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Scotland's Independent Regeneration Network

Sharing experience : shaping practice



National Priorities

Andy Milne
Chief Executive, SURF



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What do we mean by regeneration?

Scottish Government definition:

"...regeneration is the holistic process of reversing the economic, social and physical decline of places where market forces alone will not suffice."

Building a Sustainable Future, 2011



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SURF perspective:

'A collective response to the damaging effects of change and upheaval in the context of market failure. *SURF Manifesto 2011*'

'If a process does not ultimately improve the health and wellbeing of local people, then it cannot justifiably be called regeneration.'

SURF Annual Conference 2008



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Regeneration challenges

- Economic
- Social
- Ecological
- Demographic

All interactive – so how do we address them collectively?



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Scottish Government 2007

Overall purpose:

“To focus government and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth.”



**The Scottish
Government**



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Underlying themes

- Solidarity
- Cohesion
- Participation



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Main current Scottish Govt policies

- Community Planning
- Public Service Improvement
- Achieving Our Potential – poverty
- Equally Well – health
- Early Intervention – prevention
- Housing – NHT, Wider Action, Innovation Fund
- Participation – Community Empowerment/Engagement
- Procurement - HUB



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Resources

- Local Authority mainstream budgets
- Infrastructure – capital cuts of 33% over next 3 years
- JESSICA - £50m to 13 LA areas
- Lottery Funding – GCA and £15m JESSICA
- Voluntary and community organisations



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Delivery vehicles

- Urban Regeneration Companies
- Community Planning Partnerships
- Housing Associations
- Social Enterprises
- Development Trusts
- TIF, BIDs, Local Asset Backed Vehicles



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Strategic objectives:

- Wealthier and Fairer
- Smarter
- Healthier
- Safer and Stronger
- Greener

Via the SG/CoSLA Concordat



The Scottish
Government



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A changed context





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Post economic crash priorities

Jobs and Economic Growth

"A pre requisite for a successful and sustainable regeneration policy" – Alex Neil, 09.02.11

BUT

"Scotland has never had a National Regeneration Strategy worthy of the name."

"We have been too reactive to industrial closures"
– Alex Neil, 09.02.11



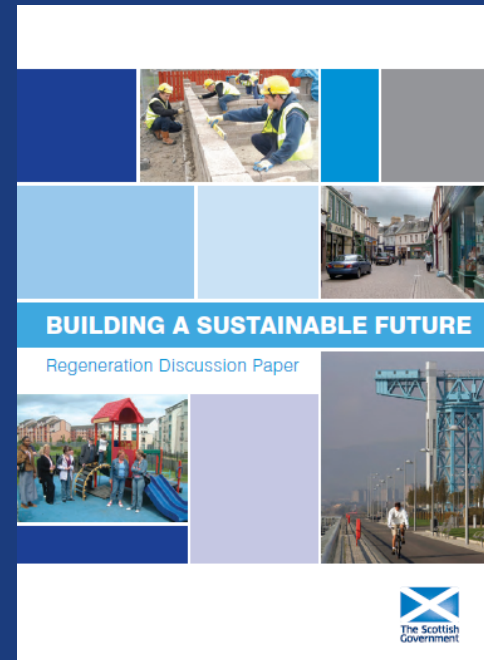
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Building a Sustainable Future

- Regeneration Discussion Paper launched by Scottish Government in February 2011
- Three broad themes:
 - o Community-led regeneration
 - o Tackling area-based deprivation
 - o Investing in the economic potential of our communities





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Regeneration discussion paper

Process:

“It is not a review of regeneration policy and doesn't seek to provide all the answers. It is hopefully a springboard for a wider discussion about how we make Scotland's communities **resilient** and attractive places to live, work and invest in. We want to hear from our partners, and communities themselves, about their thoughts, ideas and aspirations for the future.”

Alex Neil in SCR e-bulletin, 15.03.11



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SURF support of process

- Three 'Food For Thought' discussions on the three key themes
- Consultation across the SURF network and formal SURF input
- Today's conference – your views



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Key discussion paper statements (1)

“We will need to make tough decisions about where we invest and why and have a clear rationale for that.”

Alex Neil in press statement accompanying launch

“Achieving equality of place and people are central aims of this Government’s economic strategy... It is clear that previous regeneration models that relied on debt finance coupled with rising land and property prices have not delivered in recent times are unlikely to do so in the foreseeable future”

Alex Neil in foreword



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SG director of regeneration Mike Foulis



“The property-led regeneration model is now effectively broken, and serious private sector investment is only coming into prime sites.”

*Speaking at 2010 SURF
Annual Conference*



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Key discussion paper statements (2)

“For the purposes of this paper, we refer to the common definition that regeneration is the holistic process of reversing the economic, social and physical decline of places where market forces will not suffice”

Introduction, Point 2

“Our approach is to invest in policies which tackle these market failures and other social problems, to transform places and communities for the better.”

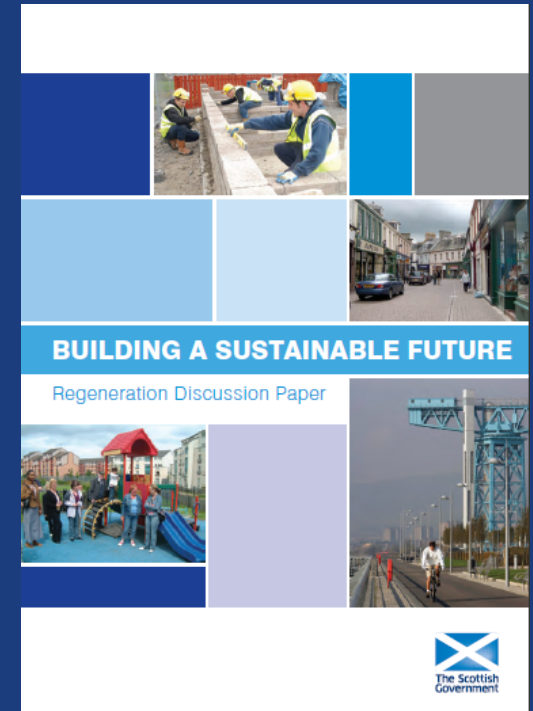
Introduction, Point 5



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According to the paper, what have we learned and what should our priorities be?





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Physical

“There has often been an imbalance between physical, social and economic programmes”



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Economic

“The assumption that wealth generated by economic development would ‘trickle down’ to the poor through job creation is now widely discredited”



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Partnership

"Some critical thinking [is needed] about how partnerships should be led and whether they are appropriate in all circumstances."



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Time and Money

“The level of funding and project timescales are key”



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Community Engagement

“A central tenet of regeneration policy for decades... but the way engagement is conducted is key”



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Engagement means many things...



Long term
commitment?



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A closed and private matter





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Ready for a scrum?





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Engaging the enemy





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Wider economic factors

“Gaps between policy intentions and outcomes remain due to insufficient understanding the function played by a neighbourhood area in the wider housing and employment market”



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SG Paper - Current context

“Many traditional models of regeneration are now fractured. Development activity fuelled by rising land and property prices funded via debt finance have been shown to be unsustainable”

“Reduced public sector funding and capital grant means that we need to come up with new ways of funding development and the relationship between the public and private sector will need to adapt accordingly”



Future challenges raised in the paper

Finding new and sustainable ways of funding physical regeneration





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Future challenges raised in the paper

- How to incorporate mainstream budgets in a conscious area based focus
- Addressing the persistent problem of worklessness
- How communities can be empowered to improve their neighbourhoods at their own hand



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Some questions from
the paper for **you** now