

# Growth and Regeneration Scrutiny Commission

9<sup>th</sup> January 2020



**Report of:** Stephen Peacock, Executive Director Growth and Regeneration

**Title:** Temple Island Regeneration Approach

**Ward:** Windmill Hill and Lawrence Hill

**Officer Presenting Report:** Stephen Peacock

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## Recommendation

The Scrutiny Commission are asked to note the proposal for ongoing oversight of the agreed disposal of the Temple Island site to Legal and General through the establishment of a Working Group as set out in this paper.



## 1. Context

1. At the 2<sup>nd</sup> July 2019 Cabinet meeting, Cabinet received an update on proposals for Temple Island and the proposed disposal to Legal and General. Approval was also given to continue dialogue with L&G, with in-principle agreement that the Council would seek to enter in to a conditional land sale agreement with L&G relating to the site and enter into an Agreement for Lease for a new office building on Temple Island, subject to further detail and refinement of proposals.
2. Following a period of further detailed negotiation with L & G, we are reverting to Cabinet on the 21<sup>st</sup> January to:

Provide a further update on progress with L&G on Temple Island within the context of the wider growth and regeneration plans for Bristol;

  - i) Secure final approval to enter in to conditional agreements with L&G based on the agreed Heads of Terms
  - ii) Secure approval for funding to continue progression of the scheme (including on site investigations), and;
  - iii) Secure approval for the development and submission of funding applications to WECA to support enabling works required to bring forward the development of Temple Island and the subsequent draw-down and expenditure of any confirmed WECA funding on those enabling works.
3. Approval by Cabinet on the 21<sup>st</sup> January and the subsequent entering into the conditional land disposal agreement will enable L & G to commit the very substantial funding required to progress their proposed scheme of development through the planning process.
4. Following discussion with the Chair of Growth and Regeneration Scrutiny Commission, in order to provide the appropriate level of oversight through this process, it is proposed that a Working Group be established to provide input at appropriate touch points over the next 12 - 18 months.
5. This arrangement has worked well in another important area – Managing Student Housing Growth – and it is proposed similar arrangements are followed here.
6. The Working Group would include representation from each political party with a commitment to work alongside officers with a remit broadly based on the decision to be made by Cabinet to include oversight of contractual arrangements, site preparation work and funding applications and regeneration approach to Temple Island. The Terms of Reference will be agreed between the Chair of Growth and Regeneration Scrutiny Commission, the Executive Director of Growth and Regeneration and the relevant Cabinet Member.
7. It is anticipated that the Working Group would meet on a bi-monthly basis, and would represent a commitment on all sides to work with officers to establish an enduring relationship

between Legal and General as the master developer, BCC as landowner and with the relevant Cabinet Member to ensure that this key site is delivered in a timely manner and in accordance with the terms of the Land Disposal Agreement and the Memorandum of Understanding to be entered into between BCC and L & G which is appended to this paper as a draft.

## 2. Public Sector Equality Duties

- 2a) Before making a decision, section 149 Equality Act 2010 requires that each decision-maker considers the need to promote equality for persons with the following “protected characteristics”: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. Each decision-maker must, therefore, have due regard to the need to:
- i) Eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Equality Act 2010.
  - ii) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to --
    - remove or minimise disadvantage suffered by persons who share a relevant protected characteristic;
    - take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of people who do not share it (in relation to disabled people, this includes, in particular, steps to take account of disabled persons' disabilities);
    - encourage persons who share a protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
  - iii) Foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to –
    - tackle prejudice; and
    - promote understanding.
- 2b) An equality impact assessment has been undertaken as part of the Cabinet papers seeking approval to the proposed disposal to L & G

### Appendices:

Draft Memorandum of Understanding between BCC and L & G

## LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

### Background Papers:

Cabinet 2<sup>nd</sup> July 2019 - Temple Island – update on proposals and disposal arrangements