

Subject: Regeneration Committee Work Programme

Report to: Regeneration Committee

Report of: Executive Director of Secretariat

Date: 10 March 2015

This report will be considered in public

1. Summary

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

2. Recommendations

2.1 **That the Committee notes the record of its work in 2014/15.**

2.2 **That the Committee agrees the initial priorities for its work programme in 2015/16.**

2.3 **That the Committee notes the summary of the site visit to Smithfield Market on 3 February 2015 (attached at Appendix 1 to this report).**

2.4 **That the Committee agrees to hold an additional meeting on the rising of the Assembly (Mayor's Question Time) meeting on Wednesday, 25 March 2015 to consider its report on stadium-led regeneration.**

3. Background

3.1 The Committee has examined the following topics in 2014/15:

3.1.1 **Stadium-led regeneration:** The Committee has carried out an investigation into the impact of football stadia development on local regeneration. The project examined the role of the Mayor and local authorities in stadium-led regeneration schemes, paying particular attention to the use of the Olympic Stadium, and proposed stadium development schemes. The Committee gathered evidence for the investigation through a combination of formal meetings on 19 June and 16 September 2014, and a series of 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 Committee will publish its report in March 2015.

3.1.2 **Follow-up on the London Legacy Development Corporation (LLDC):** The Committee followed up its December 2013 report on the work of the LLDC, with a meeting on 26

November 2014. This examined the LLDC's budget to support its regeneration activities (and progress towards becoming self-sustaining by 2017/18), the Olympic Stadium transformation project, the LLDC's work with the Growth Boroughs, local employment and skills, progress on the convergence goals, and new transport connections along the western edge of the Park. The LLDC was the subject of discussion at the Committee's meeting on 26 November 2014.

3.1.3 **The Royal Docks and Enterprise Zones:** the Committee arranged a site visit to the Royal Docks on 16 December 2014 to be briefed about plans for the regeneration of the site, and partners involved in the development. The visit provided the Committee an opportunity to hear about the GLA and development partners' plans for specific sites. The tour of the Royal Docks informed a formal meeting on 5 February 2015 with invited guests to discuss the GLA's vision for the Royal Docks, lessons from the development of Canary Wharf, and the role of the Enterprise Zone. The Committee plans to write to the Mayor with the main findings from its inquiry.

3.1.4 **Smithfield Market/ Farringdon:** The Committee visited the Smithfield Market in the City of London on 3 February 2015. Members heard about the Corporation of London's priorities for regeneration in the Farringdon Intensification Area and background to proposals for the development of Smithfield Market, which were rejected in 2014. The Committee received a tour of Smithfield Market with representatives of the tenants' association, including the operational market, and around the derelict part of West Smithfield Market. A summary of the site visit is attached at **Appendix 1**.

3.1.5 **Follow up on the Mayor's funding for high streets:** The Committee will use its final meeting of 2014/15 to discuss the GLA's regeneration funding for high streets. In this session Members will revisit the work the Committee carried out on the Outer London Fund and Mayor's Regeneration Fund in 2013/14 (and the Committee's report, which it published in August 2014). In addition, the Committee plans to consider the High Street Fund (worth up to £9 million), which the Mayor launched in September 2014.

3.2 The Committee has undertaken nine site visits during 2014/15. These are listed in **Appendix 2**.

4. Issues for Consideration

Work programme priorities for 2015/16

The Committee's work programme

4.1 The Draft Committee Timetable allocates the Regeneration Committee nine meeting slots in 2015-16. In common with previous years, the Committee proposes to use a combination of formal meetings and site visits, with an approximate 50:50 split between the two.

4.2 The Committee intends to examine the following topics as initial priorities in its work programme:

4.1.1. **Transport-led regeneration:** The Committee plans to examine TfL's investment in new or improved transport infrastructure as a lever for regeneration. TfL's 10-year business plan¹ contains a number of investments designed to support regeneration, including: the £1 billion Northern Line Extension from Kennington to Nine Elms and Battersea Power Station; extension of the London Overground to Barking Riverside to unlock development potential in the Barking Opportunity Area, which could accommodate approximately 11,000 new homes; and a range of high street projects across the boroughs.² An investigation could explore TfL's decision-making process for transport enhancements designed to promote regeneration; the role of planning frameworks in guiding investment; trade-offs with funding for community infrastructure (including affordable homes); and good practice at local level to maximise opportunities for regeneration through new transport infrastructure. The Committee plans to engage with stakeholders from the transport, development, and community sectors to inform its investigation. Members will use a meeting and site visit in summer 2015, and publish a report later in the year.

4.1.2 **The role of Business Improvement Districts (BIDs):** The Committee could examine the role of BIDs in delivering local regeneration. A GLA report published in 2013 recommended that the GLA develops a policy position on BIDs, acknowledging their role in supporting regeneration.³ There are currently 37 Business Improvement Districts in London,⁴ and the Mayor has a target for 50 BIDs by 2016.⁵ BIDs play a range of different roles, depending on the nature and needs of the area and local businesses. They may be involved in providing local environmental services (for example, street cleaning, and security), while some help develop visions and support regeneration activity, for example, through public realm improvements.⁶ Their influence may increase: the Department for Communities and Local Government has published plans to enable BIDs to tender for public service contracts. Legislation under the Right to Challenge would give BIDs the ability to act as public service providers. A Committee investigation could examine how and where BIDS add value in regeneration schemes, and ways that the Mayor and boroughs can maximise the contribution BIDs make to regeneration. Members could hold a formal meeting, invite written evidence from BIDs, and carry out a site visit to inform a report.

4.3 Other topics for investigation will be agreed by the Committee later in the year.

5. Legal Implications

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

¹ [TfL Business Plan 2014](#)

² *'We will continue to work with and fund boroughs to deliver major schemes that transform town centres and local places. We seek to address all road users' needs; enhance the public realm; improve and regenerate local areas; support trips made by walking, cycling and public transport; improve safety and reduce the fear of crime.'* TfL Business Plan 2014, p. 38

³ <https://www.london.gov.uk/sites/default/files/London%27s%20Business%20Improvement%20Districts%20-%20Final%20Report%2019%20June%202013.pdf>

⁴ <https://www.london.gov.uk/priorities/business-economy/vision-and-strategy/focus-areas/business-improvement-districts/london-bids-links>

⁵ <https://www.london.gov.uk/sites/default/files/London%27s%20Business%20Improvement%20Districts%20-%20Final%20Report%2019%20June%202013.pdf>

⁶ *Ibid*, p. 10

6. Financial Implications

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

List of appendices to this report:

Appendix 1 – Summary of the site visit to Smithfield Market on 3 February 2015.

Appendix 2 - List of site visits that the Committee has undertaken during the 2014/15 Assembly year.

Local Government (Access to Information) Act 1985
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List of Background Papers: None

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