

Directorate: ECONOMIC GROWTH & REGENERATION

Proposal : REGENERATION

PROPOSAL DETAILS

The proposal is made up of three main elements

- i) Staff Capacity. Increase in officer capacity within the regeneration and engineering teams to resource regeneration projects in Lancaster, Morecambe and Heysham.
- ii) The High Streets Heritage Action Zone budget The High Streets Heritage Action Zone (HSHAZ) programme is a nationwide initiative designed to secure lasting improvements to our historic high streets for the communities that use them. The programme is funded by the Ministry of Housing, Communities and Local Government and run by Historic England. The Lancaster High Streets Heritage Action Zone (HSHAZ) will deliver heritage-led regeneration to shape a sustainable future for an area to the north-east of the city centre.
- iii) Regeneration Development Reserve. Establishing a reserve to taking forward the next stages of work on key regeneration project areas including:
 - a) Canal Quarter – Exploring all constraints and options, ensuring a viable detailed masterplan is developed, securing outline planning permission and taking forward land assembly
 - b) Heysham Gateway – Lancaster West Stage 2 Project Development – constraints and options, viable masterplan development, outline planning permission, securing delivery strategy and undertaking necessary mitigation / infrastructure work to secure viable development platform for the site
 - c) Bailrigg Garden Village – Development and feasibility funding to facilitate development providing co-funding for Homes England and MHCLG funding where required.
 - d) Morecambe Town Centre – Development and feasibility funding to facilitate development and re-structuring of the town centre in line. Includes the re-purposing of capital budget for Morecambe Area Action Plan budget to finance project design work for public realm work required to complement Eden North project. Feasibility testing for options relating to affordable housing and social economy space in Morecambe

REVENUE REQUIREMENTS

	2020/21 £	2021/22 £	2022/23 £	2023/24 £
GENERAL FUND				
Regeneration Team	52,300	75,000	86,000	93,400
Engineering Team	36,000	38,300	40,700	43,200
Contribution to salary costs from major projects	(100,800)	(25,000)	0	0
Identified reduction in annual re- active spending plan for Engineering teams R & M Budgets	(80,000)	(80,000)	(80,000)	(80,000)
Total	(92,500)	8,300	46,700	56,600

CAPITAL REQUIREMENTS

	2020/21 £	2021/22 £	2022/23 £	2023/24 £
Morecambe Town Centre	200,000	0	0	0
Total	200,000	0	0	0

APPLICATION OF RESERVES					
	RESERVE	2020/21 £	2021/22 £	2022/23 £	2023/24 £
Economic Development	TBC	110,000	110,000	110,000	85,000
Regeneration Feasibility					
- Canal Quarter	Invest to Save	123,900	150,000	0	0
- Heysham Gateway	Invest to Save	278,700	34,500	0	0
- Bailrigg Garden Village / Morecambe High Streets	Invest to Save	280,000	250,000	250,000	250,000
-Housing Feasibility	Invest to Save	100,000	0	0	0
Total		892,600	544,500	360,000	335,000

COUNCIL PRIORITIES	
A Sustainable District	Walking, cycle paths, habitats/biodiversity improved. Historic contamination mitigated. Holistic approach to place, encompassing historic references, landscape and townscape influences, mixing of uses, physical and social connections, design quality and innovation. Recognised heritage assets preserved and enhanced. Incorporating sustainable approaches to buildings; energy transport; green and blue infrastructure; lifestyle and smart city technology; adaptability and resilience.
An Inclusive and Prosperous Local Economy	Bringing forward development and infrastructure platform options to create a modern, sustainable employment space. Mix of uses and the opportunity for investment to support local jobs. Supporting a retail offer which encourages footfall, vibrancy and amenity
Healthy & Happy Communities	Walking, cycle paths, habitats/biodiversity improved. Historic contamination mitigated. Enhancing the physical and mental health of the community by encouraging active lifestyles through good design and good access to local services and facilities. The local community be involved in aspects of the design and delivery of programmes, helping to engage the local community and change perceptions of the area.
A Co-operative Kind and Responsible Council	Potential to use infrastructure to secure benefit under the council's approach to implementing a project under the Government's Local Full Fibre Network funding stream. Setting overall development parameters and potentially undertaking direct development to secure the best results for the district

CROSS CUTTING THEMES	
Climate Emergency	Approaches to traffic and parking which complements the district's overarching sustainable travel and living objectives. A drive to increase low or zero carbon on-site energy generation through a local area heating/power network, smart energy technologies, and supporting bio-diversity. In developments It will include favouring sustainable transport modes, electric car charging points, a drive to increase low or zero carbon on-site energy generation, smart energy technologies, green roofs and walls where possible to support bio-diversity. The re-use of buildings and flagship retro-fit of historic buildings will be prioritised and encouraged. Statutory functions such as providing and maintain flood defences contributes to resilience to climate change
Community Wealth Building	Adherence to the council's Employment and Skills SPD to ensure that all development proposals secure additional benefits in terms of skills and employment training in built environment professions during implementation/construction. Some upcoming project to include capacity building opportunities as part of a programme, including heritage skills training and cultural events
Community Engagement	Programmes of consultation and engagement running alongside the strategic development approach and process of delivering outline planning applications.

PERFORMANCE OUTCOMES		
Outcome	Performance Measure	Target
Derelict / brownfield land improved for development and new sustainable uses.	Area of land brought forward for development and sustainable uses	TBC
Public / Private investment generated	Amount of public and private investment	TBC
New / refurbished commercial floorspace	The project includes opportunity for a range of business that should be accommodated in new build floorspace.	TBC
Increased employment	Number of full time equivalent jobs generated / safeguarded	TBC
Improved recreational / bio-diversity space.	New public open space	TBC
Increased numbers of dwellings	Number of units of market, affordable and social housing	TBC
Historic buildings brought back into use		TBC
New public open space	New public open space	TBC
Delivery of urban regeneration and corporate projects accelerated with stronger community engagement and better placemaking.	No direct measures	TBC
Publicity and events generate new interest in the area, changing perceptions and creating reasons to visit		TBC