Place Shaping and Enterprise Scrutiny Panel

Report on Edmonton Green Regeneration Programme

1.0 Introduction

1.1 The report provides information about the Edmonton Green Regeneration Programme of projects and these are set out below.

2.0 Edmonton Green Masterplan

An Edmonton Green Masterplan draft brief has been prepared stating the key aims and objectives, options to consider, process for preparation of the plan and engagement with the residents and stakeholders and the role of the Edmonton Partnership to achieve the Masterplan which will address the following key issues.

- A clear definition of the function and role of Edmonton Green town centre in relation to Angel Edmonton, Tottenham Hale, Wood Green and growth at Meridian Water
- Identification of regeneration sites and development opportunities, including the allocation of sites for particular uses
- A clear link to the development of Meridian Water and promotion of opportunities between the two areas, in particular how the growth of jobs in the Lea Valley will achieve social and economic regeneration in Edmonton
- The creation of an improved shopping environment with a range of different town centre uses such as shops, cafes, evening economy, hotels, restaurants, culture, offices and civic functions, and leisure.
- Development opportunities in the northern area and environs of Edmonton Green Shopping Centre
- Opportunities along Fore Street
- New jobs and better transport links to new and existing jobs outside of the area
- Housing need and delivery of new housing
- Strong focus on young people including education, up-skillng, schools, outreach work and job opportunities
- Opportunities for improved quality of existing open spaces, links between green spaces, play space and leisure opportunities, health, food growing, and biodiversity
- Edmonton rebranded as an attractive place to live that attracts new residents and businesses with higher spending power and increases investment in the area
- Rail franchise improvements to increase the frequency of services, improve access to Edmonton Green station, and improved pedestrian and cycle links through the area
- Community engagement to work with residents, in partnership with the Edmonton Leeside Partnership Board

3. Green Towers

Green Towers Community Centre at Plevna Road, Edmonton, London N9 OBU is a 2 storey community facility, built approximately forty years ago as part of the Edmonton Green Shopping Centre to support the dense population in the area. Green Towers Community Centre is an important resource within a very disadvantaged community. The funding for a major refurbishment scheme has been approved on 24th November 2010. The refurbishment will deliver a modern, multi-purpose, fully accessible building for use by the local community, 7 days a week throughout the year.

The four user groups of the Green Towers Community Centre are in the process of being relocated to alternative venues within the local vicinity. Community Consultation events are ongoing. The refurbishment programme is expected to commence summer 2011 after
planning approval has been granted and the expected date of completion will be winter of 2012.

4. Edmonton Town Centre –Partnership Improvements to South Mall

On the 19th January 2011, Cabinet approved the proposal to work in partnership with St Modwen the South Mall of Edmonton Green Shopping Centre.

The South Mall refurbishment will encompass the following upgrades:

- Renew Flooring
- Renew Roof
- New fascia and soffits to walkways and shops
- Renew drainage, power supplies and some structural elements
- Improve general environment; better lighting, new street furniture, hand rails and clear signage

It is anticipated that the refurbishment will begin in February/March 2011 and will complete in the summer of 2011.

5. Edmonton Green Station Improvements

There is an ambition to provide step free access and broader improvements to the station as part of integrated regeneration of Edmonton Green which will necessitate a fit for purpose rail station.

There are current ongoing efforts to engage with TfL/ DfT to secure funding to improve rail services, including oyster barriers - which are going in soon, level access/ lifts, better trains, and more frequent train services. This work includes ‘gearing up’ for a strong case involving multi-stakeholders along the line, including businesses and highlighting benefits for the rail company and the local communities.

LBE want to complement these efforts by exploring improvement of the area around the station, particularly the station entrance building, as well as improved links to the bus station and mall, and public realm improvements too, to make the centre of the town centre more pedestrian friendly, so a better place to be. Options are being explored as part of the broader work within the masterplan for Edmonton Green.

6. Craig Park Youth Centre

Enfield Children’s Trust has been awarded Big Lottery Funding of £3 million to create a world-class youth facility on the site of Craig Park youth centre, N18. A detailed business plan submitted to the Big Lottery on the 24th September 2010. A refurbishment programme is expected to commence in summer 2011 for completion summer 2012 and services will continue to be delivered as normal during that period. These plans will set out the range of services to be delivered from the centre, how young people have been involved in leading service development, evaluation and plan to make sure the centre is sustainable for the future.

7. Montagu Recreation Pavilion

A DAR approving the refurbishment of Montagu Recreation Pavilion was signed in October 2010. The Refurbishment of the Montagu Recreation Pavilion commenced on site middle of November 2010 and is expected to complete end of April 2011. The refurbished Montagu Recreation Pavilion will be a fully inclusive facility at the heart of the Montagu community meeting the need for quality provision in a priority area of nationally recognised deprivation addressing issues of social exclusion and lack of access to quality community services.

In terms of the programme, we are 9 weeks into a 24 week construction period. The contractor reports works are on schedule. Eagles Boxing Club remain in occupation whilst work is in progress.
8. Travel Lodge – Smythe Close
Planning approval for the construction of a 4 Storey Travel Lodge Hotel was approved on 31st August 2010 by Planning Committee. The approval was given subject to the completion of a s106 agreement regarding the provision of a Construction and Employment Strategy. The hotel will comprise of 73 beds. The s106 agreement was completed and approved on the 15 December 2010.