

	<h2>Assets, Regeneration and Growth Committee</h2> <h3>27 November 2017</h3>
<p style="text-align: center;">Title</p>	<p style="text-align: center;">Regeneration Strategy</p>
<p style="text-align: center;">Report of</p>	<p>Councillor Daniel Thomas</p>
<p style="text-align: center;">Wards</p>	<p>All</p>
<p style="text-align: center;">Status</p>	<p>Public</p>
<p style="text-align: center;">Urgent</p>	<p>No</p>
<p style="text-align: center;">Key</p>	<p>Yes</p>
<p style="text-align: center;">Enclosures</p>	<p>None</p>
<p style="text-align: center;">Officer Contact Details</p>	<p>Neil Taylor, Director Development and Regeneration, neil.taylor@barnet.gov.uk, 0208 359 7474</p> <p>Susan Curran, Commissioning Lead, Regeneration and Development, susan.curran@barnet.gov.uk, 0208 353 3608</p>

Summary

As a number of the large regeneration schemes across the Borough move through planning permission and into their construction phases, it is time to consider where the next regeneration areas will be. A refresh of the Local Plan and revised housing delivery targets under the London Plan bring a new imperative to find innovative ways of delivering new homes and new communities whilst maintaining those qualities and attributes that make Barnet a sustainable and attractive place to live.

The purpose of this report is to seek approval to initiate a new regeneration strategy document for the Borough that will guide and influence the work of the regeneration team over the next decade. The document will provide the strategic back drop to inform future decision making over where the Borough will be able to direct future investment, regeneration intervention and form strategic partnerships. It is expected that work will start immediately with the collection of evidence from the Local Plan, economic development and the Barnet Observatory together with the commissioning of new evidence and analysis to inform decision making. It is expected that the first draft of the strategy will be available in July 2018.

Recommendations

That the Asset, Regeneration and Growth Committee:

- 1. Authorise the preparation of a new regeneration strategy for the Borough for consideration by the committee prior to public consultation.**
- 2. Authorise the procurement of third parties to support the development of the evidence base.**

1. WHY THIS REPORT IS NEEDED

1.1 Background

1.1.1 Barnet is currently engaged in a refresh of the Local Plan incorporating the revision of housing delivery numbers and new challenges around transport, sustainability and wellbeing. The Borough will need to respond to those new challenges as it did to the challenges presented by the previous Local Plan. The London Borough of Barnet has one of the largest regeneration programmes in London delivering new mixed tenure developments across the Borough both directly, through the Barnet Group, and via a series of strategic development partnerships. Projects at Dollis Valley, West Hendon, Grahame Park and Colindale are delivering new homes whilst projects at Brent Cross, Granville Road will be starting on site in the near future, and a masterplanning exercise is currently underway for a scheme at Upper and Lower Fosters.

1.1.2 All of this regeneration activity, involving the Council, and the wider Colindale regeneration has been a decade in the planning and will be delivering homes for the next decade, in some cases more. To help maintain that production pipeline of new homes into the late 2020s and beyond we need to start targeting our regeneration effort now. The previous Regeneration Strategy was approved by Cabinet on 14th September 2011 and now needs a significant refresh to bring it up to date and to inform regeneration activity over the next 10 years.

1.2 What the Regeneration Strategy will achieve

1.2.1 The Regeneration Strategy will pull together some of the evidence base of the emerging Local Plan, parts of the draft London Plan and economic study work previously commissioned and will seek to use that evidence to identify where new homes and business will emerge over the next 20 years. New evidence around quality of place, people movements, and sustainability will be commissioned help inform how best to deliver new homes and new communities whilst maintaining those qualities and attributes that make Barnet a sustainable and attractive place to live. And finally the Regeneration Strategy will seek to differentiate those areas where the market will bring forward regeneration schemes and those areas where the Council will need to intervene in order to ensure great place making.

1.2.2 Once the Regeneration Strategy is adopted it will guide the work of the regeneration team, the strategic planning team (in relation to supplementary

planning documents and master planning) and the work of the wider Barnet Group in the identification of new sites for affordable housing developments.

1.3 Costs

- 1.3.1 It is anticipated that the Regeneration Strategy will be delivered by the Growth and Development commissioning team however there will be a need to commission further evidence and analysis work. We estimate the cost at circa £50,000 spread over financial years 2017/18 and 2018/19. Approval to commit £50,000 to fund third party support for the development of the evidence base will be sought through a summary delegated powers report.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The recommendation is based on the need to manage regeneration in the Borough in a way that accommodates population growth and maintains the unique qualities that make Barnet a great place to live, work, learn and play. To achieve that, over the next 20 years, we need to begin work now and the strategy will evidence where we should direct our work to maximum effect.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The council could allow the private sector to drive development; however historically the private sector has developed the easier sites with the biggest values leaving the more difficult areas to decline indefinitely. The more difficult areas are where the council should focus its energy therefore this is not a recommended strategy.
- 3.2 The council could rely on the Local Plan and associated policies to control development however without more targeted supplementary planning documents it will be very difficult to ensure great place making therefore that strategy is not recommended.

4. POST DECISION IMPLEMENTATION

- 4.1 Once approval has been given for the production of a Regeneration Strategy and the budget has been identified, work will start on collating the evidence that is already available and commissioning any new evidence and analysis required. It is anticipated that the first draft of strategy will be available in July 2018.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Corporate Plan 2015 – 2020 is based on the core principles of fairness, responsibility, and opportunity to make sure Barnet is a place:

- Of opportunity, where people can enhance their quality of life
- Where people are helped to help themselves, recognising that prevention is better than cure
- Where responsibility is shared, fairly

- Where services are delivered efficiently to get value for money for the taxpayer.

5.1.2 The Corporate Plan also sets out the five corporate priorities which are summarised below:

- Delivering quality services
- Responsible growth, regeneration and investment
- Building resilience in residents and managing demand
- Transforming local services
- Promoting community engagement, facilitating independence and building community capacity

Although most directly relevant to the second of these priorities, future regeneration should also explicitly and significantly impact on the other four.

5.2 **Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**

Finance and value for money

5.2.1 As set out in 1.3 above it is anticipated that additional evidence and analysis work will be commissioned to inform the development of the strategy. The estimated cost of this work is £50,000 and will be funded from the funded from the Community Infrastructure Levy administration income. The strategy will inform future housing delivery with the potential to bring both revenue and capital benefits to the council.

Procurement

5.2.2 Existing procurement rules will be followed in the tendering and selection of third party support. As set out in 1.2.1 the required third party support will be determined following an analysis of the evidence which is already being collected to support other policy and strategy work such as the London Plan.

Staffing

5.2.3 It is anticipated that the Regeneration Strategy will be delivered by the Growth and Development Team within the Commissioning Group.

IT and Sustainability

5.2.4 There are no anticipated implications in relation to IT or sustainability.

5.3 **Social Value**

5.3.1 The Public Services (Social Value) Act 2013 requires people who commission public services to think about how they can also secure wider social, economic and environmental benefits. Before commencing a procurement process, commissioners should think about whether the services they are going to buy, or the way they are going to buy them, could secure these benefits for their area or stakeholders.

5.4 **Legal and Constitutional References**

The Council's Constitution Article 7.5 Responsibility for Functions, states that the Assets, Regeneration and Growth Committee is responsible for the

regeneration strategy and overseeing major regeneration schemes, asset management, employment strategy, business support and engagement.

5.5 **Risk Management**

5.5.1 The existing Regeneration Strategy was approved by Cabinet in 2011. This strategy sets out the existing regeneration programme which is now underway. Without a new strategy in place there is no agreed strategic direction for future regeneration and development.

5.6 **Equalities and Diversity**

5.6.1 Equality and diversity issues are a mandatory consideration in the decision-making of the council. This requires elected Members to satisfy themselves that equality considerations are integrated into day to day business and that all proposals emerging from the finance and business planning process have properly taken into consideration what impact, if any, there is on any protected group and what mitigating factors can be put in place.

5.6.2 The Public Sector Equality duty is set out in s149 of the Equality Act 2010: A public authority must, in the exercise of its functions, have due regard to the need to:

(a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010

(b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it

(c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

5.6.3 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

(a) Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic

(b) Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it

(c) Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

5.6.4 The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

5.6.5 Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

a) Tackle prejudice

b) Promote understanding.

5.6.6 Compliance with the duties in this section may involve treating some persons more favourably than others but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act. The relevant protected characteristics are:

- Age
- Disability
- Gender reassignment
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

5.6.7 An Equalities Impact Assessment will be undertaken to assess the impacts of the Regeneration Strategy.

5.7 **Consultation and Engagement**

5.7.1 Consultation with key stakeholders will be undertaken to support and inform the development of the draft strategy. There will also be public consultation on the draft strategy, once developed. Feedback from this will inform the final version of the strategy.

5.8 **Insight**

5.8.1 None in the context of this report.

6. **BACKGROUND PAPERS**

6.1 Cabinet, 14th September 2011, Item 7,
<https://barnetintranet.moderngov.co.uk/CeListDocuments.aspx?Committeed=120&MeetingId=322&DF=14%2f09%2f2011&Ver=2>