

**REPORT OF DIRECTOR OF NEIGHBOURHOOD REGENERATION**

**STRATEGIC REGENERATION FRAMEWORKS AND NEIGHBOURHOOD PLANS**

**1 SUMMARY**

On 17 June 2007, Executive Board approved the following:-

- 1.1 3 Strategic Regeneration Frameworks (SRF) be produced at the sub city level to provide an integrated, long-term (10-15 years) regeneration strategy. These strategic regenerations framework will build on the strengths and stability of many parts of the City, promote the renaissance of the whole of Nottingham and guide public and private investment. The frameworks will involve and engage local communities and key stakeholders within the business sector and the full range of public sector agencies.
- 1.2 That Strategic Regeneration Frameworks be brought forward to provide integrated long term strategies and that a raft of Neighbourhood Plans will translate these strategies into Local Action Plans and detailed interventions, to facilitate the transformation of our neighbourhoods.
- 1.3 That the development of a SRF for North Nottingham will be the first framework for the City. It is proposed that this framework covers the Area Committees 1, 2 and West and the wards Bulwell, Bulwell Forest, Basford, Bestwood, Aspley, Bilborough and Leen Valley.

**2 RECOMMENDATIONS**

It is recommended that the Area Committee note:-

- (a) the approval of 3 Strategic Regeneration Frameworks which will pull together existing and emerging strategies and will form the cornerstone of the Neighbourhood Transformation agenda;
- (b) the approval of the boundary and scope for the North Nottingham SRF as set out in the report and agree the actions required to progress the development of the framework.

**3 BACKGROUND**

- 3.1 Nottingham is a Core City, the regional capital of the East Midlands, has two of the country's most popular universities, is among the UK's top shopping centres and yet contains some of the most deprived areas within the country. It is essential that transformation initiatives are designed, even more so than before, to directly benefit the people and the communities of Nottingham.

- 3.2 It is clear that from a number of recent Government papers (Baker, Lyons and Hills) and from the proposal creation of Communities England by bringing together English Partnerships, Housing Corporation and parts of Communities and Local Government (CLG), that Government is developing further their social housing and regeneration policy. The exact nature of this policy will become clearer over time and it is likely to influence the result of the Comprehensive Spending Review 2007 (CSR07).
- 3.3 The published reports have however, indicated that Government will be placing a great emphasis on 'place shaping' and on the Local Authority's ability to enable this to happen. The development of the SRFs will form the basis for the City's transformational agenda, which will shape neighbourhoods and will put us in a position to take advantage of any new and emerging strategies and/or funding routes which come out of the CSR07. Indications are that a greater emphasis will be placed on the development of mixed communities, communities with a range of tenures, home types and values.
- 3.4 Executive Board has approved that the SRFs be brought forward to provide integrated existing and emerging strategies and long-term vision (10-15 years) which builds on the strengths and stability of many parts of the City, which promotes the renaissance of the whole of Nottingham and which can guide public and private investment. These frameworks will involve and engage local communities and key stakeholders within the business sector and the full range of public sector agencies. At the same time it is proposed to increase the strategic capacity of the Regeneration and Adult Services, Housing & Health to effectively integrate this process with a more Corporate Housing Strategy both Citywide and locally.
- 3.5 These SRFs will be the cornerstone of delivering the holistic, joined up interventions needed to support the regeneration of the city to capture our economic growth and the creation of successful neighbourhoods within it. Three SRFs will be established at a sub-city level and are designed to:
- Link in with all existing programmes and strategies including the Housing Strategy, Community Strategy, Local Community Strategies, and the Local Area Agreement.
  - Set out a clear analysis of the physical, economic, social and environmental conditions which affect that part of the city.
  - Outline the core principles and key objectives within which the regeneration effort can respond.
  - Set out the long term (10-15 years) vision for their areas that enable all stakeholders to understand the sequencing of investment decisions.
  - Place areas in a wider and longer-term strategic context that will enable them to play their full role in the economic regeneration of the city.
  - Play a vital role in integrating all the physical economic, social and environmental strategies and interventions required to deliver long term change and an improved quality of life for residents ensuring that they are all co-aligned.
  - Be instrumental in bringing public services together to drive up service quality,

delivering on outcomes for the area and planning all capital investment in order to reinforce and sustain the residential, commercial and retail offers in the area.

- Each SRF will also establish where there are early win projects which could be brought forward during the SRF process.

3.6 Below each of the SRFs there will be a raft of Neighbourhood plans which will translate the headline strategies from the SRF into local actions programmes and opportunities. These Neighbourhood plans will provide the detail levels of interventions and investment required.

3.7 It is intended to develop 3 SRFs, which will cover the whole of the City excluding the City centre. It is expected that each SRF will take approximately twelve months from initial inception to final completion; however, where possible each SRF will be able to identify and bring forward projects which can be identified during the planning process.

### 3.8 THE FIRST SRF NORTH NOTTINGHAM

3.8.1 The North of Nottingham contains a concentration of deprived neighbourhoods fringing the City Centre and extending out to the city boundary towards some of Nottinghamshire's wealthier areas. Predominantly residential, some of these areas suffer from multi deprivation and their populations do not enjoy the full benefits available from the growing economy of the City Centre. They have been adversely affected by the decline of the traditional industries in north Nottinghamshire to a greater extent than most other parts of the city.

3.8.2 Despite these difficulties, the North of Nottingham still contains some industrial/commercial uses, a new business park is being developed and it has excellent transport links to the city and beyond. It also has a network of major parks and open spaces with the potential to provide an enhanced green setting for regeneration work.

3.8.3 Parts of North Nottingham suffer a range of inter-linked problems which require a co-aligned strategy to achieve regeneration. The limited range, low value and relatively low demand for some of the area's housing stock are core issues which interact with the very low educational attainment, high crime levels, community fragmentation and poor environmental quality. Some areas have benefited from some targeted regeneration over the last few years, however, there is an increasing need to concentrate regeneration activity and investment positively in these areas to further address weaknesses and to exploit new and emerging opportunities.

## 4 PROPOSALS

4.1 The development of a SRF for North Nottingham will be the first framework for the City. It is proposed that this framework covers the Area Committees 1, 2 and 3 and the wards of Bulwell, Bulwell Forest, Basford, Bestwood, Aspley, Bilborough and Leen Valley.

- 4.2 The area includes a range of economic activity, particularly in relation to retail, commerce and leisure, primarily focussed at Bulwell Town Centre and along main arterial routes. Access to the City Centre as a major employment generator is also crucially important and public transport links into the City centre are good from most parts of the area.
- 4.3 This strategic framework should building on existing and emerging strategies demonstrate why this is necessary by portraying the relationships between the different opportunities across the area and justifying a rationale for major public intervention and encouragement for large scale public and private investment over the next decade. The SRF will be a very high level strategic document giving the direction of travel necessary in neighbourhoods to make them neighbourhoods of choice, defining what is possible and desirable, not the actual delivery mechanism.
- 4.4 The aim is to ensure that all neighbourhoods in North Nottingham are attractive residential areas, providing a range of quality homes, good schools, a high standard of leisure, retail and social facilities, access to transport networks and a safe living environment.
- 4.5 It is proposed that the North Strategic Regeneration Framework will comprise:-
- A complete assessment of all existing and emerging strategies which affect the whole area.
  - A complete set of baseline information on the whole area which will inform the decision making process and act as the starting point for monitoring neighbourhood change through the actions which flow from the delivery of the strategic framework.
  - A radical but achievable vision for North Nottingham as an attractive location of choice for residents and investors, with a clear description of strategic objectives and priorities for the overall area and its constituent parts. The vision must build upon the strengths of the area to further develop its position and attractiveness as a residential location of choice, articulating the elements which contribute to successful neighbourhoods.
  - A case for any investment decisions which will maximise opportunities to build stronger communities and attract new economically active residents. This is part of any integrated holistic approach to regeneration to achieve social, economic and physical regeneration in the deprived neighbourhoods, build on the strengths of the successful neighbourhoods and is designed to achieve neighbourhoods of choice.
  - A comprehensive and co-aligned funding and implementation programme capable of attracting support and commitment from the community, public agencies and the private sector.
  - A transport infrastructure plan for the overall area, at a local level and how the SRF area interacts with the City as a whole.
  - A co-ordinated business, retail and leisure strategy which builds on the proposed redevelopment of the Harvey Hadden Centre. Identifies sustainable local retail

and community facilities and develops further the areas natural assets at Broxtowe Park.

- A co-ordinated Educational Strategy for the overall area and at a local level including how the SRF area contributes to the overall City Educational Strategy.
- A basis for developing further the City Council's fixed Asset Management plan and planning any future actions.
- A strategic approach to addressing deprivation and delivery of real impacts in terms of national and local neighbourhood renewal targets through harnessing mainstream service delivery.

4.6 A more detailed brief has been prepared and will go out to tender in September. Consultants will be appointed in October.

4.7 A work programme will be developed with the consultants which will be subject to a further report in November and will outline the process for delivering the SRF.

4.8 The SRFs will be underpinned by a consultation communication strategy.

## **5 FINANCIAL IMPLICATIONS**

It is proposed that these SRFs and Neighbourhood Plans are developed over the next 3 years in a phased basis. A total of 3 SRFs will be required to cover for the whole of the City and these will be funded in partnership with English Partnerships.

## **6 LEGAL IMPLICATIONS**

There are no direct legal implications arising from this report.

## **7 EQUALITY AND DIVERSITY IMPLICATIONS**

The SRFs and the Neighbourhood Plans will help to co-ordinate and capture the benefits of new development proposals for the benefit of the local community and secure mixed and balanced communities.

## **8 RISK MANAGEMENT ISSUES**

8.1 An SRF Steering Group will be established to oversee the development of the framework involving key shareholders such as local elected Members, Neighbourhood Managers, Council Service Departments, One Nottingham, the Health Sector, Policy Local Businesses, English Partnerships and Nottingham Regeneration Limited.

8.2 A project team of Regeneration and other Corporate Department Officers will support this structure undertaking the day to day development and subsequent implementation of the SRF.

**9 STRATEGIC PRIORITIES**

Production of 3 Strategic Regeneration Frameworks will embody the strategic priority of neighbourhood transformation.

**10 CRIME AND DISORDER ACT IMPLICATIONS**

The work to develop the SRFs and Neighbourhood Plans will be fully compliant with the City Council's Section 17 requirement.

**11 VALUE FOR MONEY**

It is proposed to engage consultants from English Partnerships' approved panel of consultants which have already gone through a rigorous selection process including costs. The development of these SRFs will ensure that the City is well placed to attract funding to deliver the necessary investments and ensure best value from our own corporate investment.

**12 List of background papers other than published works or those disclosing confidential or exempt information**

Executive Board Report Strategic Regeneration Frameworks and Neighbourhood Plans, 17<sup>th</sup> June 2007.

**13 Published documents referred to in compiling this report**

None

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