Report Number: 7
Subject: Single Regeneration Budget (SRB) - Past Experience
Report of: Interim Head Of Secretariat

1. Summary
This Committee agreed that a scrutiny of past SRB funding could form part of its work programme this year. As a first step, this report summarises the most recent report on past SRB experience available as well as giving the results of a literature search.

2. Background

2.1 SRB is the biggest single form of Economic Development Government Funding and has undergone a number of changes since inception in 1994.

2.2 This funding is distributed by Regional Development Agencies outside London, and through the London Development Agency under the direction of the Mayor in London.

2.3 As the main Committee with terms of reference specifically targeted at economic development (although other Committees of the Assembly could be said to have responsibilities that have economic development consequences), the Committee at its last meeting considered it appropriate to investigate the issue more thoroughly.

2.4 Another report on this agenda considers the last round of SRB funding – SRB6. This report aims to go further back and considers lessons from previous rounds. This is becoming all the more timely given the current debate over SRB funding and whether it ought to change in the near future.

3. Future Approaches to the Work

3.1 Whilst there is considerable work on past SRB funded projects, ideally reports that cover the most recent SRB rounds (4-6) and are London specific would be most helpful. Unfortunately, no single report of this nature is available (through our literature search although research may exist somewhere).
Annex A lists those reports that appeared most relevant in our literature search.

3.2 In view of that, the attached annex (B) is a summary of one report (Local Government Association called “Mainstream regeneration – a review of policy over the last thirty years). Whilst this considers the national picture, it is the most recent having been published in February 2000.

3.3 It is suggested that the Committee take this work forward in two ways:

a) To consider a list of those projects approved under SRB4 and seek more detailed information on those that the Committee would wish to investigate further.

b) To formally ask the DETR and GOL about any forthcoming changes that they are contemplating. The Committee can then consider whether it wishes to contribute to that debate in London.

3.4 An alternative is to concentrate on reviewing the decisions of the Mayor for SRB round 6 and seek to influence the debate on the future of SRB on that basis.

3.5 The Committee is asked to identify which of the two approaches (or any others) it would wish officers to pursue.

4. Strategy Implications

4.1 The distribution of future regeneration budgets by the Mayor will be heavily influenced by the Economic Development Strategy that this Committee may be asked to scrutinise on behalf of the Assembly.

5. Financial Implications

5.1 None

6. Recommendations

6.1 That the Committee notes the attached summary report and members identify if they wish to receive copies of any other papers listed in annex (A).

6.2 That the Committee considers how it would wish to approach further work on the effectiveness of SRB funding.


Contact Officer: Jay Kistasamy

Tel: 0207 983 4213
Annex A

Date: 9 October 2000

Subject: Single Regeneration Budget - reports on effectiveness and impact.

NB: The items below are summaries of the originals, which, in the case of URBALINE items and ACOMPLINE journal articles, can be ordered using the document declaration form available form the Information Point Tel: 4455 or 4456. ACOMPLINE items with 'P' and 'B' numbers (pamphlets and books) can be ordered via Lisa Price at the Research Library Tel: 4666.

ACOMPLINE: Journal articles and publications
User Ref = P75673
Reflecting realities: participants' perspectives on integrated communities and sustainable development
Canvasses the views of local people about their experiences of small scale area regeneration programmes. Recalls the positive outcomes of community participation projects in the 1990s and how it relates to current thoughts and practices. Gives case studies, concentrating on their distinctive features and highlighting strengths and weaknesses. Provides recommendations for national and voluntary organisations and refers to a range of good practices. Includes an excerpt from ‘Auditing Community Participation’, an evaluation of community involvement.

User Ref = P75650
Skills for neighbourhood renewal: local solutions
Considers the key skills gaps that need to be addressed in poor neighbourhoods and how well institutions such as Training & Enterprise Councils, further education colleges, adult education colleges and schools meet these needs. Looks at alternative methods such as informal learning and out reach units. Sets out action points to improve skills in disadvantaged areas. Presents case studies undertaken in Hackney in east London, Hulme and Moss Side in Greater Manchester, Peterlee in County Durham and an area of the former West Yorkshire coalfield, including Hemsworth and the villages of South Elmsall, South Kirby and Upton.

User Ref = B35637
A life's work: local authorities, economic development and economic regeneration
Audit Commission Audit Commission, Sep 1999 121pp, (AC, 1 Vincent Square, London SW1P 2PN), ISBN 1862401837, RB53637
Discuss how local authorities can work with a variety of partners to foster sustainable economic development. Examines how councils can help to create employment opportunities by supporting business through providing sites and premises and business support services. Sets out recommendations to local authorities and central government. Includes case studies.

User Ref = P75496
Childcare research: research carried out for the London Borough of Newham Newham LB, RBA Research
Newham LB, May 2000 82pp, RP75496
Presents findings from specially commissioned research into the child care needs in the borough using Canning Town and Forest Gate as the main areas for the study. Assesses the likely demand for new childcare provision and what parents would pay to have their children looked after. Finds that needs differ, in some cases, according to ethnicity. Provides a list of services used, their availability and accessibility. Includes recommendations.

User Ref = 043844
Assesses the local regeneration agenda being developed by the Labour Government against lessons learned from the application of the Single Regeneration Budget Challenge Fund by the Conservative administration. Notes that the current Government has addressed some of the problems caused by the previous focus on economic rather than social issues. Argues that the establishment of the regional development agencies has created new flaws in the process and still fails to develop more local solutions. 32 references.

User Ref = 043614
Tackling the regional development gap
B Johnston Planning, 7 Apr 2000 (1363) pp12-13
Reviews the economic prospects of the UK regions after a year of the new regional development agencies. Discusses the problems facing policy makers as they seek to balance the demands of different regions and notes the poor economic performance of many regions. Identifies the problems that still need to be overcome, with the impact of European Union policies seen as a critical factor in many cases.

User Ref = 043316
Joining it up locally? Area regeneration and holistic government in England
J Mawson, S Hall Regional Studies, Feb 2000 34(1) pp67-74
Traces the development of Government policies aimed at tackling the perceived public resistance to increased taxation coupled with an expectation that public services will be improved. Relates this to the promotion of joined-up government. Looks specifically at how regional and local government is expected to operate in the new framework of governance. 16 references.

User Ref = P75360
Mainstreaming regeneration: a review of policy over the last thirty years
Reviews urban regeneration policies over the past 30 years as part of the Local Government Association's New Commitment to Regeneration initiative launched in 1998, designed to take cues for innovative projects from local representatives. Examines the NCR in terms of policies in the 1990s and looks at lessons from other countries, including the Scandinavian free local government experiments and the Contract de Ville.

User Ref = 042679
The distribution of SRB Challenge Fund expenditure in relation to local area need in England
Outlines the development of policies to tackle urban deprivation in England and Wales, culminating in the introduction of the Single Regeneration Budget. Notes that the competitive nature of bids for funding under this programme does not necessarily guarantee that funding will be focused on the areas of greatest need. Reports on research that shows that, despite this theoretical possibility, there is evidence that funding has in fact been allocated to areas of need, or areas of emerging need. 11 references.

User Ref = P742283
Supporting ethnic minority businesses: a review of business support for ethnic minorities in City Challenge areas
T Oc, S Tiedsell
Urban Studies, 1999 96(10) pp1723-1746
Notes that 1990s urban regeneration initiatives have targeted training and employment initiatives at particular localities, sectors of the local economy, or social groups. Focuses on the Single Regeneration Budget Challenge Fund as an example of this approach, and looks specifically at the provision of business support to ethnic minority businesses provided through the Fund. Identifies the strengths and weaknesses in the approach taken, and how targeting could be improved in the future. 43 references.

User Ref = P75146
Back to work: local action on unemployment
G Walton, M Campbell, I Sanderson, Joseph Rowntree Foundation
York Publishing Services, 1999 62pp (Work and Opportunity 9), (YPS, 64 Halffield Road, Laverthorpe, York YO31 7ZQ), ISBN190263313X, RP75146
Presents research undertaken with local schemes established in Single Regeneration Budget (SRB) programmes to help people gain access to local employment opportunities. Reports an investigation into the effectiveness of local schemes in improving success in job finding for the long term unemployed. Assesses the relative effectiveness of different types of assistance and the effect of particular circumstances on the potential for successful outcomes.

User Ref = P75041
Economic development programme 1999/2000
Birmingham City Council
Birmingham City Council, 1999 64pp, (BCC, Baskerville House, Broad Street, Birmingham B1 2NF), RP75041
Sets out both the economic context and the strategic context of the City’s development programme and details the reasoning behind its present format. Describes the new Urban and Economic Regeneration Committee, the establishment of Policy Panels, and the proposed Service Reviews and Public Policy Reviews. Also describes the role the City Council has, through its economic development powers, to develop, with other agencies, initiatives designed to support the city’s economy.

User Ref = 040651
Strategic approaches to local regeneration: the Single Regeneration Budget Challenge Fund
G Fordham, J Hutchinson, P Foley
Regional Studies, Apr 1999 33(2) pp131-141
Notes that the Single Regeneration Budget Challenge Fund aims to change the way local partners in regeneration schemes operate, as well as their core aim of economic regeneration. Reviews the different approaches to strategy adopted in a range of SRB Challenge Fund schemes. Identifies some of the problems that have arisen during the development of these schemes, and tries to draw out lessons that can be applied to future projects. 42 references.

User Ref = P74877
Bringing Britain together: a national strategy for neighbourhood renewal
Social Exclusion Unit
SO, Sep 1998 84pp (Cm 4045), RP74877
Considers the widening gap between rich and poor in Britain with most areas benefiting from rising standards, but poorer areas becoming more run down, more prone to crime and more cut off from the employment market with some areas of extreme deprivation. Suggests that past Government policies have contributed to the problem, particularly in the area of housing. Discusses earlier attempts at regeneration, why they failed and the lessons for the development of an effective national strategy for poor neighbourhoods.

User Ref = P74606
The way forward for Kilburn High Road
Urban and Economic Development Group, Groundwork Foundation, Brent LB, Camden LB
Urban and Economic Development Group, Jun 1997 33pp, ill, diags, graphs (URBED, 19 Store Street, London WC2E 7DH) RP74606
Examines changes that could be implemented to turn Kilburn High Road into a viable town centre. Describes the area, which is well served by public transport and shows how it meets the criteria of town centre in London in terms of concerns about congestion, security and a poor environment. Results from studies investigating a development strategy for the High Street indicates the potential for arts and retail development.

User Ref = 040240
SRBs and RDAs: forging new relationships?
B Kochan
Urban Environment Today, 4 Feb 1999 (63) pp10-11
Considers the likely impact of the Regional Development Agencies on Single Regeneration Budget projects when they assume responsibility for them as part of their remit. Summarises the views of some of the participants in SRB funded projects. Identifies some possible opportunities and benefits from the change. Discusses the relationship between SRB partnerships and civil servants managing their funding, and expresses concern that some problems may have to be revisited as a new batch of officials become involved.

User Ref = 040239
Evaluating SRBs for long-term change
C Howick
Urban Environment Today, 4 Feb 1999 (63) p14
Considers the importance of effective evaluation procedures to the success of urban regeneration initiatives. Argues that evaluation should look beyond checking on immediate performance measures to assess long term community benefits. Sets out a range of criteria that could be used to measure the long term success of a project. Stresses that evaluation should involve participants in the projects concerned, and should not be the sole concern of external consultants.

User Ref = 039998
Regeneration and the curious tale of gender blindness
M Riseborough
Reports on research into bids made under the Single Regeneration Budget and their consideration of gender issues. Outlines why it is important that female needs and perspectives are taken into account when preparing bids for regeneration projects. Shows how apparently gender neutral bids effectively render women invisible and fail to take account of their needs. Extends the argument to claim that gender blindness in such processes is a new manifestation of discrimination. 29 references.

User Ref = P74780
Achieving the double bottom line: a study of the voluntary and community sector in regeneration partnerships
C Pharoah, D Romney-Alexander, K Kemp, M Smeardon, Charities Aid Foundation
Addresses questions about partnerships between public, private, voluntary and community sectors and how they relate to social and economic regeneration. Considers how and why the voluntary sector gets to the regeneration table, what it brings and what it gets out of partnership deals. Asks about the term success of a project. Stresses that evaluation should involve participants in the projects concerned, and should not be the sole concern of external consultants.

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User Ref = B52916
Where does public spending go?: pilot study to analyse the flows of public

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expenditure into local areas
Aims to answer two questions: can public spending flows to small areas be measured, and what patterns of spending are revealed? Draws information from case studies in three relatively deprived areas which receive Single Regeneration Budget Challenge Funding: Brent, Liverpool and Nottingham.
Covers about 70% of public expenditure including: social security, health, education, housing, transport, public protection and other local government functions.
Concludes that expenditure per capita is about 17% above national averages.
User Ref = P74503
The London Study - module 2: sustainable urban regeneration: partnership and delivery mechanisms
M Hepworth, P Williams, Association of London Government
Association of London Government, Sep 1997 38pp, ill (ALG, 36 Old Queen Street, London SW1H 9JF) RP74503
Examines sustainable regeneration in London, assessing the type of strategies that could be best suited to the capital. Analyses London’s partnership activity in terms of its strengths and weaknesses and reports on the views of organisations experienced in regeneration initiatives. Explains elements of current practice and refers to partnership approaches in Europe and the developing trend towards local partnerships that form part of social policy.
User Ref = 038314
Developing indicators to assess the potential for urban regeneration: improvements using the 1991 Census of Population Samples of Anonymised Records
C Gardiner
Urban Studies, Aug 1998 35(9) pp1519-1540
Investigates the possibility of using the Sample of Anonymised Records from the 1991 population census as a source of data to improve the quality of indicators for the assessment of urban regeneration. Shows that these data form an invaluable source for this purpose when used in conjunction with the Local Conditions Indicators and other databases. Recommends refinements and improvements to the targeting of indicators for the Single Regeneration Budget and other initiatives. 33 references.
User Ref = P74504
Regeneration and employment: a new agenda for TECs, communities and partnerships
J Plummer, T Zipfel
Policy Press, 1998 54pp RP74504
Explores the scope for collaboration and partnership between the training and enterprise councils and other organisations involved in area regeneration, including social landlords, local authorities, and the community and voluntary sectors.
Highlights positive examples where TECs are engaging in regeneration partnerships and considers the interface between TECs and regeneration.
Identifies areas of common concern, considers the main blockages to effective partnerships and discusses ways in which partnership working can be improved.
User Ref = 038095
Grabbing grants? The role of coalitions in urban economic development
M Jones, K Ward
Local Economy, May 1998 13(1) pp28-38
Considers the impact of urban economic development policies pursued by the Conservative government. Focuses on the contribution of local business to the success of bids from competitive funding schemes such as the Single Regeneration Budget. Looks at how this process has operated in Birmingham, Leeds and Manchester. Identifies major differences in approach among the three cities, but argues that fundamentally they all adopted an approach aimed at the attraction of grants, rather than the construction of a sustainable approach to growth. 42 references.
User Ref = 037950
All change for Hackney
K Jacobs
Housing and Planning Review, Apr / May 1998 53(2) pp15-16
Reviews the history of problems confronting Hackney council, particularly in the housing area. Considers Transforming Hackney, the latest initiative in the borough to encourage cross functional working practices and establish a performance culture amongst staff. Describes some of the initiatives, including one stop shops and neighbourhood committees, that contribute to the programme and identifies the funding that has been secured to support them.
User Ref = P74447
Bromley means business: Bromley Council’s commitment to supporting the local economy in 1998-99
Bromley LB
Sets out Bromley Council’s future proposals for supporting the local economy, particularly for the 12 months from April 1998. Notes that fundamental technological, structural and labour market changes are affecting local economies. Comments that town centres, small businesses and economic regeneration will be particularly key to the area’s future economic well being, and that this will need to be balanced against environmental considerations. Coverage includes key economic trends, major opportunities and threats, and the main economic challenges to be faced.
User Ref = P74305
Safe and secure: a report on safer stations activity
L Hart, Lambeth Public Transport Group
Lambeth Public Transport Group, 1997 14pp, ill (LPTG, 13 Stockwell Road, London SW9 9AU RP74305
Explains the background to partnership approaches to safety in and around stations, which developed in the nineties and became part of the Safer Stations schemes which emerged in response to high crime rates, vandalism and assault. Offers practical advice to those interested in establishing a scheme, providing case studies which highlight the strengths and weaknesses of the selected areas. Shows that the initiatives have increased revenue, contributed towards regeneration and increased travel by train.
User Ref = 036740
Regeneration: the Phoenix rises?
J Dickson
Reports on a seminar looking at the review of regeneration policy and considering ways of making regeneration work to reduce social exclusion.
Summarises the key presentations and draws out the main threads of the discussion. Considers the future of the Single Regeneration Budget and the form that regeneration partnerships might take in the future. Looks at the French Contrat de Ville programme as a possible model for use in the United Kingdom.
User Ref = P74100
Local partnership for economic and social regeneration: experience in the UK and the European Union
M Geddes, S Martin, Local Government Management Board
Local Government Management Board, 1998 38pp (LGMB, Layden house, 76-86 Turnmill Street, London EC1M 5OU) RP74100
Examines the role of partnership and joint cooperation in local economic and social policies. Looks at examples in the United Kingdom, including City Challenge, the Single Regeneration Budget Challenge fund, and Business Links. Also looks at EU policies, including the Structural funds, Poverty 3, LEADER 1 and examples in Ireland, Germany, Denmark, Spain, France and the Netherlands.
Reaches broad conclusions regarding the value of the partnership approach, discussing its benefits for the local community and its effects on social equalities.
User Ref = 035750
Regeneration at the crossroads
J Dickson, L Stubbs
Notes recent Government announcements about the Single Regeneration Budget and a review of regeneration policy which suggest a degree of caution about the precise methods of policy development and implementation. Identifies some of the emerging evidence about past policies as a possible cause of this caution, and discusses how regeneration can be taken forward. Includes case studies of Notting Hill Housing Trust and Newham Wise as examples of current regeneration projects.

User Ref = 035596
Prescott shapes up his policy priorities
B Walsh
Urban Environment Today, 12 Jun 1997 (22) pp8-9
Reports on a speech by Deputy Prime Minister John Prescott in which he sets out the principles and priorities he intends to apply to the development of policies on urban regeneration and regional development. Picks out the key priorities for the Department of the Environment, Transport & the Regions, and the thinking behind the policies. Notes the impact on current and future applications for Single Regeneration Budget and Challenge funding. Highlights the placing of transport policy as central to creating an attractive urban environment.

User Ref = 035530
Cities in crisis - is growth the answer?: an analysis of the first and second rounds of the 'Single Regeneration Budget Challenge Fund'
B Nevin, P Loftman, M Beazley
Town Planning Review, Apr 1997 68(2) pp145-164
Reviews the evolution of urban policy since the Action for Cities initiative in 1988. Looks particularly at the effects of the Single Regeneration Budget and the increasing use of competition as a means of resource allocation. Notes that economic regeneration has played an increasingly important role in Government funded projects, and argues that non economic objectives such as housing improvement and ethnic minority projects have been poorly served by the SRB approach. 41 references.

User Ref = P73778
The City Challenge experience: a review of the development and implementation of Newcastle City Challenge
F Robinson, Newcastle City Challenge West End Partnership
Newcastle City Challenge West End Partnership, 1997? 74pp, ill, graphs
(Durham University, Durham, DH1 3JT) ISBN 0953040100, RP73778
Presents a case study of the West End of Newcastle upon Tyne which received City Challenge funding. Outlines the Action Plan to regenerate the area economically and socially with an emphasis on housing improvement, a Community Chest to support local projects, and the redevelopment of a disused school as the John Marley Centre - an educational and training centre. Highlights some of the successes and failures of the initiative.

User Ref = 035055
Partnerships for regeneration: the Single Regeneration Budget Challenge Fund Round One
B Tilson, J Mawson, M Beazley, A Burfitt, C Collinge, S Hall, P Loftman, B Nevin, A Srbljanin
Local Government Studies, Spring 1997 23(1) pp1-15
Describes the background to the development of the Single Regeneration Budget and the idea of partnerships for regeneration which is central to its success. Examines how partnership working was intended to happen and looks at what has actually happened in practice in terms of what kind of partnerships have evolved and how they are working under round one of the scheme. Considers future prospects and the policy implications of these early developments. 51 references.

User Ref = 034809
Contract culture and target fetishism: the distortive effects of output measures in local regeneration programmes
A Gray
Local Economy, Feb 1997 11(4) pp343-357
Looks at the contract culture that has grown up in Training and Enterprise Councils and other urban initiatives. Identifies reliance on quantitative performance indicators as a core feature of this culture. Argues that the use of these indicators may have perverse effects both in the design of local policy at the strategic planning and Single Regeneration Budget bid writing state, and in their use in contracts between these organisations and their delivery agencies. Suggests that parallels can be drawn with the centralised planning system of the former Soviet Union. 43 references.

User Ref = P73583
Regional policy: report, together with the Proceedings of the Committee House of Commons Trade and Industry Committee
Examines the role of the Department of Trade & Industry in promoting the development of economically disadvantaged areas and the effectiveness of its regional policy. Analyses the differences between the English regions, Scotland and Wales, and looks at the activities of other agencies, including local authorities, development agencies, universities, and chambers of commerce. Also examines other aspects of Government policy, as well as the impact of European funding.

User Ref = 033992
Disappearing into the ether
J Dickson
Inside Housing, 4 Oct 1996 13(39) pp14-15
Discusses the problems faced by those managing social housing. Reviews some of the reports on this issue in recent years, and identifies their key findings. Tries to identify how well new initiatives such as compulsory competitive tendering or the single regeneration budget tackle the problems identified by housing researchers. Argues that overall the social housing sector has suffered from a loss of funds and priority in development plans. 7 references.

User Ref = 033901
Spice of local life
M Hillier
Housing Today, 26 Sep 1996 (2) pp12-13
Looks at the effects of regeneration programmes on communities in the areas they cover. Concentrates on examples of programmes run under the City Challenge initiative in Bethnal Green and North Tyneside. Discusses the broad aims of the projects and presents the views of those involved in running the schemes as well as those of the residents who have been affected. Suggests that the schemes have had a positive effect overall, with an improved environment and better prospects for the residents.

User Ref = 033333
Challenge Fund means less for London tenants
A Murie, P Lee, B Nevin
London Housing News, Jul 1996 (61) pp10-11
Presents the results of research into the effects of the Challenge Fund on regeneration within London. Looks at the relationship between Challenge Funding and social need, particularly in relation to housing. Identifies major difficulties caused by cuts in funding and the reallocation of resources following the setting up of the Challenge Fund. Highlights the spread of the competitive approach, exemplified by the Challenge Fund, to other programmes and warns of the increasingly poor links between funding and need under this process.

User Ref = 033081
Urban policy evaluation: challenge and change
R Hambleton, H Thomas
Presents a collection of papers on urban policy evaluation, concentrating on urban and regional change in the United Kingdom with cross-national comparisons between Europe and North America. Topics include: public expenditure management in urban regeneration, the impact of the European Union on urban policy in the UK, and changes in local governance and their implications on policy.

User Ref = 032047
Sustainable housing regeneration
J McCarthy

Unleashing the potential: bringing residents to the centre of regeneration
M Taylor, Joseph Rowntree Foundation
Examines common themes in the Action on Estates programme with recommendations for policy and practice. Gives background to the role of urban regeneration since the 1960s, highlighting the Single Regeneration Budget in England and Wales as the most recent policy initiative. Identifies poverty as one of the problems facing public housing estates stating that, although policies are often beyond the control of local people, there are resources for regeneration. Records the results of 33 studies from over 100 estates in England and includes comprehensive action sheets and policy notes.

User Ref = P72527
Swimming against the tide: polarisation or progress on 20 unpopular council estates, 1980-1995
A Power, R Tunstill, Joseph Rowntree Foundation
Documents the dramatic improvement experienced by 20 of the most difficult council estates in England, at the beginning of the 1980s, under the impact of estate based housing management offices and tenant involvement. Examines the changes from the perspective of staff and residents on these estates, presenting evidence of their social and housing conditions between 1980 and 1994.

User Ref = B51917


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Two case studies are used to illustrate the recent convergence of aspects of housing-led regeneration between England and Scotland. Assesses schemes for the regeneration of local authority housing areas in north Peckham, London and Whitfield, Dundee. Points out that despite the contrasts between the two areas, and the different rationales behind the inclusion of certain elements, there is a common emphasis on an integrated, long-term regeneration strategy involving the environment, employment, health, crime reduction etc. 4 references.

User Ref = P72849
Race and regeneration: a consultation document
R Chelliah, Local Government Information Unit
Local Government Information Unit, Nov 1995 20pp (LGIU, 1-5 Bath Street, London EC1V 9QQ) RP72849A

Consultation document examines the evidence regarding the effects of regeneration programmes on ethnic minority communities and equal opportunities in economic development, concluding that, although many of the areas covered contain large numbers of disadvantaged people from ethnic groups, they have benefited little. Programmes are said to lack understanding of their special needs and have not helped them participate adequately. Examines the first round of the Single Regeneration Budget, showing that the majority of SRB projects failed to prioritise ethnic issues, and targeted funding, including Section 11.

User Ref = 031600
Planning and urban design in the 1990s
P Hall
Urban Design, Oct 1995 (56) pp14-21

Looks at the current state of planning: how we got to where we are, the state of the art, and its prospects for the next few years. Argues that planning is in the process of rapid retreat. Points out that the state of Britain's cities is being seen more and more as a matter of how they look. Asserts that the idea of planning as design is being reinforced by the new emphasis on competitions between designers as the basis for competition between cities. Argues that the acid test for the future will probably come in London: on the South Bank where Richard Rogers is already appointed, in the Royal Docks where development will soon start in the form of the first urban village and new exhibition centre, and at key sites down the Thames Gateway Corridor. Considers issues for the future of planning including how to get more beef into regional guidance, the implications of local government reform for structure plan formulation and whether the new style development plans will deliver what is expected of them. 3 references

User Ref = P72420
Invisible partners: the impact of the SRB on black communities
J Crook, Black Training & Enterprise Group, Black Training & Enterprise Group, Jun 1995 48pp, graphs, tables (BTEG, c/o NCVO, Regent's Wharf, All Saints Street, London N1 9RL) RP72420A

Presents the results of research into the impact of the Single Regeneration Budget, which merged 20 funding programmes with £1.4bn from April 1994, on the black community. Assesses the overall priority given to black economic regeneration. Examines the roles of the Government regional offices, training and enterprise councils, local authorities, regeneration partnerships and the black voluntary sector. Makes recommendations on best practice in involving black communities in the SRB process.

User Ref = P72336
Estate Pride: improving the quality of life on estates: the experience of five London housing associations
GFA Consulting
GFA Consulting, Apr 1995 33pp (GFA, 10 Duckett's Wharf, Bishop's Stortford, Herts CM23 3AR) RP72336A

Describes the regeneration of a run-down council estate in Deptford using an innovative partnership between public and private sectors. The Evelyn and Sayes Court estate is being regenerated by Lewisham LB using a mixture of Single Regeneration Budget (SRB), Housing Association Grant (HAG) and private investment to providing new housing, work training schemes as well as housing for people with alcohol problems and mental health needs.

User Ref = 031913
David Curry MP: Minister for Housing, Urban Regeneration and Local Government
C Griffin
Housing and Planning Review, Oct/Nov 1995 50(5) pp6-8

In an interview, the Minister gives his answers to questions about the Housing White Paper put by the National Housing and Town Planning Council (NHTPC). Subjects include the reinvestment of housing association income, the role of a possible General Government Financial Deficit, houses in multiple occupation and financing of initiatives.

User Ref = 031895
A vision for Whitehaven: laying the foundations for coherent urban regeneration
T Babbage
Housing and Planning Review, Oct/Nov 1995 50(5) pp24-25

An examination of the Single Regeneration Budget (SRB) and its application to a project to reverse the decline in the town and port of Whitehaven. Describes how, following consultants' recommendations, the Whitehaven Development Company Limited (WDC) was established to raise funds. SRB support of £4 million was an important factor in attracting other funds to support the programme.

User Ref = 031600
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ways of working, including more corporate, cross-departmental and inter-agency liaison. Discusses the wider implications of introducing competition into the allocation of urban funding, and concludes that the current approach can never be a viable alternative to a more substantial and rational resource allocation based on an assessment of need on a national basis. 19 references

User Ref = 030797
After J. Popham
Voluntary Housing, Jun 1995 pp25,27
Outlines the options available to housing associations looking for alternative sources of funding to the use of the government's Housing Association Grant (HAG) to finance social housing schemes. Development opportunities include the

Single Regeneration Budget; social housing unit trusts and investment trusts; local authority joint venture companies; residential property investment companies; housing association commercial vehicles; institutional funds; student housing schemes; and European Union funding.

User Ref = 851586
The single regeneration budget: the stocktake
J. Mawson, M. Beazley, A. Burfitt, C. Collinge, S Hall, P. Loftman, B. Nevin, A. Srbijanic, B. Tilson, Association of County Councils, Association of District Councils, Association of Metropolitan Authorities, University of Central England Faculty of Built Environment, University of Birmingham Centre for Urban and Regional Studies, Feb 1995 127pp, graphs, tables RB51586
Sets out the origins of the single regeneration budget and the rationale for its introduction. Presents a historical account of trends in the main programmes which were fused, and explores likely larger trends in regeneration expenditure. Explores how the Department of the Environment managed the SRB at

a national and regional level. Provides an overview and examination of the bids submitted. Examines some of the distributional issues that have arisen as a result of the first bidding round. Finally, makes policy observations and recommendations.

User Ref = 030369
Regenerating the five estates in Peckham
M Hill
Housing Review, Mar 1995 44(2) pp35-37
Describes the regeneration of a densely populated area of council housing adjoining Peckham Town Centre. Explains that this was the country's largest Single Regeneration Budget Scheme, the main objective of which was to improve the quality of the housing on the estates. Questions, however, whether the

Single Regeneration Budget is the right strategy for urban regeneration.

User Ref = 030368
Single regeneration budget: hope for those inner cities?
S Hill, J. Barlow
Housing Review, Mar 1995 44(2) pp32-35
Explains how new working arrangements enable integrated regional offices of major government departments to administer the single regeneration budget. States the objectives of the single regeneration budget and the existing programmes from the sponsor Departments which have been brought together. Argues that, in spite of these efforts, these regional office structures and the single regeneration budget are essentially incomplete, and as detached as ever from the areas they are supposed to serve. Suggests that their appropriateness for tackling the problems of the inner cities must remain in doubt.

User Ref = 029882
Urban regeneration and the Single Regeneration Budget
J. Popham
Housing & Planning Review, Feb/Mar 1995 50(1) pp11-12
Suggests that the announcement of winners and losers in the first round of bidding for the Single Regeneration Budget provides further evidence of a new climate in local economic regeneration which can trace its impetus to the advent of City Challenge. The nature of the projects approved is varied, but the common experience appears to be that combined housing and economic regeneration strategies are a growing feature in the local landscape.

User Ref = 029696
Indicators of performance
P. Nother
HA Weekly, 10 Feb 1995 (398) pp16-18
Examines the Housing Corporation's performance in 1994-95 against its own three year plan. Looks at the strategy in terms of delivering the programme, performance monitoring, promoting partnership, special needs, and enabling tenants. Comments that progress towards long term objectives has been hampered this year by the necessity to carry out tasks not in the corporate plan.

User Ref = 029102
John Gummer MP
C. Griffin
Interview with Environment Secretary John Gummer. Issues discussed include: the growing cost of housing benefit; the public sector borrowing requirement; empty homes, homelessness and children; single mothers; the single regeneration budget; and sustainability and out-of-town shopping centres.

User Ref = 851020
Management innovations in urban policy: lessons from France
P. Le Gales, J. Mawson, Local Government Management Board
Examines political, administrative and managerial elements of French policy over the past ten years, focusing on the use of formal agreements or contracts between central and local government. Draws lessons for British practice, concluding that the Single Regeneration Budget offers the opportunity to redefine urban renewal by establishing a more positive partnership between central and local government and other agencies, and to develop new skills in inter agency participation.

User Ref = 028045
Regeneration: a losing game
G. Lucas, B. Nevin
Housing, Jun 1994 30(5) pp21-23
Examines the potential impact of the recently announced single regeneration budget on the estate action programme. Concludes that the new approach to urban regeneration could have a highly negative impact on housing investment programmes, particularly in the most deprived areas. Illustrates this by examining the consequences of the removal of estate action resources from Sandwell Metropolitan District Council.

URBALINE: Press reports
D0006329
00/09/29
Economic development
‘Evaluation of the SRB Challenge Fund: Second Final Evaluation of Two SRB Short Duration Case Studies’ (summaries available at www.regeneration.detr.gov.uk), published by Cambridge University, evaluates an economic regeneration project in rural west Cornwall and a west Midlands scheme to attract young people to careers in engineering; the report says that rural bids should focus on regenerating market towns and connect with mainstream public services.
New Start 00/09/08 p9
D0004870
00/07/28
Grants
London
‘Mapping Grants to Deprived Communities’ by the Newcastle University Centre for Urban & Regional Development Studies, published by the National Lottery Charities Board (0116 258 7000), traces the flow of funding to voluntary and community groups from nearly 3,500 statutory and non statutory sources, and says that London gets a higher share of funding than can be “justified by its version 16 oct
number of deprived residents”; the Charities Board contribution made up to 40% of total grants to the voluntary sector in 1998; a second phase of the study will examine funding from Europe and the Single Regeneration Budget.

regions, regional, rural areas, urban, expenditure, local government funding, SRB, poverty, deprivation, trusts
New Start 00/06/30 p9

D9904677
98/08/23
Urban regeneration
Southwark
Naomi Stungo reports on the regeneration of Bankside with £3m from the Government’s Single Regeneration Budget and money from Southwark Council, whose planned projects are expected to reinforce the character of the area, with a focus on streetscapes, while the New Tate Gallery of Modern Art is expected to bring between £16m and £35m in economic benefits to the borough;
also, London Weekend Television was to show on 22 August the first in a 6 part series called ‘The Borough’.
arts, MUF, architecture, galleries, transport, cafe society, restaurants, land use, tourism, urban design, London, Fred Mensen
Observer Review 99/08/22 p5

D9901514
99/03/18
Festivals
Greenwich
Harvey Morris examines the impact of the millennium celebrations on the local economy of Greenwich, as the Dome is expected to draw 10m visitors in 2000; he also focuses on the poorer suburb of Woolwich, incorporated into Greenwich in 1964, and the efforts being made to improve housing under a 5 year £23.2m single regeneration scheme, and the construction of an industrial estate.
Millennium Dome, tourism, housing estates, economic development, London, Greenwich Planning & Development Committee Chairman Chris Roberts, SRB
Financial Times 99/03/18 p12

D9813952
98/08/18
Regional development
A study of the role of training & enterprise councils in local and regional economic development, by Robert Huggins of the University of Wales and supported by the Economic & Social Research Council, argues that the existence of both TECs and Business Links has led to a “further fragmentation of an already confused, duplicative and counter-productive system of business support”, adding that “consolidating and introducing some transparency to the already confused, duplicative and counter-productive system of business support” must be a primary objective of the English regional development agencies if they are to achieve credibility with business advisors. single regeneration budget, economic development networks
Financial Times 98/08/18 p9

D9813468
98/07/24
Public expenditure
Environment, Transport & the Regions Secretary John Prescott has announced details of funding received by his Department under the Comprehensive Spending Review for the 3 years to 2002; the DETR intentions include: the establishment of 150 local integrated transport strategies, with £1.1bn extra funds; £700m additional expenditure on roads maintenance; £800m extra funds for the New Deal for Communities programme; a reshaped Single Regeneration Budget with £2.3bn of new funds; and an additional £3.6bn for council house repairs, countryside, wildlife, planning, local government finance, London Transport, rail franchise
Comprehensive Spending Review PN, July 1998

D9809333
98/01/13
Adult education
Cumbria

Jack Kenny writes on the Credits (Community Regeneration through the Development of IT Skills) scheme developed by Orgill Junior School, Egremont, Cumbria, Head Teacher Owen Lynch and education specialist Dr Mike Postle; a mixture of Single Regeneration Budget, Further Education Funding Council and European Union money provides participating primary schools with the multimedia equipment and software to offer unemployed people the opportunity to study during after school hours for RSA or NVQs in information technology; Cumbria County Council Education Director John Nellist believes that the a key feature of the initiative is the use of resource managers to free teachers from non teaching duties. learning community, computers, school buildings, evening classes, community development centres, community based learning
Guardian Education 98/01/13 p4

D9707866
97/10/28
Regional development
The Local Government Association, in a written submission anticipating a White Paper in November, expresses concern that Whitehall departments wrestling over control of individual programmes could stifle the effectiveness of proposed regional development authorities, and calls for genuine regional influence over national programmes; meanwhile, similar departmental rivalry is emerging from the consultation on London government, with the Home Office insisting on control of Metropolitan Police and fire service funding, which would deny a London mayor the opportunity to prioritise spending in these areas. Department of Trade & Industry, Department for Education & Employment, training & enterprise councils, TECs, devolution, inward investment, economic development, regeneration, English Partnerships, Single Regeneration Budget, SRB
Financial Times 97/10/28 p18

D9706336
97/08/12
Housing finance
A Birmingham University Centre for Urban & Regional Studies report, commissioned by the London Housing Unit and called ‘Housing and the SRB in London and the Midlands’, has revealed that only 3% of the Single Regeneration Budget money in London was given to schemes specifically targeting social exclusion, compared with 60% in the West Midlands, and that only 8 out of 15 of the capital’s most needy housing districts were selected to receive money in the first 2 rounds; the LHU has welcomed the Government’s new London regional guidance, which asks bids for the 65 most deprived areas to target social exclusion specifically.
public expenditure, urban regeneration
Municipal Journal 97/07/25 p6

D9608763
96/12/10
Housing need
London
In ‘London in Need: The Relationship Between the Allocation of Challenge Fund Resources and Need in London’, commissioned by the London Housing Unit, researchers at Birmingham University Centre for Urban & Regional Studies say that only 10 of the 42 rundown housing estates in the capital included in the Estate Action programme for 1993/94 benefitted in the first 2 years of Single Regeneration Budget Challenge Fund (1995/96 and 1996/97), worth about £121m, while only 7 schemes with a significant housing element were considered by the Government Office for London in July for Round Three of the Challenge Fund for 1997/98, valued at £36m.
London local authorities, housing need, economic development, urban regeneration
Local Government News, November p24

D9603814
96/07/04
Regional development
A Regional Policy Commission report, ‘Renewing the Regions: Strategies for
Regional Economic Development*, available from Sheffield Hallam University and
currently being studied by the Labour Party, has proposed the replacement or
recasting of existing funding mechanisms such as the Single Regeneration
Budget and Rural Challenge, and the establishment of regional planning
agencies and authorities, accountable to new regional chambers; the report
proposes the abolition of English Partnerships as a separate agency, and the
establishment of a single housing capital block budget, incorporating Estate
Action and Housing Action Trust funding, together with Housing Corporation
and
Housing Investment Programme resources.

housing finance, public finance, public expenditure, HATs, HIPS, rural
development
Planning 96/06/14 p1

\[\text{D9602076} \]
96/04/09

Ethnic minorities

Labour Opposition Home Affairs Spokesman Jack Straw is reported to be
drawing
up job creation measures which would benefit young black people living in the
inner cities; the scheme, based on the package of employment proposals put
forward by Labour Opposition Finance Spokesman Gordon Brown, would enable
local authorities and private companies to bid for Single Regeneration Budget
grants, and would not involve the introduction of statutory quotas; the Party
is said to have commissioned a study, coordinated by Hackney North MP Diane
Abbott, to examine why young black men leave school with few qualifications.

young people, urban areas, unemployment, school leavers
Times 96/04/06 p2; Telegraph 96/04/06 p13

\[\text{D9601556} \]
96/03/14

Housing

‘Housing and the Single Regeneration Budget Challenge Fund: Lessons from
the First Bid Round’, a study published by the Chartered Institute of Housing,
states that competition for funding from the single regeneration budget acted
as a form of rationing for housing schemes with new or improved housing losing
out to job creation, training and crime prevention in the south west, East
Anglia, east Midlands and south east.

urban areas, urban regeneration, London, council housing, tenure, council
estate, housing projects, housing estates
Inside Housing 96/03/08 p4

\[\text{D9600616} \]
96/01/30

Urban regeneration

The Department of the Environment announced on 19 January research into the
impact of 372 Single Regeneration Budget Challenge Fund Schemes aimed at
training, job creation, housing, and crime reduction; the study led by the
Land Economy Department at Cambridge University with the London School of
Economics, the research is expected to last 8 years and will assess the
scheme’s effectiveness and examine the partnership approach between the
private, public and voluntary sectors.

SRB
Department of the Environment PN 023 96/01/18; Surveyor 96/01/25

\[\text{D9600129} \]
96/01/08

Urban regeneration

In linked articles on the results of the Single Regeneration Budget share out
recently announced, James Meikle reviews the competition process, while other
items briefly profile regeneration projects in Blackpool, Leeds and Plymouth.
Blackpool Council, inner cities, English Heritage, Plymouth 2000, Plymouth
City Council
Guardian 96/01/06 p6

\[\text{D9508647} \]
95/11/17

Urban areas

‘Staying in the City’, a survey of 400 clergy by the Church of England
Bishops’ Advisory Group on Urban Priority Areas published on 16 November,
reviews the state of Britain’s inner city areas since ‘Faith in the City’ ten
years ago, and says that, despite a 33% increase in resources, total spending
on UPAs declined during the 1980s, with a decline in real terms of revenue
support grant, preference for big business over local authorities and a loss of
funding for the voluntary sector; in response, ministers deplored the lack of
recognition of government achievements.

poverty, urban deprivation, Hackney, London, housing estates, Single
Regeneration Budget, public expenditure, urban regeneration
Standard (LPE) 95/11/16 p14; Guardian 95/11/17 p7; Independent p2; Times
p10;

\[\text{Telegraph p13} \]

\[\text{D9502514} \]
95/03/24

Urban regeneration

The Single Regeneration Budget - the Stocktake’, a study carried out for the
Local Authority Associations by John Mawson of Birmingham University Centre
for Urban & Regional Studies, concludes that using regional offices to assess
SRB bids is a wasteful and time consuming process, and recommends that
local authorities should prepare regional regeneration statements to avoid
unproductive competition; the report argues that there are significant
regional variations in the criteria for assessing bids.

partnership, Department of the Environment, urban areas, inner cities
PlanningWeek 95/03/09 p4

\[\text{D9500285} \]
95/01/11

Urban regeneration

Newcastle

Chris Tighe writes on the scale of the problem posed by vandalism, crime,
arson and unemployment in the North Benwell district of Newcastle upon Tyne,
an area described as a “war zone” by local residents: consultants Blake
Stevenson, in a report commissioned by Newcastle City Council and City
Challenge, concluded that an influx of anti social tenants in 1991 had
precipitated the area’s decline, resulting in a drop of up to 75% in house
prices and the departure of many student tenants; the ‘North Benwell: New
Beginnings’ plan, launched with £1.1m Single Regeneration Budget funding, will
focus on social and community initiatives, including the designation of
“street wardens” and creation of a neighbourhood mediation service.

Financial Times 95/01/11 p8

\[\text{D9409913} \]
94/12/02

Urban areas

Letter form the Bishop of Leicester and Church of England Urban Bishops’
Panel

Chairman Thomas Leicester, reinforcing the call by the authors of ‘Urban
Trends 2’, published by the Policy Studies Institute (November 21), for the
Government to maintain its support for deprived areas, and expressing concern
about “rumours” that there may not be a second round of bidding for the single
regeneration budget for 1996-97.

SRB, urban deprivation, Inner Cities Religious Council, poverty, PSI voluntary
organisations, Department of the Environment
Times 94/12/02 p21

\[\text{D9408294} \]
94/10/11

Economic development

‘Local Authority Wide Economic Development Plans in England’, a guidance
practice note prepared by the Royal Town Planning Institute Economic
Development Panel, discusses the significance of the Local Government and
Housing Act 1989 (Part III) and the Audit Commission’s ‘Regeneration Audit’,
published in 1990, reviews the state of Britain’s inner city areas since ’Faith in the City’ ten
years ago, and says that, despite a 33% increase in resources, total spending
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\[\text{Telegraph p13} \]

\[\text{D9502514} \]
95/03/24

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partnership, Department of the Environment, urban areas, inner cities
PlanningWeek 95/03/09 p4

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Financial Times 95/01/11 p8

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Times 94/12/02 p21

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\[\text{Telegraph p13} \]

\[\text{D9502514} \]
95/03/24

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partnership, Department of the Environment, urban areas, inner cities
PlanningWeek 95/03/09 p4

\[\text{D9500285} \]
95/01/11
Annex B

The Single Regeneration Budget – SRB

Background

Started in 1994, the Single Regeneration Budget (SRB) is currently in its sixth year of existence. Round 6 is the largest round of SRB, the £1.2 billion fund is up 15% from last year. Overall SRB has been one of the major forms of support for local area regeneration in England. The key features of SRB are:

- Partnership led regeneration
- Local scheme development
- A competitive bidding regime
- A ‘hands off’ management approach

Development and Evolution of SRB

SRB has evolved considerably since its inception in 1994. The key stages are set out below:

- Mid-1990's: the Single Regeneration Budget (SRB) Challenge Fund is set up under the Conservative Government. It was designed to integrate more than twenty separate regeneration programmes. Responsibility for its administration was allocated to the newly created Government Offices in the Regions (GORs).
- 1997 – The Labour government inherits the SRB. Three major revisions are undertaken:
  1. Whilst competitive bidding was retained, eighty percent of resources were to be concentrated on the most deprived areas.
  2. Increased support was given to capacity building in a bid to stabilise partnerships and provide support for community-based initiatives
  3. In April 1999, SRB administration was passed to the Regional Development Agencies (RDAs) on a regional level. In London administration of SRB was placed under the control of the London Development Agency (LDA). The change in administration was designed to facilitate the allocation of the budget in the context of wider regional strategies.
- Other initiatives undertaken by the Labour government include the creation of the Social Exclusion Unit, the launch of the New Deal for Communities and the introduction of special area-based initiatives such as Employment Zones, Education Action Zones and Health Action Zones.

Successes:

Despite criticisms, SRB has proved successful in a number of ways. These include as follows:

- Bringing together the various elements of the ‘patchwork quilt’ of regeneration initiatives which had grown up in the 1980’s.
• Providing a policy framework within which a more co-ordinated approach to regeneration can emerge.
• Through the process of competitive bidding, the quality of bids was improved which consequently promoted a more strategic approach to regeneration.
• Improved quality of partnership reduced the tendency towards tokenistic partnership arrangements and allowed a more holistic approach to regeneration including better co-ordination, removal of unnecessary duplication and improvements in project design.
• The role of government Offices for the Regions (GOR’s) benefited the funding system by allowing greater co-ordination of local and national policy and greater local flexibility in the design of regeneration initiatives.

Criticisms/weaknesses

The following criticisms and perceived weaknesses have been levelled at SRB:

• Criticisms of SRB funding being spread too thinly i.e. small amounts in many different areas. This is linked to the need for more resources to be targeted at areas of greater need (the above mentioned allocation of eighty percent of resources to the most deprived areas was designed to deal with this issue).
• The operation of SRB as an output-driven system has tended to lead to the unintentional exclusion and marginalisation of community and voluntary groups from programme formulation and project delivery (Hall and Mawson (1999))
• Knowledge about what works remains poor.
• A perceived danger that the introduction of new initiatives and forms of funding will re-create the patchwork quilt effect of the 80’s.
• Burdens of red-tape, targets, reporting and monitoring tied up with SRB stunt innovation and energy of voluntary groups.
• A lack of co-ordination between funding on a national and regional level.

Forecast

It is still too early to make a proper/balanced evaluation of the success of the changes and modifications made to SRB in the past few years. As far as data/statistics is concerned, only rounds 1-4 have been properly researched and analysed.

SRB is currently in a state of transition and its future remains uncertain. Initiatives such as the New Commitment to Regeneration (NCR) launched by the Local Government Association and reviews from DETR suggest that some major changes in regeneration funding are foreseen.

A new format for regeneration funds is envisaged with the possible creation of an Integrated Regional Pot managed by a Regional Co-ordination Unit (not forecast till 2002). This will have the effect of making the SRB virtually indistinguishable from


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any other regeneration funds going into each agency’s pot. This is guided by the principle that SRB would be better linked to the bigger picture.

DETR is stressing that while the fund will become part of the agencies’ general budget, commitments made under each round of the programme will be fully funded. Also whilst satisfying the RDAs desire for financial freedom they in turn will be expected to fulfil certain quotas for outcomes in key areas. This will require the setting of national floor targets.

At the moment talks are between DETR and RDAs to establish an effective relationship between expenditure/funding on a national and regional level. RDAs also seem keen to downgrade competitive bidding which they regard as less important than achieving key targets. It may be that the annual bidding round will go out to be replaced by a rolling programme to be managed in line with a wider regional economic strategy.

No conclusions as to the future of SRB can be drawn at this stage. The situation is one of ‘wait and see’. There have been no concrete proposals for any changes. But what seems certain is that the role of RDAs in developing and informing funding strategies has become increasingly important.
Note:

Much of the information in this summary has come from a report issued by the Local Government Association entitled ‘mainstream regeneration – a review of policy over the last thirty years’ by Stuart Wilks-Heeg of the European Institute for Urban Affairs, Liverpool, John Moores University. This report, published in February 2000, has a more comprehensive treatment of the possible future of SRB within the context of the wider regeneration programme. Suitable literature on this topic is very limited at the moment.

Other useful sources:

♦ Attached to this document are the results of the literature search conducted by the Research Library at the GLA. These references are available at or can be ordered from the Research Library for anyone wishing to look into SRB further.

Further references:


Websites:

♦ www.regeneration.detr.gov.uk – Department of Regions Environment and Transport
♦ www.jrf.org.uk/ - the Joseph Rowntree Foundation
♦ www.regen.net/