

## Matters and Issues – Discussion Paper

### Matter 4 – Delivery and implementation (policy D1, Phasing and Delivery Plan)

#### 4.1 Are there any **showstoppers** in the Delivery Plan (Table 5)?

Commentary: **BCC:** Good track record of early delivery already, and other schemes nearing completion. Although availability of public sector funding will be scarcer from now on, the recent progress has created a climate of confidence for private sector investment in the area. Many factors come into play, but the large amount of land in BCC or HCA ownership means there is the ability to lever private sector investment into key projects, such as the RIS site. Therefore BCC does not consider there are any insurmountable obstacles in bringing forward the delivery plan. It is also reasonable to assume a recovery in both public and private sector funding availability over the 15 year period of the plan.

The delivery plan is an 'organic' document, to be monitored and amended over time. Re: RIS, 80% of phase 1 land within public sector ownership. Further work required re further 2 holdings (King Edward Pub and Concentric Controls). There are several currently available funding streams that the Government has introduced, including the Regional Growth Fund, Growing Places Fund, New Home Bonus, JESSICA and CIL. Private sector contributions are also important.

Inspector's comments: In what ways are the 2 privately owned sites essential to the satisfactory implementation of RIS, and if they are necessary, what is BCC's timescale to acquire them? Is 2015 still a realistic date? Will an alternative site for Concentric Controls be made available?

#### 4.2 What is the **critical path** for securing the effectiveness of delivery of the AAP?

Commentary: **BCC:** The utilisation of current public sector grant funding for housing and employment regeneration through the HCA programmes in the short term is seen as one of the critical paths in helping to pump prime developer interest and investment in the key intervention areas of Newtown, Perry Barr and the RIS.

RIS is a critical part of the AAP – in terms of regeneration, employment, economic diversification and environmental benefits. A steering group has been established to bring forward RIS implementation, with a commercially viable Development Strategy to be prepared for Phase 1 land.

It is critical that the success of the Newtown Housing Regeneration Area is continued through the further involvement of housing developers.

Overall, the critical path for the effectiveness of the AAP is to use public sector funding opportunities to lever in private sector interest and investment in the key opportunities in the plan area. CPO powers will also be used where appropriate.

Inspector's comments: Have any development partners for RIS Phase 1 been identified yet?

How are the regeneration projects running at this point in time? Are they in a dip, a major decline or have they stopped?

Has BCC used CPO powers in the plan area before?

#### 4.3 Which of the schemes in Table 5 have undetermined financing at this time?

Commentary: **BCC:** Several schemes have undetermined funding at this time, but there are funding streams available, as well as private sector finance.

Regarding housing (Policies H1-8), there has been significant investment in Aston/Newtown and Lozells, including through the Housing Market Pathfinder

Programme (an additional £62m committed in Birmingham). There is also a good track record linking new investment to improve local job opportunities and skills, eg at the Tesco store. Over £20m of investment has been secured through the Building Schools for the Future Programme, eg rebuild of Holte, Mayfield and Lozells (policy ED2). Regarding the environment, several schemes have been implemented, including £12.5m for improvements in Aston, including a new sports pavilion at Aston Park in 2009, £7m for new sports centre at Perry Barr, £5m for the MyPlace centre at Six Ways, Newtown (currently underway). EA is investing £13.7m in flood alleviation schemes for the River Tame. On transport, £6.5m has been spent on A38 improvements as well as additional short term works.

There is also grant support for business improvements in Birchfield/Perry Barr and Witton Centres, related to policies LC1 and LC3, and support to 400 local businesses.

Inspector's comments: A response to BCC's comments from Ancer SPA and HCA would be helpful.

- 4.4 Does the Council aim to prepare a **Community Infrastructure Levy (CIL)** plan in the near future to secure appropriate developer contributions to achieve key AAP objectives?

Commentary: **BCC:** Aims to bring in CIL charging schedule by 2014, and commissioned GVA Grimley to undertake a viability study of various CIL charges on a wide variety of developments.