

**ROWLATTS HILL TOWER BLOCK SITE
REDEVELOPMENT PROPOSALS**

Report from the Director of Housing

1. Purpose and Summary

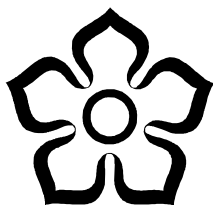
- 1.1 This report updates Members on the progress of the redevelopment of the Rowlatts Hill Tower block site.
- 1.2 A further report to Cabinet will discuss details of the contract negotiations with possible developers.

2. Recommendations

- 2.1 That Cabinet approve the process of selecting a developer for the site and note the proposals for the future use.

3. Financial & Legal Implications

- 3.1 The financial implications are further explained in detail in the private agenda report to Cabinet.



Leicester
City Council

WARD : COLEMAN

Cabinet

15th January 2001

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SUPPORTING INFORMATION

1. Introduction

As a result of the demolition of Oriel and Merton House, Rowlatts Hill negotiations have taken place with prospective developers to replace the demolished blocks with new family homes.

2. Progress to Date

- 2.1 A competition has been held to choose a developer partner to redevelop the vacant tower block site and the vacant Public House site.
- 2.2 As a result of the competition it is proposed that around 40 new homes will be built on the sites to provide high quality homes by the end of the year.
- 2.3 It is envisaged that the new homes will have a high national home energy rating of 9 and be a mixture of 2 and 3 bed homes , some built to access standards.
- 2.4 The final scheme proposal will be subject to Planning approval, however this development will bring improvement to the area.
- 2.5 The inclusion of the vacant public house in the development came as a result from pressure from Ward Councillors, Tenants Associations and the Police to resolve the vandalism problem. The public house has been vacant since 1995 and it is proposed that this will be demolished and the site redeveloped along with the Tower Block site.

3. Equal Opportunities Implications

The new housing provision will be developed to achieve the City Council's planning standards, and will include 'Access Housing'.

The provision of a commuted sum as part of the brief for the site will enable the City Council to provide affordable housing in other areas of the City where the Housing Strategy has identified a priority housing need.

4. Sustainable and Environmental Implications

All properties will be built to a minimum of National Home Energy Rating 9.

5. Crime and Disorder Implications

The redevelopment design will aim to achieve 'Secure by Design' principles and the developer will consult with the Police Architectural Liaison Officer on the layout and plan for the site.

The demolition of the public house and creation of new houses will reduce crime and vandalism in that location.

6. Details of Consultation

There has been extensive consultation with various sections of Environment and Development, developers, tenants and Ward Councillors.

7. Aims and Objectives of the Housing Department

This report relates to the agreed overall "Quality of Life Aim" for the Department. – 'A decent home within the reach of every citizen of Leicester' - in particular that of 'Key Objective 1 : to improve the condition of Leicester's housing stock and resolve unfitness in all sectors'.

8. Local Government (Access to Information) Act 1985

Background Papers

Committee reports – 6th January 1999, 7th April 1999, 3rd August 1999 and 2nd November 1999.

Files held in the Development Team

9. Author of this Supporting Information

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