



Subject:	Regeneration Best Practice Visit for Members
Date:	7 December 2016
Reporting Officer:	Nuala Gallagher
Contact Officer:	Christopher McCracken

Is this report restricted?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

1.0	Purpose of Report
1.1	It is proposed to organise a regeneration study visit for Members, to develop their awareness of best practice and to inform their role overseeing the Belfast Regeneration and Investment Strategy.
2.0	Outcomes and Recommendations
2.1	Members are asked to: <ul style="list-style-type: none">• Approve the proposed format of the visits, including the duration; a ½ day workshop in advance; and the key themes and projects for inclusion. A more detailed itinerary will then be brought before Members early next year.• Confirm the overall numbers attending from the Committee, and to approve indicative costs of £500 per person. This cost is subject to a more detailed assessment being made for the final programme – see para 4.0 below.• Approve attendance of an independent facilitator and one BCC officer to accompany members and to help maximise opportunities for learning.

3.0	Main Report
3.1	<p>There are a number of UK cities that have undertaken city centre development schemes similar to those envisaged by Belfast. It would be beneficial for Members to experience these in order to understand what went well, and what learning points we could incorporate into the Belfast strategy.</p>
3.2	<p>It is proposed that the study visit should take place in April 2017, immediately following MIPIM, and should take place over two days (with one overnight required). It is suggested that the first day is spent in Manchester and Liverpool, which opens up a range of relevant themes including waterfront regeneration, the visitor economy, and inward investment. It is suggested that the second day could be spent in Leeds, incorporating issues such as retail led development, business improvement districts, and city regions.</p>
3.3	<p>To accommodate a visit to a successful Transport Hub, Members would look at Manchester Piccadilly, which received a £100m upgrade in 2002 and will provide the Northern Hub for HS2 (work on this should have started by the time of the visit). Members would also visit Media City at Salford Quays and the New Bailey Development in Salford.</p>
3.4	<p>It is proposed that before the regeneration visits begin that Members take part in a half day workshop, facilitated by a regeneration expert. This gives Members the opportunity to discuss what they are going to visit in advance, and learning points they would like to draw from it. The workshop could also include regeneration case studies, a review of relevant documents, and presentations of expert content.</p>
3.5	<p>Although the bulk of the time will be spent on project visits, the regeneration study will incorporate peer to peer learning with counterparts; as well as conversations with senior officers / academics. To help maximise impact, and to act as an expert resource to embed key learning, it is proposed that the workshop facilitator accompanies members on the regeneration study.</p>
3.6	<p>Day two (Leeds) could include:</p> <ul style="list-style-type: none"> • City centre retail: the development of Victoria Gate (anchored by the largest John Lewis outside London) to include the development / financial process and use of compulsory purchase orders.

	<ul style="list-style-type: none"> • Regeneration Schemes – Leeds Southbank is the largest scheme in the UK. • Business improvement districts: the role of BIDs in Leeds, including their role with city centre animation. • City Region: consideration of this developing area of public policy, and Leeds leadership role with surrounding local authorities.
3.7	To accommodate the full range of possible projects and themes, Members may wish to consider breaking up into 2 small groups. Following the study tour Members may wish to consider a further facilitated workshop so that the full range of insights and activities can be considered by the full Committee.
3.8	An alternative day 3 visit could include Stockport.
3.9	<p><u>Financial & Resource Implications</u></p> <p>To accommodate flights, along with hotels, transport and subsistence for two days and one night, it is estimated that a budget of £500 per person will be required. Precise costs will be presented to Members in the next report, following development of the detailed itinerary.</p>
3.10	<p><u>Equality and Good Relations</u></p> <p>None</p>
4.0	Appendices - Documents Attached
	None