

# Subject: Response to *The Regeneration Game* Report

Report to: Regeneration Committee

Report of: Executive Director of Secretariat

Date: 2 July 2015

This report will be considered in public

## 1. Summary

- 1.1 This report sets out for noting the response from the Mayor to the Committee's report, *The Regeneration Game*.

## 2. Recommendations

- 2.1 **That the Committee notes the response from the Mayor to its report, *The Regeneration Game*.**
- 2.2 **That the Committee delegates authority to the Chairman, in consultation with the Deputy Chair, to write to the Mayor to request a more detailed response to the Committee's recommendations.**

## 3. Background

- 3.1 The Regeneration Committee decided to undertake an investigation into stadium-led regeneration. 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 were 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.

- 3.2 The Regeneration Committee used its meetings on 19 June and 16 September 2014 to discuss lessons from completed stadium-led regeneration schemes and current and planned stadium development programmes with invited guests. The Committee also gathered evidence using a number of site visits on 8 July, 15 July, 2 September and 15 September 2014; a survey; a call for written evidence; a focus group and informal meetings. The findings from the meetings formed the basis of a final report: *The Regeneration Game*.
- 3.3 A final report from the investigation, *The Regeneration Game*, was published on 18 March 2015. The report can be accessed [here](#)<sup>1</sup>.
- 3.4 The report contained the following recommendations:

#### **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.

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<sup>1</sup> [http://www.london.gov.uk/sites/default/files/Regeneration%20Committee%20report%20-%20The%20Regeneration%20Game\\_0.pdf](http://www.london.gov.uk/sites/default/files/Regeneration%20Committee%20report%20-%20The%20Regeneration%20Game_0.pdf)

- 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.

- 3.5 The Committee requested a response to each of the recommendations by 29 May 2015.
- 3.6 The Committee formally agreed its report, *The Regeneration Game*, at its meeting on 25 March 2015.

## 4. Issues for Consideration

- 4.1 The response from the Mayor is attached at **Appendix 1** for the Committee to note.
- 4.2 The Mayor's letter provided a partial response to the Committee's recommendations. The response addressed Recommendation 2, and partially addressed Recommendation 3. The Mayor's response does not, however, respond to the Committee's principal recommendation, calling on the Mayor to establish a charter for stadium-led regeneration. The Committee would welcome both a response to Recommendation 1, and further information in respect of Recommendation 3.
- 4.3 The Committee also received responses from two members of the public. These responses raised the following issues:
- The difficulty of disentangling the effects of the Olympic Stadium from other development on the regeneration of east London. For example, around the Forest Gate area, the construction of Crossrail, new shops, and rising house prices have led to the perceived gentrification of the area; and
  - Concerns that the Committee's recommendations will be unable to halt perceived physical and social engineering associated with stadium-led regeneration.

## 5. Legal Implications

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

## 6. Financial Implications

- 6.1 There are no financial implications to the GLA arising from this report.

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### List of appendices to this report:

Appendix 1: Response from the Mayor to the Committee's report *The Regeneration Game*.

<b>Local Government (Access to Information) Act 1985</b>
List of Background Papers: Responses from Members of the public.
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