



Meridian Water Supporting Economic Development

Simon Gardner - Regeneration Director

Meridian Water

8th December 2020

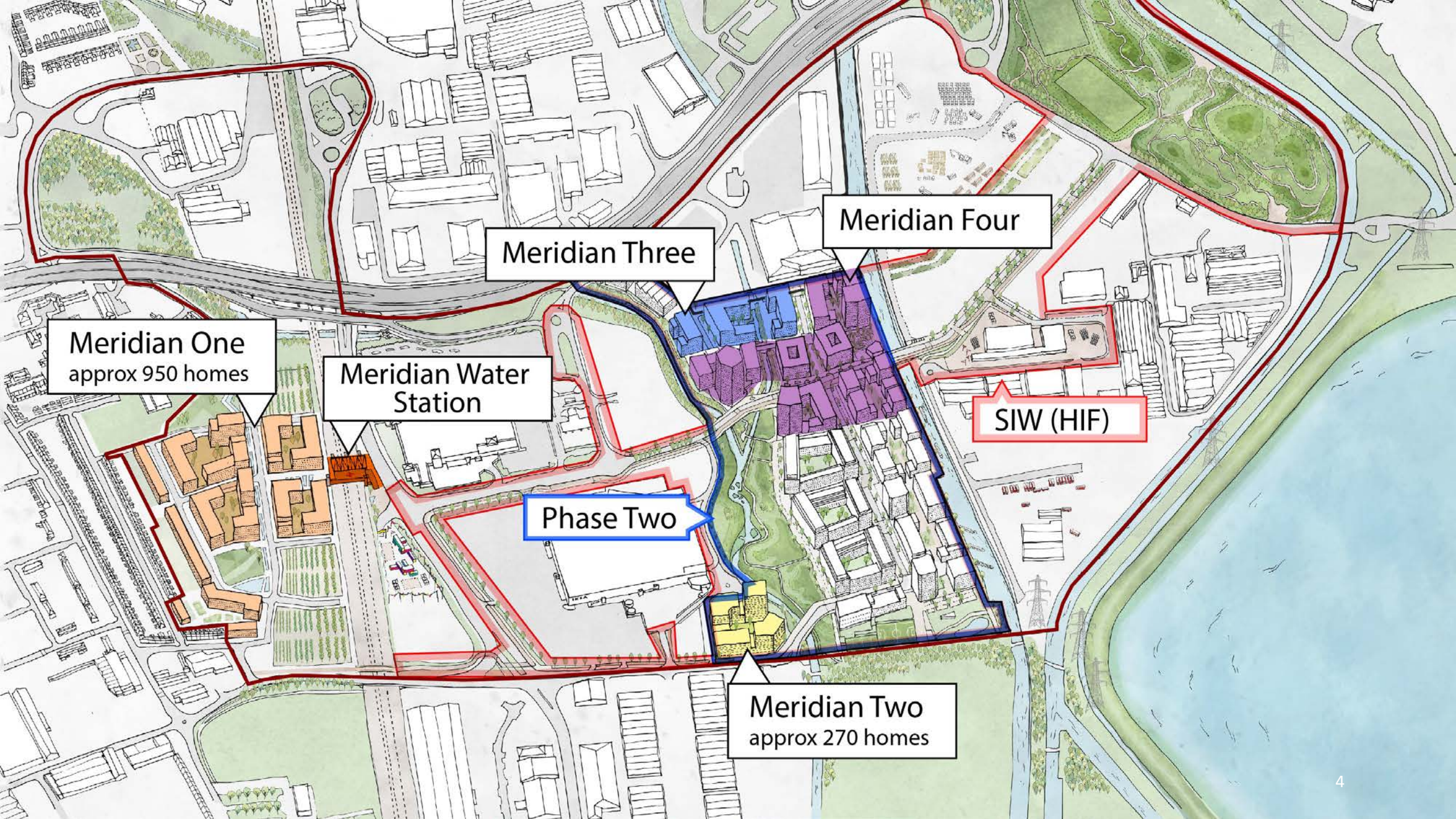


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Project background & vision



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Meridian One
approx 950 homes

Meridian Water
Station

Meridian Three

Meridian Four

SIW (HIF)

Phase Two

Meridian Two
approx 270 homes

Meridian Water Aims & aspirations

- Highest quality of design and place-making throughout
- 10,000 new mixed tenure homes
- Target of 6,000 new quality jobs
- New facilities to include: restaurants, schools, community facilities, parks, health, leisure, culture
- Local people to be the principal beneficiaries
- Lifting Edmonton wards out of top 10% most deprived
- A legacy to be proud of in 50 years
- Highest environmental sustainability standards



3 Pillars of Placemaking

Park life on your doorstep



Your place to make and create



Mixing uses – animating streets





Current Status of projects

Strategic Infrastructure Works: Contractor selected for non-rail, and Grant Agreement signed to deliver up to £170m of infrastructure works.

Meridian One: Vistry Partnerships signed DA in Dec 19. Reserved Matters application for 300 homes submitted Nov 20, and detailed planning application for further 600 homes expected in April 21. Construction to commence in March 21.

Meridian Two: Development partner selected to deliver 270+ homes (100% affordable) with 3000² commercial space back to LBE. LBE agreeing final terms before signing Development Agreement.

Meridian Three: Cabinet authority to market site for Student or Co-Living of xx bedspaces.

Meridian Four: Cabinet authority to appoint professional team and work up Reserved Matters application for 800+ homes (65% Build to Rent), commence marketing of a Build to Rent investor and work up contractor procurement strategy. Scheme to be directly delivered by LBE as developer.



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Employment

Employment Strategy Outcomes

- **Outcome 1:** Create 6,000 high quality jobs at London Living Wage or above
- **Outcome 2:** Deliver 1,000 new high-quality jobs through Meanwhile Employment Uses on land intended for redevelopment, where possible rehoming these businesses within the new development
- **Outcome 3:** Enable local Enfield employers to Supply Meridian Water, starting with its construction, with no less than 10% of all investment benefiting local employers.
- **Outcome 4:** Deliver 1000 construction jobs, sustained over 25 years, of which no less than 25% will be from local labour.



Three main drivers for the creation of jobs:

Construction Activity:

Benefits to local labour being ensured within Meridian 1 Construction, and HIF contract, and secured through subsequent contracts and development agreements.

Meanwhile Employment Uses:

The Occupation of Strategic Sites for a period before redevelopment, often on sites that might otherwise lay dormant, creating new jobs over an 8-25 year period

Occupation of Non Residential/Commercial Spaces:

The type of employment use, determines the number of jobs delivered. The strategy models how this might look via different scenarios.

Economic Activity



- **Drumsheds** (Vibrations Group) Live Music events, Field Day, Filming (Covid Impact)
- **BLOQs** Social Enterprise Maker Space Creative Makerspace
- **Troubadour** Filming, Skills Centre, Placemaking, Theatre
- **Teardrop Site** Meanwhile Creative Workspace, Retail, Food and Beverage, Possible Live work Event Space
- **Meridian 1** Community Garden/ Skills Academy /other uses being discussed

- New Council Wide Skills and Employment Board
- Skills Academy linked to Meridian 1 Vistry Development

The Construction Skills Academy - Leaside Road

Skills Academy will deliver training, work placements and employment opportunities for all Meridian Water Phases

Target to deliver 25% Local Labour, (20% entry level, 5% skilled apprenticeships)

A focus on benefiting those most at risk of being unemployed (Care Leavers, Ex Offenders, Ex services, Unemployed over 50's)

Aims to deliver beyond Level 2, creating pathways to higher level qualifications Council requirement to ensure longevity of provision

Vistry £350K commitment plus Council contribution to enhance capacity

Managed learning provider appointment on concession basis

Will draw in FE College provision and Adult Education Funding

- Troubadour Skills Academy

Filming, theatre, set build, electricians, costume, makeup, editing etc

Within 4 years

- Social Value – Part of all procurements
- Use of Social Value Portal as a Trial on Meridian 2 and Strategic Infrastructure Works
- Contractually linked to delivery
- Target of at least 10% of construction spend to go through local employers as a minimum, supporting jobs and apprenticeships
- Linked Vistry to potentially 19 Local Businesses for their Meridian Water 1a RMA supply chain
- Apprentices, Training, People returning to work etc





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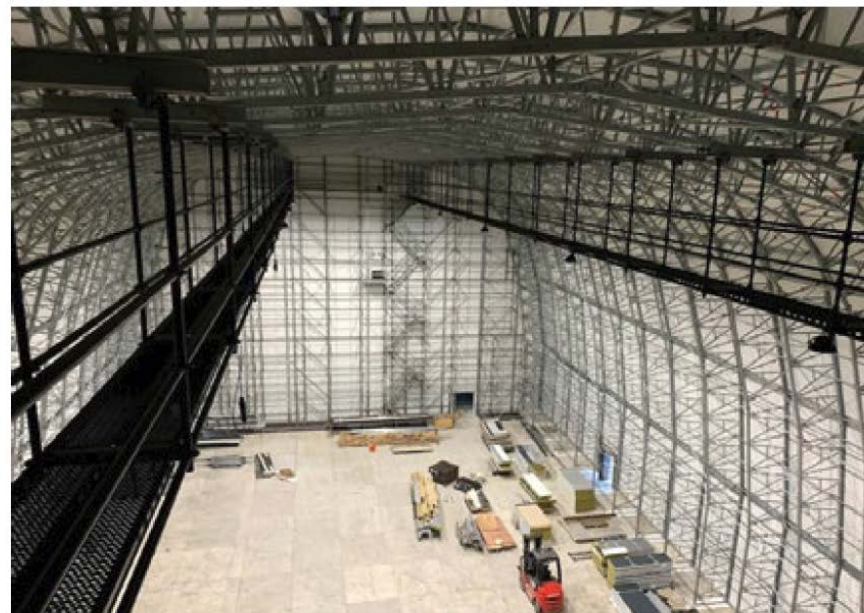
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Phase 2 Planning Application

Questions

