

**Name of meeting and date: Cabinet - 16 June 2009**

**Title of report:**

**USE OF HOUSING SERVICES CAPITAL ALLOWANCES FUNDS TO  
SUPPORT REGENERATION OF THE SQUARE, HIGHGATE LANE,  
LEPTON, HUDDERSFIELD**

<b>Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards</b>	<b>No.</b>
<b>Is it in the Council's Forward Plan?</b>	<b>No.</b>
<b>Is it eligible for "call in" by Scrutiny?</b>	<b>Yes</b>
<b>Cabinet member portfolio</b>	<b>Adults and Communities</b>

**Electoral wards affected and ward councillors consulted:**

**Almondbury ward.**

Cllr Ann Denham, Cllr John Smithson, Cllr Linda Wilkinson

**Public or private: Public**

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**1. Purpose of report**

- 1.1 To outline proposals for the refurbishment of the Square, bounded by 55-69 Highgate Lane, Lepton.
- 1.2 To outline previous approval for expenditure from the Housing Services capital allowance pot on housing related regeneration schemes
- 1.3 To seek approval to contribute £20,000 from the Housing Services capital allowance pot towards the scheme.

## 2. Key points

**2.1** As part of the Council's small centres improvement programme, the Square has been chosen for a scheme of improvement works. The main elements of the scheme will be environmental enhancement works, car park improvement and shop-front improvements. The scheme intends to:

- i) brighten up and improve the appearance of the Square;
- ii) support local businesses and community uses;
- iii) ease congestion and improve pedestrian and traffic safety;
- iv) maximise the efficiency of the car park; and
- v) involve local people including young people in the project .

Details of the project are set out in **Appendix A**, comprising the consultation papers indicating external works to the Square. Costings and contributions to the scheme are set out in **Appendix B**. Shop front improvements are also being carried out with assistance from Kirklees Neighbourhood Housing, approximately £28,000.

**2.2** The objective is to create an area which looks refreshed and welcoming, where the movement of vehicles and pedestrians is safe and easy. Importantly for the wider 'offer' of the enhanced square, the scheme would improve the attractiveness of the Square for local residents, and hopefully the long-term prospect for the Council-owned shops, and the rental income stream from them. It is also worth noting that the square gives access to the local doctors' surgery and church.

**2.3** The square only retains 2 tenanted flats vesting with the Council, but within a 500 metre radius of the site, the Council owns 139 smaller and family homes with access the Square. Consequently, the improvement will not only improve the immediate environmental and retail 'offer', but it will offer a more attractive and safe environment for Council tenants who wish to use the square and its shops, access to the local church and doctors' surgery.

**2.4** In view of the project and joint funding works from sources illustrated in **Appendix B**, Strategic Housing Services have been asked to contribute £20,000 to bridge a funding shortfall.

**2.5** Area Committee support for the scheme was approved on 21 April 2009,

supported by Ward Members. A small contribution of £5000 has been agreed towards the scheme from the Area Committee.

**2.6** In the context of these proposals, Cabinet has previously approved a package of applicable projects to fund from Housing Services' Capital Allowances fund, in July and September 2008. (Cabinet minutes 2589 item 11 and 2657 item 18 respectively).

**2.7** The package identified includes investment in site and property purchase, grants and loans to housing associations and complementary funding for regeneration schemes.

**2.8** This project would fall within the remit of the overall areas of spend, but Members' consent is required in view of the July 2008 resolution to bring future schemes to Cabinet for consideration.

### **3. Implications for the Council**

**3.1** Although the project lies outside key regeneration priority areas, refurbishment of the Square accords with the Regeneration Plan and will assist the delivery of the Small Centres scheme to improve local centres. The scheme represents a modest complimentary capital investment from Housing Services to regenerate and improve the square and the wider housing environment and will not materially detract from the Services' ability to engage with planned housing-led regeneration. This is a piece of joined-up regeneration work across the Council to be commended.

### **4. Consultees and Their Ppinions**

Group Finance Manager: There are sufficient funds within the capital allowance funds to underwrite the amount of funds requested.

Ward Members:

Cllr Ann Denham:	}	
Cllr John Smithson:	}	All Ward Members have confirmed their support.
Cllr Linda Wilkinson:	}	

## **5. Officer recommendations and reasons**

**5.1** That Cabinet agrees to contribute £20,000 from the Housing Services capital allowances and delegates authority to the Head of Strategic Housing Services to instruct release of the funds within the 2009-10 financial year.

**5.2** delivery plan That in the event of the scheme not progressing within the 2009-10 financial year, the funds be re-allocated to assist other housing-led regeneration and development projects developed in support of the Housing Strategy and affordable housing.

## **6. Cabinet portfolio holder recommendation**

**6.1** Cabinet members agree with officer recommendations.

## **7. Next steps**

**7.1** Funds will be released in accordance with the project timetable for the scheme if approved for release by Cabinet.

## **8. Contact officer and relevant papers**

James Hinchliffe, Housing Regeneration Co-ordinator.  
Strategic Housing Services, 4<sup>th</sup> Floor, Oldgate House, Oldgate,  
Huddersfield HD1 6QW. Telephone (01484) 221232 or (860) 1232.  
[james.hinchliffe@kirklees.gov.uk](mailto:james.hinchliffe@kirklees.gov.uk)

### Papers

Cabinet minutes:

2 July 2008 Cabinet 2589, Item II

10 September 2008 Cabinet 2657 item 18

## When will improvement work start?

Following this public consultation, detailed design work will be carried out. This will take into account your comments and the budget available.

We hope to get the go ahead from ward councillors and Huddersfield South area committee in the new year and it is expected that work will start on site in April 2009 for completion by end of June 2009.

A shop front grant scheme will also be launched in April 2009 for commercial properties in the vicinity of 'The Square'. For further information about this grant scheme, please contact the Regeneration Development Service (see contact details below).

## Having your say

We would like to know what you think about these proposals:

- Do you like the circle and extension car park?
- What do think about having modern designs for street furniture and lighting columns?
- If an entrance feature was to be installed, what would you like it to include?
- Is there anything else you would like to see incorporated into the scheme?

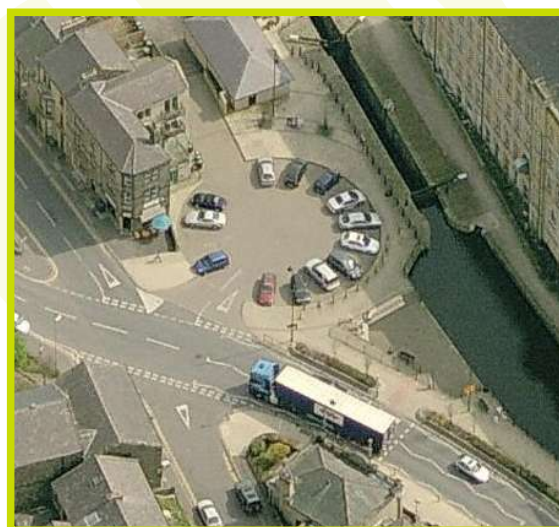
Please complete and return the enclosed feedback form in the pre-paid envelope provided, by 5 January 2009. The form is also available on the Council's website at: [www.kirklees.gov.uk](http://www.kirklees.gov.uk)

## Further information

If you would like any further details, please contact one of the following council officers:

John Lambe, Kirklees Regeneration Development Service - tel: **01484 221626**  
or email: [john.lambe@kirklees.gov.uk](mailto:john.lambe@kirklees.gov.uk)

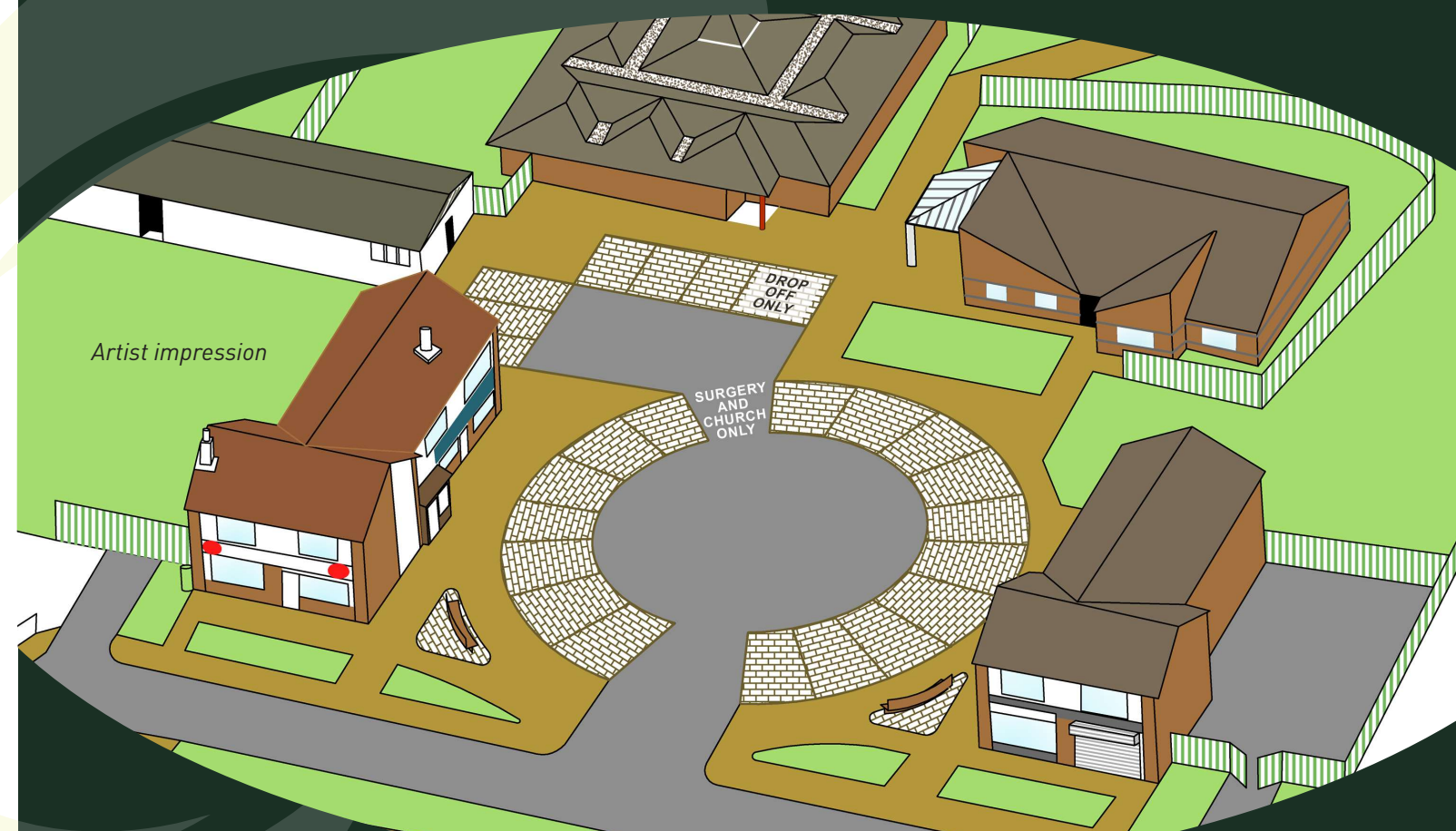
Graham Eastwood, Kirklees Highways and Transportation Service - tel: **01484 225636**  
or email: [graham.eastwood@kirklees.gov.uk](mailto:graham.eastwood@kirklees.gov.uk)



*An example of a car park similar to the one proposed for 'The Square'*

# 'The Square'

## Highgate Lane, Lepton Car Park Improvement Scheme



*Tell us what you think of our proposals...*



# Introduction

Lepton Village Centre, in particular the area off Highgate Lane known as ‘The Square’, has been selected for a scheme of improvement works. This is part of Kirklees Council’s ‘small centres improvement programme’,

The main elements of the scheme will be environmental enhancement works and car park improvements.

The project began as a request by ward councillors for Almondbury, to develop a scheme which would:

- brighten up, modernise and improve the appearance of ‘The Square’;
- support local businesses and community uses;
- ease congestion and improve pedestrian and traffic safety;
- maximise the efficiency of the car park; and
- involve local people, especially young people, in the project.

The objective is to create an area which looks refreshed and welcoming, where the movement of vehicles and pedestrians is safe and easy.

A small project team was set up to look at possible solutions. This team was made up of council officers from Regeneration Development, Highways and Transportation, Design and Property Services and Young People’s Service along with representatives from Kirklees Neighbourhood Housing (KNH) and the Police.

Following consultation with local councillors and businesses of ‘The Square’, including the Church and the Surgery, these proposals have been formulated for public consultation.

# The Proposals

The main aim of these proposals is to redevelop ‘The Square’ into an attractive, safe area and reinforce its function as an effective district centre. This would be done mainly through reshaping of the current car park into a circular car park. The scheme will include new landscaping, paving, benches, lighting, litter bins and possibly an entrance feature like the one in Paddock, pictured on the right.

The new car park will have a total of 30 spaces, consisting of 17 circular spaces (including 2 disabled spaces), and 6 parallel spaces. There will also be an extension car park of 7 spaces (including a drop-off only point) for sole use by the Church and the Surgery.

This will create 6 more spaces than currently available. We are also looking at the option of using the space behind the chemist for parking by staff and residents.

It is proposed that the design and choice of street furniture and lighting columns should be modern to reflect the theme of the circle.



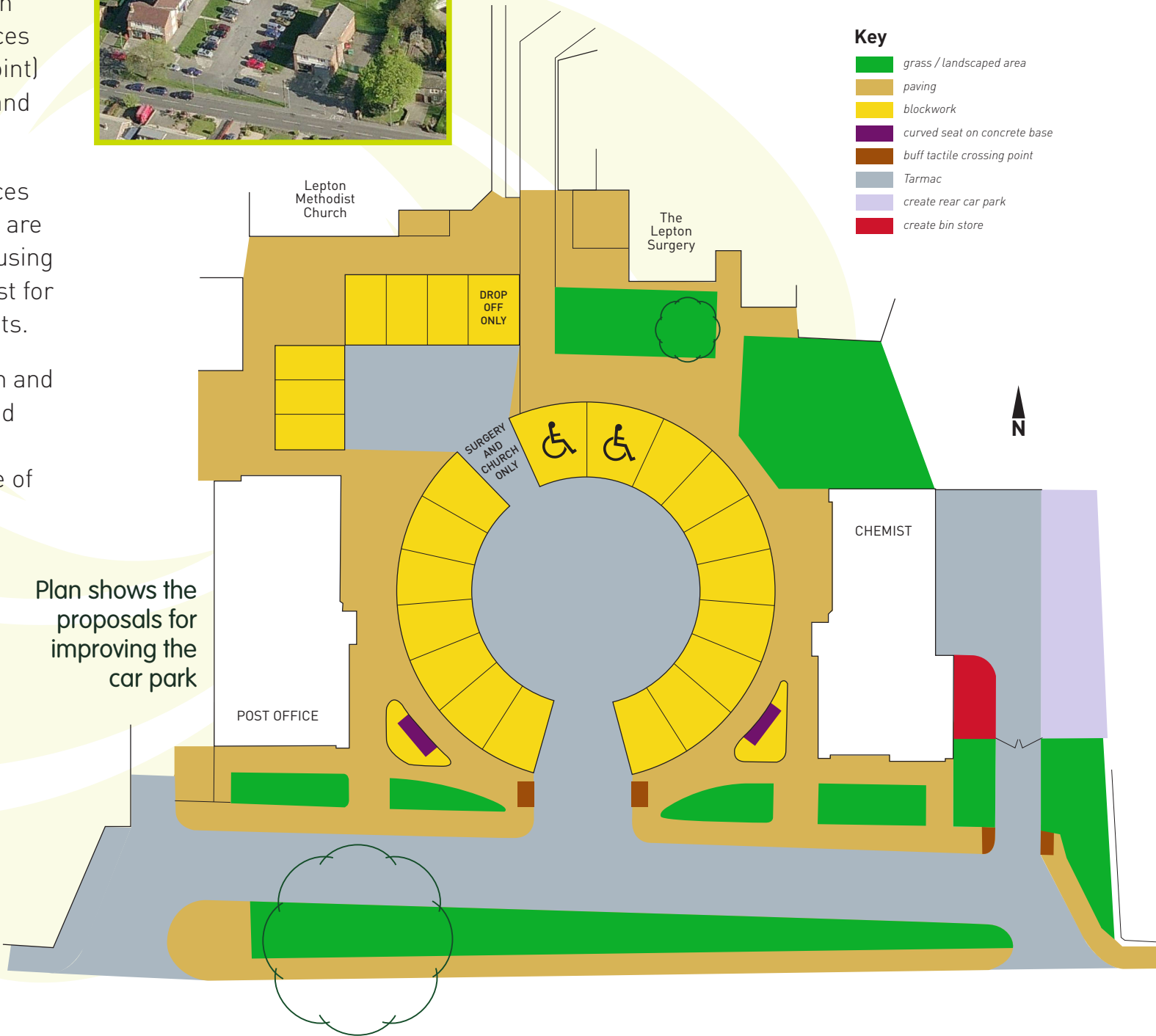
A possible example of the type of modern street lighting column proposed



How the site looks now



An example of an entrance feature



## Appendix B

### LEPTON THE SQUARE HIGHGATE LANE PROJECTED BUDGET

#### Costs

Civils	101		
lighting	13		
seating, bins,cycle rails	5		
dayworks/supervision	10		
entrance feature incl trees & covers	5		
landscaping	5		
fees - PLY11052	25	22278.24	11.3.09
sub total	164		
contingency @ 10%	16		
TOTAL	180		

#### Budget

Small Centres	130
Street lighting	2
Area Committee	0
Strategic Housing	0
TOTAL	132

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#### Possible Shortfall Input

Shopfront Grants	15
further small centre funding	10
Area committee	5
Strategic Housing	20
Total	50