

EXECUTIVE BOARD – 19th March 2019

Subject:	Future City Regeneration
Corporate Director(s)/Director(s):	Chris Henning, Corporate Director of Development and Growth Director of Strategic Assets & Property Paul Seddon, Director of Planning & Regeneration
Portfolio Holder(s):	Councillor Jon Collins, Leader of the Council & Portfolio Holder for Strategic Regeneration and Growth
Report author and contact details:	April Corey, Senior Project Manager 0115 8765521
Subject to call-in:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Key Decision:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criteria for Key Decision:	
(a)	<input type="checkbox"/> Expenditure <input type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision
and/or	
(b)	Significant impact on communities living or working in two or more wards in the City <input type="checkbox"/> Yes <input type="checkbox"/> No
Type of expenditure:	<input type="checkbox"/> Revenue <input type="checkbox"/> Capital N/A
Total value of the decision:	Nil
Wards affected:	All
Date of consultation with Portfolio Holder(s):	12.02.2019
Relevant Council Plan Key Theme:	
Strategic Regeneration and Development	<input checked="" type="checkbox"/>
Schools	<input type="checkbox"/>
Planning and Housing	<input checked="" type="checkbox"/>
Community Services	<input type="checkbox"/>
Energy, Sustainability and Customer	<input type="checkbox"/>
Jobs, Growth and Transport	<input checked="" type="checkbox"/>
Adults, Health and Community Sector	<input type="checkbox"/>
Children, Early Intervention and Early Years	<input type="checkbox"/>
Leisure and Culture	<input type="checkbox"/>
Resources and Neighbourhood Regeneration	<input checked="" type="checkbox"/>
Summary of issues (including benefits to citizens/service users):	
As shown at Appendix 4, the City centre is currently alive with development. The Council's own investments in projects such as NET Lines 2 and 3, Bio Science, Sneinton Market and Dakeyne Street has helped provide a catalyst to this development and investment is continuing through further commitments including the delivery of the Broadmarsh Shopping Centre and Car Park projects. This report sets out the City Council's approach to ensuring the momentum of this regeneration is maintained, while recognising the limits of the current Capital Programme.	
Exempt information:	None
Recommendation(s):	
1	To endorse the approach to master planning across the City as set out in this report.
2	To endorse the approach being taken to create a vehicle to deliver regeneration in the City.

1 REASONS FOR RECOMMENDATIONS

- 1.1 To facilitate its desire to promote further investment and regeneration in the City as part of its next phase of development activity the Council wants to deliver the following:
- Provide a strong and coherent master planning framework to give clarity to investors and developers on how the City will continue to evolve, enabling a range of developments that will underpin economic growth in a quality urban landscape that provides a clear sense of place; and
 - Supplement this approach by giving consideration to using its own land holdings to bring further development forward in certain areas, as shown in Appendix 1: Master Planning Areas. In order to maximise the impact of these assets, the Council is keen to attract private sector investment to potentially bring projects forward on these sites, for example the opportunity for circa £2billion development over 0.5sq mile at Nottingham Southside (Appendix 5).

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 In order to build on the momentum that has been generated to date through regeneration in the city, the Council wants to provide clear leadership as to how the next phase of development will occur.
- 2.2 To do this, the Council will bring forward a high level master planning framework, initially focussed on the city centre and underpinned where it is needed with more detailed planning tools such as Supplementary Planning Documents and / or Planning & Development Briefs. Some early work outlining draft design and development opportunities has been started for key areas in the city, as shown at Appendices 2 and 3 (Broadmarsh West and Brook Street).
- 2.3 By implementing this approach, the Council will be providing an ambitious and clear framework to investors and the development community about how the City can develop in a way that will continue the pace of regeneration and underpin economic growth whilst creating a sense of place supported by quality urban design and strong public realm. The provision of a clear planning framework will enable the Council and developers to confidently proceed with bringing proposals forward with a good understanding of what will work for a given area both in terms of viability and also the likelihood of achieving Planning Permission. It will also provide clarity on realistic and achievable development land values.
- 2.4 The Council is a significant land holder in the City and a number of areas have been identified whereby its landowning could potentially be used as a catalyst for regeneration whilst also delivering capital receipts for re-investment by the Council.
- 2.5 The Council has undertaken some initial research as to how it can best use these assets to bring forward development in a way that will minimise the need for Council funded investment and instead bringing in private sector capital.

- 2.6 In identifying an initial list of potential assets for inclusion in this programme, the Council recognises there are some assets that may be more viable and / or offer higher levels of returns than others offer. However, to meet the Council's wider regeneration aspirations it is looking to develop an approach which minimises the level of funding it needs to invest, but also maximises the opportunities to treat these assets on a portfolio basis to ensure that they are brought forward on their collective rather than individual merits.
- 2.7 The conclusion from this initial research is that some form of joint venture vehicle with the private sector may offer the best opportunity to deliver these objectives. In order to determine the final shape of this approach, a further round of research and engagement with the market will take place in the forthcoming months.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Not provide a clear planning framework
This will lead to areas being developed in a piecemeal manner, which may be to the detriment of the creation of a quality sense of place and / or sustainable economic growth.
- 3.2 Not bringing Council assets forward.
This will miss an opportunity for the regeneration of certain sites within the city.
- 3.3 Disposing of sites on an individual basis.
Ongoing individual disposals will still take place when the circumstances are right to do this. However having this as a sole approach will mean that some of the less viable sites may not be taken forward as they may not be as attractive to the market, thereby missing a regeneration opportunity

4 FINANCE COLLEAGUE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

- 4.1 This Future City Regeneration decision does not commit the Council to incur any expenditure, therefore following to this approval no amendment will be made to the Capital Programme or capital funding forecast. Future decisions will be required to commit Council resources to specific projects.
- 4.2 Projects identified by the Future City Regeneration programme will be considered in accordance with the Capital Strategy that is approved at the time the decision is being made, ensuring it encompasses the strategy's principles and priorities.
- 4.3 The Future City Regeneration programme / projects as detailed in section 2.3 may generate a capital receipt for re-investment by the Council. Any receipt will be allocated in accordance with the Capital Strategy that is approved at the time giving due regard to the Council's priorities and any funding pressures in the Capital Programme.

Tom Straw – Senior Accountant (Capital Programmes) 21st February 2019

5 LEGAL AND PROCUREMENT COLLEAGUE COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

- 5.1 As the report seeks to endorse the approach to forming a regeneration delivery vehicle, there are no direct procurement implications. The Procurement Team will continue to work with Major Projects to ensure that any requirements arising in relation to this report are procured in line with the Council's Constitution and, where applicable, Public Contract Regulations.

Sue Oliver – Procurement Category Manager (Places) 22nd February 2019.

- 5.2 The recommendations at this stage merely ask the Board to endorse the general approach to master planning across the City. The implementation of that approach through the adoption of development briefs, Supplementary Planning Documents etc. will require various statutory and constitutional processes to be followed including public consultation where appropriate. This should however provide transparency, clarity and certainty around the planning process.

- 5.3 The report proposes considering creating a separate legal vehicle to deliver regeneration in the City. There are multiple options to be considered for the legal form that the vehicle may take. The vehicle could be an LLP or Limited Partnership or a company limited by shares or guarantee. The City Council has statutory power to create each of those entities but the choice of the most suitable vehicle would be dependent on further investigation and consideration of issues such as the tax position. The City Council has a stake in various entities which should be considered as to whether with further development they could be suitable delivery vehicles. Another option is to look at procuring a new development partner and setting up a new joint venture vehicle with that partner. Legal Services will provide advice and support to the Future City Regeneration project team to consider the most appropriate option.

Andrew James Team Leader (Commercial, Employment and Education) 1st March 2019

6 STRATEGIC ASSETS & PROPERTY COLLEAGUE COMMENTS (FOR DECISIONS RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE)

- 6.1 Strategic Assets & Property have co-authored and fully support the recommendations contained within this report and therefore no further property advice is required.

Director of Strategic Assets & Property 22nd February 2019

7 SOCIAL VALUE CONSIDERATIONS

- 7.1 There are no social value considerations to be made at this stage as the decision is seeking to endorse an approach.

8 REGARD TO THE NHS CONSTITUTION

8.1 There are no implications to the NHS constitution.

9 EQUALITY IMPACT ASSESSMENT (EIA)

9.1 Has the equality impact of the proposals in this report been assessed?

No

An EIA is not required because:

This report seeks to endorse an approach for a programme, no changes to services are being sought.

Yes

Attached as Appendix x, and due regard will be given to any implications identified in it.

10 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)

10.1 None

11 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT

11.1 None