1. **SUMMARY**

1.1 The New Homes Bonus (NHB) top slice allocation to LBWF for April 2015 – March 2017 is £1,294,340. The funding has been secured for the borough through a bidding process, coordinated by London Councils on behalf of the London LEP.

1.2 The LBWF NHB top slice funding is allocated to the following projects:

1.2.1 Investment in Highams Park and South Leytonstone to improve the physical environment through shop front and public realm improvements.

1.2.2 Measures to support residents into work through job brokerage.

1.2.3 Feasibility into the establishment of a cluster of creative industry work spaces in Black Horse Lane.

2. **RECOMMENDATIONS**

2.1 Cabinet is recommended to:

2.2 Note the overall NHB allocation of £1,294,340 from the London LEP and approve the allocation of this funding to:

(a) Improvements to the physical environment of Highams Park through shop front and public realm improvements (£100,000)

(b) Improvements to the physical environment of South Leytonstone through shop front and public realm improvements (£500,000)

(c) Measures to support residents into work through job brokerage (£514,340)

(d) A feasibility analysis into the establishment of a cluster of creative industry work spaces in Black Horse Lane (£80,000)
3. PROPOSALS

3.1 The New Homes Bonus is a fund that rewards local authorities for providing additional homes. As a part of negotiations with Central Government about the Growth Deal for London a top slice of roughly 27% was agreed from individual boroughs’ allocations. This was then provided to the Greater London Authority as a grant by CLG, and allocated back out to boroughs for the purposes of regeneration around the themes of the London Growth Deal.

3.2 In London the Growth Deal, invests in a number of themes including training and apprenticeships, employment, high streets, places of work and reclaiming land. The New Homes Bonus top slice will be invested against these and other themes through boroughs “bidding” for funds equal to the amount of their top slice.

3.3 Three projects were proposed in a bid submitted by LBWF at the end of August 2014 and were agreed by the LEP at their meeting in October 2014. Full details of the projects are included in Appendix 1. In summary these are:

(a) Investment in Highams Park and South Leytonstone to improve the physical environment of these areas through shop front and public realm improvements.

(b) A feasibility analysis into the establishment of a cluster of creative industry work spaces in Black Horse Lane.

(c) Measures to support residents into work through job brokerage

3.4 As identified in the recommendations above some of the £700,000 funding allocated to the shop front and public realm improvements will be set aside for contingency and to support project delivery.

3.5 The GLA is currently preparing funding agreements per borough. The agreement will cover all the NHB top slice projects agreed. Boroughs will be expected to report on expenditure and project performance against the profile. Project monitoring will be deliberately light touch.

4. OPTIONS & ALTERNATIVES CONSIDERED

4.1 Other areas were considered for the shop front and public realm works but two scoping studies have clarified the potential interventions and impacts these interventions will make in these areas. Work in these two centres will complement and extend similar works already completed by the Council in other town centres in the borough. The investment being made in these 2 areas has been approved by London Councils through this bidding process.

5. SUSTAINABLE COMMUNITY STRATEGY PRIORITIES (AND OTHER NATIONAL OR LOCAL POLICIES OR STRATEGIES)

5.1 These proposals will meet two of the key objectives of the Sustainable Communities Strategy:
5.1.1 *Creating Wealth* – the development of job brokerage opportunities will both provide the potential for additional skills development for our residents as well as provide a skilled workforce for new businesses looking to locate within the borough. This will be achieved by working in partnership with the business sector and partner agencies, towards the common goal of increasing the scope and range of employment opportunities accessible to our residents.

5.1.2 *Retaining wealth in the borough* – by providing attractive town centres and creative activities we will not only attract new visitors to the borough but we will retain our existing residents spend within the borough to the benefit of all businesses.

6. **CONSULTATION**

6.1 Consultation with stakeholders will be on-going as these projects develop.

7. **IMPLICATIONS**

7.1 **Finance, Value for Money and Risk**

7.1.1 This proposal will ensure the Council gets more for less. This proposal will provide the best value for money option compared to any other options as no match funding is required for this funding and hence we are able to deliver additional services with no additional cost to the council.

7.2 **Legal**

7.2.1 The New Homes Bonus is paid by the Government under section 31 of the Local Government Act 2003 on the basis set out in the document "New Homes Bonus: Final Scheme Design" published in February 2011. The Council can promote and carry out the various schemes for the regeneration of the borough listed in Table 1 under its powers to provide for the proper planning of the borough in the Planning Acts.

7.2.2 The Council will be required to enter into a legal agreement pertaining to this grant.

7.3 **Equalities and Diversity**

7.3.1 The impacts of these proposals have been assessed; see the EqIA for the full details.

7.3.2 Any job brokerage programme will be designed to engage and support the unemployed into work, as well as helping those who are in low pay jobs to improve their chances by progressing into better paid work. As such the scheme will aim to tackle the inequalities in the job market by targeting those groups who are unemployed and face barriers in finding and sustaining work.

7.3.1 In terms of the shop front scheme there are positive implications as key concerns, such as employment, fear of crime and safety and community cohesions will be positively impacted on as a result of these proposals. Where limitations have been identified so have mitigation measures. Community engagement and buy-in will be essential to
ensuring the success of the project and engagement with the police to enable the development of a successful and safe evening economy will be paramount.

7.3.2 The Blackhorse Lane creative industries feasibility report will factor in the needs and requirements of equality target groups as part of the work.

7.4 Sustainability (including climate change, health, crime and disorder)

7.4.1 This programme supports the three principle priorities of sustainability – environmental, economic, and social sustainability.

7.4.2 Environmental sustainability can be achieved through increased tree planting and landscaping to make the identified areas greener; using permeable surface treatments, using energy efficient lighting options, and using sustainable construction materials. Mitigation measure will need to be put in place to address the potential increase in waste as a result of more visitors, however there are also opportunities to promote sustainability measures such as reducing energy and water consumption with businesses in the town centres and the creative industries, encourage the use of public transport and recycling.

7.4.3 Economic sustainability can be achieved by reinvigorating the high streets and shopping parades to create destinations that people want to visit. The improved look and feel increases foot fall and spend, and in turn drawing investment opportunities into the area. The job brokerage programme and the Blackhorse Lane feasibility report will ensure our residents are in the best position to secure jobs and that an upskilled population will in turn attract new businesses into the borough. This will ensure the economic sustainability of the programme.

7.4.4 Social sustainability can be achieved through improved placemaking where people want visit and stay longer in the areas as the places feel more welcoming and issues of crime and safety are addressed. Community assets and facilities will be maximised for uses and audiences.

7.5 Council Infrastructure

7.5.1 All these projects will be coordinated within the Regeneration and Growth directorate

7.5.2 Professional services and contractors to undertake feasibility and implement works will be procured externally as and when required in accordance with the Council’s procurement rules and relevant statutory provisions.

BACKGROUND INFORMATION (as defined by Local Government (Access to Information) Act 1985)

Include a list of documents used to prepare the report but not attached as appendices. Public documents do not need to be included. Copies of all background papers must be submitted to Committee Services when your
report is ready for publication. Please see paragraph 8 of the Access to Information Procedure Rules in Part 8 of the Constitution.

Exempt documents (i.e., confidential) do not need to be listed