The regeneration of the Westway has stuttered. For the past decade, the Trust land has not qualified for regeneration grant as such grants were reduced and the Borough no longer became eligible for those that were left. Although the Trust is asset rich, the only asset is the land and buildings. There is no capital for development as all the Trust earnings are distributed in full each year through community programmes.

We have to face the reality that future capital regeneration grants are unlikely. One alternative is to work with the private sector, harnessing their resources, using their capital and laying off our risk, particularly for the development of properties intended to raise income and contribute to the economic regeneration of the area, such as retail, offices and workspace units.

The clock is ticking aggressively on this opportunity. The Trust only has a leasehold interest until 2103, and that means within 7 years it will hold less than a 90 year interest, under which it will prove exceedingly difficult to attract private sector interest. So the Plan for the next cycle of regeneration is to concentrate on this programme to see how much can be achieved before we move on into another era.

There is no guarantee this will be successful. The headlease provides that TfL may rebuild the Motorway at anytime, and of course there is the ever present threat of major repairs, and it has yet to be seen if the private sector has the stomach for this, particularly if the commercial property market goes into recession, but we need to try.

Therefore a plan has been drawn up as to how we might develop the estate, a plan built upon the following major considerations:-

- Working with market forces, so recognising the retail pull of Portobello Road for instance, rather than trying to ram square pegs into round holes. The Trust has already evaluated the Workspace and office potential of its land through a report commissioned from GVA Grimley in May 2007

- Working with the guidelines and aspirations in the emerging RBKC L.D.F

- Working with the Boroughs new Capital Plan

- Working with the recommendations of the recent Retail Commission

- Producing sustainable developments and developments meeting regeneration objectives, ie business start-up etc
Ensuring Regeneration benefits for the community

The land is held by the Trust for the community. We have to take care that inviting private developers to assist the regeneration process does not result in untoward economic reward flowing away from the Trust and to the private sector, and ensure that our plans and aspirations are realised, and that we don't just end up providing cheap sites for land-hungry developers.

So the Trust intends to invest in securing planning consents and inviting developers to bid for development agreements requiring those consents to be fulfilled, in exchange for controlled long leases, sharing revenues with the Trust throughout the lease term.

The Trust will be employing first class professionals to advise it in this process, to ensure that full value is obtained and adequate controls maintained.

Not all our land will be developed using this model. The Plan calls for a mixed use of our estate, and some buildings intended for more community related uses will not be attractive to the private sector. It is intended that partnering the majority of the programme will free up sufficient Trust resources, particularly its meagre capital and borrowing resources, for the Trust to act as developer on these sites.

Establishing the relocation potential

The redevelopment plans are based upon utilising the land to produce the best model for the Trust going forward. However, the Trust beneficiaries are the residents of the whole Borough, and therefore in the first half of 2008 we intend to conduct a Borough wide consultation with other major "public" land users and owners (RBKC, RSLs, public services etc) to identify if there is potential for relocating users and services to the Westway, thereby freeing up other land in the Borough for regeneration/redevelopment, and leveraging in some of the gain from realising these more valuable sites to cross-subsidise the construction costs for the new facilities at the Westway, as an alternative to the private sector development route.

The consultation Process

The Trust will be producing communication material (brochures, newsletters, websites, even Blogs) to facilitate a six month consultation process with representatives and members of the local community, during which we will explain our evolving plans and the progress we are making.

Then as specific plans are produced, we will follow up these initial consultations, through the same information network.
A presentation paper

Our Regeneration and Property plans to 2020
The six main areas for development and regeneration.
There is a hope we can build upon the broader success of the Green to connect his position as a community and arts venue, and we will be seeking out opportunities to make the Green accessible to the community.

There is a need to provide less congestion, but we are concentrating on our community and operation to run on of the most direct and inappropriate building.

This proposal is about seizing an opportunity to focus on economic activity into this important step, making the Radbroke Grove Locally, improving community.

Close

I hope this proposal will encourage a wider variety of public, building types, and for such potential initiatives as community hubs.

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environment as we move away from the opportunistic and reactive cost-conscious developments of the past, and into a more sustainable and inclusive approach. Our commitment to providing and maintaining quality public space is underpinned by a wider interpretation of the arts, the Trust's site, and the number of opportunities for public art to be incorporated into the development process and indeed on existing Trust sites. Our commitment to providing and maintaining quality public space is underpinned by a wider interpretation of the arts, the Trust's site, and the number of opportunities for public art to be incorporated into the development process and indeed on existing Trust sites.

Consultation process within the Borough

1. There is a desire to preserve an ARTS agenda, and some of the regeneration resources are being directed to achieve this. The property plan looks...
This is not a prescriptive plan. It is designed to be flexible to accommodate viable better ideas for the use of this valuable resource, but as the

constraints dictated by the long-term future of this asset, those are our own proposals.

In the middle of the Aedean road scheme we have the Neighbourhood Night Club. Adjacent to this would be an ideal location for an "outdoor/indoor" young

BI Building in the style of the existing Community Transport Building and set in an attractive landscape. May be the solution here.

We recognise that we do not want a hotel in the position well off. And in any case, motorway services are suggested a development of detached single story

The success of Westmorland Studies was scope to extend the business space for creative industries and along the motorway artery, we are existing Aedean

Aedean Road

Co-operation with the Borough will be required in respect of locating the (closed) public toilets to inside the proposed retail environment.

provide for an original evolution of this important staging post on the proposed economic artery in decades to come.

This is a spot for leading edge design, including the enhancement of the public space in front of it. If we covered the structure may be demonstrable to

market and Potbelly already a site, and supported by a training and support programme for first-time entrepreneurs and traders.

As with the Canada Houses of Kidderminster in Canada (to provide the first retail outlet for new deposits and insurance, connecting in a reading sense with the

co-ordination of Kidderminster Square in Kidderminster, we hope an idea for an "outdoor/indoor" meaning here of very small units. The

You may know this as Aedean Square, but this detail has potential, with another quality urban space and retail zone to Potbelly Road.
The most viable redevelopment would be to integrate the site into the sports centre (training the riding centre). Hopefully, grants could be secured for such a project, and there is also opportunity for a combined planning sports facility with a playing field in place.

This would enable the Trust to lease the Borough a temporary access strip to the Towers, to solve this long-standing problem for the two boroughs involved. Currently, leases have varied from 3 years to 10 years, and a planning consent may be required to secure reversion of the lease held on the property under.

The Traverse is currently being developed, and the site is a prime opportunity for a combined planning and travelling sports facility with a playing field in place. This project, and there is also a potential for a combined planning sports facility with a playing field in place. Hopefully, grants could be secured for such a project, and there is also opportunity for a combined planning sports facility with a playing field in place.

**Industrial Area**

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