

## **MINUTES OF THE MEETING OF THE REGENERATION & ECONOMIC DEVELOPMENT SCRUTINY PANEL HELD ON THURSDAY, 13TH OCTOBER, 2022**

**MEMBERS:** Councillors Mohammad Islam, Mahmut Aksanoglu, Thomas Fawns, Ayten Guzel (Associate Cabinet Member (Non-geographical)), David Skelton, Edward Smith, Lee Chamberlain and Hivran Dalkaya

### **Officers:**

Head of Development, Acting Executive Director - Place, Director of Development - Place and Head of Regeneration and Growth

### **Also Attending:**

#### **1. WELCOME & APOLOGIES**

The Chair welcomed everyone to the meeting and introductions were made.

Apologies for absence were received from Cllrs Josh Abey and Joanne Laban.

Cllr Lee Chamberlain was substituting for Cllr Laban

Cllr Hivran Dalkaya was substituting for Cllr Josh Abey

Apologies for lateness were received from Cllr Mahmut Aksanoglu.

#### **2. DECLARATIONS OF INTEREST**

Cllr Hivran Dalkaya stated an interest as she has family members who live in Joyce and Snells.

Cllr David Skelton stated an interest as he is a member of the DLUCH Levelling up Board.

#### **3. MINUTES OF THE PREVIOUS MEETING**

AGREED the minutes of the meeting held on 12 July 2022.

Cllr Nesil Caliskan to be moved to Officers attending rather than members.

Action on item 6 was addressed as part of the presentation on Meridian Water where further information was presented on social value outcomes as requested previously by the Committee.

#### **4. JOYCE AND SNELLS**

Amena Matin, Head of Regeneration and Growth presented this item.

The report was last considered in Cabinet in 2021 and is due to go to Planning Committee in December 2022.

Positive feedback from residents on the scheme has been received to date and it was noted that initial enabling works will commence following the granting of planning permission.

£54.4million of GLA grant has been secured of which, 50% is drawn down when work is started on the site and 50% on completion. A separate land fund allocation of £40m will be in place to support buy backs. The GLA are also putting Joyce & Snells and Meridan Water to be considered by the Government, where there is a strong case for the schemes to be sites in an investment zone.

Following comments and questions from members, Officers confirmed that the residential works will commence in 2025, starting with the surrounding large blocks. Current residents will not need to relocate while work is being done. Around 70% of leaseholders want to sell back to us.

In regard to questions around height and density it was noted that the original capacity study for the site included 3,000 homes and through the resident engagement and masterplanning process this had been reduced to just under 2,000. It was noted that residents priorities were for safe open space, including for children and young people and generally a safer environment where anti-social behaviour was designed out.

Members commented they would like to see a vision for the whole of the Fore Street high street to ensure the scheme is fully integrated.

Members advised that the residents had concerns on current issues within the estate including crime and maintenance requirements. Officers confirmed they are working closely with the Police on security for the residents and current repairs are being looked into. Officers are also looking to introduce more secure by design and have a pilot of 20 video doorbells.

Officers confirmed a proposed parking ratio of 0.2. A CPZ will be in place to control parking, with majority being held in podiums and disabled parking will be allocated.

Overall the scheme was welcomed and officers were thanked for the comprehensive information provided.

### **5. MERIDIAN WATER**

Ben Binns, Head of Development, presented this item.

The first Council homes will be completed next year. Meridian one will include 977 homes over the next few years with 50% being affordable, with 25% at

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London Affordable Rents, subject to planning permission. The commercial space will include health facilities, most likely a GP.

The skills academy is on track to open in November 2022. The target is to have 500 learners per year. It will be accessible to residents in the whole borough. Officers will be seeking social value contributions for the skills academy in the Councils procurement strategy.

Vistry have worked with local schools to design a Skate Park to be included in the north park and have opened a temporary community garden with volunteers engaged.

Meridian 2, which will be going to Planning Committee on 18<sup>th</sup> October is 100% affordable with 274 homes (30% family sized homes) that will be handed over to MTVHA with allocation rights for Enfield. The development will also have 3000sqm of ground floor commercial space.

Following questions from members officers confirmed that the KPI's capture meridian one and there are bigger targets for the overall site. The last homes on Meridian 1 are due to be completed by May 2027. Officers confirmed the lowest equity available for shared ownership is 25%, 1 beds are valued at £376k and 2 beds valued at £465k.

Members recommended involving the youth justice service in the skills academy.

Officers confirmed money secured from section 106 is being used to improve public realm and appearance in Angel Edmonton. Vistry has donated £800k for the Edmonton's community grant scheme which local organisations can bid for.

Officers explained they are working with Ikea to secure redevelopment of the site, they have responded positively to the request to use the site for a temporary use until the site is developed on. The car park may be used as a market or a circus. Tesco will not be closing but hope to redevelop for mixed development use.

### **6. WORK PROGRAMME 2022/23**

NOTED the Regeneration and Economic Development Scrutiny Panel Work Programme 2022/23.

### **7. DATES OF FUTURE MEETINGS**

NOTED the dates of future meetings as follows:

Wednesday 30 November 2023

Wednesday 01 February 2023

Wednesday 26 April 2023.

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These meetings will commence at 7:00pm and will be held in the Conference Room at the Civic Centre.

The meeting ended at Time Not Specified.