

The *Little London Times*

The newsletter of the LLTRA (Little London Tenants & Residents Association)

NEW BEGINNING OR LAND GRAB?!

The PFI regeneration of Little London

- What's going to happen?
- How long will it take?
- How could it affect us?

After two votes, countless consultations and a six year wait, we can now say: 'It's official' Leeds City Council (LCC) has been given the go ahead from the government to start the PFI funded 'regeneration' of Little London.

But after all this time things aren't going to happen overnight, LCC now have to go through a long process of preparing their plans and finding a private company to run the scheme. They estimate this will take 2 years. That means the 20 year PFI contract should start sometime in 2009. The bulk of the work: the demolitions; refurbishment of the all the homes that are left; and building of the new council homes, is supposed to happen within the first 5 years. So if it all goes to plan, the regeneration will be near to completion by 2014, a mere 2 years after the London Olympics!

As we write, LCC are still putting together their 'master plan' for the area, but *The Little London Times* can tell you as much as it knows about this complex scheme to date and how it may or may not affect you, your family & friends and your home (if you've still have it).

The regeneration of Little London breaks down into 3 parts

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OPEN MEETING ALL WELCOME

The LLTRA (Little London Tenants & Residents Association's)
1st Open Meeting of 2007

Tuesday 27th February

Little London Community Centre

(near the Oatlands Post Office)

Starts at 7pm

Your chance to question guests that include: Local Councillors, Police, the Local Housing Office and hopefully officers from the Regeneration Team in charge of the PFI scheme.

HAVE YOUR SAY BE HEARD GET INVOLVED

A BIG welcome from The *Little London Times*.

This is the new format of the LLTRA (Little London Tenants & Residents Association's) newsletter. We hope to publish this newsletter more regularly than before, that it will be informative and offer a place of discussion and debate about issues facing everyone who lives in Little London (so your letters are warmly welcomed).

Getting involved

Everyone who lives in Little London is already a member of LLTRA. The committee of the Association organises open meetings (see front page) throughout the year to which anyone can come along and ask questions and, at the AGM in October you can join the committee.

The 'regeneration' of Little London. A lot of people from outside our community see us only in negative terms, these people are blinded by their own bigoted or ill-informed attitudes. Others will look at Little London and only see valuable land that's ripe for development for private landlords and the rich.

The LLTRA are here to fight for the good things in our neighbourhood. To stand up against people who want them brushed aside with bulldozers. We are here to fight for the right of everyone to stay put in Little London, and to ensure that any 'regeneration' is done to benefit ALL the people who already live here in our diverse and vibrant community.

We hope you agree with us. When the council starts to ask you questions about how you want the estate to be regenerated, spare a moment to think, not only about your own home, but about all the homes on the estate, and how any changes will affect everyone, including you, your family, friends and neighbours.

The Editor

New Beginning or Land Grab?

(The main story continued from page 1)

1. PFI Contract. This will include demolition of the Carlton Towers blocks and Carlton Gate & Carr Maisonettes (approx. 140 homes). The building of the 125 new council homes. The refurbishment of the remaining properties across the estate (but not the 3 Lovell tower blocks, see below). This should include new kitchens, bathrooms and insulation as well as so called environmental work – new fencing and street lighting possibly. If you're a home owner or leaseholder, you will be expected to pay towards work done on your property – hopefully LCC will be able to confirm how much these costs will be in the near future.

2. Development areas. This is the area of land that stretches from the Carlton Barracks down to where the housing office stands and across to the Community Centre (presumably including the wasteland where the social club used to stand). It also includes areas of green space around the estate, not yet specified but likely to include the land near Sheepscar Interchange and behind the Carlton houses.

All this land is up for grabs and, apart from what LCC specifies it wants (i.e. a new rent office, community centre, shops and new council homes), the developer will have a free hand to use this land for their own purposes.

3. Lovell Tower Blocks. Because the vast majority of the tenants in these blocks voted for the decent homes option and rejected the PFI proposals, there is to be a 6 month review of blocks – not yet started. This will decide what should happen to them. However, *The Little London Times* understands LCC are *still* considering the selling off of any or all of the blocks so they can be redeveloped into private flats like Aspect 14.

Demolitions. The council will want these homes emptied in the next 2 years. LLTRA has been told that LCC will make a commitment to re-house in Little London. LLTRA want this promise extended to the people who live in the Lovell blocks. Any current residents lucky enough to be allocated one of the new council homes will be able to move in when they're complete, but will probably have to move out of the area until these homes are built.