



Crouch End, Hornsey and Stroud Green Area Forum and Committee

TUESDAY, 24TH APRIL, 2012

6.30 pm

VENUE: HORNSEY SCHOOL FOR GIRLS, INDERWICK ROAD, LONDON N8 9PF

Dear Resident

Attached is the draft Area Plan for Crouch End, Hornsey and Stroud Green which we will be discussing during the Area Forum part of the meeting.

Copies will also be available on the night.

Hope to see you on the 24th.

David Winskill

Chair
Crouch End, Stroud Green and Hornsey Area Committee

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Haringey Council

Report for:	Crouch End Area Forum & Committee	Item Number:	
Title:	Crouch End, Hornsey & Stroud Green Lane Area Plan – Final Draft for Reflection / Sign Off		
Report Authorised by:	Joan Hancox, Head of Neighbourhood Services		
Lead Officer:	Zoe Swanson, Senior Project Manager		
Ward(s) affected:	Report for Key/Non Key Decisions:		
Crouch End, Hornsey & Stroud Green			

1. Describe the issue under consideration

1.1 To acknowledge service responses to prospective content for the 2012/13 Area Plan and sign off Final Draft Area Plan attachment – Appendix A.

2. Cabinet Member introduction

2.1 As part of the Council's new governance arrangements seven Area Committees have been established under the Council's constitution. These Committees meet quarterly and their terms of reference include a commitment to develop an area plan which will set out priorities for the year 2012/13.

2.2 The Council sees the following as the principal reasons for their use:

- To target resources at evidenced need
- To initiative two-way information sharing and joint local priority setting
- To strengthen collective responsibility
- For transparency of expenditure
- To improve attendance through stronger public stakes
- To improve the resolution of local problems
- To improve the delivery of priority local services



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3. Recommendations

3.1 Residents and Committee Councillors to reflect on the final draft and submit any comments to Zoe Swanson (zoe.swanson@haringey.gov.uk) by 7 May 2012. A version of the plan will then be published on the Committee pages of the Haringey website as a live document that can be updated after each quarterly Forum & Committee meeting.

4. Background information

4.1 Online consultation, service data and a public workshop informed the development of the area plan. Consultation raised a range of issues but the following were identified as key concerns:

1. Active Community Life
2. Support for Business Community
3. Community Safety
4. Health Provision
5. Housing
6. Parks and Green Space
7. Planning & Development
8. Public Realm
9. Transport

4.2. Following the consultation stage, these issues and a range of prospective activity was put to services and partner organisations for their response. Services and partners were asked to respond in terms of feasibility and timescales (and to provide detail on any existing activity relating to the priority.

5. Comments of the Chief Finance Officer and financial implications

5.1 There is no specific budget allocation to implement any Area Action plans developed and thus any actions would need to be funded from existing resources being re-prioritised or targeted as necessary. If this is not possible actions could only be pursued once a Cabinet decision to provide funding is made.

6. Head of Legal Services and legal implications

6.1 The Head of Legal Services has been consulted in the preparation of this report and confirms that the Council's protocol covering Area Committees sets out the responsibility of each Area Committee to develop its 3 year area plan. There are no legal implications arising from this report.

7. Equalities and Community Cohesion Comments

7.1 The development process for the plan tried to ensure the views of a wide range of stakeholders were sought and listened to. Discussion at the February workshop



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was based on robust area profile data, which included information on health inequalities, population profile and Index of Multiple Deprivation (IMD) findings. Addressing the issues and priorities identified through the area plan development would help to tackle some of the existing inequalities and disadvantage in the area.

8. Head of Procurement Comments

N/A

9. Policy Implication

N/A

10. Use of Appendices

11.1 Appendix A – Draft Area Plan

11. Local Government (Access to Information) Act 1985

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FINAL DRAFT AREA PLAN

Appendix A: Crouch End, Hornsey & Stroud Green Area Forum & Committee – Final Draft Area Plan

Aspiration (3 year vision)	Year One Activity 2012/13	Service Response	Lead Service & Lead Officer Contact
1. Active Community Life	<p>Make better use of existing community buildings</p> <p>Explore potential for communities to rent space at an affordable price</p> <p>Ensure that Hornsey Town Hall, when re-opened, has adequate access for community based groups catering for young and older people.</p>	<p>The Council is undertaking a review of Council buildings leased to community organisations to improve support for Haringey's voluntary sector (in line with the Voluntary Sector Strategy). Key issues the Building Review will consider are;</p> <p><u>Building condition</u> – generally the portfolio is considered to be in poor state of repair overall, with limited capacity to invest</p> <p><u>Community use</u> – some buildings could be made more generally available as a flexible resource</p> <p><u>Utilisation</u> – some buildings are under-utilised due to limited opening hours, constraints to flexibility in uses and building condition</p> <p>The approach to the Buildings Review is as follows:</p> <ol style="list-style-type: none"> 1. Assess the building stock condition and utilisation of the buildings and other Council properties available for community use 2. Evaluate all buildings to identify opportunities for redevelopment and 	Dinesh Kotecha – Property Services Manager

Aspiration (3 year vision)	Year One Activity 2012/13	Service Response	Lead Service & Lead Officer Contact
1. Active Community Life (cont)	Encourage local traders to offer work placements / apprenticeships	<p>consider disposal options that could help realise or contribute to other Council objectives relating to regeneration and housing and employment</p> <p>3. Develop options for increasing the efficiency and effectiveness of community building assets.</p> <p>Recommended that outcome of Review is considered as part of future Area Forum agenda</p> <p>This is currently done through Town Centre Business Group meetings. It will also be an element of the new employment programme being launched in 2012 whereby the Council will work with local businesses to create new employment and skills opportunities. The new Employment Programme (particularly the job creation element where a minimum of 200 new jobs will be created in partnership with businesses) will include apprenticeships leading to Level 2/3 qualifications. The job creation scheme will include a wage subsidy to small and medium sized enterprises to create new jobs for local unemployed people with incentive payments if the job lasts 9 months and 12 months. Young people under 25 will be the</p>	Martin Tucker – Regeneration Manager, Employment & Skills

Aspiration (3 year vision)	Year One Activity 2012/13	Service Response	Lead Service & Lead Officer Contact
<p>1. Active Community Life (cont)</p>		<p>primary focus of the programme.</p> <p>Recommended that local impact of Employment Programme is considered as part of a future Area Forum agenda</p>	
	<p>Review potential use of empty buildings to increase community provision</p>	<p>Council owned shops becoming vacant are generally re-let in a reasonable time period. These are advertised on the Council's website and are available for any organisation to apply for the lease on the terms appropriate for the property.</p> <p>As regards leasing empty properties for community use generally, the Council is under an obligation to get the best consideration from leasing or disposal of properties. Generally this means that the Council should seek to achieve market rents for the proposed use. Where a property or space is likely to remain vacant for a period of time the Council considers interim uses which might include short term community lets.</p> <p>As part of the Community Buildings Review and in view of the number of Council occupied properties expected to become vacant a formal approach for this</p>	<p>Dinesh Kotecha – Property Services Manager</p>

Aspiration (3 year vision)	Year One Activity 2012/13	Service Response	Lead Service & Lead Officer Contact
2. Support for Business Community	<p><u>Local Traders:</u> Explore rent subsidies / business rate caps for independent shops Improve direct links between traders and Council Scope the potential for a Farmers Market in Crouch End</p>	<p>will be considered. Businesses can apply for rate rebates. However, vacancy rates and variety in Crouch End & Hornsey is healthy. The Council supports local traders through the local Town Centre Business group. Proposals for a potential farmers market in Crouch End would have to be put to this group.</p>	Nick Powell – Head of Carbon Management and Sustainability
	<p><u>Hornsey High Street:</u> Recruit a Town Centre Manager to promote the area, liaise with traders, Council and TfL and generate new opportunities Regeneration of Hornsey Town Hall</p>	<p>The Council supports the local Town Centre Business group, who undertake this sort of activity for the High Street. Hornsey Town Hall is a priority for the Panning Service.</p>	Nick Powell – Head of Carbon Management and Sustainability
	<p><u>Town Centres:</u> • Develop Town Centre</p>	<p>Research on Town Centre Plans will be undertaken in 2012/13 and consultation on</p>	Nick Powell – Head of Carbon Management

Aspiration (3 year vision)	Year One Activity 2012/13	Service Response	Lead Service & Lead Officer Contact
2. Support for Business Community (cont)	Plans for Crouch End, Hornsey and Stroud Green	summary visions / policies will involve residents, businesses and Councillors during 2012/14. Recommended that this is a future Area Forum agenda item	and Sustainability
3. Community Safety	"Chuggers": Investigate by-laws / local legislation to limit / ban number of street charity collectors Explore possibility of increased SNT patrols in the evenings	Eubert Malcolm, Group Manager Regulatory Services, has provided a briefing on the Council's position to tackle on street charity workers. This information will be shared with residents at the Area Forum meeting on 24 April 2012. SNTs require more information / data on this concern. There is a tri-borough group (Hackney/Islington and Haringey) that meets to discuss cross-borough issues around the Finsbury Park area and they can supply the data part if the community can expand on their exact concerns (concerns should be fed through the local ward panel or Area Forum Chair).	Eubert Malcolm - Group Manager Regulatory Services Mark Long – Chief Inspector Safer Neighbourhoods
4. Health Provision	Scope future impact on health provision in light of population projections, housing developments, emerging needs etc	Recommended that this is a future Area Forum agenda item	

Aspiration (3 year vision)	Year One Activity 2012/13	Service Response	Lead Service & Lead Officer Contact
5. Housing	<p>Prioritise affordable housing planning policy (Review the proportion of affordable housing to achieve maximum delivery)</p>	<p>Performance of the Council's affordable housing planning policy is monitored annually. Should the Council wish to review the proportion of affordable housing this could be achieved via the Development Management Development Plan Document (DM DPD) currently due to go to Cabinet in December 2012 for adoption in October 2013.</p>	<p>Nick Powell – Head of Carbon Management and Sustainability & Sule Nisancioglu – Group Manager</p>
	<p>Explore use of mediation services to resolve disputes with developments Contribute to Shelter campaign on rogue landlords</p>	<p>The Planning Service does promote this.</p>	<p>Nick Powell – Head of Carbon Management and Sustainability</p>
6. Parks, Green Space and Greener	<p>Develop a "Finsbury Park Accord" led by a multi-agency forum, to look at: commercial use of parks, licensing of events, planning, transport, noise, health, ASB</p>	<p>The Housing Improvement Team respond to all referrals regarding housing conditions in the private sector and take enforcement action in the worst cases.</p>	<p>Steve Russell – Manager, Housing Improvement Team (Private Sector)</p>
	<p>Establish an Officers and Users Park Group</p>	<p>Leisure Services will investigate the suggestion of a Finsbury Park multi-agency group.</p> <p>A Friends of Finsbury Park group already exists that Officers attend. In addition there is a borough wide forum for friends group, which officers also attend. Cllr Canver (Cabinet Lead – Neighbourhoods) hosts a regular parks summit to which officer, partners and friends are invited.</p>	<p>Simon Farrow – Head of Client Services</p>

Aspiration (3 year vision)	Year One Activity 2012/13	Service Response	Lead Service & Lead Officer Contact
6. Parks, Green Space and Greenery (cont)	Undertake a mapping exercise to defend Parkland Walk boundaries and identify thefts and losses	NOT FEASIBLE: This is not in accordance with agreed Council policy or achievable from currently available resources.	Paul Ely – Head of Commissioning Services, Leisure Services
	Create an online database that details street trees to be removed and when they will be replanted	The Tree Strategy will be updated in 2012 and this proposals will be considered.	Simon Farrow – Head of Client Services
	Identify more food growing spaces (in schools, community gardens or individual plots) and make creative use of vacant space	Suggested that an update is provided as a future Area Forum agenda item. An Allotment Review during 2012/13 will seek to identify new food growing opportunities within Parks and Open Spaces.	Simon Farrow – Head of Client Services
	Audit of current open space and usage levels to determine if action is needed to encourage better use	Suggested that an update is provided as a future Area Forum agenda item. Leisure Services undertake a review of the Parks Management plan every 3 years. This review is due to take place in 2012/13 and an audit is part of the review activity.	Simon Farrow – Head of Client Services
7. Planning & Development	Encourage / incentivise developers to contribute to local community through	Suggested that an update is provided as a future Area Forum agenda item. This is encouraged via the existing planning process. Live / work is supported in principle.	Nick Powell – Head of Carbon Management and Sustainability

Aspiration (3 year vision)	Year One Activity 2012/13	Service Response	Lead Service & Lead Officer Contact
7. Planning & Development (cont)	employment initiatives and live / work		
	Evaluate planning service community engagement processes	The Planning Service is happy to answer enquiries/concerns residents have about currently engagement processes. It is suggested that Area Forum Chair makes a proposal for a scrutiny review if there is community demand to investigate processes further.	
	Communicate Council response to Localism Act re: Neighbourhood Forums and Neighbourhood Plans	The Planning Service prepared and presented a report on the Localism Bill at the recent Muswell Hill Area Forum and Committee. The papers are available to view on the Area Committee pages of the Council website. Suggested that this is included as a future Area Forum agenda item	Nick Powell – Head of Carbon Management and Sustainability
	Explore use of mediation services to resolve disputes about planning decisions / developments	This is promoted by planning service.	Nick Powell – Head of Carbon Management and Sustainability
	Pursue enforcement against rogue developers	The Enforcement Team within the Planning Service exists to do exactly this.	Nick Powell – Head of Carbon Management and Sustainability

Aspiration (3 year vision)	Year One Activity 2012/13	Service Response	Lead Service & Lead Officer Contact
7. Planning & Development (cont)	<p>Advertise the role and powers of Councillors in relation to Planning issues</p> <p><u>Conservation Area Issues:</u></p> <p>Review and improve conservation area design guidance (e.g. shop-front quality)</p> <p>Conservation Area Advisory Committees need to be re-invigorated with new members</p> <p>Review and minimise use of satellites on buildings</p> <p>Review and minimise use of cycle sheds in front gardens</p>	<p>Objections to planning applications can be made to both the Planning Service and / or Ward Councillors.</p> <p>The Planning Service is reviewing Conservation Area Guidance in 2012/13.</p> <p>This is for Conservation Area Advisory Committees to do.</p> <p>A policy already exists to minimise the use of satellites on buildings in a Conservation Area. The Council has less Enforcement Officer resource than in previous years so residents are asked to support enforcement by reporting concerns.</p> <p>At present this is not a consideration of the Conservation Area Guidance (but this document is being reviewed during 2012/13). The service will require more information on</p>	<p>Nick Powell – Head of Carbon Management and Sustainability</p> <p>Nick Powell – Head of Carbon Management and Sustainability</p>

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Aspiration (3 year vision)	Year One Activity 2012/13	Service Response	Lead Service & Lead Officer Contact
		how wide-spread this issue is as restrictions need to be considered against the Council's commitment to promote cycling.	
8. Public Realm	<p><u>Pavements:</u> Respond to residents February 2012 street audit of Crouch End</p> <p>Repair / replace pavements outside Budgens and Tesco in Crouch End (in more traditional paving)</p>	<p>Audit was undertaken in February 2012. Officers are reviewing resident concerns and will include activity that can be undertaken as part of this area plan.</p> <p>Unable to commit to this due to unknown level of funding beyond 2012/13 and that funding has already been allocated to other locations.</p>	Tony Kennedy – Sustainable Transport Manager
	<p><u>Lighting:</u> Review lighting standards and repair criteria – find out what happened to the original 'replacement programme'</p>	<p>The Council operates to European lighting standards. A report on past replacement programmes will be compiled for the Area Forum & Committee to consider at a future Area Forum. Residents to note that 2012/13 will see the replacement of some cast iron lighting columns in Crouch End.</p>	Tony Kennedy – Sustainable Transport Manager
	<p><u>Dogs:</u> Investigate possibility of more dog waste bins</p>	Requests for more dog bins will be considered but residents need to identify prospective sites	Michael McNicholas – Neighbourhood Action Team Manager

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Aspiration (3 year vision)	Year One Activity 2012/13	Service Response	Lead Service & Lead Officer Contact
8. Public Realm (cont)	<p>Advertise Veolia reporting contact number more widely</p> <p>Article in Haringey People on responsible dog ownership</p>	<p>for Veolia and Neighbourhood Action Teams to consider.</p> <p>The Veolia contact no. currently advertised in all marketing material sent to residents, online, on sides of fleet vehicles and in Haringey People. Hours of operation and details of how to email enquiries.</p> <p>An article is currently being prepared and will be published in Haringey People in May/June 2012.</p>	
9. Transport & Connectivity	Encourage children to walk and use bikes	<p>This is part of an extensive Smarter Travel programme. In 2011/12 a travel road show promoting the benefits of cycling was held in Hornsey. In 2012/13 a road show will take place in Crouch End.</p> <p>Cycle training will be offered to Year 6 pupils in all local primary schools (and in some secondary schools).</p> <p>In addition, a 'Hornsey DIY Streets' programme will be in operation in 2012/13 providing traffic calming measures and promoting positive behaviour change.</p>	Tony Kennedy – Sustainable Transport Manager

Aspiration (3 year vision)	Year One Activity 2012/13	Service Response	Lead Service & Lead Officer Contact
<p>9. Transport & Connectivity (cont)</p>	<p>School Travel Plans: Monitor and evaluate School Travel Plans</p> <p><u>Buses:</u></p> <ul style="list-style-type: none"> Invite TfL representative to attend future Area Forum to hear and respond to residents concerns about bus routes / provision locally <p>(Issues include traffic noise from 91 bus, removal of 91 and 41 bus stops from Tottenham Lane and consolidation of W7, 41 & 91 bus stops on Broadway as recommended in recent CE street audit)</p>	<p>School Travel Plans are monitored and evaluated annually. Suggested that this is a future Area Forum Agenda item</p> <p>Transport Forum occurs every 3 months and an item can be included at a future meeting on the topic of bus routes. On the issue of national rail liaison it is considered more appropriate to liaise with the current franchise holder [First Capital Connect] as it is responsible for day to day safety and security at its rail stations.</p>	<p>Zoe Robertson – Enablement & Engagement Manager</p> <p>Malcolm Smith – Transportation Team Leader</p>
	<p>Lobby Network Rail to ensure safety standards at Hornsey and Stroud Green railway are same standard of Crouch Hill Station</p>	<p>This is an agenda item for the Area Forum taking place on 24 April 2012.</p>	
	<p>Investigate potential for traffic calming in Stroud Green centre, Stapleton Road, Ferme Park Corner</p>	<p>The Sustainable Transport Neighbourhoods programme is designed to look holistically at Highway issues in a neighbourhood area and we have adopted a community led approach,</p>	<p>Tony Kennedy – Sustainable Transport Manager</p>

Aspiration (3 year vision)	Year One Activity 2012/13	Service Response	Lead Service & Lead Officer Contact
<p>9. Transport & Connectivity (cont)</p>	<p>junction</p>	<p>known as DIY Streets, to engage residents and traders. For 2012/13 we will be investigating locations in the Harringay and Hornsey wards. The Stroud Green neighbourhood will be placed on our list for consideration with developing our Local Improvement Plan (LIP) for 2014 – 2017.</p>	
	<p>Introduce "traffic management zones" where speed and parking permissions are standardised (instead of areas where speed limits change)</p>	<p>The junction of Stapleton Hall Road and Ferme Park Road will be investigated as part of the Council's 2012/13 Road Safety programme.</p> <p>The consideration of speed limits and parking permissions must take account of the existing road conditions. It would not be possible to standardise parking controls for an area as there will be requirements for different operating hours to reflect the road layouts, for example double yellow lines at junctions. It is possible however to review existing restrictions to assess if they are meeting the needs of the area and amend accordingly.</p> <p>The Council does not currently support the introduction of a blanket wide 20mph limit due to enforcement limitations. We will however consider 20mph zones for residential areas to provide a standard speed limit throughout the</p>	<p>Tony Kennedy – Sustainable Transport Manager</p>

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Aspiration (3 year vision)	Year One Activity 2012/13	Service Response	Lead Service & Lead Officer Contact
<p>9. Transport & Connectivity (cont)</p>	<p>Investigate potential for improved/increased traffic management on Nightingale Lane</p>	<p>neighbourhood. Our priorities for investment over the next year are set out in our Sustainable Transport Works Plan, which has been agreed by Cabinet. Where funding has not been allocated to specific schemes, such as road safety funding, we do keep a list of such requests and then seek lead member approval for the highest priority schemes, which is normally based on those with the highest concentration of accidents which have resulted in a fatality or serious injury. Nightingale Lane is not considered a priority at this present time.</p>	<p>Tony Kennedy – Sustainable Transport Manager</p>
	<p>Evaluate Controlled Parking Zones (CPZs) and publish findings</p>	<p>The Council has not formally evaluated the CPZs in Crouch End. There is an agreement to do so in line with the Hornsey Town Hall redevelopment and this is included in the S106 agreement. However, since implementation our engineers have undertaken a technical evaluation surveying the area, which indicated that parking pressure has been alleviated during the operational hours. The formal evaluation will be more detailed.</p>	<p>Gary Weston – Traffic Management</p>