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| Briefing for: | Housing & Regeneration Scrutiny Committee |
| Title: | Employment Land supply and strategy |
| Lead Officer: | Dan Hawthorn, Assistant Director for Regeneration |
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Summary

- 1.1 The London Plan gives Haringey one of the highest proportionate employment growth targets in London (22,000 by 2030) although - as our planners have told the GLA - we consider this target unrealistic. Haringey's emerging employment land study suggests a "need" for up to 35 Hectares of employment land (on top of safeguarding existing land) to achieve the London Plan target.
- 1.2 Of course, in identifying this land, we are balancing the need for employment land with the need for housing. However, it is simplistic to see it as one over the other and the challenge for the Council's Planners and Economic Development Team is to establish in the same timeframe a clear, evidence backed, strategy for economic growth and a planning policy framework that will ensure the land supply to deliver growth in both areas.
- 1.3 This briefing sets out the purpose of the Employment Land Study as part of the evidence base to inform our land use policies and investment decisions. The briefing also sets out, from paras 6.1 onwards, the regeneration programmes that will support business growth and the provision of business space guided by the Employment Land Study.

2014 Employment Land Study

- 2.1 Atkins is currently preparing an update of Haringey's Employment Land Study (ELS). The ELS is an audit of current sites and an assessment of emergent trends, rather than providing a strategy. That is a matter for the Council to interpret through its Local Plan and Economic Development and Growth Strategy.

Table of industrial use class types

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| B1 Business | B1a Offices (other than those that fall within A2) B1b Research and Development B1c Light Industry |
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| B2 General Industry | Use for industrial process other than one falling within class B1. |
| B8 Storage and Distribution | Storage, including open air storage e.g. Warehouses |

- 2.2 Nationally, manufacturing is expected to continue to decline and Haringey is not considered to be the right location for significant warehousing / logistics growth as there is little suitable land available for these uses. Furthermore, significant levels of B8 development are not likely to be financially viable in the Borough.
- 2.3 Employment growth is likely to come primarily from small and medium sized B1 businesses, the creative sector and retail and leisure opportunities unlocked by the Borough's regeneration plans. The implications for Haringey's employment land policies are that the Council should safeguard good quality B1 sites where possible, encourage the intensification of employment uses and mixed-use developments where appropriate, and release surplus and low-quality B2 and B8 sites to help meet its housing and regeneration objectives. This reorientation of employment uses which generates greater job density aligns and accords with both Peter Brett's 2014 Economic Growth Assessment and through the promotion of SME's and emerging knowledge based industries *and* creative businesses requiring better workspace provision the Council's training and skills agenda.
- 2.4 A detailed analysis of the supply and demand for employment land and premises in Haringey, future employment growth projections and site-specific recommendations will be provided in the final ELS.
- 2.5 Broadly the assumptions include a move away from generic industrial uses (B2) to more office, light-industry/studio space and of course, additional retail capacity (B1a, B1c and A uses). These assumptions are consistent with the Experian forecasts emerging from the ELS and require a strategic framework (as exists in Tottenham) to underpin them. This is emerging in a) the Growth Strategy and b) the Wood Green Investment Framework.

The Economic Development and Growth Strategy

- 3.1 The Council's emerging Economic Development and Growth Strategy will seek to locate Haringey in the London economy, recognising and seeking to build on the opportunities which exist from our proximity to central London and growing tech and design clusters to the immediate south in Hackney and Islington. Making the most of this opportunity will include both attracting businesses to Haringey and ensuring that our residents are able to access employment in other areas. The draft Growth Strategy will report to Cabinet in January 2015.

The Wood Green Investment Framework and major sites

- 4.1 The work done in developing the Tottenham SRF has greatly determined land use requirements; however this work is only just beginning in Wood Green. The previous strategic objectives of 1,500 jobs and 1,700 homes in the 2008 SPD, relate primarily to Haringey Heartlands and pre-recession economic analysis. It is very likely that the economic opportunity is considerably different and these targets will change. The Investment Framework proposition will be presented to Cabinet in October 2014; the Framework itself will be commissioned in 2015.

Future investment

Diversifying the Affordable Workspace Market

- 5.1 The ELS and the Economic Development and Growth Strategy focus on a future for the borough that promotes employment land uses that will increase the density of employment. To achieve this we need to diversify the types of property management in the borough. We propose to engage affordable workspace providers, active in the London market, to link them with the significant regeneration and investment activity taking place across the borough.
- 5.2 In the last 12 months regeneration officers at the Council and our regeneration partners in the GLA have been contacted by a number of operators and investors interested in developing workspace in the borough. The level of contact does show that there is a strong appetite for investment and this is underlined by consistent feedback in discussions.
- Tottenham is an attractive and affordable proposition for people (operators and tenants) being priced out of workspace locations in Hackney and the City
 - The urban character and property stock is compatible with space requirements and aspirations that many creative operators are looking for
 - Many operators deliver social regeneration impacts through their facilities and this can complement the regeneration programme in Tottenham
 - To secure economic outcomes for local residents and businesses, public sector investment (be it any resource; time, assets, capital) is necessary

Housing Zone

- 6.1 The Housing Zone in South Tottenham is a multi-million pound investment platform to stimulate the growth of Tottenham Hale as a new housing and employment centre with 5,000 new homes and 4,000 new jobs. Whilst principally the fund is to support housing delivery, it must do so in the context of developing a sustainable community including a mixed economy and a new District Centre. The Council and the GLA will ensure that SME workspace is given maximum consideration in the master planning of large regeneration sites.

NHB Growth Fund

- 7.1 The New Homes Bonus (NHB) is a reward grant paid to local authorities based on the number of new homes built each year. For 2015/16, CLG have determined that 28% of that reward grant be ringfenced for economic development activity as a Growth Fund. In London this must be co-ordinated with the GLA and the London Enterprise Panel. We anticipate approximately £1.7m Growth Fund in Haringey of which approximately £1m will be allocated to delivering new affordable workspace. Further details on schemes will be available in the New Year, when the funding amounts are confirmed.

Opportunity Investment Fund

- 8.1 The Opportunity Investment Fund (OIF) is a joint £3.675m fund (joint between the GLA and LBH) to pump-prime new affordable workspace and improving employment sites. This PID sets out the work to establish mechanisms and processes to operate the fund. It is part of the £41m funding package for the Tottenham Regeneration Programme. The OIF is intended to be a revolving fund, so will operate primarily as a provider of loan funding, with interest and repayments providing capital for an ongoing investment programme.