

London Borough of Enfield

Regeneration & Economic Development Scrutiny Panel

17th March 2021

Subject: Joyce and Snell's Estate Renewal Update

Cabinet Member: Cllr Caliskan, Leader

Executive Director: Sarah Cary, Place

Key Decision: N/A

Purpose of Report

1. To update the scrutiny panel on the Joyce & Snell's estate renewal project.

Proposal(s)

2. N/A – This is an information update for the scrutiny panel.

Reason for Proposal(s)

3. Joyce & Snell's estate regeneration is a priority for the Council as a scheme which will play a major role in transforming Edmonton by:
 - a. Delivering a large number of new high quality homes, including significant numbers of additional family sized Council owned homes.
 - b. Creating a safe, welcoming and pleasant environment for all who live, work and visit the area.
 - c. Providing enhanced community facilities and town centre.
 - d. Creating a network of green space to encourage active living through walking and cycling that runs from the very south of the estate up to Silver Street station and Pymmes Park. A similar east west link that links up the North Middlesex Hospital, the new civic square and Meridian Water will also be created.

Relevance to the Council Plan

4. The scale of the Joyce & Snell's regeneration project is such that it addresses many of the priorities listed in the Council Plan. It will provide more homes, improve access to transport, encourage healthy living, create jobs and employment opportunities and tackle crime which has blighted this part of the borough for too long.

Background

5. In March 2017 Cabinet agreed (KD4272) to progress feasibility and resident engagement on Joyce & Snell's to discuss options for improving their estate. In response to this Cabinet approved in November 2019 (KD4590) to progress these proposals with residents and undertake a ballot once a viable scheme that residents support is identified.
6. A dedicated Joyce & Snell's team was set up and Boundary Hall (located on the estate) was converted into a space where staff could be based, residents could drop in and exhibitions could be held. The intention was to undertake a thorough

engagement programme whilst developing the masterplan and financial business case so that a test of resident opinion could be undertaken and if positive a ballot, as required by the GLA, be progressed.

7. Unfortunately, not long after Boundary Hall had opened and held its first exhibition, the country went into lockdown as a result of the Covid-19 pandemic. This unforeseen event has delayed the project considerably as face to face engagement has not been possible due to pandemic restrictions. Whilst a range of virtual engagement tools have been utilised, this does not reach all residents.
8. In addition, following the MHCLG settlement to the GLA for affordable housing GLA funding conditions have changed meaning that replacing housing is no longer funded in the same way. This requires us to take a more strategic view about securing inward investment from multiple sources and for different elements of the scheme – for example infrastructure. This work is underway and a bid for the GLA Affordable Housing Programme is being developed for early April.
9. The scheme cannot progress to ballot unless the following has been achieved
 - a. A financially viable scheme has been identified
 - b. Planning has indicated broad support for the principles of the proposed masterplan
 - c. A clear majority of residents are in favour of the proposals and it is expected that the ballot will achieve a positive outcome.
10. In light of this, it is proposed that a paper will be taken to Cabinet – provisionally in July - and ahead of ballot seeking approval for:
 - a. the vision for the scheme following work developed since the submission of the Cabinet report in November 2019
 - b. the landlord offer
 - c. the financial business case
 - d. the outline masterplan
 - e. appropriate delegations that will enable the scheme to be delivered, or varied, in accordance with the parameters agreed in points a-c.

Main Considerations for the Council

11. Ensuring that the scheme is financially viable remains a key priority. With the GLA no longer funding replacement social homes under the next round of grant funding the Council is exploring alternative ways of leveraging in funding.
12. Discussions with the GLA have been positive and a grant funding bid is now being developed alongside developing wider strategies to maximise infrastructure investment.

Conclusions

13. The Joyce & Snell's project is a priority for the Council and officers are working to develop a scheme that reflects the needs of existing tenants and leaseholders, enhances the overall area for the benefit of the community and delivers housing growth to meet the needs of future generations.

Report Author: Ed Richards
Regeneration Project Director
ed.richards@enfield.gov.uk
020 8132 0710

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