

Subject: Regeneration Committee Work Programme

Report to: Regeneration Committee

Report of: Executive Director of Secretariat

Date: 3 November 2015

This report will be considered in public

1. Summary

- 1.1 The Committee receives a report monitoring the progress of its work programme at each meeting.

2. Recommendation

- 2.1 **That the Committee notes the work programme for the remainder of the 2015/16 Assembly year.**

3. Background

- 3.1 At the Assembly's Annual Meeting on 13 May 2015, the Assembly agreed nine slots between June 2015 and March 2016 for the Regeneration Committee, which will be used for meetings and site visits.
- 3.2 The Committee receives an update on its work programme at each meeting.
- 3.3 At its meeting on 2 July 2015, the Committee identified its initial priorities for the 2015/16 Assembly year.
- 3.4 At its meeting on 13 October 2015, the Committee agreed its priorities for the remainder of the 2015/16 Assembly year. The Committee agreed to use its meeting slot on 1 December 2015 for a site visit to an Intensification Area and to use its meeting slot on 6 January 2016 for an informal briefing on Crossrail and Crossrail 2. The Committee's next formal meeting will be on 2 February 2016.

4. Issues for Consideration

The Committee's work programme

- 4.1 The ongoing and proposed topics for inclusion in the Committee's work programme are set out below:

4.2 **Transport-led regeneration**

The Committee's investigation on transport-led regeneration examines the Mayor and Transport for London's (Tf) approach to investing in transport improvements to support local regeneration. Decisions made by TfL can play a central role in helping to regenerate neighbourhoods that may have struggled to attract new business and investment and to provide a high quality of life for their residents. In 2012 the Mayor launched a £300 million TfL fund – increased to £360 million in 2014 – specifically for regeneration projects. The Committee will review the basis for setting up a fund within TfL specifically for regeneration and how the criteria used to allocate this funding differs from that used for other TfL investment decisions. The Committee will assess whether the investments are likely to support wider regeneration goals and whether there is a case for investing more of TfL's resources in similar projects because of the catalytic effects such decisions can have. The Committee used its meeting slot in June for a site visit to Vauxhall, Nine Elms and Battersea, and it held a meeting with the Deputy Mayor for Transport, and guests from TfL, The London School of Economics and Political Science, and Cathedral Group.

4.3 **Business Improvement Districts**

This investigation will examine the changing and expanding role of BID's. A number of factors, including local authority budgetary pressures, and recommendations from Mary Portas' review of high streets have seen many BID's extend their activities from cleaning, greening and security, to playing a larger role in strategic town centre design, and in some cases, taking responsibility for running some local services. The Mayor has a target to establish 50 BID's in London by the end of the mayoral term. BID's vary in size and remit; ranging from large Central London BID's, to town centre, industrial and district centre BID's. The Committee's review will examine how and where BID's can add value in regeneration schemes, and ways that the Mayor and boroughs can maximise the contribution BID's make to regeneration. The Committee visited two BID's, and held a formal meeting on 13 October 2015, together with inviting written submissions from BID's and wider stakeholders.

- 4.4 The Committee may wish to explore opportunities to disseminate its scrutiny report on BID's, which is expected to be launched early in 2016. More details will be provided to the Committee at its meeting on 2 February 2016.

4.5 **Intensification Areas**

The Committee plans to examine the progress of regeneration within areas designated as Intensification Areas (IAs) in the London Plan. The Mayor has designated seven IAs as places with good transport accessibility which can accommodate higher density development. In this review, the Committee will explore the rationale for designating IAs; how IAs relate to other Mayoral zonal models, such as Opportunity Areas, Housing Zones, and Growth Areas; the progress of development and the difference IA designation has made to areas, and the future role for IAs in the next mayoral term. The Committee will invite a member of the Greater London Authority's (GLA) London Plan team to provide a briefing. Members may also wish to invite representatives of boroughs with IA

designation to attend the meeting, along with a representative from a third party organisation. The report at Agenda Item 5 gives more information about this topic.

- 4.5 As agreed at its meeting on 13 October 2015, the Committee will use its meeting slot on 1 December 2015 for a site visit to an IA.

4.6 **Crossrail and Crossrail 2**

Crossrail is widely considered as an important catalyst for regeneration. The construction of Crossrail is expected to generate £5.5 billion additional residential and commercial value along the route between 2012 and 2021.¹ New and quicker links are leading to a rise in land values, and encouraging development at and near Crossrail stations. Crossrail Ltd has agreed to provide the Committee with a briefing on over-station development at an informal meeting. This briefing will complement the work the Committee is undertaking on transport-led regeneration. The briefing will cover: Crossrail's vision for local regeneration; its partnership approach with stakeholders, including boroughs and community groups; and community infrastructure within development at and around Crossrail stations, including affordable housing.

- 4.7 The Committee will also receive a briefing from Crossrail 2. The briefing will cover the regeneration case for Crossrail 2, and the work of the Crossrail 2 Growth Commission, launched in August 2015.

- 4.8 The Committee will use its meeting slot on 6 January 2016 for an informal briefing, as detailed above.

4.9 **The work of the Old Oak and Park Royal Development Corporation**

Scrutiny of the Mayoral Development Corporations (MDCs; provided for in the 2011 Localism Act) forms part of the Committee's terms of reference. The Committee has carried out annual progress checks of the London Legacy Development Corporation's (LLDC) work to deliver the Olympic regeneration legacy in 2013 and 2014. The Mayor established the second MDC – Old Oak and Park Royal Development Corporation (OPDC) – on 1 April 2015. As the OPDC nears completion of its first year, the Committee will invite the Chairman and Chief Executive to discuss its activities to date, and its priorities for the next year. Members will invite the OPDC to set out its plans for the physical, economic and social regeneration of Old Oak; its budget and funding for physical and social infrastructure; and how it is working with the boroughs and the other partners with whom it is engaged. The Committee will also invite the Chair of the LLDC to join a broader discussion on what has been achieved by both MDCs in their first term. The Committee will examine the effectiveness of the MDC model, lessons learned from the LLDC, and practice sharing between both organisations.

4.10 **Social infrastructure and community engagement**

The Committee often considers questions about how the Mayor and local authorities determine the social infrastructure provided through regeneration programmes. The Committee will use its meeting slot on 1 March 2016 to examine how local communities are engaged in helping determine what social infrastructure areas need. The meeting will hear from a number of different regeneration projects to gather evidence about what works and what does not work in community engagement. This cross-cutting thematic work will inform the Committee's work in the next Assembly year.

¹ GVA Crossrail Property Impact Study www.gva.co.uk/regeneration/crossrail-property-impact-study

Remaining meeting slots

4.11 The schedule for the Committee's remaining meetings in 2015/16 Assembly year is shown below:

| Date | Proposed Main item of business |
|--------------------------|--|
| Tuesday 1 December 2015 | Intensification Areas site visit – no formal Committee meeting |
| Wednesday 6 January 2016 | Informal briefing on Crossrail and Crossrail 2 – no formal Committee meeting |
| Tuesday 2 February 2016 | Old Oak and Park Royal Development Corporation (OPDC) |
| Tuesday 1 March 2016 | Social infrastructure and community engagement |

Other topics

4.12 In addition, from time to time the Committee may decide to hold informal meetings with stakeholders and respond to consultations that are relevant to the Committee's work. The Committee will discuss any such activities as they arise.

5. Legal Implications

5.1 The Committee has the power to do what is recommended in this report.

6. Financial Implications

6.1 There are no direct financial implications arising from this report.

List of appendices to this report:

None

Local Government (Access to Information) Act 1985

List of Background Papers: None

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