

H&RSSC: REGENERATION OVERVIEW

14th July 2022

SRIPRIYA SUDHAKAR
HEAD OF REGENERATION



1. REGENERATION CONTEXT

Unaffordable housing – buy/rent

**Integrating new development
within established areas**

Alienation/sense of displacement

Health Inequality

Community Cohesion

**Increasing disparity in
income/opportunity**

Pensioner and child poverty

Changing character of places

**Increasing demands on existing
infrastructure- physical and social**

2. OVERVIEW - OUR APPROACH TO REGENERATION

- 2019 : 5th most deprived borough behind Barking and Dagenham, Hackney, Newham and Haringey
- Borough with the highest housing target in London

Consideration of the four main elements of regeneration in LBTH context:

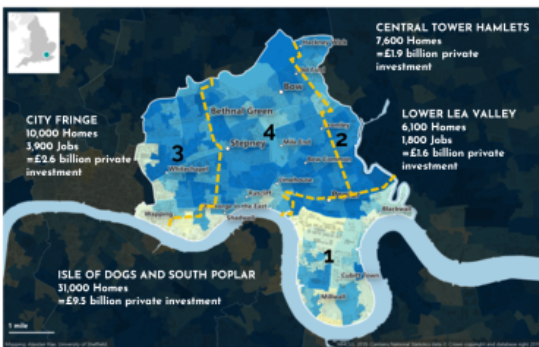
1. Geographical areas of concern
2. Funding
3. Specific delivery structures
4. Lead within central/local government

‘comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change’

Urban Regeneration : A Handbook, Peter Roberts, Peter W. Roberts, Hugh Sykes, SAGE, 2000

English Indices of Deprivation 2019

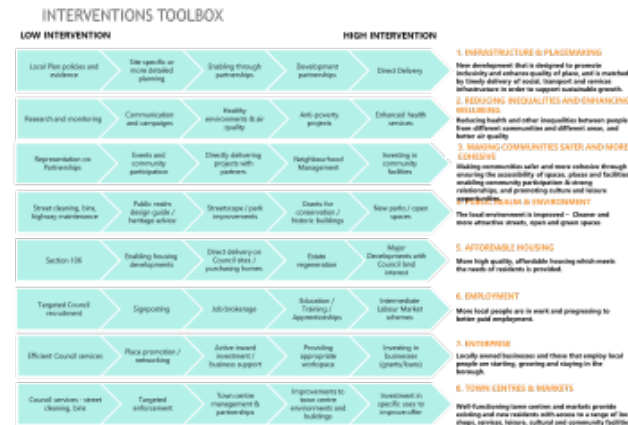
TOWER HAMLETS



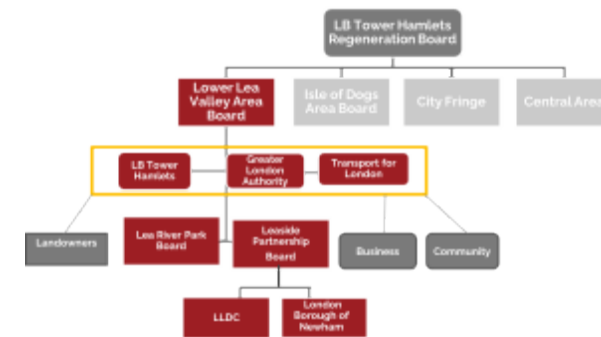
1. Borough wide



2. CIL, S106 & other funding sources



3. Interventions Tool kit & Matrix working



4. Leadership & Partnerships

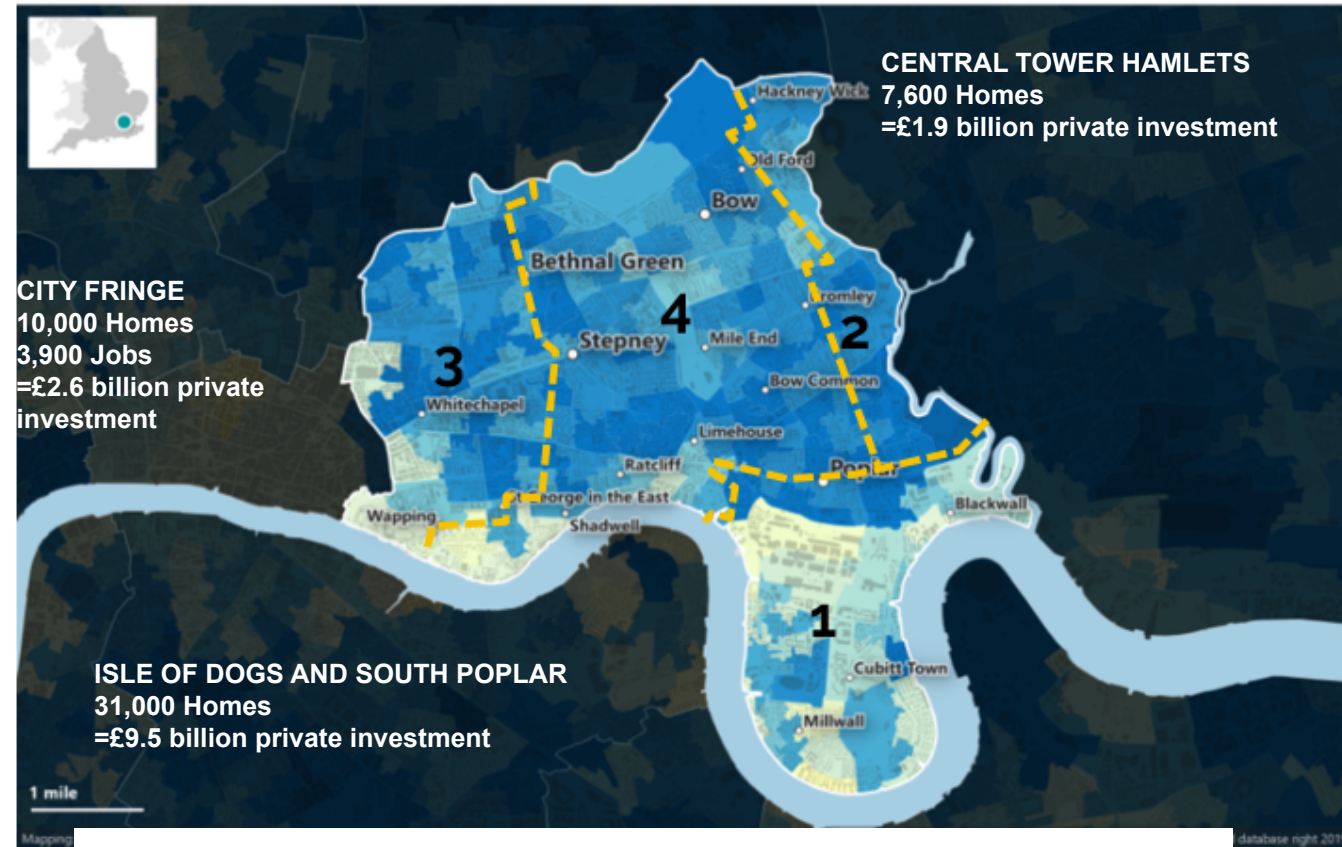
2. OVERVIEW – OUR APPROACH TO REGENERATION

Regeneration Outcomes

- 1. Infrastructure and Placemaking**- New development that is designed to promote inclusivity and enhance quality of place, and is matched by timely delivery of social, transport and services infrastructure in order to support sustainable growth.
- 2. Reducing Inequalities and enhancing wellbeing**- Reducing health and other inequalities between people from different communities and different areas, and better air quality.
- 3. Making Communities safer and more cohesive** - Making communities safer and more cohesive through ensuring the accessibility of spaces, places and facilities; enabling community participation & strong relationships, and promoting culture and leisure opportunities.
- 4. Public Realm** - The local environment is improved – cleaner and more attractive streets, open and green spaces.
- 5. Housing**- More high quality, affordable housing which meets the needs of residents is provided.
- 6. Employment**- More local people are in work and progressing to better paid employment.
- 7. Enterprise** -Locally owned businesses and those that employ local people are starting, growing and staying in the borough.
- 8. Town Centres and Markets** - Well-functioning town centres and markets provide existing and new residents with access to a range of local shops, services, leisure, cultural and community facilities that meet their needs.

English Indices of Deprivation 2019

TOWER HAMLETS



Income



Employment



Education



Health



Crime



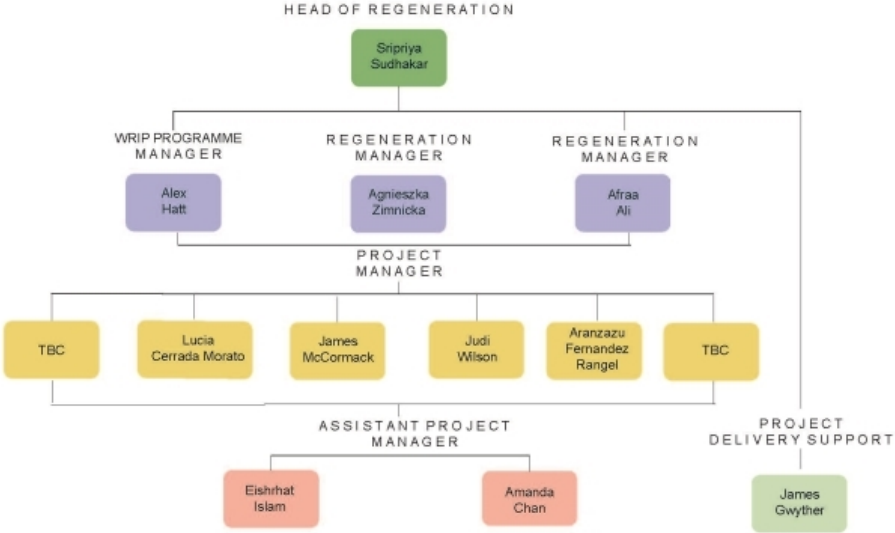
Barriers to housing and services



Living environment

3. REGENERATION TEAM

	Chief Executive														
	Children's and Culture			Health, Adults and Community				Place							
Regeneration outcomes	Children, Social Care	Education and Partnerships	Culture and Youth Services	Adults Social Care	Public Health	Community Safety	Integrated Commissioning	Planning and Building Control		Housing and Regeneration	Economic Growth and Property	Public Realm	Resources & Governance Customer Services, Legal, CF Officer, ICT, HR & OD	Communications	SPP
	Regeneration Team														
1. Infrastructure & Placemaking															
2. Reducing inequalities and enhancing wellbeing															
3. Making communities safer and more cohesive															
4. Public realm & environment															
5. Affordable housing															
6. Employment															
7. Enterprise															
8. Town Centres & markets															



- Regeneration outcomes delivered by the Council and not by a single team;
- Regeneration Team complements business as usual function of service areas;
- Develops and delivers new initiatives and projects.

4. WORK PROGRAMME (2021-22)

Regeneration Teams work over the past 12 months – our priority projects

Governance

- **Regeneration Boards**
10 Meetings Held
23 Items Discussed
- **Sub Area Boards**
10 Meetings Held
43 Items Discussed
- **Partnership Board**

Projects (funded from CIL & s106)

- Millwall Outer Dock Slipway Park
- Meanwhile Uses (Council assets)
- Activating and enhancing Public Realm under the DLR
- Thames Path
- Whitechapel Road Improvement Project
- Community Gardens
- Lower Lea Valley Bridges Programme

Partnerships & Co-ordination

- Estate Regeneration Pathway (Aberfeldy, Teviot, Clichy, Tiller Road)
- Vision for East India Dock Basin (with LVRPA)
- Regeneration Forum (Whitechapel)
- Community Development Panel (IoD&SP)

Funding

- Crossharbour DLR station Enhancements (with DLR)
- LUF Funding Application (with Newham for LLV Bridges)
- LUF Funding application for Whitechapel Road Improvement Programme
- Homes England Funding Application for infrastructure in the LLV area

1. Lead within local govt.

2. Geographical areas of concern

3. Delivery structures

4. Funding

4. WORK PROGRAMME (2022-23)

- WRIP (CF01)
- Frank Dobson Square (CF02)
- ~ The Thames Path (BW09)
- └┘ DLR Underline (IODSP01)
- Millwall Outer Dock Slipway (IODSP02)

- ★ Lochnagar Bridge (LLV01)
- ★ Poplar Reach Bridge (LLV02)
- ★ Mayer Parry Bridge (LLV03)
- East India Dock Basin (LUF)



- Estate Regeneration Sites**
- Clichy Estate (BW02)
 - Teviot Estate (BW03)
 - Exmouth Estate (BW04)
 - Aberfeldy West Estate (BW05)
 - Tiller Road (BW10)

- Community Garden Sites (BW08)**
- A Spitalfields Farm
 - B Prospect Walk Allotments
 - C Swedonborg Gardens
 - D Shadwell Station
 - E St Leonards Priory
 - F Thomas Road
 - G Teviot Community Centre
 - H St Matthias Community Centre
 - I Mudchute Allotments

5. DELIVERING REGENERATION - CHALLENGES & OPPORTUNITIES

URBAN POLICY

- Evolution of urban policy approach and its reliance on private sector investment to deliver regeneration
- In the absence of government funding council's rely on planning policies and private sector to deliver much needed infrastructure and to run services- parks, libraries, social infrastructure, employment and skills etc)
- Growth and Regeneration used interchangeably
- Funding often ring fenced for specific themes and often just for capital projects
- Areas with high level of deprivation competing for same pots of funding at national and regional level.

FUNDING

- Austerity measures and dwindling public resources
- **Councils have to use S106/CIL creatively to deliver outcomes**
- **Funding where available is mostly for Capital projects**
- Historic factors and IMD data requires targeted intervention
- Even the best negotiated S106 /CIL cannot fully respond to the needs in an area
- Levelling Up and Regeneration Bill raises questions about the delivery of infrastructure and affordable housing.

Regeneration vs Gentrification