

Haringey Development Vehicle

Cranwood

Executive Summary

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Haringey
LONDON

lendlease



EXECUTIVE SUMMARY

Cranwood is the HDV's first proposed development and opportunity to deliver on the Council's ambitions to create sustainable, balanced communities and this Business Plan outlines how the HDV can deliver the Council's ambitions to transform this location. The proposal will revitalise a prime Muswell Hill location, and deliver an enhanced level of affordable housing. In addition to contributing to the Council's housing supply targets, Cranwood will offer a rehousing opportunity (sometimes referred to as decanting) to help facilitate momentum of delivery at Northumberland Park. This would increase the proportion of low cost affordable rented in the west of the borough, and contribute to Haringey's target of providing 1,502 new homes per year. However, nothing in this Business Plan should be read as suggesting, far less imposing, any obligation on the Council in respect of any proposed redevelopment of Cranwood.

MEETING THE COUNCIL'S OBJECTIVES

This Business Plan responds directly to the Council's objectives:

Council Objective	Business Plan Features	Key Benefits
New and improved housing, enhancing the use of the Council's property portfolio.	Delivery of 92 homes by early 2020, just over three years after the HDV is formed.	Low-risk and quality solution, with an experienced partner, ensuring early wins for the HDV.
Exceptional standards in sustainability including the target of being a zero-carbon borough by 2050.	Exceeds the GLA's policy requirement (35% improvement on Part L of the Building Code) to deliver zero carbon homes on site.	Setting a benchmark for the HDV's pipeline and supporting the Council's 40:20 sustainability objectives.
Improved social and physical infrastructure, and public realm.	Community gardens, wayfinding and green infrastructure connect communities with their local environment.	Promoting healthy living and social interaction between residents with clear wayfinding and a sense of place.
Estate renewal and a more balanced distribution of tenures.	High-quality affordable housing in a cohesive, tenure-blind environment which responds to the local context. This Business Plan assumes a level of 50% affordable housing which is over and above current policy requirements.	Increasing low cost affordable rented housing in Muswell Hill, creating mixed, balanced communities and activating the streetscape so that it is more vibrant and safe.

The Council has not taken any decisions on whether Cranwood (or any part of it) will be redeveloped by the HDV; the legal position is governed by the Development Framework Agreement, and nothing in this Business Plan seeks to suggest to the contrary.

DELIVERING HIGH-QUALITY, TRANSFORMATIONAL PLACES

Vision

To create high-quality, mixed tenure homes that revitalise the streetscape and enhance local connectivity. Cranwood will set a benchmark of the quality of new homes that will be delivered by the HDV, and aspires to be one of the first zero carbon projects of its size and scale in London.

As part of the HDV bid process, an indicative masterplan has been developed for Cranwood that is intended to meet the needs of the local community, existing residents and future occupiers. The Bid process has not allowed for any stakeholder design engagement to date. However, on formation of the HDV, the indicative masterplan will be tested, adapted and developed, through engagement with local stakeholders to create the best possible regeneration solution for the Council, local people and other stakeholders.

The indicative masterplan delivers 92 high-quality homes in a tenure-blind scheme which will create a new inclusive, sustainable community, reflect the site's local heritage and character and promotes strong landscaped connections between the site and its immediate surroundings. It enhances permeability around the site, improving existing walk/cycle paths and linking Grand Avenue to Highgate Woods and the Parkland Walk.

SOCIAL AND ECONOMIC BENEFITS

This proposal delivers more than just bricks and mortar. It supports delivery of the HDV's objectives and social and economic impact themes, responding to the Council's commitment to improve the health and wellbeing of local people by:

1. **Better Prospects:** Creating better prospects for local people by upskilling through training at the HDV Skills and Employment Hub and apprenticeship schemes, employing up to thirty local people in construction and related industries.
2. **Healthy lives:** Encouraging healthy minds and bodies through facilitated workshops with school children and residents to make best use of the Grow Gardens to produce fresh fruit and vegetables. Provision of free bicycles and cycle proficiency training for residents. Trained mental health first aiders and support for vulnerable residents;
3. **Community Pride:** Supporting community pride with tenure-blind buildings to Design for Dignity standards, and the creation of a culture of participation and integration through the design process and quality environments created;
4. **Clean and Safe:** Ensuring that Cranwood is Secure by Design compliant, and that new and existing public and communal spaces remain clean and safe with robust estate management policies and enhanced pedestrian and cycle connections to the Parkland Walk.

These outcomes are signposted against the four impact themes throughout the business plan using the following icons:



DESIGNING A SUSTAINABLE SOLUTION

HDV will provide high-quality, energy-efficient homes in safe neighbourhoods. In collaboration with local residents and wider stakeholders, and set a benchmark for sustainable design. The Cranwood masterplan will deliver innovative solutions that add value and provide a lasting, sustainable legacy. The scheme will be carbon neutral to support the Council's goal of reducing both carbon emissions and costs to residents, providing an early and visible commitment to the Council's wider carbon strategy.

ACCELERATED DELIVERY

As the HDV's first proposed housing project, we will accelerate delivery of Cranwood, targeting practical completion in just over three years from the Joint Venture (JV) agreement being executed. This single-phase programme will achieve early wins by providing affordable housing and supporting the accelerated programme of Northumberland Park, as detailed in the Northumberland Park Business Plan. It will also set the standard for the HDV and establish the reputation of the partnership.

ESTABLISHING A COMMUNITY-FOCUSED APPROACH TO DESIGN

Extensive early engagement and consultation with partners, stakeholders, residents and local community groups will demonstrate the HDV's approach to design and place making as a collaborative process. By adopting a 'listen first' methodology, the dedicated on-site team will work closely with the Council, local residents and the community so that decisions and project outcomes are shaped by what they want, and continue to meet people's needs for many years to come. On formation of the HDV the design that has been prepared for the bid process will be thoroughly tested and developed through engagement with local stakeholders.

DEDICATED TEAM FROM DAY ONE

The project will be delivered within the robust risk management and governance structures set out in the HDV Strategic Business Plan. A dedicated development manager will be responsible for the Cranwood development, with the support of the wider HDV organisation and the ability to draw on Lendlease's wider experience.