

Decision Pathway - Report



PURPOSE: Key decision

MEETING: Cabinet

DATE: 03 July 2018

TITLE	Arnside and Glencoyne Square Regeneration		
Ward(s)	Southmead		
Author: Paul Owens	Job title: Senior Project Manager		
Cabinet lead: Cllr Paul Smith	Executive Director lead: Colin Molton		
Proposal origin: City Partner			
Decision maker: Cabinet Member			
Decision forum: Cabinet			
Purpose of Report:			
Agreement is sought to support regeneration and housing delivery investment in Southmead working in partnership with local communities to bring forward development. The area of investment is shown at Appendix A and particularly focuses on Glencoyne Square, Arnside Road, and Greystoke Avenue.			
Evidence Base:			
<u>Regeneration Objectives:</u>			
Southmead is within Bristol's priority 'Northern Arc' regeneration area in which the adopted Bristol Development Framework Core Strategy's policy approach includes: promotion of additional and more diverse housing types to help support and improve local services and facilities; securing higher densities and more efficient use of land in accessible locations; development of some open land with remaining open spaces improved so that they provide more attractive and usable areas for the local communities; and strengthening local centres with resulting reduction in deprivation.			
There is significant regeneration potential in Southmead; particularly the central area, including Glencoyne Square, Arnside Road and Greystoke Avenue.			
A Southmead Community Plan was published in 2015 – "a better future for Southmead" 2015-2025. The plan is overseen and coordinated by Southmead Development Trust (SDT). It includes the following actions:			
<ul style="list-style-type: none"> • Ensure that new housing meets local housing needs by helping to diversify the housing offered in Southmead. This includes meeting the need of residents wishing to downsize. • Explore options and appetite for a local community owned housing scheme. • Identify and establish a positive working relationship with a housing association as an investment partner for Southmead. • Research the development of a new community building on the Greystoke Strip [to achieve objective of "Modern, accessible and well-designed community buildings" to address shortcomings in existing stock] 			
Bristol is participating in the governments One Public Estate (OPE) programme. Included within the successful bid was a proposal for the creation of a Community Hub in Southmead, bringing together (co-locating) different elements of the public sector, enabling service integration and the development/disposal of surplus land.			
Bristol's Local Plan Review recently consulted upon suggests that Central Southmead might be a focus for urban living. There are other proposed developments within the area, such as at the former Dunmail primary school site, which should also be considered as a part of the regeneration of Southmead.			

Achieving Regeneration:

It is essential that future development plans for central Southmead are well coordinated to meet the needs and aspirations local people and address residential, transport, and commercial requirements. As such a high-level masterplan approach to redevelopment should be supported to ensure a successful neighbourhood. The Council owns land within Southmead which could usefully be developed in partnership with local communities to achieve regeneration objectives.

SDT have identified Glencoyne Square as an area that could be developed, for both housing and a Community Hub, and the retail centre at Arnside Road in need of improvement. SDT have selected United Communities Housing Association (UC) as a development partner. The transfer of selected open spaces in Council ownership to the SDT would facilitate local development and strengthening local communities. Transfer, whilst achieving best value, could be for community benefit (“Social Value”) rather than a capital receipt.

In order to support housing delivery and regeneration at Glencoyne Square and Arnside the Council, with the support of SDT and UC, submitted a £3m Housing Infrastructure Marginal Viability Fund (HIF) bid to facilitate development. The bid was successful and a £3m award was [announced](#) in February 2018. The grant will be invested in public realm works, road/highway, land remediation and land assembly.

Recommendations:

In consultation with the Cabinet Member for Housing:

1. Accept the Housing Infrastructure Fund (Marginal Viability) funding award of up to £3m from Ministry of Housing, Communities & Local Government as indicated in this report.
2. Agree that the fund will be invested as set out in this report.
3. Delegate authority to the Executive Director of Growth & Regeneration in consultation with the relevant Executive Member to dispose of Council owned land in central Southmead on appropriate terms to support regeneration and housing delivery in central Southmead, working in partnership with the Southmead Development Trust, United Communities Housing Association, and other local stakeholders.

Corporate Strategy alignment:

Bristol’s Corporate Strategy 2018–2023 includes a strong focus upon working with city partners to secure objectives, to build a better Bristol, and to develop people and places to improve outcomes, and empower communities and reduce the need for council services. The proposed Arnside and Glencoyne Square Regeneration not only supports this partnership working but directly addresses the following Corporate Strategy themes: Empowering and Caring, Fair and Inclusive, Well Connected, and Wellbeing.

City Benefits: The proposal seeks to support local regeneration, the provision of new homes, and an improved town centre in partnership with local stakeholders.

Consultation Details: The proposal seeks to build upon and deliver the Southmead Community Plan. Individual project proposals will be subject to consultation.

Revenue Cost	n/a	Source of Revenue Funding	n/a
Capital Cost	£3m	Source of Capital Funding	MHCLG HIF grant award
One off cost <input checked="" type="checkbox"/>	Ongoing cost <input type="checkbox"/>	Saving Proposal <input type="checkbox"/>	Income generation proposal <input type="checkbox"/>

Required information to be completed by Financial/Legal/ICT/ HR partners:

1. Finance Advice: Bristol City Council (BCC) has successfully bid through the Housing Infrastructure Fund (Marginal Viability) for £3m. If the bid had not been successful the proposals would have had to be prioritised and met from the BCC capital programme. The funding has been incorporated into the BCC capital programme from 2018/19 onwards.

Drawing down the funding will allow work to commence with the local community to develop investment plans for public realm works, road/highway, land remediation and land assembly within the £3m available. All expenditure charged against the funding available must meet grant conditions and provide regular updates on progress to MHCLG and any change in spend profile.

Finance Business Partner: Neil Sinclair 28th March 2018

2. Legal Advice: Any transfer of land by the Council has to be at the best value obtainable unless the land is valued at less than £2m, and a clear case made in respect of social, economic and environmental value. At present it is not clear what the value of the land that is involved in this project is although it is unlikely to reach this level. In addition disposal of land at less than market value may give rise to state aid issues. Accordingly valuation aspects, consideration received etc and will need to be clarified to avoid any challenge to the transfer. Although the grant monies, being for infrastructure purposes, may not be considered state aid, the project itself may well come within the ambit of state aid. This is because it appears that the ultimate benefit of the new built homes will be for SDT and UC. Although BCC will obtain 'social value' for this that is not a concept allowing departure from normal State Aid rules. It is possible that the land transfer may come within the *de minimis* principle but no valuation of the proposed land transfer is available. Other potential avenues for addressing state aid may be available, but this will require more information and more detailed consideration. Further legal advice will be needed in respect to state aid issues once full information is available.

Legal Team Leader: Eric Andrews, Team Leader, Legal Services, 19th April 2018

3. Implications on ICT: There appears to be few, if any, direct IT implications of this project beyond possible fit-out of a project team should one exist. Early engagement with IT and scoping of any IT requirements, should they be necessary, would help facilitate this project delivery

ICT Team Leader: Ian Gale, Service Manager, Service Delivery and Integration, 23/4/18

4. HR Advice: No HR implications evident.

HR Partner: James Brereton (People & Culture Manager), 23rd April 2018

EDM Sign-off	Colin Molton	25/4/18
Cabinet Member sign-off	Cllr Paul Smith	30/4/18
CLB Sign-off	Alison Comley	15/5/18
For Key Decisions - Mayor's Office sign-off	Mayor's Office	4/6/18

Appendix A – Further essential background / detail on the proposal	YES
Appendix B – Details of consultation carried out - internal and external	NO
Appendix C – Summary of any engagement with scrutiny	NO
Appendix D – Risk assessment	NO
Appendix E – Equalities screening / impact assessment of proposal	YES
Appendix F – Eco-impact screening/ impact assessment of	YES
Appendix G – Financial Advice	NO
Appendix H – Legal Advice	NO
Appendix I – Combined Background papers	N/A
Appendix J – Exempt Information	NO
Appendix K – HR advice	NO
Appendix L – ICT	NO