

MINUTES OF THE MEETING OF THE HOUSING AND REGENERATION SCRUTINY PANEL HELD ON THURSDAY 12TH SEPTEMBER 2019, 7.00 - 9.25pm

PRESENT:

Councillors: Khaled Moyeed (Chair), Dawn Barnes, Ruth Gordon, Bob Hare, Yvonne Say, Daniel Stone and Sarah Williams.

12. FILMING AT MEETINGS

The Chair referred Members present to agenda Item 1 as shown on the agenda in respect of filming at this meeting, and Members noted the information contained therein'.

13. APOLOGIES FOR ABSENCE

No apologies for absence had been received.

14. URGENT BUSINESS

None.

15. DECLARATIONS OF INTEREST

None.

16. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

Two deputations were received by the Panel.

The first deputation was presented by Faruk Tepeyurt regarding the High Road West regeneration scheme. Mr Tepeyurt said that he had spoken to the Panel about this issue previously and that he was speaking on behalf of businesses on the Peacock industrial estate, White Hart Lane and Tottenham High Road. Mr Tepeyurt said that under the proposals for the High Road West scheme a total 120,000 squares metres of land would be given to Lendlease plc and that business owners would have to give up their land and become leaseholders rather than freeholders. He said that the views of business owners had not been taken into account throughout the consultation process and that the existing businesses should be protected.

In response to questions from the Panel, Mr Tepeyurt and others supporting the deputation said:

- That the existing businesses include coffee shops, a photocopying shop, eateries and dry cleaning on the High Road and mechanics, upholstery shops, joinery shops and timber yards on the industrial estates. There are more than 250 people employed on the industrial estate with a turnover of over £10m.
- That a previous Haringey Council report had stated that 92 businesses would be disrupted by the regeneration scheme. Not all of these businesses have an alternative space to which they can relocate.
- The businesses in the industrial estate currently own around 20,000 sq/m of land of which around 10,000 sq/m is designated for 'B1' business use. However, Mr Tepeyurt said that in he understands the proposal to be that only 1,000 sq/m had been allocated for the businesses under the new development so 90% was being lost.
- That his request to the Panel is that a thorough scrutiny review of the High Road West regeneration scheme be carried out.

The second deputation was presented by Joanna Morrison, Chair of the Love Lane Temporary Accommodation Group, who also spoke about the High Road West regeneration scheme. The Love Lane estate is also included in the High Road West regeneration area and, following the change in the administration at Haringey Council which has different aspirations, Joanna Morrison said that there should be a fresh review of the current situation related to High Road West. She said that the tenants had suffered from poor standards of treatment and that all temporary accommodation tenants of the Love Lane estate should be rehoused in permanent accommodation.

In response to questions from the Panel, Joanna Morrison and others supporting the deputation said:

- That the length of time that the tenants have been in temporary accommodation varies significantly with some there for less than two months while others had been on the waiting list for up to 11 years.
- That the impact on tenants of their situation can include a lack of stability in their lives causing anxiety and depression. Having to move regularly because of a lack of permanent accommodation particularly affects parents and children due to changing environment and schools.
- That there had been some positive changes to the general upkeep and maintenance of the estate since the TAG's previous representations to the Panel last year although some concerns had not been addressed.
- On whether it would be fair for temporary accommodation tenants to be prioritised over others on the housing waiting list, there were some tenants being moved into sites already earmarked for redevelopment and then moved out again so there should be a specific change in the policy to find permanent accommodation for these people.

- On the proposed ballot of residents on the redevelopment it was felt that there was pressure being applied by the Council for residents to move away and that the alternative options being highlighted in recent letters to tenants, such as moving into the private sector, are not really viable options. There had been very little communication about the ballot which had already been delayed on more than one occasion.

Cllr Gordon proposed that the topic of High Road West be taken on by the Panel as a full scrutiny review. Cllr Moyeed confirmed that this was the intention of the Panel and that further discussions with Panel members would be necessary in order to determine the terms of reference for the Review.

17. MINUTES

Cllr Gordon proposed that some of the items on the Panel's action tracker could be discussed at a future meeting on the next occasion that Cllr Emine Ibrahim, Cabinet Member for Housing and Estate Renewal, was present. This was noted by the scrutiny officer.

AGREED: That the minutes of the meeting held on 10th June 2019 be approved as an accurate record.

18. CABINET MEMBER QUESTIONS - STRATEGIC REGENERATION

Cllr Charles Adje, Cabinet Member for Strategic Regeneration, responded to questions from the Panel as follows:

- Asked what he knew about the pre-application from Tottenham Hotspur to build a tower block, he said that the site is part of the High Road West development. He was aware that an application was going to be submitted but this would be a matter for the Planning Committee to determine. In terms of the number of proposed new homes that would also be a matter for the Planning Committee. Cllr Williams commented that this was not an accurate description of how the planning process works. She said that there is a lot of work that goes on in conjunction with the regeneration department, which is within the Cabinet Member's remit, in determining the content of an application relating to the regeneration of an area before it is considered by the Planning Committee. The Planning Committee then has to follow a clearly defined set of criteria in reaching its decision. Cllr Adje said that this was a matter of opinion, that planning applications submitted must comply with the Council's current policy as determined by the Area Action Plan (AAP) and that the decision on the application is then for the Planning Committee to determine. Cllr Adje also said that he had not had any discussions about the application with the landowners at this stage.
- Asked about the future jobs and businesses that should be part of new developments, Cllr Adje said that, in relation to the Peacock industrial estate,

the Council has said that it has and will continue to engage with businesses to help them relocate where necessary. The Council has not said that businesses are going to be closed. In relation to the delay, this has been enforced on the Council by the Mayor of London because of the requirement to hold a ballot. Dan Hawthorn, Director of Housing, Regeneration & Planning, added that the Council has an Economic Development Strategy which helps to determine what type of businesses to promote and support and that work is currently ongoing to update the strategy. The current aim is to bring the consultation draft of the updated strategy to Cabinet in February 2020.

- Dan Hawthorn said that he recognised the disruption and uncertainty caused to businesses affected by the High Road West redevelopment and that any decision to proceed with a scheme like this has to be made on balance. There is a complex issue with the relocation of businesses and there are lots of different land interests and businesses with different requirements contained within the Peacock industrial estate. There are various options where it may be viable for a business to remain within the redeveloped High Road West site as leaseholders. However, not all business types are compatible with high-density residential spaces. The Council want to be active agents in helping to relocate businesses in cases where this is the most appropriate option. While the use of a Compulsory Purchase Order (CPO) is always an option, the Council would aim to ensure that as many pieces of the land as possible is acquired through negotiation and to exhaust all other options before it would be considered necessary to use a CPO. He said that he did not recognise the 90% figure quoted by Mr Tepeyurt in the deputation heard earlier in the meeting, the precise square footage available for businesses in the scheme is not yet known as the planning application has not yet been made. Asked about the potential benefits of the High Road West scheme to the Council, Dan Hawthorn said that the Borough would benefit from 2,000 new homes, replacement Council housing, new community facilities, new employment and a £10m socio-economic investment programme. Cllr Adje said that, given the Panel's undertaking to carry out a full scrutiny review, it now has an opportunity to look into all of these issues in more depth.
- With regards to a previous request from the Panel to invite ward Councillors to the Wood Green landowner forum, Cllr Adje confirmed that Councillors from the relevant wards, namely Noel Park and Woodside wards, would be invited to future meetings of the forums along with the relevant lead Members. Asked if there were any other similar forums in operation, he confirmed that there were not.
- Asked about the current expected schedule for the redevelopment by Argent in Tottenham Hale, Cllr Adje said that officers would provide these details to the Panel in writing. **(ACTION)**

19. UPDATE - REVIEW OF MANAGEMENT PROCESS FOR CIL

The Panel agreed to defer this item to the next meeting due to a lack of time.

20. SOCIO-ECONOMIC PROGRAMME - HIGH ROAD WEST REGENERATION SCHEME

The Panel agreed to defer this item to the next meeting due to a lack of time.

21. WOOD GREEN AAP

Emma Williamson, Assistant Director for Planning, presented slides to the Panel on the Wood Green Area Action Plan (AAP) which included the following details:

- On the purpose and scope of the AAP, Wood Green is one of 13 Metropolitan Centres in London and is allocated as a Growth Area in the Local Plan and as an Opportunity Area in the London Plan. Once adopted, the AAP will form the principal Local Planning document for the Wood Green Area.
- Wood Green currently serves a wide catchment area in north London and benefits from good transport links, high footfall and a diverse multicultural array of shops and businesses. However, there is also some underused land and opportunities to establish better transport links to other parts of the Borough.
- Metropolitan Centres are identified in the new London Plan as serving a wide catchment area, typically with at least 100,000 sq/m of retail, leisure and service floorspace with a significant proportion of high-order comparison goods relative to convenience goods. To enable Wood Green to maintain its Metropolitan Centre status and attract larger retailers and businesses to the area and revitalise the High Road, the AAP seeks to provide a range of retail premises along with more leisure and office floorspace.
- Wood Green is identified as an Opportunity Area in the London Plan with an indicative 4,500 new homes and 2,500 new jobs in the area. It is also a potential location for a Crossrail 2 station. Key sites for potential development sites include the Clarendon Road gas works, the Cultural Quarter area and some other land around the High Road and The Mall.
- The boundaries of the AAP area stretch from the Civic Centre in the north to Turnpike Lane tube station in the south and to the edge of Alexandra Park in the west to the edge of Noel Park in the east.
- Wood Green is well linked to central London with connections to King Cross/St Pancras in 15 minutes via the Piccadilly line and to Moorgate in 21 minutes via Alexandra Park station. Wood Green is surrounded by other nearby town centres but it, as it is larger than the others, it has a net inflow from Tottenham in terms of jobs and retail spends. It is separated from Hornsey, Muswell Hill and Crouch End by the Great Northern railway line and these centres also carry out a different function to Wood Green so it could be better utilised to attract residents of those areas. Green Lanes to the south shares many of the multicultural characteristics of Wood Green and has also recently undergone some regeneration.

- While Alexandra Park is outside of the AAP area it is nonetheless important that the AAP benefits and complements the ongoing work at Alexandra Palace and to improve accessibility between Wood Green and Alexandra Park through the planned east-west link and improvements to the Penstock foot tunnel.
- An announcement on Crossrail 2 is still being awaited. Although Crossrail 2 is referred to in the London Plan it is not included within TfL's funding programme. A previous version of the Wood Green AAP was predicated on the introduction of a Crossrail station at Wood Green underground station but the updated version of the Wood Green AAP is predicated without this improvement and instead provides safeguards for the alternative route which is not the Council's preferred alignment. The Wood Green AAP is therefore complicated by the uncertainty over Crossrail 2 and the different safeguarding that could be required at various sites.
- There have been a number of different versions of the Wood Green AAP. The Council consulted on issues and options in 2016, then consulted again in 2017 and in 2018. A new version is currently being worked on but this has not yet been taken forward as decisions are being awaited on proposals for Council owned sites in the Wood Green areas.
- After the revised Wood Green AAP is published, there is then a 6-week consultation period. The Council can then submit the Local Plan to the Secretary of State via the Planning Inspectorate and then the Council can adopt any changes recommended by the Inspector. This process is expected to take around 18 months.
- Concerns had been raised during previous consultations about residents from the Page High and Sky City estates about the loss of these estates due to the proposed redevelopments of The Mall and the Bury Road Car Park sites. However, the Council made an announcement last year that these estates would now not be demolished. Concerns were expressed about a loss of affordable workspaces in the Cultural Quarter but the Council seeks to retain existing workspaces and this is reflected in the AAP development capacities. Concerns were raised about the lack of swimming pool & leisure centre in Wood Green and the Council is investigating whether such facilities could be provided as part of the Council Accommodation Strategy. Concerns about the poor quality of public realm in the area will be addressed through a public realm design guide document called the Wood Green & Turnpike Lane Placemaking Manual.
- There are a total of 26 Site Allocations in the Wood Green AAP and there are a total of 5,606 additional homes currently planned.
- The vision of the AAP is for Wood Green to become an employment-led place. The employment workspace is concentrated mainly in the Cultural Quarter area but there are also plans for mixed-use developments in other Site Allocations which would include a mix of workspaces and homes. The Clarendon Road

- scheme in the Cultural Quarter will provide 1,714 homes and 7,500 sq/m of B1 use employment space.
- The AAP is being developed in the context of the decline of high street shopping generally and so it would be necessary to promote a wider range of uses including a bigger role for leisure, restaurants and community spaces. However, a Future of Retail report from the GLA projects that, despite a predicted rise in spending on 'comparison goods' via the internet from 18.6% of spend in 2015 to 25.7% by 2041, there will also be a need for a net additional 1.6m sq/m of retail floorspace in London over the same period. The trend in demand towards the stronger and more attractive centres is likely to continue.
 - In July 2019 the Council approved a recommendation that the Library site and a dual option of the Library Site and Civic Centre site be progressed as options for a new Civic Hub, potentially with a new leisure centre on site.
 - Planning permission has already been approved for:
 - the former M&S site on 44-46 High Road
 - the Chocolate Factory site in the Cultural Quarter
 - the Clarendon Road scheme in the Cultural Quarter
 - Applications that have been determined but awaiting a Section 106 agreement to be signed are:
 - the Iceland site on Brook Road
 - the former BHS site on 22-42 High Road

In response to questions from the Panel, Emma Williamson said:

- With regards to the potential height of new buildings in Wood Green, it is an area designated for tall buildings but it isn't possible to have tall buildings in every location because of the views of Alexandra Palace. There are strong planning policies to assess tall buildings.
- On the future retail strategy for the Borough this is typically a role for the Local Plan which sets out a hierarchy of different retail centres. The Council also carries out a town centre health check each year which examines matters such as the percentage of vacant shops.
- On the Cultural Quarter it is the Council's aspiration to retain a large number of the current occupants within Wood Green. Asked about how the amount of B1 business space would compare to the current level, the detail of this could be provided to the Panel in writing. **(ACTION)**

Asked whether some Council-owned sites will be sold, Dan Hawthorn said there can be complex situations in the case of some redevelopments which mean that it is necessary to be pragmatic about how best to achieve the desired outcome within the required timeframe. However, the starting presumption is based on whether the Council can carry out its own development on its own land.

22. DATES OF FUTURE MEETINGS

- 16th December 2019
- 3rd March 2020

CHAIR: Councillor Khaled Moyeed

Signed by Chair

Date