

Report for: Cabinet 9th October 2018

Title: Acquisition of the freehold property at Canning Crescent Health Centre, 276 High Road, Wood Green, N22 8JT

Report authorised by : Helen Fisher - Director of Housing, Regeneration and Planning

Lead Officers: Steve Carr – Interim Assistant Director Economic Development and Growth

Peter O'Brien – Assistant Director for Regeneration

Ward(s) affected: Woodside

**Report for Key/
Non Key Decision:** Key

1. Describe the issue under consideration

- 1.1. The Canning Crescent Health Centre, 276-292 High Road (“Property”), is a former mental health centre located in Wood Green which has been advertised for disposal by Barnet Enfield and Haringey Mental Health National Health Service Trust.
- 1.2. This report sets out a proposal to acquire the Property and repurpose the existing building for community use relating to adults with mental health issues.

2. Cabinet Member Introduction

- 2.1. I am delighted to present this report which offers an opportunity for the Council to acquire a building and so to better meet local needs. Many of us are affected by mental illness at some point in our lives and this is a rare chance for the Council, working in partnership with the NHS, to offer a mix of provision on a single site to enable local residents with poor mental health to enjoy better outcomes. The delivery of new supported living units, the co-location of the Clarendon Recovery College and the creation of a Crisis Care Café in a redeveloped site will together deliver a new offer for local residents.
- 2.2. Haringey is keen to meet residents’ needs by creating more borough based support for those living with poor mental health ensuring that they can enjoy the same outcomes as all residents and reducing the inequalities that they may face. We believe that through this scheme, we can offer a range of interventions to support people with poor mental health to lead healthy and fulfilling lives.
- 2.3. By acquiring this building and securing a continued community use in the heart of Wood Green, specifically targeting support on those who often face barriers

to achieving positive outcomes, we believe we will have a positive impact on the wider Wood Green development area to the benefit of all residents.

3. Recommendations

3.1. Cabinet agree:

- I. To the acquisition of the property known as Canning Crescent Health Centre, 276-292 High Road, Wood Green (as shown edged in red on the plan in Appendix 1) from the Barnet Enfield and Haringey Mental Health National Health Service Trust for a sum of £2.4m and based on the Heads of Terms attached at Appendix 3 of this report. The property is to be acquired for general fund purposes; and
- II. To give delegated authority to the Director of Housing, Regeneration and Planning after consultation with the Director of Finance and the Cabinet Member for Adults and Health, to agree the final terms of the contract.
- III. That the total cost of acquisition (£2.4m plus transaction costs as set out in 6.27) and the costs for the initial development of the project of c£0.3m are met from the Strategic Acquisitions budget within the approved capital programme.
- IV. Note that, subject to further due diligence and development planning, officers intend to return to Cabinet in 2019 for approval of the Detailed Design and Detailed Costs (capital and revenue) and approval to procure the Construction Contract and a Management Agent Agreement.

4. Reasons for decision

- 4.1. The acquisition will benefit the Council by enabling the delivery of supported housing units to serve the need of residents in the Borough and by providing a new improved facility for the Council's Clarendon Recovery College. The proposal will deliver revenue savings for the Council and release land elsewhere in Wood Green for housing delivery.
- 4.2. The revenue savings will be achieved by stepping existing clients down from residential care and/or supported living with a care team into purpose built supported housing on a single site. There are also positive benefits for residents of a supported living scheme within the borough, rather than having to move out of borough to receive the support they need, especially given the proposal to co-locate other provision on the same site.
- 4.3. This is an opportunity for joint working and a fully joined up approach with the Clinical Commissioning Group (CCG) for revenue costs and contribution and also an opportunity for the Council to work closely with a future care provider. This scheme will be a key part of implementing the Council's agreed Supported Housing Transformation Plan and our joint commissioning intentions with the CCG to improve the lives of people with severe mental illness.
- 4.4. The relocation of the Clarendon Recovery College will improve the usage and footfall to this facility, with improved outcomes and greater chance of recovery.

Savings may be made by moving the Clarendon Recovery College to a new property as there is potential to increase the income for the Clarendon Recovery College, to improve its outcomes in terms of independence and thereby to reduce Council subsidy.

- 4.5. The release of the existing Clarendon Recovery College site will contribute to the council's housing targets. Housing is in high demand in the borough with over 3,000 families in Temporary Accommodation and over 9,000 households on the waiting list.
- 4.6. Should Cabinet approve the acquisition of the site there will follow a period of design development, options appraisal, cost planning and development planning. Officers will return to Cabinet for approval of the final development plan. The development plan will include detailed designs and costs for the preferred development option and a funding, delivery and operation strategy.

5. Alternative options considered

- 5.1. The alternative option is not to acquire the property. This would mean that the opportunity to provide 21 units for supported housing within one site will be lost.
- 5.2. Disregarding any hospital care, if provision is not found for the new units, residents will continue to use the alternative residential and other care services in place now from the independent sector, at an annual cost of £690,601 to the Council, with a further contribution of £172,650 from the CCG in joint funding.
- 5.3. In addition to the above, should the project not go ahead, a suitable alternative location would have to be identified for the Clarendon Recovery College before the redevelopment of the Clarendon Road South site could take place.
- 5.4. The Council is in a position to acquire the freehold of the Canning Crescent building prior to market. Should the Council not acquire the property at this stage the site will be sold on the open market. In the event that the Council acquires the property but the project does not go ahead the Council could then sell the site with overage payable to NHS Trust as set out in the draft Heads of Terms.

6. Background information

Social Rationale/ Context

- 6.1. Supported housing is any housing scheme where housing, support and sometimes care services are provided as an integrated package. Some schemes are long-term, designed for people who need ongoing support to live independently, others are short-term, designed to help people develop the emotional and practical skills needed to move into more mainstream housing.
- 6.2. The Supported Housing Transformation Framework (agreed at Cabinet, March 2017) confirmed that there is limited supply of supported housing provision in-borough and demand for supported living settings which promote independence and enablement for people with mental health needs.

- 6.3. The lack of suitable accommodation in the borough contributes to high usage by the Council of residential care services, delayed transfers of care and poor outcomes for individuals including reoccurrence of mental ill health crisis. Haringey has higher rates of residential care usage for mental health than other neighbouring and similar boroughs. All of these issues bring additional costs to both the Council and the wider health and care system.
- 6.4. In Haringey, we have 127 mental health supported housing properties (non-Social Care) which are commissioned from a range of specialist, charitable providers. These operate services from buildings which are not purpose built, though are distributed across the borough. The Supported Housing Review in 2016/17 identified gaps in the services available in Haringey including an undersupply of services, a lack of bespoke facilities and a lack of services for people with complex and multiple needs.
- 6.5. Supported living (which offers Social Care) is purchased from the independent sector and operates from a wide range of buildings, some of which are more recent and are purpose built. The 'market' includes some very good services but they are not working fully within our wider pathways.
- 6.6. We currently have minimal access to short stay/respice care for people with mental health conditions in the Supported Living sector. Respite and crisis services can prevent acute crisis and the homelessness and family breakdown that can accompany it, so we have included seven units within the scheme for this purpose.
- 6.7. A high proportion of adults with mental health needs currently live out of the borough, away from their networks of support, in residential care which is both expensive for the Council and can deliver poor outcomes for users, who have less opportunity to develop their daily living skills and to get back into education, training or employment and so risk becoming more dependent.
- 6.8. Haringey's Adult Community Mental Health Services, provided by Barnet, Enfield and Haringey Mental Health Trust (BEHMHT) in partnership with Haringey Council, were based at the Canning Crescent Centre, delivering a range of services to the community. As part of the NHS Trust's redevelopment of St Ann's Hospital, the teams have now moved back to the St Ann's Hospital site, leaving the Canning Crescent property vacant and surplus to the requirements of any NHS organisations. The Clarendon Recovery College is now the only site other than St Anns with Council or BEHMHT services for adult mental health in the borough.
- 6.9. The Clarendon Recovery College is a community centre for lifelong learning and an educational route to recovery for people experiencing mental health issues. Clarendon Recovery College operates from a building in a light industrial estate near Turnpike Lane on Hornsey Park Road. Haringey has been considering relocation options for the College which would benefit from moving to a more visible and accessible location in more suitable premises.
- 6.10. The Council is seeking to purchase the Canning Crescent building, which is now vacant, and repurpose the building into a multi-use mental health centre. The proposal is to convert the ground floor to house the Recovery College and café

and the upper floors will be converted into a range of supported housing provision. The opportunity to create a multi-use site, with a clear focus on mental health and wellbeing, will support not only those living in the supported living units but the wider community who may be at risk in a deterioration of their mental health. This is a rare opportunity for co-location of mental health provision in a scheme which can be developed to meet the requirements of the different uses intended.

- 6.11. Relocation to the site also offers the opportunity, which is supported by capital funding from the Department of Health, to open a crisis café; a proposal which is strongly supported by users of mental health services and their carers in Haringey.
- 6.12. The supported housing will consist of seven bedsit units and 14 self-contained flats. All 21 units will be for Haringey residents with mental health needs who are either solely Local Authority (LA) funded or joint LA/ Clinical Commissioning Group (CCG) funded (i.e. for each person there will be a level of saving to the Council and a beneficial impact in accommodating and supporting local residents with Mental Health needs locally).

Regeneration Rationale/ Context

- 6.13. Since 2014, officers have been developing an Investment Framework for Wood Green comprising several strategic and delivery documents. The Strategic Regeneration Framework (SRF), adopted by Cabinet in January 2018, sets the direction for the regeneration of Wood Green with a clear vision and objectives, aligning goals and strategies for physical change with those for wider social and economic improvements.
- 6.14. The Council's strategic framework will deliver 6,400 homes and 4,000 jobs through the delivery of highly accessible, sustainable and well-designed places. The regeneration programme will create sustainable neighbourhoods, create jobs for local people and revitalise the town centre.
- 6.15. We recognise that housing and job growth in an existing metropolitan centre will directly affect existing residential and business communities, and the environment. It is vitally important to put in place policies and strategies to ensure that communities are supported and will benefit from the growth and environmental impacts are mitigated.
- 6.16. There are a number of existing social and community assets in Wood Green which are located within development sites identified in the current and proposed planning Site Allocations. The current draft of the Wood Green "Preferred Option" AAP states that adequate re-provision of space for community uses should be provided prior to redevelopment. A new location for community facilities will need to be identified and a deliverable relocation strategy agreed prior to the redevelopment of any site containing existing social and community infrastructure.
- 6.17. Canning Crescent is not a site allocation in the adopted Local Plan or the draft Wood Green AAP. The land has a restrictive covenant on the title to the benefit of L B Haringey, which limits the use "to the purpose of a Health Centre for the

provision of Health Care Services directly to the people of the local community”. For these two reasons this site is well suited for community use and the loss of this land for other uses would negatively impact the pipeline of new community space in the growth area. In line with the covenant, the proposed use would continue to have both Council and NHS functions on site.

- 6.18. Clarendon Recovery College sits within site allocation WG SA 24 in the draft AAP, a site known as Clarendon Road South. Currently the preferred option for the Clarendon Road South site is to redevelop the land for mixed-use development including housing, community space and employment space. The relocation of the Clarendon Recovery College will enable the release of this land in Clarendon Road South for development.

The Opportunity: Canning Crescent site purchase

- 6.19. Canning Crescent was completed in 1994 for the Haringey Health Care Trust; designed by MacCormac Jamieson Pritchard Architects (MJP). The property is a purpose built two-storey community health centre.
- 6.20. The building is brick clad with aluminium framed double glazed windows, it has an unusual roof construction with part pitched part flat roof with tall glazed roof lights. The striking appearance is in part due to the innovative approach to passive ventilation, which is strongly expressed in the diaphragm walls, which rise as a series of chimneys.
- 6.21. Another key element of the design is a central corridor, with double height spaces so daylight can penetrate the ground floor from a series of roof lights. Materials internally include exposed brick walls, cement pillars, wooden and carpet tiled floors. There is vehicular access to the rear of the property from Canning Crescent, leading to a car parking area with space for approximately 10 cars.
- 6.22. Following the decision to relocate the existing operation to the St Ann’s hospital site, a Business Case was approved by NHS Board to dispose of the property with vacant possession. In April 2017, Barnet, Enfield & Haringey Mental Health Trust commissioned a valuation for strategic planning purposes and potential disposal of the property which estimated the market value of the freehold interest (assuming the restrictive covenant cannot be lifted) as £2,750,000.
- 6.23. The disposal procedure involves inviting different “Tiers” to express an interest. No party within the NHS Trust register (Tier 1) expressed an interest, the Expression of Interest period for “Tier 2” applicants (other public/ local authority bodies) started in July 2017. If the property cannot be disposed through this route then the expressed, an interest will be opened up to the market (Tier 3).
- 6.24. Following a period of negotiation between Haringey and Barnet, Enfield & Haringey Mental Health Trust, a conditional offer of £2,400,000 has been accepted, this price has been agreed on the basis that the price represents best consideration to the NHS, a reduction from the original valuation in part recognition of the revenue savings that NHS Trust will benefit from the proposed use of the site. The current draft Heads of Terms for the acquisition are included in Appendix 3.

- 6.25. Delivery of new, therapeutic housing options are vital for us in improving outcomes for people with severe mental illness and providing their care more cost effectively, in the borough. Similarly, the Clarendon Recovery College is a well regarded and effective service which will benefit from improved facilities for its students. Currently there are no alternative sites identified for this.
- 6.26. The Council has been advised by its property adviser G L Hearn on the transaction. They are of the view that the agreed figure of £2.4m reflects a reasonable price reflecting the current use and restrictive covenant and the off market nature of the deal.
- 6.27. G L Hearn have suggested that if released to the market a figure significantly in advanced of £2.4m could be achieved especially if the covenant on the land were lifted. Residential land values would suggest the site could be valued in the region of £3m for this use although a sale would be subject to an overage payment to the NHS. The overall cost of the acquisition can be set out as follows:

Land acquisition	£2,400,000
Stamp Duty Land Tax (SDLT)	£109,500
Legal and property costs	£73,000
Total	£2,582,500

Delivery Options

Adapt vs New Build

- 6.28. As the existing building is relatively new and of some architectural merit the Council appointed the original architects (MJP) to carry out the Feasibility Study and assess the potential and optimum use of the asset as they have detailed knowledge of the original design and construction. A Feasibility Study was commissioned looking at several options for adaption and extension to the existing building and also a demolition and rebuild option.
- 6.29. The preferred adaption and extension option adapts the existing building by extending the structure into the rear courtyard and adding a storey on top of the existing structure. This option provides twenty-one units for supported living/extra care on the first and second floor and 550m² for community use on the ground floor.
- 6.30. The alternative demolition and rebuild option provides twenty-four units in a four storey development. Cost estimates show that the adaption and extension option is significantly less expensive than the new build option. Given the small increase in homes and significant increase in cost per unit of accommodation, the preferred development option is to adapt and extend the existing building.

This is also the preferred option as the existing building is of some architectural merit and refurbishment and adaptation would be less disruptive and reduce landfill.

Funding and Delivery

6.31. Officers have considered two delivery approaches:

1. Haringey deliver building works in house and commission a partner to manage supported housing (Managing Agent Agreement)
2. Haringey enter into a Joint Venture with a Housing Association/ Specialist Partner to deliver the building works and manage the supported housing.

6.32. In either approach, there is an option for Homes for Haringey to take a role in delivering the specialist supported housing management required for this client group.

Delivery in house with Managing Agent Agreement

6.33. Delivery Approach 1 is the preferred delivery approach, this would be managed by the Housing Development and Enabling Team in consultation with the Commissioning Team within Adult Social Care, working in partnership with NHS Haringey CCG.

6.34. Officers have modelled the business case for this option and are satisfied that the business case is sound based on the following assumptions:

6.34.1. The scheme would attract at least £100,000 per unit or more than £2.1m in total in grant funding which in this case would come from the GLA Specialist and Supported Housing Programme. Work to confirm the grant allocation per unit has not yet been completed. Should this GLA grant funding not be approved then the Council would use Right to Buy (RTB) receipts in lieu of the GLA grant. In both instances there will need to be borrowing from the PWLB. The exact level of RTB contribution would depend on the overall level of eligible expenditure incurred in delivering the scheme.

6.34.2. A rental income, set out below, based on the Council charging rents (including service charges) that are higher than social rents. The accommodation is however an exception to the rules under the Welfare Reform and Work Act, and so the Council is free to charge rents notwithstanding those rules, though still subject to tests under the Housing Benefit regulations.

Core Rent	
3 year figure	£409,500
5 year figure	£682,500
30 year figure	£4,095,000

6.34.3. A capital contribution of £950,000 from the the Department of Health for support with the refurbishment costs of seven of the housing units and part of the ground floor space to expand the Clarendon’s services to offer a ‘crisis café’. This funding has already been secured through a successful capital bid.

6.34.4. A capital receipt for the Clarendon Recovery College site, estimated at £1m. This is based on a scheme providing 18 residential units on the Clarendon Recovery College site in isolation with 50% affordable housing, although this capital receipt has not been factored into any of the value for money calculations in this report.

6.34.5. Net scheme savings to the LBH Adult Social Care budget as summarised in the table below:

LBH Adult Social Care Savings	
3 year figure	-£600,000
5 year figure	-£1,000,000
30 year figure	-£5,900,000

6.34.6. There may be a period where the property is vacant before works can comment on site. The council will look at options for meanwhile use of the building during this period, additional security costs may be incurred.

Next Steps

6.35. Should Cabinet approve the acquisition of the site there will follow a period of design development, options appraisal, cost planning and development planning. Officers will return to Cabinet prior to Planning Application stage for approval of the Detailed Design and Detailed Costs (capital and revenue) and approval to procure the Construction Contract and Management Agent Agreement.

Milestone	Key dates
Cabinet Decision for Acquisition	October 2018
Cabinet Decision to procure Construction Contract and Management Agent Agreement	Q2 2019
Planning Submission	Q2 2019
Site Start	Q4 2019
Completion	Q4 2020

6.36. The budget this next stage of the project is set out in the table below.

Legal/ Procurement	£30,000
Fees and Survey	£150,000
Project Management	£50,000
Vacant Property Costs	£70,000

TOTAL	£300,000
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- 6.37. Subject to the Cabinet decision and the successful acquisition of the site, the site will sit within the Housing Development and Enabling Team who will lead on the design development stage.
- 6.38. Resident involvement: The proposal for Canning Crescent has been informed by the views of users of mental health services, who identify a lack of bespoke provision, particularly of respite/crisis accommodation, as a key issue. The Council and CCG have commissioned a user involvement function in its recent contract for a 'Wellbeing Network', led by Mind in Haringey, which will support the design and development process in the next stage. Haringey will also link with the existing mental health tenant involvement arrangements in supported accommodation services. Students and staff of the Clarendon Recovery College will similarly lead the input into the work on the ground floor so that it will meet the requirements of those who will use the space.
- 6.39. Allocations: Access to the supported housing units will be managed through the well-established pathways between mental health services, Homes for Haringey and social care Brokerage. These pathways are continually improving based on feedback from residents and stakeholders, and we will use the introduction of the respite/crisis accommodation as an opportunity to further streamline these to support people promptly and effectively.

7. Contribution to strategic outcomes

- 7.1. The acquisition of the building will contribute to the Council's strategic outcomes as follows:

Priority 1: Enable every child and young person to have the best start in life, with high quality education – The delivery of this site possibly directly releases the current community facility occupied by the Clarendon Recovery College to enable land assembly for a new mixed use scheme which will provide housing, community space and employment space and a significantly improved road layout.

Priority 2: Empower all adults to live healthy, long and fulfilling lives – this is achieved through the provision of the community centre

Priority 3: A clean and safe borough where people are proud to live – through continuity in the provision of the Clarendon Recovery College.

Priority 4: Drive growth and employment from which everyone can benefit – Enabling employment in both the community and supported housing.

Priority 5: Create homes and communities where people choose to live and are able to thrive – Through the provision of new supported housing/extra care.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance

- 8.1 The proposed course action is to delegate to officers authority to acquire the property known as Canning Crescent and subject to further due diligence and development planning, to return to Cabinet in 2019 for approval of the detailed design and detailed costs (capital and revenue) and approval to procure the construction contract and a management agent agreement. This gives rise to both a capital programme effect and a revenue account effect.
- 8.2 It is proposed that the acquisition cost and the works necessary to develop the scheme so that it can be returned to Cabinet will be funded from the capital programme scheme 429 Strategic Acquisitions budget. The report also recommends that Cabinet receive a report once detailed due diligence and development planning has been undertaken. Any proposals for substantive capital expenditure on the scheme will have to be included as part of the Council's budget setting process for 2019/20.
- 8.3 The due diligence and development planning referred to above will in effect form the detailed business case for the operation of the new service and will confirm both the capital cost and the associated revenue cost of the new facility. At this stage there are high level costings based on a number of assumptions that indicate that the scheme is viable and makes a contribution to the MTFS savings requirement. These assumptions are set out below and refer to the first full year of operation.
- 8.4 The capital cost for the acquisition and conversion/ adaptation of the premises are £9.5m. The scheme is assumed to be supported by NHS grant of £0.95m and GLA housing grant of £2.1m (this may be higher due to the type of accommodation being provided). This gives a net capital cost to the Council of £6.486m which needs to be financed. Whilst there is the potential for a capital receipt from the disposal of the Clarendon Road Recovery College this has not been taken into account.
- 8.5 The annual revenue saving once the facility is operational is estimated at £0.137m per annum and arises from stepping down clients from more expensive provision. In addition the Council will receive a core rent of £0.2m per annum. This totals £0.337m per annum of gross expenditure reduction.
- 8.6 There needs to be set against this gross reduction in expenditure the cost of repaying the debt and the interest charges associated with the capital expenditure (an assumed asset life of 40 years has been used) which totals £0.227m per annum. This results in a net saving to the Council of £0.110m. This saving is sensitive to the assumptions used above and the aim should be to improve on them (reduced capital cost and/or increased capital grant – reduced running costs and/or increased revenue income) to enhance the savings.

Procurement

- 8.7 No comments

Legal

- 8.8 The Assistant Director of Corporate Governance has been consulted in the preparation of this report and comments as follows.
- 8.9 The Council has the power under section 120 Local Government Act 1972 to acquire the Property by agreement for the purposes of the benefit, improvement or development of its area.
- 8.10 Where the Council exercises its powers under section 120 to acquire land by agreement the provisions of Part 1 of the Compulsory Purchase Act 1965 (other than s31) applies. The Property is subject to restrictive covenants and where the Council acquires land under that section and the land is used for the purposes of the Council's functions in breach of these covenants compensation may be payable to those entitled to the benefit of the covenants. The acquisition will be subject to an investigation of title to ensure the Property is suitable for the purpose for which the Council is seeking to acquire it for.
- 8.11 The residential units are social housing by virtue of s77 of the Housing and Regeneration Act 2008. They provide accommodation together with personal mental health care to the residents and as such they form a care home within the meaning of s3 of the Care Standards Act 2000.
- 8.12 The Council's freedom to set social housing rents is generally restricted by provisions in the Welfare Reform and Work Act 2016; as a care home, however, the units are excepted from those restrictions by Social Housing Rents (Exceptions and Miscellaneous Provisions) Regulations 2016 Regulation 3(1)(j).

Equality

- 8.13 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share those protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not.
- 8.14 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 8.15 The decision is to acquire the site of Canning Crescent Health Centre at 276 High Road, Wood Green. This will enable the relocation of Clarendon Recovery College, a Council day centre and education facility for adults with mental health issues, and development of supported housing units on the Recovery College's current site near to Turnpike Lane.
- 8.16 It is noted that the Canning Crescent Health Centre site will be developed into a more appropriate, accessible, and sustainable facility for the service users of the Recovery College. It is also noted that Haringey currently has a shortage of high-quality supported housing units. By delivering improvements to the

Recovery College and facilitating development of supported housing the Council can improve outcomes for adults with mental health issues, who are protected under the Equality Act 2010. We know that BAME residents in Haringey are more likely to experience mental health issues. It is therefore reasonable to anticipate that this decision will have a beneficial impact for a higher number of residents with this protected characteristic.

9. Use of Appendices

Appendix 1 – Site Location Plan

Appendix 2 – Canning Crescent Photo

Appendix 3 – Heads of Terms – exempt

10. Local Government (Access to Information) Act 1985

- a. Wood Green Strategic Regeneration Framework [[link to January 2018 Cabinet Report](#)]

APPENDIX 1
SITE LOCATION PLAN



APPENDIX 2

CANNING CRESCENT PHOTO



