

Report to	Cabinet	Item
	14 November 2018	
Report of	Director of regeneration and development	14
Subject	Norwich Regeneration Ltd - feasibility work on additional projects	

Purpose

To agree feasibility work to be carried out by Norwich Regeneration Ltd on projects which are outside the scope of the current approved Business Plan.

Recommendation

To agree that feasibility work (as set out in para 2 of this report) is carried out on the following projects to be taken forward by Norwich Regeneration Ltd:

- Argyle Street
- Bullard Road
- Mile Cross
- investigation into a design guide

Corporate and service priorities

The report helps to meet the corporate priority a healthy city with good housing.

Financial implications

There are no financial implications at this stage. The costs can be met from the existing loan facility for Norwich Regeneration Ltd and the work is likely to be self-financing as costs will be fully recoverable through the projects in the longer term if they go ahead.

Ward/s: All Wards

Cabinet member: Councillor Harris - deputy Leader and social housing

Contact officers

Gwyn Jones, city growth and development manager 01603 212364

Background documents

None

Report

Background

1. The Norwich Regeneration Ltd (NRL) articles of association require that the Business Plan for NRL is approved by the council. The articles require the council to approve any matters which are outside the parameters of the business plan.
2. The NRL board agreed a business plan in November 2017. This was approved by Norwich City Council's cabinet in December 2017. The plan includes Rayne Park sections 1 and 2 alongside the following projects which were new at the time:
 - Rayne Park Sections 3 and 4, Three Score Phase 3;
 - 10-14 Ber St; and
 - Hurricane Way

Future potential projects

3. The NRL board has been considering other potential projects that may be advantageous to take forward in order to deliver new housing in the city and generate income for the council. The projects listed below have been identified. Funding (as indicated below) is required from the existing loan facility to allow initial feasibility work to be carried out:
 - Argyle Street – (cost £30k);
 - Bullard Road – (cost £20k);
 - Mile Cross – (cost £25k); and
 - Investigation into a design guide (cost £10k)
4. The feasibility work will enable business cases to be developed. These will then be either approved as separate projects by cabinet or taken forward via a revised business plan also approved by cabinet.
5. A more detailed report on Bullard Road project is included on this cabinet agenda. It is intended to bring a fully updated business plan to cabinet in February 2019, which will be based on a fully updated company model.

Integrated impact assessment



NORWICH
City Council

The IIA should assess **the impact of the recommendation** being made by the report

Detailed guidance to help with the completion of the assessment can be found [here](#). Delete this row after completion

Report author to complete

Committee:	Cabinet
Committee date:	14 November 2018
Director / Head of service	Head of city development
Report subject:	Andy Watt
Date assessed:	2 November 2018

	Impact			
Economic (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Finance (value for money)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed projects are anticipated to generate returns to NRL to the benefit of the council
Other departments and services e.g. office facilities, customer contact	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ICT services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Economic development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Three of the projects if implemented would see the redevelopment of vacant sites providing local economic benefits, providing social and market housing to help meet demands and construction related employment
Financial inclusion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All of the sites would provide social housing in line with planning policy (Mile Cross) or 100% (Argyll Street and Bullard Road)
Social (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Safeguarding children and adults	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>S17 crime and disorder act 1998</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development of unused or under-used land may help reduce low level crime and disorder
Human Rights Act 1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health and well being	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The good quality housing that these projects would result in would help meet the health and wellbeing needs of residents.

	Impact			
Equality and diversity (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Relations between groups (cohesion)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eliminating discrimination & harassment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Advancing equality of opportunity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Natural and built environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The sites are all presently unused to the detriment of the built environment
Waste minimisation & resource use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pollution	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sustainable procurement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy and climate change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	High quality construction using modern methods will result in energy use compared to existing buildings to the benefit of the environment and residents occupying the new stock

	Impact			
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Risk management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Taking forward the proposals to business case is considered to be minimal risk

Recommendations from impact assessment	
Positive	
Proceed with proposed work	
Negative	
Neutral	
Issues	