

Subject: Stadium-led Regeneration

Report to: Regeneration Committee

Report of: Executive Director of Secretariat

Date: 25 March 2015

This report will be considered in public

1. Summary

1.1 The Committee is asked to formally agree its report *The Regeneration Game*.

2. Recommendation

2.1 **That the Committee agrees its report *The Regeneration Game*, as attached at Appendix 1 to this report.**

3. Background

3.1 The Regeneration Committee used its meetings on 19 June and 16 September 2014 to discuss with invited guests issues around stadium-led regeneration, and carried out six site visits between July and September to a number of football clubs and grounds. In addition, the Committee carried out community engagement activities to gather views on the impact of new stadia on local communities in London. The findings from the investigation formed the basis of a final report: *The Regeneration Game*.

3.2 The scoping for the investigation and terms of reference for this project were approved by the Committee at its meeting on 19 June 2014. The terms of reference are to:

- Review evidence from past and current stadium-led regeneration schemes to assess the benefits of stadium development programmes to both football clubs and local communities;
- Review the role of the Mayor in stadium regeneration schemes and assess the extent to which his objectives for stadium-led regeneration in the London Plan are being met; and
- Develop recommendations for the Mayor to ensure current stadium development schemes – in particular the Olympic Stadium – deliver a genuine regeneration legacy for local communities.

4. Issues for Consideration

- 4.1 The report, *The Regeneration Game*, is attached as **Appendix 1** for Members and officers only; the report is available from the following area of the GLA's website: <http://www.london.gov.uk/mayor-assembly/london-assembly/publications>.
- 4.2 The recommendations from the final report are proposed as follows:

Recommendation 1

In the next iteration of the London Plan, the Mayor should incorporate a Charter for stadium developments as part of amendments to the Plan. In the intervening period, the Mayor should have regard to the Charter when reviewing stadium planning applications.

Local authorities should have regard to the stadium Charter in their Local Plans.

Charter for effective stadium-led regeneration

Football clubs and relevant local authorities seeking to develop a stadium-led regeneration scheme should commit to:

- A clear vision and policies for place-making around the new (or expanded) stadium, including public transport connectivity and permeability between the stadium and surrounding area.
- Undertake a skills mapping exercise to assess local capacity to take advantage of new jobs. The results should inform a skills and employment strategy, including measures to prepare and upskill local communities in order that they can access the new jobs.
- Pay the London Living Wage to all stadium employees.
- Support the Mayor's housing targets in all stadium-led regeneration schemes, where practical. Any new housing developed as part of, or around, a new stadium, should aim to be mixed tenure, to include both family and social rented affordable housing.
- Demonstrate how they have consulted with a diverse range of local community and stakeholder groups to:
 - identify effective uses of the stadium scheme as a community asset;
 - communicate what social infrastructure will be provided; and
 - establish an ongoing relationship with the community.

In addition, in cases of a stadium financed or part-financed with public funds, the Mayor should:

- Require a community forum to be set up to involve the public and communities in a football stadium before the new venue is built. This would give communities a say on how the stadium is used, and what social infrastructure is provided.

Recommendation 2

Stadium proposals should be subject to strategic oversight by the Mayor. The Mayor should lobby the Department for Communities and Local Government to amend the Mayor of London Order 2008 to include significant stadium expansion within the categories of planning applications that are referable to the Mayor.

Recommendation 3

The Mayor should make provisions for reviewing leasehold agreements – or claw back – for football clubs occupying public-funded stadia, should clubs be sold. Whilst recognising commercial confidentiality, this should not stop interested parties and members of the public from being able to assess the public benefit where either planning decisions or public subsidy contribute to the delivery of a commercial venture.

Specifically, in the case of the Olympic Stadium, the Mayor should publish information about the content of the agreement for clawback with West Ham United Football Club (WHUFC). The Mayor should write to the Committee by the end of May 2015 outlining (without prejudicing commercial confidentiality) what the clawback agreement between the E20 Stadium Partnership and WHUFC contains.

4.3 The Committee requests a response to each recommendation by 29 May 2015.

5. Legal Implications

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

5.2 The terms of reference for this project were approved by the Committee at its meeting on 19 June 2014. Officers confirm that the report and its recommendations fall within the terms of reference.

6. Financial Implications

6.1 There are no financial implications arising from this report.

List of appendices to this report:

Appendix 1: *The Regeneration Game: Stadium-led regeneration*, March 2015

Local Government (Access to Information) Act 1985
List of Background Papers: None
Contact Officer: Jo Sloman, Scrutiny Manager
Telephone: 020 7983 4942
E-mail: jo.sloman@london.gov.uk