

APPENDIX 2: PROGRAMME OPTIONS ANALYSIS

This appendix sets out an alternate delivery approach for the HDV Wood Green Business Plan.

1.1 Business Plan Programme

The HDV Wood Green Business Plan assumes a six-year build programme for the completion of the three Wood Green sites. This is predicated on the completion of the new Council facilities by Q2 2021 (to facilitate vacant possession of the Station Road Offices site), and the concurrent delivery of the three main sites.

The current draft of the Wood Green “Preferred Option” AAP states that adequate re-provision for space for the community use should be provided prior to redevelopment and the HDV will work within the planning policy framework and the policies therein. The programme will be reviewed in the next stage to ensure that a new location for the community facilities on the Library site can be identified and a deliverable relocation strategy agreed prior to the redevelopment of this site.

The HDV is exploring ways in which it could assist the Council in delivering its new Council facilities, however these sites are not included in the Category 1 sites. (please refer to the appendix, New Council facilities for further detail).

The baseline programme assumes delivery of the New Council facilities in Phase 1 in order to unlock the Station Road Offices site and the Wood Green Library Site. Should vacant possession of the existing Station Road Offices site be delayed, this will have commercial and programme implications on the Wood Green Library site, Station Road Offices site and Northumberland Park Phase 1 based on the current phasing assumptions.

Indicative Programme:

[REDACTED MATERIAL]

Analysis:

Pros	Cons
<ul style="list-style-type: none">• Earlier delivery• Earlier to market• The HDV will receive returns earlier	<ul style="list-style-type: none">• Town centre congestion from construction logistics• Multiple contractors• Requirement for interim Library, Customer Services Centre, HALS and HEST for two years• Less time for a deliverable relocation strategy to be agreed for the community facilities on the Library site.

1.2 Alternate Phasing

The HDV has identified two alternate phasing options that would extend the Wood Green regeneration period in order to mitigate levels of concurrent HDV construction activities.

1.2.1 Option 1 - (September 2017- March 2024) Wood Green Library One year delay

This option would extend the regeneration of the Wood Green Library site out by an additional extra year.

Alternate Programme Option 1:

[REDACTED MATERIAL]

Analysis:

Pros	Cons
<ul style="list-style-type: none">• Less disruption to Wood Green Town Centre from construction logistics• Improved sales absorption	<ul style="list-style-type: none">• Delay of delivery of Wood Green Library site by one year.• [REDACTED MATERIAL]• Requirement for interim Library, Customer Services Centre, HALS and HEST for one year• Less time for a deliverable relocation strategy to be agreed for the community facilities on the existing Library site.

1.2.2 Option 2 (September 2017- May 2027) Wood Green Library completed following Station Road Offices site.

This option would extend the regeneration out over a 10-year delivery period (additional four years to the indicative programme)

Alternate Programme Option 2 :

[REDACTED MATERIAL]

Analysis:

Pros	Cons
<ul style="list-style-type: none">• Significantly less disruption to Wood Green Town Centre from construction logistics• Significantly improved sales absorption• No interim strategy required• More time for a deliverable relocation strategy to be agreed for the community facilities on the existing Library site.	<ul style="list-style-type: none">• Significantly slower momentum of delivery• Base construction cost increase potential• [REDACTED MATERIAL]



The Council has expressed the desire to stagger the programmes to give more time to find an acceptable relocation solution for the community uses on the Library site and to avoid construction logistics problems. The HDV will further investigate this in the next stage alongside detailed design that will consider the revised draft AAP site boundaries on formation of the HDV.

1.2.3 Financial Impacts on Programme Options (Project Metrics for all Category 1 properties)

[REDACTED MATERIAL]

Option 1 considers commencing the Wood Green Library site a year later than the base programme, however the end date being in line with the base programme, completing all development by March 2024.

This delay increases the equity requirement of LBH and also decreases the overall HDV project IRR.

Option 2 considers changing the phasing of the Wood Green Library and Station Road Offices, this has been considered to give more time to find an acceptable relocation solution for the community uses on the Library site and to reduce the dispersion of construction along the High Street. By delivering the Civic Centre and the Station Road Offices Site in the first phase, this will concentrate the construction logistics delivering one bookend of the highroad first, then delivering Wood Green Library as Phase 4.

[REDACTED MATERIAL]

NB: This assumption considers Wood Green in isolation, and further work will need to be completed in the next stage with consideration to the entire HDV Masterplan, in particular the rehousing strategy.