

WELWYN HATFIELD BOROUGH COUNCIL  
CABINET – 6<sup>TH</sup> AUGUST 2019  
REPORT OF THE CORPORATE DIRECTOR (RESOURCES, ENVIRONMENT &  
CULTURAL SERVICES)

CROSS PARTY WELWYN GARDEN CITY TOWN CENTRE REGENERATION  
MEMBER BOARD

**1 Executive Summary**

- 1.1 In February 2019, Homes England announced an Accelerated Construction funding package of £6.1m to help to regenerate the Welwyn Garden City Town Centre North site. The Borough Council was the first authority in the country to sign up to the funding package, which received a lot of positive national media interest.
- 1.2 The Estates and Development team is currently working with the Planning Policy team as well as external consultants on a strategic planning framework document and a delivery plan for the site. In response to a question asked at the Council meeting on the 22 July 2019, the Leader of the Council gave his commitment, that building on the success of the Hatfield Regeneration Member Board, he would like to set up a cross party Welwyn Garden City Town Centre Regeneration Board. This Board would take forward all of the regeneration plans and associated key procurement activities that would need to take place to ensure the council's strategy and regeneration of the site is appropriate for everyone.
- 1.3 The purpose of this report is to formally set up the proposed Board.

**2 Recommendation(s)**

- 2.1 That Cabinet agrees to a cross party Welwyn Garden City Town Centre Regeneration Board being set up, with the terms of reference as shown in Appendix A to this report.

**3 Explanation**

- 3.1 The Accelerated Construction programme was launched by Homes England to enable the government to take direct action to help fix the housing market and increase the supply of new homes. In particular, to support local authorities to unlock greater benefits from their land.
- 3.2 It should be noted that the council could use the grant from Homes England for expenditure associated with the design development, site preparation,

preparation for planning applications, construction phases, etc. All the funding will need to be drawn down by the end of March 2021.

- 3.3 The council has a long-term ambition to regenerate Welwyn Garden City Town Centre North, in particular a Supplementary Planning Document was produced in 2014. The Estates and Development team have been working very closely with the Planning Policy team to commence the Welwyn Garden City Town Centre North redevelopment project and will ensure future proposals are 'of the Garden City'. The teams are also working with Inner Circle Consulting Ltd (ICC), who have substantial experience in helping a number of large organisations to shape and deliver their regeneration plans, they have also won this year's Planning and Place Making Consultancy of the Year award.
- 3.4 Building on the success of the cross party engagement through the Hatfield Regeneration Board, the Leader has a strong desire to engage with all political groups to shape our proposals to deliver more homes, retail space and better infrastructure in the heart of our garden city. It is therefore recommended that a cross party Member Board is set up to oversee the Welwyn Garden City Town Centre regeneration. A copy of the draft terms of reference is shown at Appendix A to this report.
- 3.5 There is already a Town Centre Corporate Officer Group set up specifically looking at the operations of the regeneration projects in both Hatfield Town Centre and Welwyn Garden City. The Council will also be exploring ways to set up a wider Partnership Group including key partners such as the Local Enterprise Partnership, Business Improvement Districts, John Lewis, Oaklands College, etc, focusing on strategic issues covering health care, skills, employment and transport infrastructure associated with our regeneration plan.

### **Implications**

#### **4 Legal Implication(s)**

- 4.1 None directly arising from this report.

#### **5 Financial Implication(s)**

- 5.1 None directly arising from this report.

#### **6 Risk Management Implications**

- 6.1 None directly arising from this report.

#### **7 Security and Terrorism Implication(s)**

- 7.1 None directly arising from this report

#### **8 Procurement Implication(s)**

8.1 It is anticipated that all the high value procurement activities associated with Welwyn Garden City Town Centre regeneration will be discussed with this Cross Party Board, prior to formal approval by Cabinet.

**9 Climate Change Implication(s)**

9.1 None directly from this report.

**10 Human Resources Implication(s)**

10.1 None directly arising from this report.

**11 Health and Wellbeing Implication(s)**

11.1 None directly arising from this report.

**12 Communication and Engagement Implication(s)**

12.1 None directly arising from this report

**13 Link to Corporate Priorities**

13.1 The subject of this report is linked to the Council's Town Centre Regeneration Priority.

**14 Equality and Diversity**

14.1 An EqIA was not completed because this report does not propose changes to existing service-related policies or the development of new service-related policies.

Name of author	Ka Ng
Title	Corporate Director (Resources, Environment and Cultural Services)
Date	26 <sup>th</sup> July 2019

## **Appendix A – Terms of Reference**

- To oversee the redevelopment of the Welwyn Garden City Town Centre Project
- Approval of Procurement strategy for the project
- Agreement of evaluation criteria for selection of tenderers for all relevant procurement undertaken to deliver the project
- Agreement of any shortlisting for relevant procurements
- Agreement of preferred bidder(s) for all relevant procurements
- Recommendation to Cabinet on appointment of relevant contractors / consultants
- Monitoring of all relevant contracts / contractors (up until completion of the works)
- Monitoring of the project plan and reporting to Cabinet if necessary
- Monitoring of the project risk register and recommending remedial action if appropriate