
REPORT TO THE MEETING OF THE EXECUTIVE 9 NOVEMBER 2022**PORTFOLIO: HOUSING, ASSETS & LEISURE****REPORT FROM ASSISTANT DIRECTOR, ASSETS AND COMMERCIAL****SUBJECT: REGENERATION STRATEGY 2022-2040****1 DECISION BEING RECOMMENDED**

- 1.1 That the emerging vision for a Regeneration Strategy to support the Council's strategic regeneration ambition and delivery of the Business Plan objectives be noted.

2 REASON/S FOR RECOMMENDATION

- 2.1 The Council proposes to develop a Regeneration Strategy to support the Council's strategic regeneration ambition and delivery of the Business Plan objectives.

3 COUNCIL BUSINESS PLAN

- 3.1 The Council's Business Plan 2020-23 states: *"We will invest in the future of the district to stimulate growth and prosperity as well as attracting investors and visitors. We will support residents, local businesses and organisations to create a district full of great life opportunities and choices, business growth and economic security."*
- 3.2 Regeneration of sites in the district is central to this ambition and is ever more important to secure growth in the local economy and post pandemic recovery.
- 3.3 The vision for a Regeneration Strategy demonstrates the Council's appetite for taking a proactive role in regenerating its assets within the district. The primary objective is to support delivery of the Council's social purpose and strategic regeneration ambitions.

4 REGENERATION VISION AND OBJECTIVES

- 4.1 The vision of the Council's Corporate Business Plan is "Working to help shape your future". This vision is underpinned by four priorities each of which is addressed by this emerging strategy:

Priority	How this strategy meets that priority
Transforming into a modern accessible and sustainable council	By positioning the Council in a community leadership role
Enabling safe, healthy and active communities	By putting residents' health and wellbeing at the heart of this strategy
Leading the development of a thriving local economy, skills and employment opportunities	By enabling sustainable economic growth in the long term
Protecting, enhancing and promoting the natural environment and our parks and open spaces	By achieving balance to ensure respect for climate and environment

The Strategy will:

- Facilitate regeneration to bring forward high quality leisure and community spaces.
 - Facilitate regeneration to bring forward projects that produce new homes or other economic benefits as outlined in the Council's Business Plan.
 - Ensure that any regeneration opportunities are identified on the basis of robust appraisal processes and due diligence to manage risk and optimise the deployment of Council resources for its regeneration ambitions and social purpose.
 - Support the development of the story of place to lead and promote the Council's ambition for the district (Supporting Delivery of the Corporate Peer Challenge Action Plan in Response November 2019).
- 4.2 The Council' ambition is supported by local and regional priorities through the Association of South Essex Local Authorities (ASELA), Opportunity South Essex (OSE) and Thames Estuary Growth Board (TEGB).
- 4.3 The Council is directly investing in regeneration activity through its Asset Delivery Programme. The Council will continue to explore opportunities for further investment in the use of its assets through this strategy. This includes exploring opportunities for stimulating regeneration and economic growth for the benefit of the district as a whole.

- 4.4 The strategy will support the delivery of the objectives of the Council's Asset Strategy 2018-2028. This includes the Council's ambitions to drive greater benefits from its property interests, including an aspiration to spark regeneration in parts of the district. The Council will identify regeneration opportunities that will support the delivery of the Business Plan objectives and will be guided by the Disposal Framework (2018). The Council will work with stakeholders to further develop the strategy and identify sites with the potential to deliver the strategy objectives.
- 4.5 In its place shaping role the strategy will create the pre-conditions for economic growth and promote the district to attract and inspire further private investor confidence. The Council will work with partners and stakeholders to co-design, innovate and optimise the social benefits of regeneration.
- 4.6 The strategic partnership with Brentwood Borough Council will enable the Council to access additional skills and expertise that will be necessary to develop the strategy; the Council will also require external support to deliver schemes as they come forward with delivery options being considered on a site by site basis.

5 COMMUNITY ENGAGEMENT

- 5.1 The Council would commission professional expertise to lead a community engagement strategy to support the Regeneration Strategy, engaging with the community and stakeholders and ensuring a clarity and consistency of message. This would ensure that the Regeneration Strategy is community driven and delivers positive outcomes for the community.

6 DEVELOPMENT OF THE STRATEGY

- 6.1 The strategy would be developed in Consultation with the Portfolio Holder for Climate & Economy, Portfolio Holder for Housing, Assets & Leisure and Portfolio Holder for Environment with the draft strategy being presented to the Overview & Scrutiny Committee ahead of it being formally adopted.

7 ALTERNATIVE OPTIONS CONSIDERED

- 7.1 To not develop a regeneration strategy and identify opportunities on an ad hoc basis. This would not create the coordinated and strategic approach that the Council is seeking.

8 RISK IMPLICATIONS

- 8.1 Regeneration activity can deliver community benefits; however, it also carries inherent risk. This will be mitigated via the creation of a risk register to identify and manage risk.

9 ENVIRONMENTAL IMPLICATIONS

- 9.1 The strategy would have due regard to the Council's Carbon Neutral strategy that the Council's Regeneration objectives support delivery of the Council's environmental objectives.

10 RESOURCE IMPLICATIONS

- 10.1 There are no direct resource implications arising from this report; however, any activity proposed as part of a Regeneration Strategy would need to be appropriately costed and resourced. One source of funding for any work is proposed to be the allocation of some monies from the Council's Community Investment Plan, which will be subject to separate agreement by the Executive.

11 LEGAL IMPLICATIONS

- 11.1 There are none arising from this report. However, as the strategy develops there will need to be a review of the future legal implications.

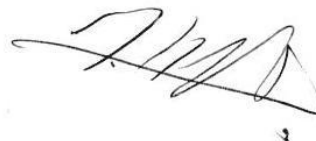
12 PARISH IMPLICATIONS

- 12.1 Parish and Town Councils will be included within the engagement process to develop the strategy to ensure local ambition can be captured and considered.

13 EQUALITY AND DIVERSITY IMPLICATIONS

- 13.1 An equality Impact Assessment has not been completed as no decision is being taken.

I confirm that the above recommendation does not depart from Council policy and that appropriate consideration has been given to any budgetary and legal implications.



LT Lead Officer Signature: _____

Assistant Director, Assets & Commercial

Background Papers:-

None.

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