDICES