

## Roundtable on 6th December 2022, with Cllr Tom Renhard and Ian Charie

Bristol Cabinet Member for Housing Delivery & Homes,  
and East Norwich Regeneration Project Manager

### Introduction

Cllr Tom Renhard and Ian Charie met with the group to discuss major regeneration schemes in their respective cities. The Norwich and Bristol regeneration schemes are large-scale projects that aim to transform the urban landscape and promote wellbeing. However, they also face a range of policy challenges, including obtaining public funding, managing the viability gap, addressing sustainability concerns, and navigating transportation and infrastructure issues. These challenges are not unique to these projects, but are often encountered in urban regeneration schemes across the UK. Ensuring that these challenges are effectively managed and addressed is critical to the success of the projects and the benefits they provide to the communities involved.



### Key takeaways

- The Norwich and Bristol regeneration schemes are both facing a range of challenges, such as infrastructure issues, low carbon energy solutions, heritage asset enhancement, and biodiversity and ecological management. These challenges may be caused by regulatory hurdles, funding constraints, environmental concerns, and stakeholder engagement. Developing robust policies and managing these challenges is essential for the success of the projects and the benefits they provide to the communities.
- Funding and delivery are also challenges for regeneration schemes. These projects often need significant investment from multiple sources, including private developers, government agencies, and other stakeholders. Ensuring stable funding is crucial to the viability and success of such projects. In addition, delivering these projects can be complex and require coordination among various parties, including contractors, consultants, and regulatory bodies.

- Government policies can have a significant influence on the viability and success of regeneration projects, as they can shape the regulatory and funding environments in which they operate. For example, changes to planning policies or funding streams can affect the feasibility and cost of such projects. It is important for policy makers to consider the implications of their decisions on the ability of cities and communities to revitalise and regenerate their areas.

## Issues raised

- The challenges of obtaining public funding and managing the viability gap for a large regeneration project.
- The impact of government policies on the development and viability of urban regeneration projects, including concerns about the potential negative effects on the small and medium-sized enterprise market and the potential for worsening inequalities within cities.
- The importance of ensuring that urban regeneration projects consider and address issues of sustainability, including low carbon energy solutions, biodiversity and ecological management, and nutrient neutrality.
- The challenges of engaging with and obtaining approvals from county highway authorities and managing the impact of transportation on the regeneration project, including the need to address the statutory right of navigation to the port of Norwich and the potential for compensatory measures in the case of fixed bridges.

We would like to thank the members of our Advisory Board for their contributions and continuing support.



Gagan Mohindra MP is the Chair of the All-Party Parliamentary Group for Regeneration & Development

To get involved, please contact  
[secretariat@regenerationappg.org.uk](mailto:secretariat@regenerationappg.org.uk)



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