



Wood Green

Three Year Delivery Plan

Appendix 2 – Cabinet January 2018

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Document Structure

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1. Introduction

The Strategic Regeneration Framework sets the strategic direction for the regeneration of Wood Green, providing a vision and set of objectives which brings together the council, residents, businesses and partners in a shared goal for the future of Wood Green.

Haringey has developed a Development Infrastructure and Investment Funding Study which will set out projects and priorities for the short, medium and long term.

Haringey will influence delivery by proactively intervening in the market and by providing confident place leadership. Priorities for the programme will be set out in a Delivery Plan, to be updated on an annual basis.

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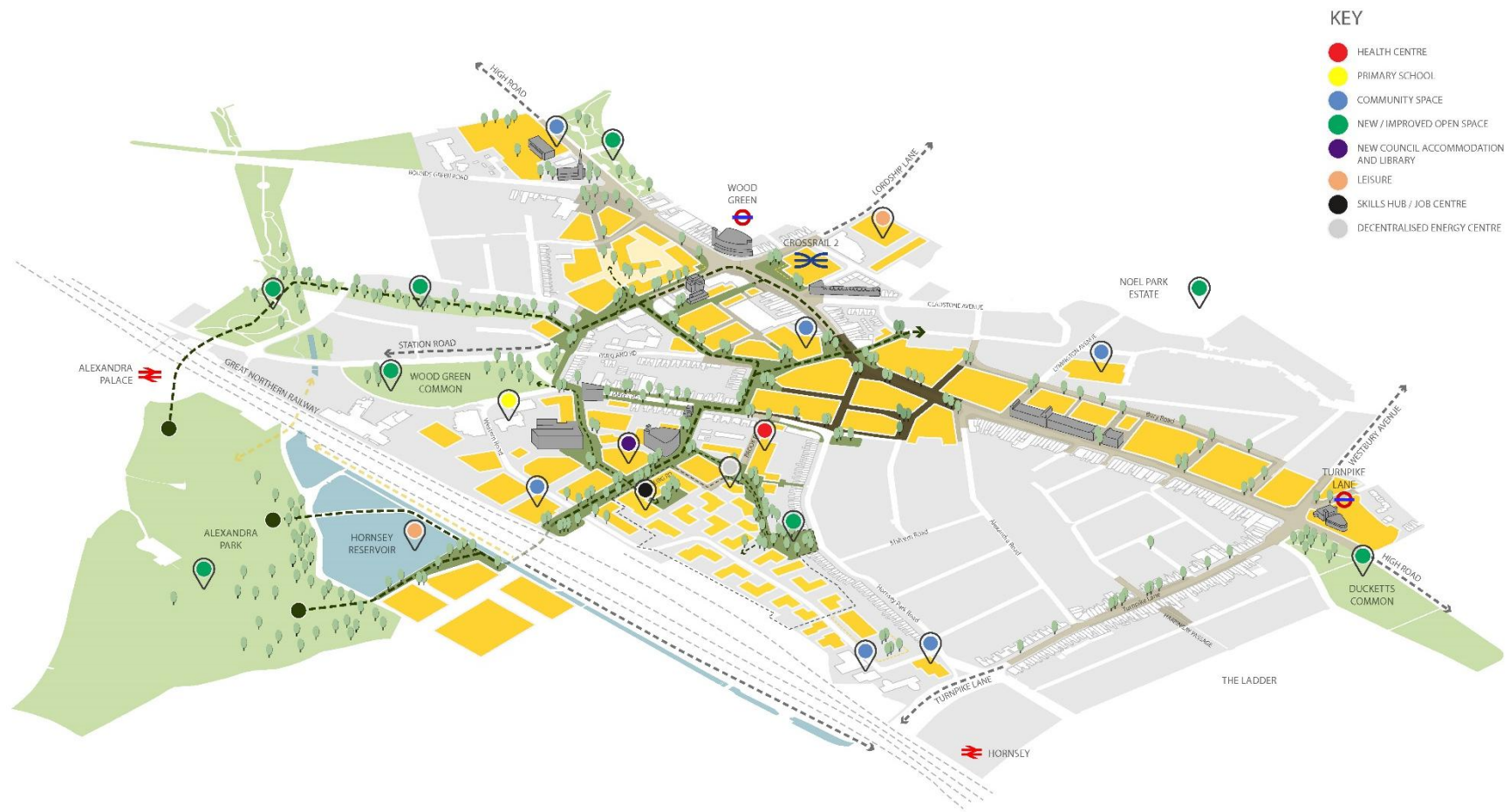


Image showing the social and community infrastructure and investment projects currently proposed for Wood Green

2. Achievement to Date

<p>Sep 2014</p> <ul style="list-style-type: none"> £4.2m Wood Green Town centre Improvement Programme commenced <p>March 2015</p> <ul style="list-style-type: none"> £18.8m Heritage Lottery Funding secured for Alexandra Palace East Wing restoration project <p>May 2015</p> <ul style="list-style-type: none"> £300k High Street Funding approved for Station Road Revival Project <p>June 2015</p> <ul style="list-style-type: none"> Wood Green's Future consultation launched <p>September 2015</p> <ul style="list-style-type: none"> Wood Green Business Forum established <p>December 2015</p> <ul style="list-style-type: none"> Small Business Saturday town centre event 	<p>January 2016</p> <ul style="list-style-type: none"> Works start on Alexandra Palace East Wing restoration project, total value £26.7m <p>February 2016</p> <ul style="list-style-type: none"> Wood Green's Future Issues and Options Report consultation launched <p>May 2016</p> <ul style="list-style-type: none"> The Green Rooms Hotel opens <p>July 2016</p> <ul style="list-style-type: none"> Love Wood Green Shop Wood Green town centre event <p>September 2016</p> <ul style="list-style-type: none"> Chocolate Factory 3 opens for Collage Arts artists on top floors of 40 Cumberland Road £280k London Regeneration Funding approved for Wood Green Works at 40 Cumberland Road Pret a Manger opens in Wood Green 	<p>October 2016</p> <ul style="list-style-type: none"> Wood Green BID Steering Group launch campaign to start a Business Improvement District (BID). <p>December 2016</p> <ul style="list-style-type: none"> Myddleton Road Wins Best High Street Award Small Business Saturday town centre event <p>March 2017</p> <ul style="list-style-type: none"> AAP Preferred Option consultation from February to April 2017 <p>June 2017</p> <ul style="list-style-type: none"> Blue House Yard Opens, XX tenants, YY jobs <p>July 2017</p> <ul style="list-style-type: none"> Wood Green Works workspace operator contract awarded to NWES <p>October 2017</p> <ul style="list-style-type: none"> Shine Cafe crowdfunding campaign raises £30k for Turnpike Lane project Five Guys opens in Wood Green
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3. Vision and Objectives

Wood Green will be north London’s most prosperous and liveable town centre. It will combine outstanding places for people to shop, socialise and create, with a wide range of businesses. It will be a focus for opportunity and growth, a productive economic capital for Haringey where people can come together, exchange ideas and create new services and products.

Opportunities on your Doorstep	Sustainable Urban Living	Revitalise the Town Centre
Build a bigger Metropolitan Town Centre with more employment space, delivering 4,000 new jobs	Deliver 6,400 new homes for existing and new residents to rent and buy in high quality, characterful neighbourhoods	Secure investment in a well-connected, destination which draws people from Haringey and beyond
Maximise opportunities for local residents through education, training, skills and employment	Invest in social and community infrastructure, including parks and a new library	Celebrate, protect and build on Wood Green’s diversity and heritage
Support a business destination with the infrastructure in place for existing businesses to grow and to attract new businesses	Design a healthy and accessible town centre with welcoming spaces where people enjoy spending time	Make Wood Green a destination of choice, with a strong cultural offer both day and night

4. Delivery Plan Priorities

Opportunities on your Doorstep: Build a bigger Metropolitan Town Centre with more employment space, delivering 4,000 new jobs			
Project	Description	Partners	Outputs
Economy and Employment Space Study	Research setting out supply and demand for employment space in Wood Green including Grade A conventional office; grow-on/move on space; and SME Managed workspace/ co-working	Businesses Social Enterprises Local collages/6 th Forms Local arts orgs/CCIs	<ul style="list-style-type: none"> • Economy and Employment Space Study • Business Map and Directory • Employment Space Typology Book
Securing employment space in new development	Work closely with landowners and developers to ensure site schemes have adequate provision of employment space.	Landowners Developers	<ul style="list-style-type: none"> • Commercial space to be secured in sites brought forward for development.
Chocolate Factory/ Coburg Road Framework	To secure workshop space for new creative industries alongside the retention of some of the existing established businesses.	Businesses Landowners GLA	<ul style="list-style-type: none"> • Urban Design Framework co-produced with existing landowners and businesses
Business Relocation Strategy	Engage and build relationships with Wood Green's strategically important and high growth companies - to support their business retention and expansion	BID/ Business Forum London and Partners GLA	<ul style="list-style-type: none"> • Networking events • Signposting • Businesses safeguarded TBA • Businesses moving to bigger office TBA
Wood Green Town Centre Masterplan	To significantly grow the town centre by redeveloping the Mall and adjacent sites with a better choice of retail and leisure and strong anchor tenants to make Wood Green a retail and leisure destination	Capital and Regional Metropolitan Housing Businesses Market Traders Residents	<ul style="list-style-type: none"> • Homes TBA • Employment space TBA • Businesses safeguarded TBA • New Town Square

Opportunities on your Doorstep: Maximise opportunities for local residents through education, training, skills and employment

Project	Description	Partners	Outputs
An employment and skills strategy	Develop programmes to equip local job seekers with the skills and confidence to find work and access job opportunities across London	HEST HALS GLA Developers	<ul style="list-style-type: none"> • Wood Green Skills Hub • Increased job entries • Increase in sustained employment • Adults improve skills by at least one NVQ level • Reduction in unknown post 16 destinations • Increase in residents qualified to Levels 3 and 4 • Number of students accessing careers advice
Education and learning infrastructure	Work with existing and new schools and institutions to ensure space is available for delivery of high- quality provision from ages age 0-25 in line with increasing population of Wood Green.	DfE/ Education Funding Agency Head teachers and governors	<ul style="list-style-type: none"> • Engagement and participation programme for schools • New resources secured for schools • Wider use of school buildings to improve the offer to local residents
Securing Social Value	Ensure that firms that win major contracts to construct new buildings or deliver contracts and services in Wood Green create training and job opportunities for residents	Businesses Landowners Schools Voluntary/ third sector	<ul style="list-style-type: none"> • Apprenticeships for residents TBA • Work experience for residents TBA • Career talks in local schools TBA • Volunteer days TBA
Wood Green Charter	Create partnerships with successful businesses to provide apprenticeship, work experience and vocational opportunities for local young people, increasing their ability to compete in the wider labour market	Businesses Landowners Schools Voluntary/ third sector	<ul style="list-style-type: none"> • Consider extension of Tottenham Charter • Apprenticeships for residents TBA • Work experience for residents TBA • Career talks in local schools TBA
Construction jobs and apprenticeships	Work with partners and developers to establish a resource to train local people for employment opportunities which arise from developments.	HALS HEST Developers GLA	<ul style="list-style-type: none"> • Lever funding for skills and training through s106 • Secure site • Training and skills courses/ programme

Opportunities on your Doorstep: Support a business destination with the infrastructure in place for existing businesses to grow and to attract new businesses

Project	Description	Partners	Outputs
BID Project – Stronger Business Community	Stronger Business Community (joint procurement, events, lobby, leadership) Subject to “yes” vote for BID in March 2018	BID/ Business Forum TfL GLA Business Alliance	<ul style="list-style-type: none"> • On street warden scheme • Crime information sharing app and website • Plants and flowers in Wood Green and Turnpike Lane stations • Competitions for shopfront improvements • #LoveWoodGreen PR Campaign
Business Support Package	Support start-ups and local business growth through training programmes, capital improvement grants and fiscal incentives	BID/ Business Forum London and Partners GLA	<ul style="list-style-type: none"> • Networking events TBA • Signposting • 4 Training events • Grants/ fiscal incentives TBA
Wood Green Works	Co working hub and managed workspace at 40 Cumberland Road providing affordable workspace, business support and training	GLA NWES Collage Arts	<ul style="list-style-type: none"> • Training/ capacity building events • 10 jobs created • 40 Cumberland Road frontage improved • 60 businesses supported, • 4 cultural or other public events held • Increase in footfall by 500 people per week • 2890sqm of commercial workspace created, improved or secured.
High-speed Broadband	Secure investment to deliver a modern and future proof high-speed broadband infrastructure to help generate growth, new tech and creative businesses and jobs and improve internet access to public buildings and spaces	Service providers	<ul style="list-style-type: none"> • Outcome of 6.5M bid to DCMS to implement ultra-fast broadband scheme within Haringey. • Secured investment for high-speed broadband to be promoted to attract Grade A office space use.
Inward Investment Strategy	Develop an Inward Investment Strategy . Work with partners to follow- up inward investment enquiries and leads and to promote Haringey’s offer	BID/ Business Forum London and Partners GLA	<ul style="list-style-type: none"> • Inward Investment Strategy • Wood Green events/ visits/ tours • Attendance at industry facing events

Sustainable Urban Living: Deliver 6,400 new homes for existing and new residents to rent and buy in high quality, characterful neighbourhoods			
Project	Description	Partners	Outputs
Resident engagement in place-shaping	Provide opportunities for residents and businesses to give their views, tell their stories and design the neighbourhoods and town centre, and shape the services and policies	Residents Businesses Schools Voluntary/ third sector	<ul style="list-style-type: none"> • Community Engagement and Participation events • Participatory Appraisal and Evaluation • Plan in place for involving hard to reach groups and children/ young people • Design training for local people
Wood Green Area Action Plan (AAP)	Planning Policy setting out spatial policies for Wood Green	Residents Businesses Landowners Statutory Partners	<ul style="list-style-type: none"> • AAP Reg 18 Consultation Draft AAP • Examination in Public • Adoption
Wood Green Design Guide	Architectural and public realm design guide for Wood Green to implement Streetscape Design Guide issues of 'accessibility for all' and 'places for people'.	Landowners Business Forum/ BID Residents	<ul style="list-style-type: none"> • Wood Green Design Guide • Community Engagement and Participation • Evidence base for Area Action Plan (AAP) or Supplementary Planning Guidance (SPG)
New Homes	Work closely with landowners to bring forward sites for mixed use including housing	Landowners	<ul style="list-style-type: none"> • 500 units by the end of the Year 3 • Lever in Housing Grant to unlock more affordable homes
Work with Existing Housing Association Tenants	Communication and engagement with Sky City and Page High tenants as schemes come forward	Tenants Sanctuary Metropolitan HG	<ul style="list-style-type: none"> • Community Engagement and Participation • The Estate Renewal Rehousing and Payments Policy (ERRPP) to be extended to housing association tenants living on the Page High and Sky City estates at the point which the scheme to develop the Mall is brought forward.
Supported Housing and Social Day Care	Work with health commissioners to support better mental health outcomes through provision of supported housing, Social Day Care services and the re-provision of the Centre for Mental Health.	NHS CCG Public Health	<ul style="list-style-type: none"> • Re-provision of the Centre for Mental Health • Support the development of Haringey's Health and Wellbeing Strategy 2018-2021 • More residents, children, young people and adults, will have good mental health and wellbeing
Decentralised Energy Network	Secure a site for the Decentralised Energy Centre (DEC) in Wood Green	Landowners	<ul style="list-style-type: none"> • Business case for DEN in Wood Green to be developed and decision from Cabinet. • Secure site for energy centre

Sustainable Urban Living: Invest in social and community infrastructure, including parks and a new library			
Project	Description	Partners	Outputs
Health Centre	Development of health infrastructure including GP surgeries and Neighbourhood Health centres and a dental surgery.	NHS CCG Public Health	<ul style="list-style-type: none"> • Increase primary care access • Single point of access to integrated health and social care services • Better wellbeing and mental health • Increased physical activity levels
New Council Accommodation Building	New civic building comprising replacement Library, Children's Library, Customer Service Centre, Democratic Space/ Council Chamber and back office function	Staff Service Users Residents Businesses	<ul style="list-style-type: none"> • Decision on site and delivery route in early 2018 • Stakeholder Engagement • Design Development Stages
Alexandra Park	Phase One investment in Alexandra Park (Wood Green end) dependent upon securing a new direct route into the Park and outdoor swimming at the Palace Ponds	Alexandra Palace Residents Businesses Friends of Parks	<ul style="list-style-type: none"> • Vision/ Objectives/ Masterplan/ Agreed with Stakeholders • Design Development/ Stages • Delivery
Ducketts Common	Phase One investment in northern end of Ducketts Common to improve amenity, safety and include play space for under 5s.	Residents Businesses Friends of Parks	<ul style="list-style-type: none"> • Vision/ Objectives/ Masterplan/ Agreed with Stakeholders • Design Development/ Stages • Delivery
Wood Green Common and Barratt Gardens	Phase One investment in "open space arc" starting with Wood Green Common and Barratt Gardens	Residents Businesses Friends of Parks	<ul style="list-style-type: none"> • Vision/ Objectives/ Masterplan/ Agreed with Stakeholders • Design Development/ Stages • Delivery
Crescent Gardens	Investment – already being progressed	Residents Businesses Friends of Parks	<ul style="list-style-type: none"> • Stakeholder Engagement • Vision/ Objectives/ Masterplan/ Agreed with Stakeholders • Design Development Stages
New Open Space at Hornsey Park	New open space as part of Clarendon Square scheme Developer led - subject to planning	Residents Developer	<ul style="list-style-type: none"> • Stakeholder Engagement • Vision/ Objectives/ Masterplan/ Agreed with Stakeholders • Design Development Stages
Cycle hub	Cycle repair/ parking/ café in town centre	Haringey CCG	<ul style="list-style-type: none"> • Secure space and funding • Design Development Stages

Sustainable Urban Living: Design a healthy and accessible town centre with welcoming spaces where people will enjoy spending time			
Project	Description	Partners	Outputs
BID Project – Better Experience	Better Experience (wardens, crime prevention, resilience training, improve gateways, lighting and shop fronts, additional cleaning) Subject to “yes” vote for BID in March 2018	BID/ Business Forum TfL GLA Business Alliance	<ul style="list-style-type: none"> • On street warden scheme • Crime information sharing app and website • Plants and flowers in Wood Green and Turnpike Lane stations • Competitions for shopfront improvements • #LoveWoodGreen PR Campaign
Cycling and Walking Strategy	Develop strategies and lever funding for projects which connect communities, work places and high streets through investment in healthy streets , walking and cycle paths to reduce transport emissions	TfL Sustrans Cycle Campaign Group	<ul style="list-style-type: none"> • Wood Green Transport Study • Haringey Transport Strategy • Haringey Walking and Cycle Strategy • Dockless Cycle Hire Scheme
Accessibility Audit	Establish an accessibility steering group to inform and advise the development of the Design Guide and policies	Residents TfL	<ul style="list-style-type: none"> • Set up accessibility steering group • Vision/ Objectives for Design Guide Agreed with Stakeholders • Lobby TfL to improve step free access to Underground Stations
Air Quality Monitoring	Secure funding for installation and maintenance of two Air Quality Monitoring stations	Residents TfL	<ul style="list-style-type: none"> • Two Air Quality Monitoring Stations • Data collection
Penstock Tunnel and Alexandra Park approach	Enhance public realm, wayfinding and placemaking through art. Improvements to the path into Alexandra Park and to the tunnel. Local artists to be commissioned to install art and wayfinding along the route.	Chocolate Factory Artists Alexandra Palace Trust TfL Network Rail	<ul style="list-style-type: none"> • Secure external investment for project • Stakeholder Engagement • Vision/ Objectives/ Masterplan/ Agreed with Stakeholders • Opportunity to commission local artists for art and wayfinding • Design Development Stages
Market Square and Gateway Public Realm	Invest in improved public realm and public spaces linking High Road and Coburg Road providing setting for reprovided covered market	Market Traders Businesses Residents	<ul style="list-style-type: none"> • Stakeholder Engagement • Vision/ Objectives/ Masterplan/ Agreed with Stakeholders • Design Development Stages
Plant Trees	Putting the “wood” back into Wood Green	Residents GLA Friends of Parks	<ul style="list-style-type: none"> • Stakeholder Engagement • Vision/ Objectives/ Masterplan/ Agreed with Stakeholders • Design Development Stages • 200 Trees planted (TBC)

Revitalise the Town Centre: Secure investment in a well-connected destination which draws people from Haringey and beyond			
Project	Description	Partners	Outputs
Crossrail 2	Lobby for the delivery of Crossrail 2 which will provide high frequency route, unlocking economic opportunity and town centre development sites	TfL Department for Transport GLA	<ul style="list-style-type: none"> • Stations could be located in Tottenham Hale, Seven Sisters and Wood Green (or Turnpike Lane and Alexandra Palace)
Piccadilly Line Upgrade	Piccadilly Line upgrades to be in operation by 2023	TfL	<ul style="list-style-type: none"> • Improvements to signalling • Track improvements track • New trains
Underground Station improvements	Lobby Transport for London for improvements to Wood Green Station and Turnpike Lane Station including heritage building investment and step free access	TfL	<ul style="list-style-type: none"> • Increased accessibility • Heritage improvements
Improve Air Quality through Low Emission Bus Zone	As per the Zero50 commission plan, Lobby Transport for London for a low emission bus zone in Wood Green as part of TFL's Low Emission Bus Zone.	TfL BID/Business Forum	<ul style="list-style-type: none"> • Install air quality monitoring systems • Promote the free Air Text service (London wide air quality alert service) • Management agreement with landowners and Business Forum/ BID • Air Quality Action Plan
Neighbourhood of the Future	More electrical vehicle charging points to improve air quality and noise for businesses and residents	TfL Businesses	<ul style="list-style-type: none"> • Electrical charging points/taxi rank installed • 50 electric vehicle trials undertaken • Car club bays electrified • 150 businesses engaged • Solar Charging Canopy installation • 550 residents engaged

Revitalise the Town Centre: Celebrate and build on Wood Green's heritage and diverse communities			
Project	Description	Partners	Outputs
Relocate buildings and services with community use.	Work with Turkish Islamic Community Centre (TICC) to secure alternative premises in Wood Green area	TICC	<ul style="list-style-type: none"> Relocation strategy agreed with each affected organisation. This includes Turkish Islamic Cultural Centre.
Affordable Workspace	Support local artists and artisans in the Chocolate Factory and Coburg Road to secure affordable workspace	Businesses Landowners	<ul style="list-style-type: none"> Meanwhile affordable workspace TBA Permanent affordable workspace TBA Businesses safeguarded TBA
Reprovide covered market	Ensure market traders in the Mall Market Hall continue to have a dedicated, high-footfall space in the regenerated town centre which is covered space.	Landowners Market Traders	<ul style="list-style-type: none"> Small business safeguarded Diversity of Wood Green's offer is safeguarded
Wood Green Library project	Meanwhile project in Library using it for café, gallery, co-working, classes and meeting space.	Residents Businesses	<ul style="list-style-type: none"> 2 vacant units brought back to use in the Library Business support including social enterprise support. Residents to be supported into employment from the disadvantaged labour market.
Partnership and Third Sector Projects	Work with local organisations/ groups and partners to build capacity within the community to enable community led and deliverable sustainable and tangible socio economic change	Social Enterprise Forum Bridge Renewal Trust	<ul style="list-style-type: none"> Networking events Training/ capacity building events Signposting
Turnpike Lane Businesses	Work with local businesses on their ongoing development of shop improvement plan	GLA Turnpike Lane Traders Business Forum	<ul style="list-style-type: none"> Trader Group Established Funding sought for physical improvements

Revitalise the Town Centre: Make Wood Green a destination of choice, with a strong cultural offer both day and night			
Project	Description	Partners	Outputs
BID Project – Better Image for Wood Green	Better Image for Wood Green (social media training, PR campaign, events and activities, quality markets) Subject to “yes” vote for BID in March 2018	BID/ Business Forum TfL GLA Business Alliance	<ul style="list-style-type: none"> • social media training • Wood Green campaign, events and activities • Infrastructure investment including public realm and markets
Culture and the Evening Economy	Support existing cultural spaces and identify new locations for exhibitions, performance and events and ensure that culture is accessible for existing and new communities and to encourage a thriving evening economy	Local arts and creative industry stakeholders	<ul style="list-style-type: none"> • Work with local partners, residents and members to develop a plan for Wood Green’s Culture and Evening Economy.
Meanwhile Campus	Ongoing support for test projects along Station Road	GLA Residents Businesses	<ul style="list-style-type: none"> • Green Rooms • Blue House Yard • Wood Green Works • River Park House Ground Floor
Seasonal Markets	To deliver seasonal events in partnership with the Business Forum/ BID	Business Forum/ BID Blue House Yard Collage Arts	<ul style="list-style-type: none"> • No of events • Evaluation per event • BID will host artisanal markets
Wood Green Connections - Cultural Quarter Wayfinding/ Art Trail	Draw more people to the Cultural Quarter through wayfinding, signposting and art trails . A series of short term investment projects in key routes across Wood Green to improve connectivity and wayfinding	Collage Arts Blue House Yard GLA Landowners	<ul style="list-style-type: none"> • Wayfinding and signage • 3100 m2 of improved public realm along east-west route including Penstock Tunnel public space • Improvements to cycle/pedestrian access to Alexandra Park.
Gas Works Project	Meanwhile project to repurpose and activate the Olympia Trading Estate. Project will develop a meanwhile social enterprise scheme where starts ups and creative enterprises will be given opportunity to share culture in the space.	GLA St Williams	<ul style="list-style-type: none"> • Safeguarded jobs • New/improved commercial space • Events and cultural programming

5. Programme Funding

The Wood Green Area Action Plan (AAP) sets out a framework for the delivery of 6,400 new homes which means an estimated increase of 14,665 additional people living in Wood Green. The AAP also will deliver at least 4,000 new jobs, not including construction jobs which will be in addition to this.

The Development Infrastructure Funding Study (DIFS) identifies all capital investment required to meet the needs of the growing population and deliver the vision, aspirations and ambition for Wood Green as set out in the SRF.

The study builds on the current Infrastructure Delivery Plan Update April 2016 and the previously commissioned studies from AECOM, Cushman and Wakefield and Fluid. The projects are the result of a number of consultations and meetings with internal LBH service managers and external stakeholders.

A summary of the projects which have been identified is in the table below:

Areas	Notes	Funding
Education	Primary School/ Heartlands Sixth Form/ Nurseries/ Skills Hub	EFA/ Market/ GLA+s106
Health	Health Centre/ Mental Health reprovion/ Dentist	NHS/ Market
Arts & Culture	Arts Studios/ Cultural Space/ Public Art	Market/Other Public Sector/ s106+GLA
Recreational Open Space	Open Space investment/ New Open Space/ New Local Play/ Swimming	CIL/ Market
Emergency services	Further engagement required	Partners
Transport and Highways	Cycle Infrastructure/ Highway and junction works	CIL/ s278/ TfL
Public Realm and Streets	New Public Space/ Town Centre Investment/ Heritage Buildings	CIL/ s106/ GLA/ TfL/ HLF
Utilities	DEN/ Broadband/ Air Quality Projects	CIL/ Market/ GLA
Community Facilities	Interim Library/ Reprovided Community Space/ Leisure Centre	CIL/ Market/ Sport England/ Fusion
Meanwhile Projects	Placemaking/ market intervention	GLA/ Market

6. Communication, Consultation and Engagement

It is a Council priority to ensure ongoing communication, consultation and engagement with the local community as the Delivery Plan priority projects are progressed. This will be supported by a dedicated Regeneration Communications Manager. We work with a range of stakeholders including residents, businesses, landowners and statutory partners.

	What we will do	How we will do it
Inform	Telling stakeholders what we are doing, and what is happening in the area (e.g. planning applications), answer questions and signpost information	Haringey Website Dedicated Wood Green Website Email Social Media Newsletters
Listen/ consult	Asking questions, listen to your concerns and suggestions, use your feedback to develop policy and proposals.	Exhibitions Public Meetings Attend Stakeholder Meetings Interactive Website/ Commonplace
Involve/ Partner	Working together to design and deliver policies and proposals and share decision making.	Maintain relationships with key groups Workshops with Stakeholders Design Charrettes and Competitions School Engagement Programmes
Empower/ Delegate	Giving stakeholders responsibility for making decisions, managing resources and delivering policies and services	Small Grants Training and Capacity Building Supporting Trader and Business Groups Subsidising workspace for test projects

7. Monitoring including Annual Review

This section will set out the overarching Outputs and Outcomes and strategy for monitoring progress.

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