

Title of Report: Chief Executive Officer's Report
Meeting date: 22 March 2018
Report to: Board
Report of: Victoria Hills, Chief Executive Officer

For Decision

This report will be considered in public

1 Summary

- 1.1 This report provides progress updates on the activities of the Old Oak and Park Royal Development Corporation (OPDC) since the Board meeting on 18 January 2018, when the last report of the Chief Executive Officer (CEO) was presented.

2 Recommendations

The Board is asked to:

- 2.1 **Note the report; and**
- 2.2 **Approve the extension of William McKee's appointment as Chair of Planning Committee to 30 September 2018.**

3 Background

- 3.1 This report is a standing item on the Board meeting agenda, setting out highlights of key areas of work and stating priorities for the coming month.

4 Issues for Consideration

- 4.1 Regular meetings are being held with key delivery partners, including the three host boroughs, HS2, DFT, MHCLG, Network Rail, HS2 Local Growth Partnership, Infrastructure & Projects Authority and TfL through an Old Oak

and Park Royal Delivery Steering Group, convened by the OPDC. In addition, monthly internal Programme Board meetings have taken place to assess individual project progress.

Corporate

- 4.2 As previously noted, the Mayor has approved the extension of the term of four Board Members and the three independent Planning Committee Members to the 30 September 2018. For consistency as the London Plan moves through its final stages of consultation, It is now proposed that the Board extends the appointment of Will McKee as Chair of the Planning Committee to align with the term of Board Membership.

Planning

Mitre Yard, First Central and Kensington Aldridge Academy

- 4.3 The Mitre Yard scheme, which is set to develop 200 residential units of which 30% will be affordable had been in negotiations at the end of 2017 in relation to S106 agreements.
- 4.4 The S106 agreements have been concluded and the planning permission was issued on 1 February 2018. The work has not begun yet.
- 4.5 The First Central planning application were considered at the 11 October planning committee, where members resolved to grant permission for the scheme.
- 4.6 The S106 has been concluded and the planning permission was issued on 14 November 2017, the development has commenced.

Community Infrastructure Levy (CIL)

- 4.7 The CIL programme has been reviewed by the Director of Planning. Scope of the viability assessment is underway, which will be approved by the Director of Planning and presented to SMT before being provided to the consultant team, which is to be re-mobilised in the interim.
- 4.8 The focus on the CIL project will be responding to the consultation and managing the development of the viability report.

Housing

- 4.9 Work has commenced with borough officers on drafting processes to underpin affordable housing nomination policy. Liaised with Ealing Council officers to ensure that nomination policy is also implemented for OPDC schemes determined by Ealing.

- 4.10 OPDC Housing Panel to discuss draft Local Plan and update on Regulation 19 Local plan. The Local Plan draft has been reviewed in relation to housing policies and further amendments were proposed to local plan.
- 4.11 Continuing to work on West London Strategic Housing Market Assessment (SHMA) towards next deadline of 29 March 2018 for LPA Level housing figures.

Local Plan

- 4.12 Officers have summarised the key Local Plan issues and these were presented to OPDC Board on 7 November 2017 and OPDC Planning Committee on 13 December 2017.
- 4.13 Officers have started to make track changes to the Local Plan in preparation for re-consultation, picking up issues as they arise. A draft tracked copy will be sent to TfL legal and Pinsent Mason for review in March 2018.
- 4.14 Officers are progressing the supporting evidence documents required for the re-consultation on the Local Plan. This includes outputs from the Old Oak Masterplan, updates to supporting studies including the Development Capacity Study, Industrial Land Review and new supporting studies such as the Waste in Tall Buildings Study and Twyford Tip Study.

Neighbourhood Planning Forum and Area

- 4.15 Officers have made a start on producing scopes for two Supplementary Planning Documents – an Affordable Workspace SPD, which may be produced jointly with LB Ealing, LB Brent and LB Hammersmith and Fulham; and an Environmental Standards and Open Space SPD.
- 4.16 Officers are compiling a Local List of heritage assets based on OPDC's Heritage Strategy and plans to consult in this list early 2018, the Local List will give the protection of these heritage assets greater weight in planning decisions.
- 4.17 On 9th February, under delegated authority, the Chief Executive Officer designated at the Old Oak Neighbourhood Forum for the Old Oak Neighbourhood Area, that had been designated by the Board in autumn 2017. The forum will now be able to develop a neighbourhood plan for the designated Old Oak Neighbourhood Area.

Park Royal

- 4.18 Broadband availability continues to be an issue at Park Royal and Officers have continued their extensive engagement with network providers. Openreach has decided to expand on the area in which they were originally preparing to maximise full fibre broadband in. The feasibility work continues,

but a meeting with Openreach is required to provide an accurate understanding of how things are progressing.

- 4.19 Officers have drafted an Outline Business Relocation Strategy which details various interventions that would help support businesses who will require support with relocation. Discussions are also ongoing with Ealing and Brent councils to discuss any potential collaborative working arrangements.
- 4.20 OPDC has been working with the boroughs, training providers and job brokerages to develop a comprehensive approach to skills, training and employment in Park Royal.
- 4.21 Preparation for the Business Engagement exercise for Summer 2018 has commenced.

Great Place Scheme

- 4.22 Officers have been working closely with Team London, GLA Culture Team and GLA Regeneration Team who all attend our internal Delivery Group meetings and will be providing opportunities for the Great Place Scheme to align with their respective programmes.
- 4.23 There has been extensive work with the Engagement Team and Create London to devise models for embedding the community into governance of the whole project.
- 4.24 The pilot programme of arts and heritage activities to kick start the Great Place Scheme started in February 2018. This will include monthly history and architecture walks around various parts of the OPDC area, which will be led by local guides. Nature walks and along the canal, art workshops and 'making-sessions' with a range of groups and reminiscence days with older residents where they can bring memoirs, photos, stories to be recorded and archived.

Place Review Panel

- 4.25 OPDC set up a 'Place Review Panel' to provide independent advice on planning applications, emerging planning policy and masterplans in summer 2015, and Design Council CABE were appointed to manage it. As contract ended in early 2018, OPDC re-produced the consultants to manage the panel, and appointed Frame Projects in February 2018.
- 4.26 In response to OPDC's evolving requirements that panel membership is being refreshed. Over 50 applications for panel membership been received, with a panel of approximately 20 members will be selected in mid-March covering a range of professional skills including urban design, architecture and landscape, town planning, heritage, arts and culture, transport and engineering. It is anticipated that around 25% of these will be retained members from the previous panel, to ensure continuity. We anticipate that

several members of the 'Mayoral Design Advocates' group will also be members of OPDC's Place review panel, to help strengthen links with the activates of that group.

- 4.27 Alongside the Place review panel, OPDC will also be establishing a community review panel made up of local residents and businesses to help shape the regeneration of Old Oak and Park Royal from a local perspective.

Development

Over Station Development at Old Oak Common Station

- 4.28 HS2 Ltd have undertaken a feasibility assessment into the potential for development surrounding Old Oak Common Station. Their assessment concluded that the triangle of land to the west of the station may be able to accommodate some 200,000 sqm of mixed use development but requires mechanical ventilation to be delivered. HS2 has recommended that the enabling works go ahead; final decision is required from HMT.

Old Oak North Business Plan

- 4.29 OPDC has finalised preparation of its Business Plan. The Business Plan draws together work undertaken by the masterplan, infrastructure and commercial teams to set out a credible roadmap for bringing forward development across Old Oak, with a focus on Old Oak North. This will underline the need for OPDC to take a more practical approach in driving forward the area's full development potential.
- 4.30 Completion of the Business Plan meets a key requirement of the Mayoral Decision authorising an additional £0.8m of contingency funding covering the cost of the Commercial Team and its advisors.

Old Oak Masterplan

- 4.31 The Stage 2 work commenced in mid-November and will continue to support the Chair's objectives of developing a plan to kick start development in the North of the Opportunity Area, ensuring we don't prelude any future developments in the South, whilst maintaining the key principles of the Local Plan Vision. Stage 1 work focussed on infrastructure requirements, the phasing and spatial planning to meet the objective of maximising the opportunities for development whilst mitigating the risks proposed by the constraints and external factors on the site. Stage 2 is building on this, taking the sites that have been identified as instrumental in prompt delivery and understanding in greater detail, the density and potential development capacity for each site, and how to achieve the local plan vision, including the environmental and land use requirements.

Infrastructure

- 4.32 Our Infrastructure Advisors (IA) continue to support the Masterplan development. The IA team has also updated the Energy, Electrical Power and Telecoms Strategy to align with the recently released London Plan and London Environmental Strategy.

Health

- 4.33 Imperial College Health Partners (ICHP) are currently working on behalf of the NWL Clinical Commissioning Groups to consider the future requirements for the provision of health facilities in the OPDC area. This work will build on the OPDC's population projections and Health Needs Study and 2017 Education Study, which are due to be updated in early 2018, to help provide detail of the future health requirements in the OPDC area.

Health & Safety

- 4.34 Staff have been reminded of the corporation's Lone working policy and the need to be suitably prepared for site visits.

Engagement, Communications and Events

- 4.35 The Chairman represented OPDC at the following events / engagement meetings:
- 18 January – Car Giant engagement meeting
 - 24 January and 6 March – Mayors Office / GLA engagement meeting
 - 26 January – CHAIRED Movers and Shakers breakfast: “The New London Plan – Does it take us forward?”
 - 31 January – Elephant Park Site Visit with AECOM + Lendlease
 - 7 February – OPDC Board awayday
 - 8 February - Canals & Rivers Trust CEO meeting
 - 16 February – Rupa Huq Old Oak site tour
 - 20 February – Sir John Armit & NICS Commission Old Oak Site Visit
 - 20 February – Powerday engagement meeting
 - 28 February – Tour of White City campus with Prof. Alice Gast
 - 6 March – Wormwood Scrubs engagement meeting
 - 6 March – Neighbourhood Forum engagement meeting
 - 20 March – LBHF/GLA/OPDC engagement meeting
 - 12-16 March – MIPIM 2018

4.36 The CEO was represented at the following events / engagement meetings since the last CEO report to Board:

- 24 January and 6 March – Mayors Office / GLA engagement meeting
- 29 January – presented to the Gatwick Airport Air / Rail Partnership Board
- 01 February – West London Business Awards
- 06 February – Chartered Institution of Building Services Engineers (CIBSE) Awards
- 07 February – Women in Transport Winter Panel: smart data
- 08 February – meeting with the Canals & Rivers Trust CEO
- 20 February – Sir John Armit & NICS Commission Old Oak Site Visit
- 20 February – Powerday engagement meeting
- 22 February – Tomorrow's City Today's Challenge Panel
- 23 February – Planning and Environment Bar Association Annual Dinner
- 28 February – The Telegraph: Investing in Britain Forum
- 05 March – The launch of the National Planning Policy Framework
- 07 March – SNC-Lavalin and Atkins Reception
- 08 March – Peter Brett's Women's Network presentation
- 12-16 March – MIPIM 2018

4.37 The CEO will be presented at the following events / engagement meetings in advance of the next Board meeting:

- 29 March – Cambridge & Berkeley Old Oak Common charrette

4.38 The OPDC will continue to make the most of appropriate engagement opportunities to highlight the work programme and opportunities that lie ahead for Old Oak and Park Royal.

Quantitative Tracking Research

4.39 The Quantitative Tracking Research Study, which OPDC has commissioned Chime, Insight and Engagement (CIE) to undertake, will establish a baseline for tracking and measuring shifts and uplifts in public opinion, corporate metrics, awareness, sentiments and the impact of OPDC's communications and engagement efforts.

4.40 The Quantitative Tracking Research Study is underway with a sample of businesses in and around the OPDC boundary and a stakeholders 'snapshot' survey will be conducted and completed before the pre-election period.

MIPIM 2018

- 4.41 OPDC will exhibit and host a stand at MIPIM (Le marche international des professionnels de l'immobilier) from 12-16 March 2018. This premier event for leading players in the property and investment sector, which offers OPDC another fantastic opportunity to showcase Old Oak and Park Royal to key stakeholders and potential developers and investors.
- 4.42 OPDC has created a booklet with AECOM's help, which is aimed at potential investors and developers, called 'Old Oak: In the Making' which is passport size to make it easy for prospects to put in their pockets and take-away. It's an eye-catching booklet that includes an invitation to Old Oak (e.g. for a site tour) and as such I like to refer to it as the 'passport to Old Oak'.

Great Place Scheme

- 4.43 The Communication and Engagement team is working with the Programme Managers for the Great Place Scheme and Park Royal to kick-start communication and engagement for community 'conversations' around arts, culture, history and heritage, 'co-creation' and 'co-production' and a targeted Park Royal engagement exercise.

5 Equality Comments

- 5.1 There are no adverse equality implications relating to this report as there are no proposed changes to new or existing services, policies or strategies.

6 Financial implications

- 6.1 No financial implications arise from this report.

7 Legal implications

- 7.1 There are no direct legal implications arising from this report and it is consistent with the Corporation's legal framework.

8 Appendices

None

9 Background Papers

None

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