

Overview and Scrutiny 4th October 2010

Policy, Strategy and 2010-11 Work Programme

Cllr Mallet “PLANNING & REGENERATION” Portfolio

- **PLACE: Planning Policy, Major Sites and Area Planning, Development Management and Building Control**
- **PEOPLE & PROSPERITY: Regeneration Performance – Employment and Business Advice/Support**

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Section 1 - Policy and Strategy: PLACE - PEOPLE - PROSPERITY – “place shaping, employment, skills, business and enterprise”

Haringey Unitary Development Plan 2006-16

In 2006 Haringey adopted its first and only statutory Unitary Development Plan that set out planning and physical regeneration aims for 2006-16. The Plan committed the Council to a focus on the following Priority Areas for regeneration, improvement and development opportunities:

- Tottenham Hale
- Tottenham Corridor (A10/A1010) and Northumberland Park Ward
- Seven Sisters (NDC) and Finsbury Park (Park Improvement)
- Broadwater Farm Estate and its local area
- Haringey Heartlands/Wood Green
- Tottenham Lane/Hornsey Town Centre (Housing Development and Town Hall)
- Town Centre and park/open space improvements and key housing estates improvements (Decent Homes)

Haringey Proposed Local Development Framework 2011-26

Changes to the national system for town planning and the adoption of the first new format London Plan in 2008 required the Borough to update its Borough Plan and we are now in the process of creating one for 2011-26 – a “Local Development Framework”. These two plans will overlap and will have many similarities – particularly the focus for key major development and regeneration. The new LDF Core Strategy refines the set of priority regeneration and improvement areas:

- Tottenham Hale
- Tottenham Corridor (A10/A1010) and Northumberland Park Ward
- Seven Sisters
- Haringey Heartlands/Wood Green
- Town Centre and park/open space improvements and key housing estates improvements (decent homes)

The new LDF whilst retaining a strong emphasis on agreed regeneration and conservation areas and the importance of town centres, parks and key employment areas – will, provide a more detailed focus on community facility planning, planning for waste and energy management and higher levels of environmental management. It will also have a stronger neighbourhood focus based on the Assembly areas.

Planning Policy 2010-11 Work Programme

The LDF Core Strategy will go to Cabinet in October 2010 and Public Examination is likely to be January-Feb 2011 (this will include a community infrastructure plan). The new Sites and Development Management Policies/Plans will go in draft to Feb-March Cabinet. The North London Waste Plan covering 7 Boroughs (13 household recycling centres and 4 major treatment and transfer centres) is likely to go to

Cabinet in November/December 2010. Marsh Lane and Pinkham Way in Haringey are the two new sites the Borough is identifying for waste management.

Also in 2010, Planning Policy will publish:

- New Guide to Sustainable Design and Construction
- South Tottenham Residential Design Guide
- Review of S106 Agreements and the proposed Community Infrastructure Levy for Overview and Scrutiny, Planning Cttee and the Regeneration Board
- November 2010 Policy Annual Monitoring Report

The Planning Policy Service will also:

- Track and comment on the new Replacement London Plan and the Mayor's Transport and Economic Development Strategies
- Support the Greenest Borough Strategy with work on energy management, low carbon frameworks and green buildings
- Comment on the Upper Lee Valley Opportunity Area Planning Framework
- Support Haringey's work with the North London Strategic Alliance – particularly on the Upper Lee Valley
- Comment on North London LDFs – particularly the new Enfield Core Strategy

Haringey Regeneration Strategy 2008-11: "Place, People and Prosperity"

In 2008 the Council agreed a non statutory "Regeneration Strategy". This adopted the physical regeneration priorities of the UDP, (PLACE) and created complimentary priorities around "Employment and Skills" (PEOPLE) and "Business and Enterprise" (PROSPERITY)

"People" aims are - to focus on reducing worklessness; targeting support to key low skilled and challenged groups (young, significant users of Council Services, IB claimants); ensure key facilities for the low skilled and challenged groups (eg child care); focus on raising skill levels – both basic and vocational, and raising educational attainment.

"Prosperity" aims are – plan for strong links to Central London and Stansted Growth Corridor, (transport); promote key development that will bring construction and permanent jobs; focus on local business sector strengths (hospitality/retail/creative/distribution/professional and manufacturing); provide simple good business advice on enterprise and regulation; promote Haringey; support BME and youth enterprise; develop town centre management and carry out procurement training.

Section 2 - PEOPLE & PROSPERITY: Employment/Skills and Business/Enterprise – Context; Funding and Work Programme 2010 -11

Economic Regeneration Context

- Worklessness is a significant cost to the community. The annual cost in England is £17bn, London £3bn and Haringey £100m.
- Haringey because of the poverty experienced by communities in the east of the Borough is the 12th most deprived Borough in the Country (2007 base)
- Benefit claimants as a % of the working age population – Haringey 18%, London 14% and England 13% (2009 base), and it is particularly high in the east of the Borough
- Unemployment rates in Haringey (9.1% 2009 base) are higher than in London (8.6%) and England (7.6%) - but the growth in unemployment since 2004-06 has been much smaller in the Borough than in its comparator areas
- The Employment Rate in Haringey (63% of working age) is also behind London (69%) and England (73%) though it has increased since 2004-06 at a faster rate than London and England
- In February 2010 Haringey had just under 10,000 Job Seeker Allowance claimants. In the previous recession in Feb 1992 there were 19,000 claimants.
- Youth unemployment is higher in Haringey (10%) than London (7%) and England (8%), but the Borough is meeting its reduction of NEETs targets, (young people not in education, employment or training).
- Vacancies in the economy are still relatively high. UK 490,000 in 2010, down from 685,000 in 2008. In Haringey at June 2010 there were 700 (JCP) compared to 640 in 2009. Vacancies are focused in finance/professional; hotels; leisure; distribution. Public sector jobs down.
- Haringey Educational attainment is improving – 2009 46% of 15yr olds A-C English and Maths compared to 34% in 2006. Haringey has also improved its Basic Skills levels over the last 5 years.
- Self Employment and Business Creation remains stable in London and Haringey. Although business insolvencies have increased, business deaths are relatively low compared to the last recession and businesses are restructuring to come through the recession by using staff flexibly, holding onto existing staff and paying down debt.
- Town Centre vacancy rates remain low in Haringey and London
- Some major firms have disappeared during the recession, but new investment in town centres has been maintained - and in designated industrial estates apart from south of Tottenham Hale and where key firms have gone into administration - vacancy rates are low
- Housing and commercial development, planning and building control applications in Haringey have all slowed down in the recession

Borough Regeneration Strategy Funding - Area Based Grant 2009-11

Over this 2 year period the HSP Enterprise Board has allocated £3m to Employment and Enterprise projects. The Economic Regeneration Service set up a commissioning scheme to allocate the funds agreed by the HSP Enterprise Board

£600k to Business/Enterprise is being focused on: Fashion/creative sector; town centre management and business advice/networking for SMEs, Start ups, BME businesses, youth and franchise entrepreneurs.

£2.4m to Employment and Skills is being focused on: Future Jobs Fund support; Families into Work delivery and Haringey Guarantee delivery comprising –

- Job brokerage and “job ready” support
- School Gates Employment Project;
- skills/training employers want;
- training for creative, health, sports and public sectors;
- training/skills for women;
- skills for social housing occupiers;
- extra educational attainment for young people in North Tottenham
- and the development of a credit union

£860k worth of savings have been agreed for 2009-11. Projects cut have been social enterprise support; procurement support; business improvement advice; elements of Families into Work; employer training call centre; elements of School Gates project; elements of employment support on social housing estates; Future Jobs Fund extension; vocational training project.

Economic Regeneration 2010 – 11 Work Programme

General Economic Development 2010-11

Recession Dashboard and Action Plan – this continues to be produced quarterly with a focus on the Economic Regeneration programme; paying invoices faster; working with banks and business representative groups on business plans for loans and promoting physical development

Credit Union – the plan to launch the credit union has been put back to Dec-Jan awaiting regulatory clearance.

Olympics Fund – Of the £180k fund for 2010-12, £81k has been allocated to projects covering – sports participation; citizenship; learning; cultural development; tourism and promoting elite athletics

Work and Skills Plan and a new Local Economic Assessment, the Reduction in ABG Action Plan and Evaluation of Regeneration Strategy and Programmes – By November 2010 the HSP Enterprise Group will have decided on “indicative cut rates” for its Area Based Grant in expectation of the Government Comprehensive

Spending Review. And by March/April 2011 Group will have developed a new Action Plan in the light of evidence and funding.

Local Enterprise Partnership – A bid was made in September for the North London Strategic Alliance to become a LEP and be able to apply for a contribution from a new £1bn fund being set up by the Coalition.

Employment and Skills 2010-11

Haringey Guarantee – In 2009-10 the target of 218 people supported into jobs was missed by 20. 2010-11 Target is to support 220 into work. At Q1 - 82 achieved

Scrutiny Panel into Haringey Guarantee – this will report in 2010-11

Families into Work – Target is to engage 100 long term unemployed North Tottenham families over 2 years (2009-11) in some form of work, training or work placements. At Q1 – 94 engaged; 16 people in work; 14 on skill courses and 8 in work placements.

School Gates Project – January 2010 saw the Launch of this Child Poverty Unit sponsored scheme (£117k) to engage unemployed parents into training and work through schools.

Future Jobs Fund – In January 2010 the Borough won £1.4m to support the creation of 221 new (6 month minimum) new jobs. The jobs must be created in 2010-11. 150 have so far been created across HSP partners and contractors.

Apprenticeships – Delivery Steering Group established in 2009-10 when 62 apprenticeships created from LSP partners. Target for 2010-11 is 60-70 and good progress is being made.

Build Up – 2010-11 will see a second project run by the Planning and Regeneration Service to give unemployed planners, architects and development professional voluntary projects to keep them in touch with the world of work. 10 in 2009-10 and 17 in 2010-11.

North London Pledge – The Pledge covers Haringey, Enfield and Waltham Forest and is an extension of the Haringey Guarantee and involves both job ready and training support and job brokerage. Haringey is the coordinator. Pledge 1 covered 2008-10 and was allocated £1.5m. All targets met. Pledge 2 covers 2010-12 and has been allocated £2m for 1200 registrations; 600 job starts and 400 sustained jobs (26 weeks/16hrs) across all 3 Boroughs. The London Development Agency have also given Haringey an extra £200k to run the service in Barnet (40 sustained jobs).

Business and Enterprise 2010-11

Town Centre Management - Over 2009-10, five **town centre business partnerships** have met and developed a range of local improvements including a

loyalty parking scheme, xmas events, local newsletters, loyalty shopping projects, local festivals and shop safely programmes. These happened across Wood Green, Green Lanes, Crouch End, Muswell Hill, Tottenham High Road/West Green. In 2010-11 the partnerships have been offered £4k each to continue to develop there programmes and become self sustaining.

Business Networking and Support – the business town centre partnerships will be encouraged to be self sustaining. North London Business will reduce its operations and consider a merger with North London Strategic Alliance. The Haringey Business Board will continue to meet and review systems for business networking and support.

Creative Industries – the annual Wood Green Film Festival is being considered for cost savings

Scrutiny Panel into Small Business Advice/Support – a June Cabinet report set out the panel's views and the Council responded.

Local Business Procurement Development – a new more supportive action plan is being rolled out in 2010-12 covering the Council's spending and a better guide to those of the HSP Partners.

Section 3 – PLACE: Major Sites, Area Planning, Development Management and Building Control – Work Programme 2010-11

Wood Green, Heartlands, Bounds Green, Hornsey, Crouch End and Muswell Hill

- **Coronation Sidings, Clarendon Square and Heartlands North:** the Council persuaded the SoS to withdraw Permitted Development rights from a train shed proposal by Network Rail. This will now be the subject of a full planning application in Oct-Dec 2010. This will enable a balanced decision to be made not only on that scheme but also on the outline application for mixed use, public square and open space and 1000 homes on the Clarendon Road Heartlands scheme. The Clarendon Square scheme should go to Planning Cttee in 2010-11 after a further round of public consultation. Review the need for an improvement and development plan for Heartlands North to maintain employment, theatre school and improved access to Alexandra Palace.
- **Heartlands Secondary School;** On site and open in 2010
- **Hornsey Depot:** Planning application for 190 homes and supermarket, business space and a contribution to the conservation area at the end of 2010-11
- **Hornsey Town Hall:** Planning permission granted for renovation, 104 homes and new community and cultural uses in July 2010
- **Alexandra Palace:** 2010-11 development of Palace and grounds improvement plan
- **Bounds Green – Myddleton Rd Improvement Plan 2009-11:** Street and building Improvements. £100-300k LBH matched with English Heritage Funds
- **Crouch End and Hornsey Conservation Area Appraisals:** public consultation and publish draft/final appraisals in 2010-11
- **Pinkham Way:** planning application for a waste management site, environmental education centre and open space improvements

Tottenham High Rd, Lordship Lane and Seven Sisters

- **Tottenham Hotspur FC:** The club has submitted a revised full planning application for 56,000 seat stadium, heritage public square and podium public space, hotel, museum, café, offices, supermarket, 200 homes and the retention and re use of more listed buildings and conservation area properties. A s106 agreement is being negotiated. It is hoped the proposal will go to Planning Cttee in Sept 2010.

- **Tottenham High Road:** 15 properties are now in a new 2 year Heritage Improvement Programme comprising £900k with 50% of this coming from English Heritage. During 2009, 810 High Road - a Grade II star Georgian house - was externally renovated with support from English Heritage, local conservation and preservation groups and the Planning Service. Review of development site opportunities and review of the options to create a new park in Bruce Grove.
- **Lordship Recreation Ground and Broadwater Farm:** Planning permission granted for open space improvements, an environmental centre and a new Primary School
- **Wards Corner:** Judicial Review lost by LBH and planning permission quashed. Reconsideration of the planning application in 2010-11. Subject to updated EQIA and public consultation.
- **Tottenham Green :** Review of the Green and surrounding land holdings and the creation of an improvement plan to enhance the Green and review surrounding development opportunities and pedestrian improvements. Public consultation in 2010-12.
- **Lawrence Rd:** Planning application for 383 homes and business and commercial space on hold with owner in administration. Review of site options with Administrator and Homes and Communities Agency.
- **St Anne's:** Review future of site with Mental Health Trust, PCT and NHS London in Oct – Dec 2010. Public Consultation in 2010-12.
- **The Bridge New Deal for Communities and Bridge Trust:** In 2010-11 the NDC Board and 10 year Programme will come to an end and the new Bridge Trust will be set up and begin working.

Tottenham Hale and the Lee Valley:

- Consultation was carried out on redesigning the **Tottenham Gyrotory** and on options for the **Greater Ashley Road Master Plan**. Reports will go to Cabinet in 2010.
- **GLS Site Hale Village:** The Council also helped the Homes and Community Agency invest in the Hale Village scheme at Tottenham Hale to ensure proper development continues on that site, despite the recession. A report on a revised S106 Agreement will go back to Planning Cttee in Oct – Dec 2010
- **Hale Wharf:** Planning Application at the end of 2010-11
- **Hale Interchange:** Improvements 2013 -2026

- **Marsh Lane** – Planning Application for a new waste management facility in 2010-11 and a funding bid to EU Jessica Programme for resources to support the site's redevelopment

New “area planning” resources/investment bids:

- **Tottenham** - Tottenham Hale (£100k Greater Ashley Road and Green Bridge Feasibility); Tottenham Corridor (£30k from the Mayor's Great Spaces Fund and £20k from the London Development Agency); Tottenham Green (£60k from the LDA and private sector partners)
- **Homes and Communities Agency** – Haringey Investment Plan for Homes to be agreed and funding for 2011-14 to be considered in November 2010
- **External Funding Bids** for Tottenham Development and Design Manager (£50k - LDA); Marsh Lane and Upper Lee Valley Environmental Technology project + EU Jessica Fund (£1-3m GLA/EU); Haringey Heartlands East/North and Alexandra palace (£50k - LDA); Alexandra Palace Feasibility for an Improvement Plan £50k EH
- **Growth Area Fund and Community Infrastructure Fund** - £6m and £4m respectively were received. An action plan for the spending of these funds on community infrastructure projects in Tottenham Hale and Lee Valley to support growth of homes - is being revised in the light of budget pressures and new CLG requirements

Development Management and Building Control

- Applications and Fees have reduced during the recession
- Both services process applications within Government Guidelines
- Both services are now running “service customer feedback” surveys
- 2 Agents Forums per year when applicants feed back comments and the two services provide procedure, policy and legislation updates
- Building Control provides the Council's Dangerous Structures protection service and Sports Grounds Safety Service
- Development Management services Planning Cttee, Development Management Public Forums and liaises with the Conservation Area Advisory Cttees and the Design Forums
- Development Management has improved its planning appeal “win rates “ over the last 2 years