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REGENERATION & ECONOMIC DEVELOPMENT SCRUTINY PANEL

**Thursday, 9th September, 2021 at 7.00 pm in the Conference Room,
Civic Centre, Silver Street, Enfield, EN1 3XA**

Membership:

Mahmut Aksanoglu, Chinelo Anyanwu, Guner Aydin, Margaret Greer,
Charith Gunawardena, Tim Leaver, Andy Milne and Edward Smith

AGENDA – PART 1

1. WELCOME AND APOLOGIES

2. DECLARATION OF INTEREST

Members of the Council are invited to identify any disclosable pecuniary, other pecuniary or non-pecuniary interests relevant to the items on the agenda.

3. INTRODUCTION - PURPOSE OF THE MEETING

The Chair to introduce the purpose of the meeting.

4. MINUTES OF THE PREVIOUS MEETING (Pages 1 - 6)

To agree the minutes of the Regeneration & Economic Development Scrutiny Panel meeting held on 24 June 2021.

5. ANNUAL REVIEW OF HOUSING DEVELOPMENT (Pages 7 - 34)

To receive a presentation from the Head of Development, Nnenna Urum-Eke.

6. BUSINESS SUPPORT: COVID AND POST COVID (Pages 35 - 38)

To receive a report on Business Support delivered through Covid and advise on plans moving forward.

7. DATE OF NEXT MEETING

To note that the next Regeneration & Economic Development Scrutiny Panel meeting is scheduled to take place on Tuesday 30 November 2021.

MINUTES OF THE MEETING OF THE REGENERATION & ECONOMIC DEVELOPMENT SCRUTINY PANEL HELD ON THURSDAY, 24TH JUNE, 2021

MEMBERS: Councillors Chinelo Anyanwu, Margaret Greer, Tim Leaver and Edward Smith

Officers: Peter George, Programme Director, Meridian Water, Susan O'Connell, Governance & Scrutiny Officer

1. WELCOME & APOLOGIES

The Chair, Councillor Margaret Greer welcomed all attendees to the meeting, which was being broadcast live online.

Apologies had been received from Councillors Charith Gunawardena (Substitute Cllr Daniel Anderson), Andy Milne and Mahmut Aksanoglu. Apologies had also been received from the Leader of the Council Cllr Nesil Caliskan and Sarah Cary, Executive Director Place.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. INTRODUCTION - PURPOSE OF THE EVENING

The Chair explained that the purpose of this meeting was to look at the work programme and prioritise items for the coming Municipal Year. She advised that suggestions provided by both the Executive Director Place and the Leader with details of suggested topics including suggested timings for the panel's consideration had been sent out to all panel members.

The work programme from last year had also been sent out to members to ensure that any areas from the previous year could be picked up as necessary.

4. MINUTES OF THE PREVIOUS MEETING

AGREED the minutes of the meeting held on the 17 March 2021, subject to two amendments for clarity.

It was queried where a summary of each scrutiny panels work could be found other than in the individual minutes of each meeting that details comments and recommendations made during the year. Members mentioned that in previous years a report on all the scrutiny panels had gone to Council on this. Officers agreed to look at this. The Chair confirmed that last year each panel

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had reported to the Overview & Scrutiny Committee on the work that had been undertaken during the course of the year

5. LOCAL PRIORITIES FOR 2021/22

The Chair advised the Peter George, Programme Director Meridian Water is representing Sarah Cary the Executive Director of Place and to feedback to the Leader of the Council.

The Leader had advised that had she been able to attend she would have discussed the following areas:

- Lead the response to economic recovery after the pandemic, growth and employment
- Produce a new Local Plan for Enfield and deliver in major housing and regeneration programmes to shape the future landscape for the borough.

The following was highlighted by Peter George:

- The suggested items provided to the Panel by the Executive Director Place, broadly fall into the three categories that the Leader has suggested:
 - Focus on economic development in particular around the post Covid recovery. Business support item
 - Following the recent publication of the Regulation 18 Local Plan draft for consultation, it was suggested to look at Local Plan and also consider within the context on national planning reform. Related to this is the suggestion on the planning improvement plan. This will be looking at the operational side of the planning service at the work to improve efficiency of how planning applications are administered.
 - Third category is a focus on the housing pipeline. A number of suggestions relate to this; annual review of housing development pipeline. This will cover progress on the council's housing schemes in particular on Housing Revenue Account land for example estate regeneration projects, small sites projects and where the council is with the GLA grant target; housing supply pipeline within this would cover bringing empty homes back into use, encouraging new homes into planning, pipeline or planning applications and how many homes have been contented within a given year against the target. There are also three Meridian Water items. Officers are working on a revised Meridian Water Masterplan it is hoped that this will go to Cabinet by the end of the year. It is suggested that this item comes to the panel for feedback before it goes to Cabinet. The revised plan will need to consider competing priorities such as the level of affordable homes, level of family accommodation, level of open space, level of employment space and building heights. They will be a consultation with local people in terms of how these should be prioritised. The Housing Infrastructure Fund work programme review, the Council was awarded a grant

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of £170 million and works must be delivered by March 2024 to comply with the grant conditions. Given the level of grant and the conditions attached, officers felt it is appropriate for this item to be considered at least annually so that members can feel assured of progress. Meridian Four is a huge project Cabinet has approved a scheme for 800 homes. This will be the biggest scheme that the council is going to be leading on a design and build basis. This means that the council will be taking on construction risk. As this is a higher risk in return for a higher reward. Officers are keen for the high-risk elements of Meridian Water there is the right level of member scrutiny on this. Meridian Water is broader than a regeneration and economic development project, so items are also suggested for the Housing Scrutiny Panel and the Environment & Climate Change Scrutiny Panel.

Committee Members raised the following comments and questions:

- The Chair advised that there are items on the suggestions that are also on the Overview & Scrutiny Committee work programme. Members wanted to ensure that overlap between panels are picked up. Officers confirmed that all work programmes for all panels will go to the next meeting of the Overview & Scrutiny Committee who will pick this issue up.
- The Chair will ensure that there is sufficient time at each meeting to allow scrutiny of the selected items.
- It was suggested that a monitoring progress reports could be received biannually on Meridian Water, and Infrastructure fund monies. Peter George confirmed that if the emphasis is on progress against key milestones this report could be quite concise and could be provided.
- Members queried the depth the items are to be explored, need to be more specific on what is required, and specifics should be drilled down.
- Members were agreed in principle with the suggestions but acknowledged this is substantial and overlaps with other panels and would need the detail drilled down. The next stage is to be specifics about what the panel would like to scrutinise, this will be done through the chair.
- Officers advised that members could potentially group themes thematically for example combine the planning ones (Local plan and planning improvement) the Housing pipelines ones and consolidate the Meridian Water items.
- Cllr Gunawardena had asked for the following to be raised in his absence; Meridian Water, the Local Plan period where the draft is going and how this is shaped by Meridian Water and what the plan is suggesting and how this fits in with the framework; Crews Hill and Chase Park within the Local Plan potential developments and review of plans of regeneration of the main town centres. The Chair commented that the greenbelt is still in early stage and until the direction is known other items should be prioritised.
- It was raised that members could have informal meetings or members could do research and report back to the panel. It was important that all

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information is attached to the agenda including any presentations. The chair confirmed this will be the case, should members wish to ask any questions in advance of the meeting the chair requested that this goes through her.

- The Local Plan is also about regeneration and economic development perhaps the panel could scrutinise the basis of regeneration within the local plan to see if this has been incorporated appropriately.
- Officers advised that the consultation on the Local Plan is due to close in mid-September and would not want to bring this to Panel before November to allow time to undertake the analysis on the consultation. If members wanted to look at town centre it was suggested that this item could potentially sit alongside the business support item.
- It was requested and agreed that the work programme is included in every agenda.

6. PLANNING THE WORK PROGRAMME FOR 2021/22

The Chair opened discussions in terms of the work programme as to whether items should be grouped together, or individual topics taken.

The next meeting is scheduled for September the proposed timeline from the suggestions would be for annual review of housing development pipeline to come to this meeting. This item would include empty homes, Joyce and Snells estates and money from the GLA and the targets and potentially an element of Meridian Water, the revised Masterplan.

The scheduled meetings of the panel are September, November and February and it is important that there is information available for each of these meetings. Looking at the suggested dates they do not all fit to the panel meeting dates.

It was suggested that business support: Covid and post Covid could be taken in September. This could be wider than this and include the end of furlough and the impact of unemployment, changes to the business environment as more people are working remotely. A major change of the pandemic has been people working remotely, unemployment in sectors that you would not expect, the council's strategy and planning around this. The impact on economy, what is the council's response looking at remote working and strategy and planning.

Discussions were held on the most appropriate timings for items.

The following items and timings were agreed:

September's meeting

Annual review of housing development pipeline

Business Support: Covid and post Covid, impact on the local economy, what will be and has been the response from the council, including remote working, unemployment impact, and strategy and planning

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November's meeting

Meridian Water Masterplan

Planning improvement plan (if agenda allows time)

February's meeting

National planning reform and Draft Local Plan incorporating a report on town centres

Housing Infrastructure Fund work programme review

Meridian Four still needs to be fitted into meetings. It was suggested that Housing supply pipeline goes to the Housing Scrutiny Panel.

Progress reports and against key milestones for Housing Infrastructure Fund and Meridian Water were suggested to come to the November and March's meeting. The dates for this are still to be determined.

7. TERMS OF REFERENCE

The terms of reference were noted.

8. DATE OF NEXT MEETING

The date of the next meeting was noted as Thursday 9 September 2021.

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Annual Review of the Housing Development Pipeline



your
home,
Enfield

Regeneration &
Economic
Development
Scrutiny Panel

9th September
2021



Summary



your
home,
Enfield



Homes prioritised for local people in housing need

Build more than

3,500

new council
led homes by
2030

366

on-site or completed
last year

669

on-site or acquired by
2022

1,047

Total number of
affordable units
being/to be
delivered through
AHP 2016-23

40% of
pipeline are
family homes

over **75%**
of direct delivery
pipeline are
affordable
homes

AHP 21-26 allocation

£167m

to deliver 1,119 new
affordable homes

Current GLA grant
increased from
approx. £18m by
£14m to just over

£32m

Enfield's AHP 2021-26 Allocation in Context

Second highest borough allocation

In top 5 of overall funding allocations

Top 5 Allocations				
Organisation	Total homes	Social rent homes	Affordable homeownership homes	Total funding allocated
Clarion Housing Group	2,000	1,250	750	£240,000,000
PA Housing	1,455	930	525	£181,725,000
Optivo	1,500	825	675	£180,750,000
London Borough of Barking and Dagenham	1,757	573	1,184	£171,033,390
London Borough of Enfield	1,119	824	295	£166,590,000

Current Market Conditions

The pandemic, BREXIT, climate change and Suez Canal back log have created market volatility due to material shortages and cost increases, thus having an impact on the supply chain.

Impact on delivery milestones and costs pose the most significant threats to programme and funding as highlighted in the Q1 Cabinet Report.

Officers and our employer's agents are continuously monitoring and engaging the market to identify and mitigate these risks.

We have also made additional funding request of the MHCLG and GLA for 2 sites that are most impacted by market conditions.

We are exploring Modern Methods of Construction (MMC) has that sub-sector has been more insulated from market volatility. They also offer short build times, greater cost certainty and less disruption to residents.

According to the Department for Business, Energy and Industrial Strategy's (BEIS), generally material prices were 10.2% higher in May 2021 than in May 2020.

However, key construction materials such as fabricated steel and plyboard have increased by 38.1% and 29.8% respectively.

The Telegraph also reported the price of cement has risen 30% throughout the past year.

The Royal Institution of Chartered Surveyors (RICS) is estimating that the material prices over the next year will increase by a further 10%. This is mainly due to the UK Government's continued belief that construction projects are the best route to economic recovery which places pressure on supply. However, 64% of contractors in a recent survey indicated that labour shortages would be the limiting factor to their activity, this is up 22% from the first quarter of 2021.

Over **336** new homes on site and completed in last year

- New Avenue (103)
- Ladderswood (74)
- Electric Quarter (75)
- Newstead House (12)
- Maldon Road (10)
- Gatward Green (12)
- Bury Street West (50)

Partnership: New Avenue, Southgate

All remaining residents (78) have moved into new accommodation in Phase 1. The council acquired 25 additional homes, of which 21 are family homes.

Section 73 for Phases 2 & 3 increases from 408 to 504 units. Submitted in June 2021 and to be considered at November 2021 committee.

Started in 2016, the whole project is due to complete by 2026/27, subject to planning.



Partnership: Ladderswood, Southgate Green

Will deliver 517 new homes over 6 phases of which 40 completed in 2017, 135, plus a 84 bed hotel, completed in March 2020, and 74 completed in January 2021.

Existing residents have all been rehoused.

Started in 2014, completion is expected by 2026/27

Partnership: Alma Estate, Ponders End

Section 73 increases from 993 to 1080 units and that facilitates decant of all remaining residents (68)

S73 approved at July 2021 planning committee.

Youth Centre opened in June 2021.

Acquired Metropolitan Housing block (9 units) this year under leaseback arrangement. They are responsible for rehousing existing tenants.

Started in 2016, the scheme is due to complete by 2028.



Partnership: Electric Quarter, Ponders End

Acquired and convert 75 Phase B units to LAR and S/O tenures, including 22 x 3 & 4 bed houses. Acquisition gives the council a major stake in management of communal amenity and public realm

Started in Spring 2016. Hand over of final units expected by September 2021.



Direct Delivery: Newstead House, Edmonton Green

12 family homes (11 x 3bed and 1 x 2 bed) on former sheltered housing site

Due to complete by Autumn 2021



Direct Delivery: Bond Place, Maldon Road, Edmonton Green

10 older persons 1 & 2 bed flats on site of Maldon Road Car Park.

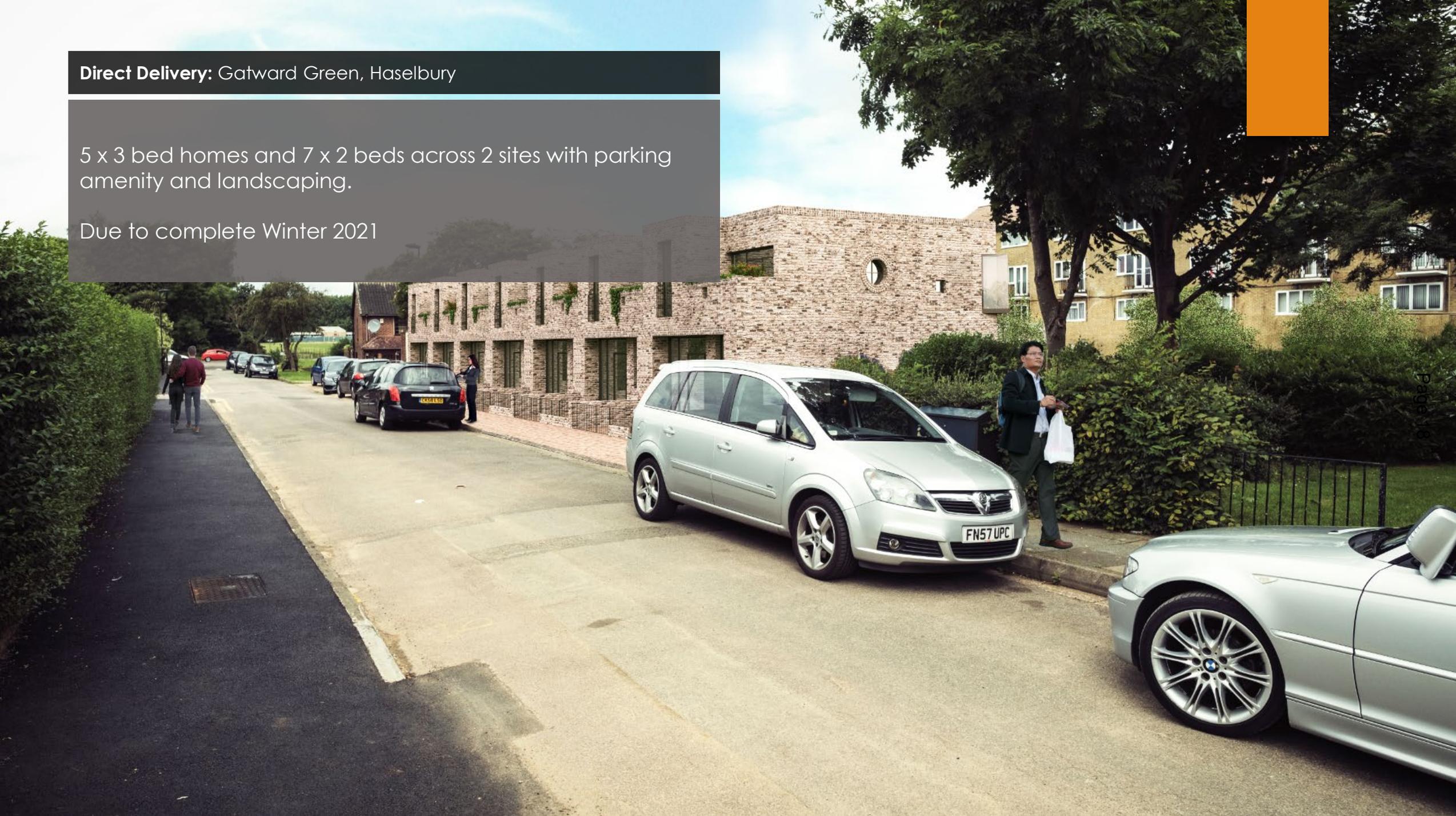
Due to complete by Autumn 2021



Direct Delivery: Gatward Green, Haselbury

5 x 3 bed homes and 7 x 2 beds across 2 sites with parking amenity and landscaping.

Due to complete Winter 2021



Direct Delivery: Bury Street West, Bush Hill Park

50 new homes (of which 25 will be affordable) on a former depot site. More than 50% will be 3 and 4 bed homes. Next to Salmon's Brook and the wetland, the landscape will be a large natural meadow seeded and left to colonise with native plants and animals.

Section 73 application approved at May 2020 planning committee.

Due to complete by Spring 2022



Over **669** new homes on site through direct deliver and acquisitions by 2022

Direct Delivery: Exeter Road, Enfield Highway

129 LAR and SO units over 3 phases, including extension of low rise blocks. Delivery over 40% 3bed+ homes and estate improvements, including refurbishment of undercroft car parks.

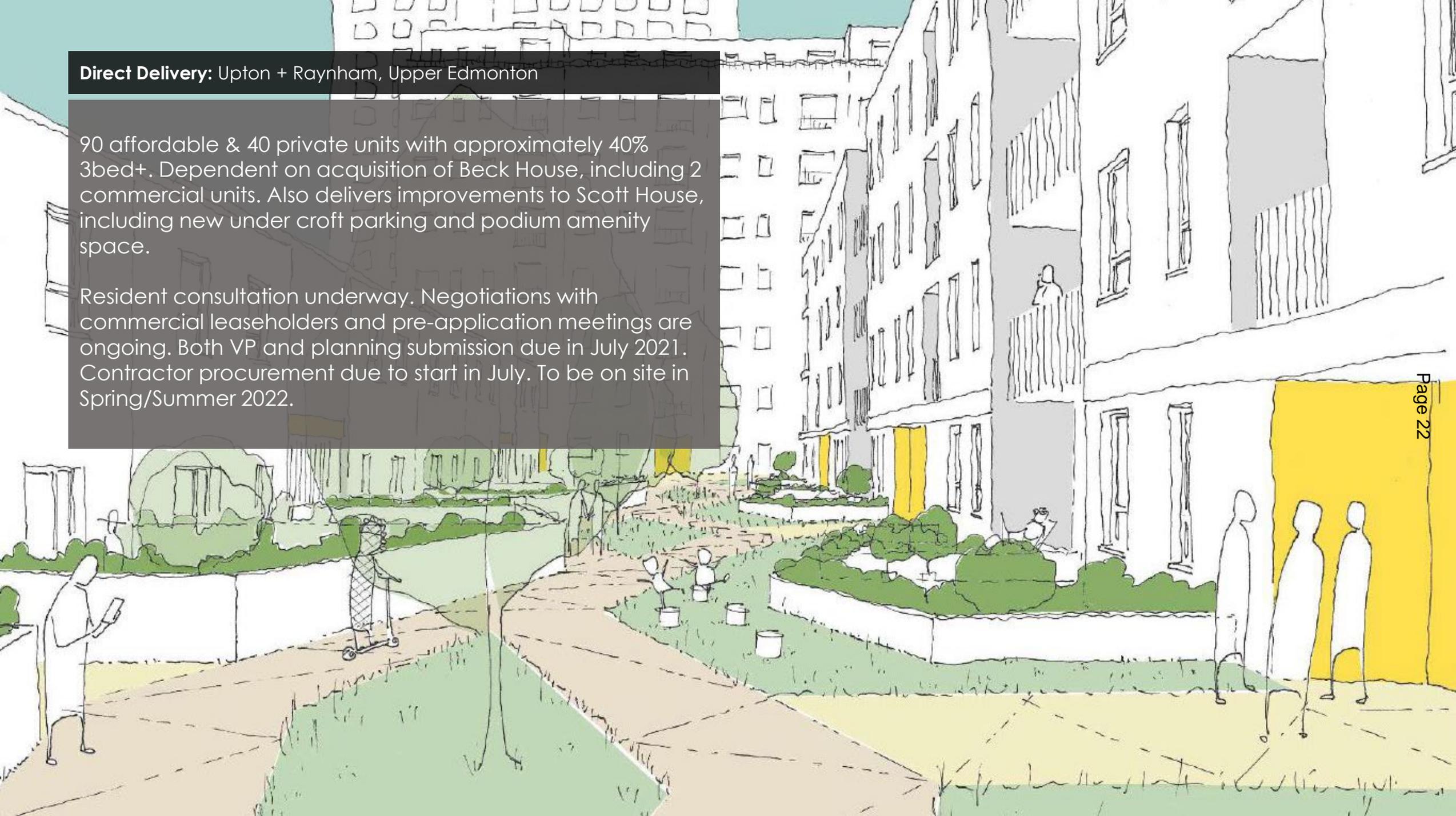
Planning application approved Aug 2021. Contractor procurement due to commence. Start on for Phase 1 in Spring 2022.



Direct Delivery: Upton + Raynham, Upper Edmonton

90 affordable & 40 private units with approximately 40% 3bed+. Dependent on acquisition of Beck House, including 2 commercial units. Also delivers improvements to Scott House, including new under croft parking and podium amenity space.

Resident consultation underway. Negotiations with commercial leaseholders and pre-application meetings are ongoing. Both VP and planning submission due in July 2021. Contractor procurement due to start in July. To be on site in Spring/Summer 2022.



Direct Delivery: Dandridge Close, Turkey Street

22 LAR and SO units across 2 sites; delivering over 40% 3bed+ homes via a MMC contractor.

Contractor procurement due to start in July; must complete by September 2021 in order to start pre-application process in October 2021. Planning submission due January 2022 and will be on site by June 2022.



Direct Delivery: Bullsmoor Lane, Chase

31 LAR units with mix of 1, 2 & 3 beds. To be delivered by MMC contractor.

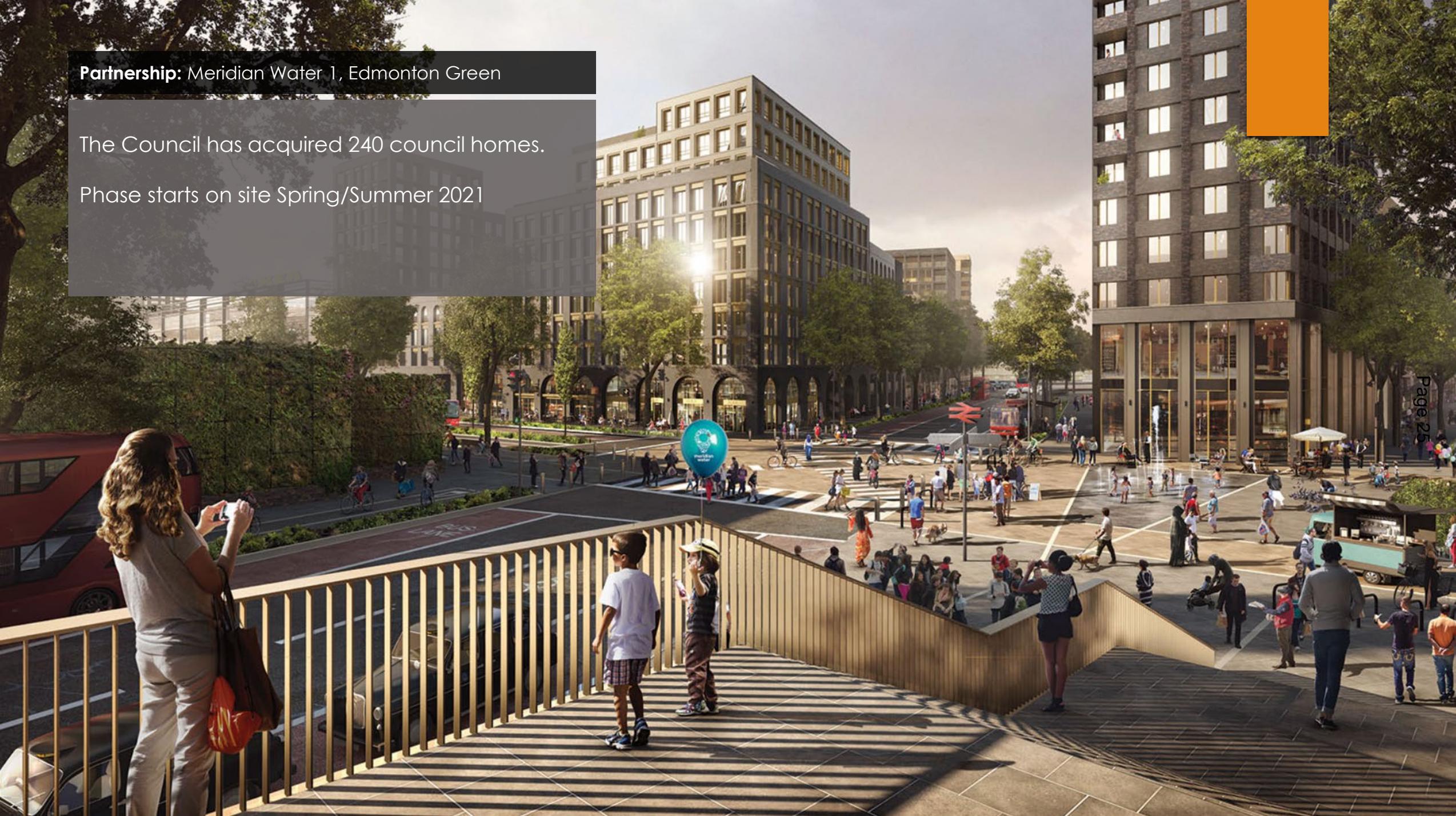
Contractor evaluation complete and award in process. Need to complete by end of July 2021 in order to start pre-application process in August 2021. Planning submission due October 2021 and will be on site by November 2022.



Partnership: Meridian Water 1, Edmonton Green

The Council has acquired 240 council homes.

Phase starts on site Spring/Summer 2021



Over **900** new homes starting from 2023



Direct Delivery: Joyce + Snell's, Upper Edmonton

A 15-year transformative estate regeneration scheme that will deliver circa 2,000 new homes, new commercial units along Fore Street, a new park and improved connections to Silver Street station.

First 4 phases due to start on site in 2023



Direct Delivery: Avenue Estate, Bush Hill Park

86 unit infill scheme coordinated with major works to existing blocks and environmental/security improvements.

Start on site in 2024



Partnership: Osward + Newdale, Edmonton Green

Full scale estate renewal with an RP partner, delivering 438 new homes of which the council will retain 156.

Due to start on site in 2024





Direct Delivery: Small Build

Two sites – South Place in Ponders End and Hyde Park Avenue in Bush Hill Park

Delivering 11 and 17 homes (respectively) using SME consultants and contractor.

Start on site from 2025

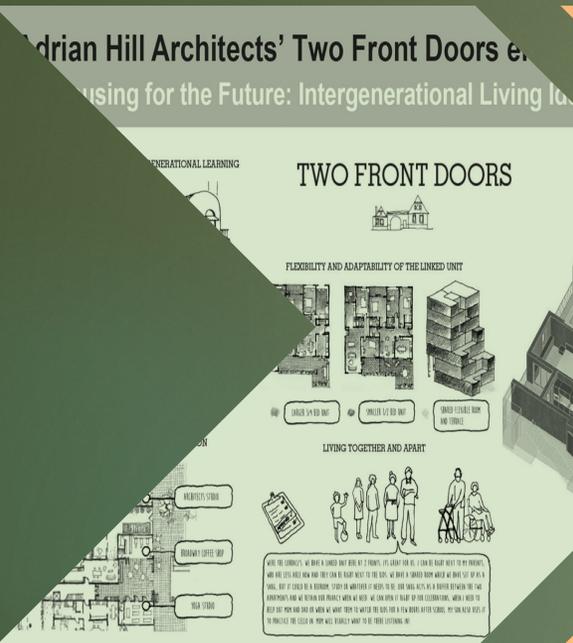


Direct Delivery: MMC Buyers' Club

120 units delivered (through a Morden Methods of Construction (MMC) consortium with Barking, Waltham Forest, Newham, Haringey and Redbridge) across 5 sites:

- Aley Croft, Bush Hill Pak
- St Joseph's/St Mary's Road, Jubilee
- Roseneath Walk, Bush Hill Park
- Highview Garden, Southgate Green
- Mason Road, Turkey Street

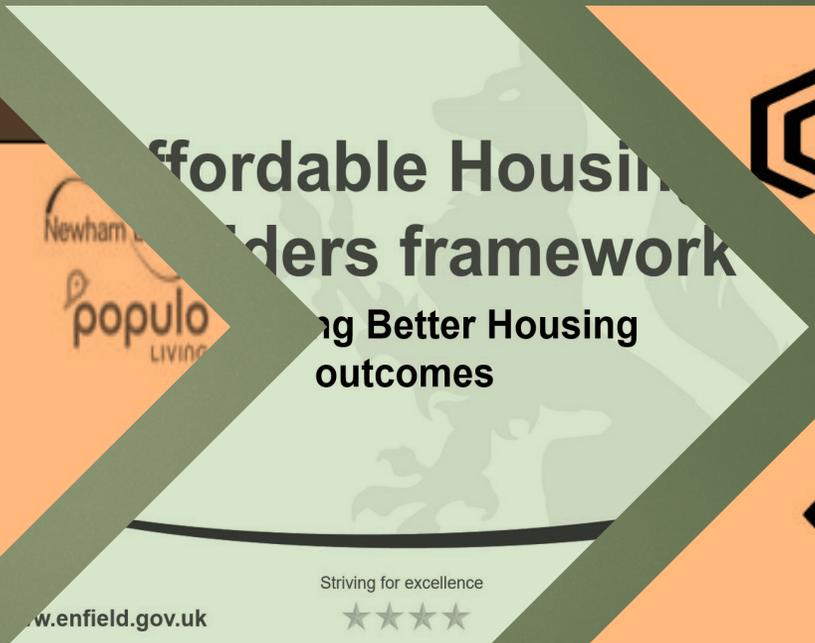
Leading in innovation with Partners



Intergenerational Living Design Competition held in October 2020 with SME architects included more than 50% BAME led practices.



MMC buying consortium with Barking, Waltham Forest, Newham, Haringey & Redbridge will deliver more 2,000 new homes in new AHP programme



Commencing in 2022, an affordable housing framework of preferred partners for new developments will improve quality of place making and housing management across the borough



Piloted new post occupancy review model on the Alma Estate with Quality of Life Foundation, Commonplace and YourQOL

ENFIELD IS
BUILDING
TOWARDS
A BETTER
FUTURE



your
home,
Enfield



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This report format is for scrutiny reports

London Borough of Enfield

**Regeneration & Economic Development Scrutiny Panel
9th September 2021**

Subject: Business Support

**Cabinet Member: Cllr Caliskan, Cllr Maguire
Executive Director: Sarah Cary**

Purpose of Report

1. For Information
2. To update members on Business Support delivered through Covid and advise on plans moving forward

Relevance to the Council Plan

3. The Council Plan identifies that ‘the Covid-19 crisis has placed unimaginable pressure on Enfield’s local economy and many of our Small and Medium Enterprise (SME) businesses are facing great uncertainty. The local authority is working directly with local businesses to understand the pressures they face and give them the support they need during this critical time. We are also looking ahead with businesses to establish a solid platform from which they can recover and develop for the future, ensuring our local economy bounces back with renewed strength and focus.’

Background

4. As set out above the Council has committed to support local businesses through and beyond the Covid Pandemic in the Council Plan. This is developed further in the Council’s Economic Development Strategy which will be published shortly following an update to reflect Covid.

Financial support to date

5. As at the end of July the Council had distributed the following funding to Enfield Businesses: -

COVID 19 FINANCIAL SUPPORT PROVIDED BY ENFIELD COUNCIL AS OF END JULY 2021

Business	£46.5m
Rates Relief	

Small Business Grant	£19.9m
Retail Hospitality & Leisure Grant	£23.6m
Discretionary Grant	£2.5m
Local Restrictions Support Grant	£10.3m
Restart Grant	£9.4m
Additional Restrictions Grant	£9.6m
TOTAL	£121.8m

6. As part of this process an enhanced business support team within the Economic Development Team was set up with secondees from across the Council and around 3000 business were provided with financial support, advice and or guidance and around 9000 businesses received regular information on the availability of support. We are maintaining a regular continuing dialogue with many of these businesses.
7. A dedicated team lead by Sam Buckley was also set up to manage grants and the associated governance and reporting.
8. Around 15,500 different grant payments have been managed to nearly 2,500 different business.
9. In addition, the majority of local businesses that are tenants of Council commercial properties received a rent holiday between the March and June quarter days in 2020.

10. Events and other support

11. Early in the first lockdown Enfield Council partnered with the Federation of Small Businesses to provide free and subsidised membership and access to a range of business support and guidance. Several business seminars were also arranged jointly with FSB to provide advice on grant applications.
12. Again during the first lockdown the Council partnered with ShopAppy to provide access to an online sales and delivery platform for small businesses not previously online to enable them to continue trading during lockdowns. This programme is continuing and is currently being expanded to support a 'bricks and clicks' programme for small business.

13. A range of cultural activities and events have been coordinated in town centres to support a return to trading and increase footfall. The most recent of these 'a Month of Sundays' attracted close to 40,000 participants across 5 events.
14. Working closely with colleagues in licensing the team have supported additional outdoor trading for cafes, restaurants and bars across the borough.

Ongoing Grants and programmes

15. Enfield Council has now qualified for a further 2.3 million pounds of government funding through the ARG Scheme which will provide further financial help for businesses. A range of proposals have been collated from officers on how to best spend this funding and will be agreed with portfolio holders shortly
16. Building on the success of the earlier business support programme together with the Federation of Small Business we have developed a unique '1000' business club to help business survive, thrive, and pivot to success. The partnership is a proactive response of the needs of the small businesses to provide a fully paid membership model, access to professional network, advice, and support which includes
 - Supporting 1000 businesses to develop unique membership model to engage with bespoke business support to develop new models of operation and becoming lean in operating
 - Business support to supply chain businesses seeking to expand and develop in the economy and thus providing an ideal environment for inward investment in the local area
 - An opportunity for small businesses to engage with the Economic Development team to have a platform and influence and interaction.
 - Provide an ethical approach and practice associated with supporting members to grow and develop and support one another
 - Business support provided via workshops/Focus groups/briefings & Masterclasses which will look to support the green economy and getting business owners to have practical action plans around the
 - Tackling youth unemployment – The ED team have worked with FSB to work towards having 300 kickstart placements which will allow businesses to work with young people from 16-24 and bring in innovation and creativity
 - Tackling unemployed – for those people are not eligible for the Kickstart scheme the FSB will work with business to have 50 work experience placements for young people
 - Tackling over 50's unemployment – FSB will work with businesses to develop work experience/career tasters for people ages over 50's who are seeking to develop key skills in the world of work

- Events – FSB and Enfield council will be working on weekly and monthly events to support businesses. The events will be designed with ‘key speakers’ experts and models of agile working
- Forums – FSB and Enfield council will be working on developing forums on Green/BAME/ Creativity/ Young Entrepreneurs

Main Considerations for the Panel

17. To note the extensive support given to businesses over the last 18 months

Conclusions

18. Extensive support has been given to Enfield businesses during covid with regular communication with around 9000 business and specific support to approaching 3000. The Council has had a level of contact with businesses that far exceeds previous levels and the team is now working to build and develop these relationships and develop programmes tailored to meet the needs expressed by business.

19. The Economic Development Strategy has been updated to reflect this and will be published shortly.

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Date of report 31st August 2021

Appendices **None**

Background Papers **None**