	<p>Assets, Regeneration and Growth Committee</p> <p>14 June 2018</p>
<p style="text-align: right;">Title</p>	<p>Regeneration Strategy</p>
<p style="text-align: right;">Report of</p>	<p>Councillor Daniel Thomas</p>
<p style="text-align: right;">Wards</p>	<p>All</p>
<p style="text-align: right;">Status</p>	<p>Public</p>
<p style="text-align: right;">Urgent</p>	<p>No</p>
<p style="text-align: right;">Key</p>	<p>Yes</p>
<p style="text-align: right;">Enclosures</p>	<p>None</p>
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Summary

On 27th November 2017, Assets Regeneration and Growth Committee authorised the preparation of a new regeneration strategy for the Borough for consideration by the committee prior to public consultation. Committee also authorised the procurement of third parties to support the development of the evidence base.

This report provides an update on progress made and sets out the structure and emerging themes of the strategy.

Officers Recommendations

1. That Committee agree the proposed structure of the report, the emerging themes and the programme for preparation of the strategy.

1. WHY THIS REPORT IS NEEDED

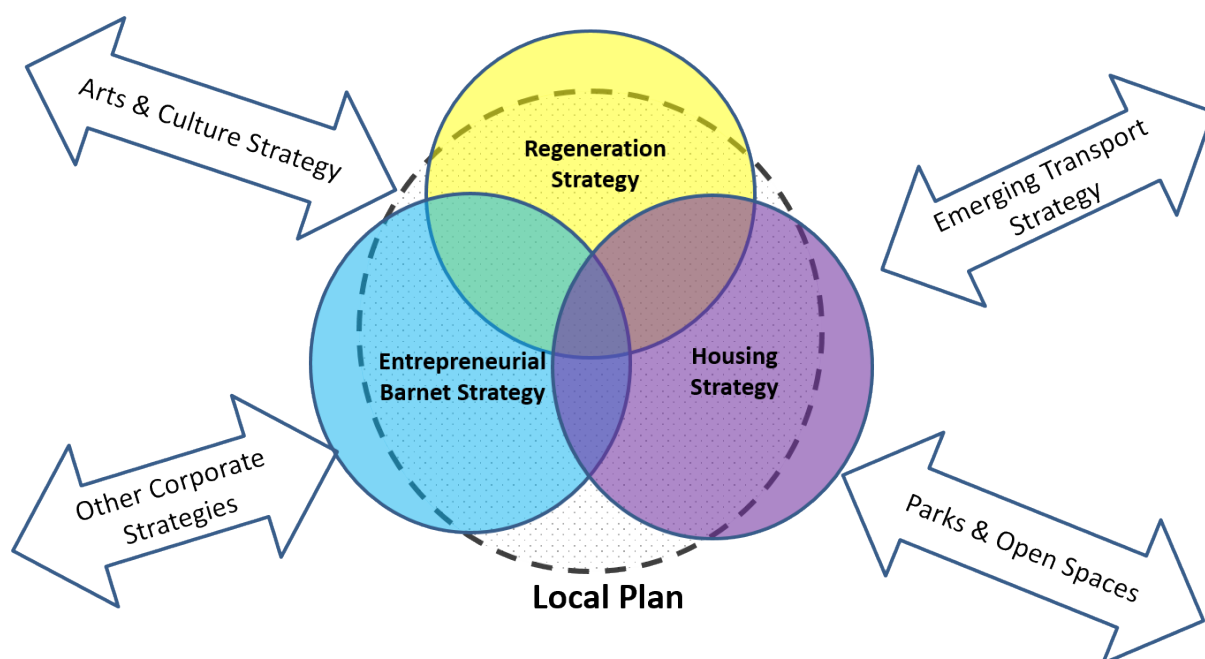
1.1 On 27th November 2017, Assets Regeneration and Growth Committee authorised the preparation of a new regeneration strategy for the borough. This report provides an update on progress made and sets out the structure and emerging themes of the strategy.

1.2 The purpose of the strategy is to articulate the council's approach to regeneration, creating a framework to inform future decision making in respect of directing future investment, securing funding, determining priorities for intervention and forming strategic partnerships. It will be a borough wide strategy which will focus on the places which need intervention.

1.3 The aims of the regeneration strategy are to:

- define the future physical and non-physical regeneration programmes in the borough
- meet defined housing need
- define and enhance interventions to optimise the borough's town centres.
- ensure the delivery of infrastructure, including digital infrastructure, to help make successful places and support business and employment.
- make the best use of public sector land

1.4 The regeneration strategy has a close relationship with the Local Plan, Housing Strategy and Entrepreneurial Barnet Strategy as set out in the diagram below. It also supports a number of other strategies such as the emerging transport strategy, Parks and Open Spaces Strategy, Fit and Active Barnet Framework.



- 1.5 The emerging themes that will be considered as part of the strategy are:
- Housing
 - Town centres
 - Physical and social infrastructure to make successful places, and support business
 - Arts, culture and the night time economy
 - Health and well being
 - Tackling deprivation
- 1.6 Initial focused sessions with key council officers on the themes have taken place to enable the relevant evidence to be gathered and to start identifying questions that the regeneration strategy will seek to address and potential interventions and opportunities.

Scope and structure of the strategy

- 1.7 The proposed structure of the strategy is as follows:
- Evidence base
 - Places for intervention
 - Thematic strategies
 - Implementation plan
 - Evaluation framework and benefits realisation.
- 1.8 The timeframe of the strategy will be a 10 year period (2019 – 2029), divided into two five year tranches. Quick wins will be identified for the next 1 – 3 years.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The recommendation is based on the scoping work undertaken to date from which the emerging themes and structure of the strategy have developed.
- 2.2 Once Committee have endorsed the approach, emerging themes and structure of the strategy the strategy will be prepared based on these principles.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Assets, Regeneration and Growth Committee authorised the preparation of a new regeneration strategy for the borough in November 2017. There are no other relevant options for consideration. The report is just to update Committee on progress made to date and to secure endorsement from the Committee for the structure of the strategy and the emerging themes.

4. POST DECISION IMPLEMENTATION

- 4.1 Work gathering the evidence base and preparing the strategy will continue in line with the principles set out in this report.

- 4.2 The programme for preparing the strategy is set out below:

Milestone	Target date
Stage 1: Scoping, Defining and Developing the Evidence Base	
Form Steering Group	April 2018
Thematic workstream scoping sessions	April – May 2018
PID agreed by the Steering Group	June 2018
Commission additional studies to support the evidence base	June 2018
ARG – Structure, Emerging Themes	June 2018
First Stakeholder Workshop	July 2018
Stage 2: Draft and design	
Second Stakeholder Workshop	September 2018
ARG – draft regeneration strategy for consultation	December 2018
Stage 3: Consultation and Revision	
Consultation on Engage Barnet	December - January
Review and finalise the Strategy	February 2019
Stage 4: Sign off and publish	
ARG approval	March 2019

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

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

5.1.4 As set out in paragraph 1.4 above, the regeneration strategy has a strong relationship with the Local Plan, Housing Strategy and Entrepreneurial Barnet Strategy but also supports a number of other strategies.

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

Finance and value for money

5.2.1 As set out in the report to ARG on 27 November 2017, 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 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.

5.2.2 The issues of funding and implementation of any potential interventions proposed by the Regeneration Strategy, will be fundamental considerations. It is intended that the Strategy will be practical and deliverable, and so the viability of programmes and delivery models will be carefully considered before recommending they be adopted. The Strategy will examine a range of external funding opportunities and will consider impact, longevity and value for money.

Procurement

5.2.3 Existing procurement rules will be followed in the tendering and selection of third party support.

Staffing

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

IT and Sustainability

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

5.3 Social Value

5.3.1 The Public Services (Social Value) Act 2012 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

5.4.1 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 As set out in the report to ARG on 27 November 2017, 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.

5.5.2 The key risks to the preparation of the new regeneration strategy include resourcing and making sure key stakeholders are engaged at the appropriate time. A steering group has been set up and will monitor these risks.

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 The 2010 Act further states:

5.6.3.1 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.

5.6.3.2 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.

5.6.3.3 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.

5.6.3.4 Compliance with the duties in section 149 of the Equality Act 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 the Act. The relevant protected characteristics are:

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

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

5.7 Corporate Parenting

5.7.1 None in the context of this report

5.8 Consultation and Engagement

5.8.1 Consultation with a range of 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.

5.8.2 The programme envisages an internal workshop in July which would reflect back key issues arising from the evidence base and ask colleagues what our key responses should be. It is at that session that the second consultation session would be partly scoped and colleagues asked to recommend the approach to external stakeholders. The second work shop would take place in September and present the emerging places and interventions that will be captured in the Regeneration Strategy for comment.

5.8.3 A consultation and engagement plan is being drafted. It is recognised that there are a number of other strategies that are also being developed at the same time, including the local plan, housing strategy, transport strategy and community participation strategy and a coordinated approach to consultation and engagement will be developed where possible.

5.9 Insight

5.9.1 The regeneration strategy will draw upon the evidence base that is being gathered for the Local Plan.

Evidence base element	Comments / Status update
Local Plan evidence base	
Green Belt Study	Commissioned and due to be complete in Sept 18
SHMA	Commissioned and draft received, due to be complete in Sept 18
Employment land use study	Complete
Residential Conversions	Due to be complete in Summer 2018
Tall Buildings review	Complete
Indoor Sport and Recreational Facilities	Due to be complete in April 2018.

Other relevant studies / information	
Strategic Housing Land Availability Assessment (SHLAA)	GLA
Town centre floor space needs assessment	Complete
Land ownership	Land Registry / CSG Property
Review of empty properties	
Triennial Economic Insight Report	Commissioned by Employment & Skills team in Re
OPE Register (ePIMS)	
Core Strategy and associated documents and other planning policy	
Town Centre capacity study	To be commissioned by the Growth and Development Team

6 BACKGROUND PAPERS

- 6.1 Assets, Regeneration and Growth Committee, 27 November 2017, Regeneration Strategy, <https://barnetintranet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=9435&Ver=4>