

London Borough of Enfield

Equalities Board

1 December 2021

Subject: Meridian Water Residential & Employment update

Cabinet Member: Cllr Nesil Caliskan

Executive Director: Sarah Cary

Key Decision: N/A

Purpose of Report

1. To update the Equalities Board on the progress made to deliver new homes and jobs at Meridian Water.

Proposal(s)

2. To note the progress to date towards delivering the Council's target of 10,000 homes and 6,000 jobs at Meridian Water.

Reason for Proposal(s)

3. To update

Relevance to the Council Plan

4. Meridian Water is a key component in contributing to the vision, aims and priorities of the Council's Corporate Plan.
5. **Good Homes in well-connected neighbourhoods:** Meridian Water will contribute to the Council continuing its pioneering approach to regeneration to create thriving, affordable neighbourhoods and places, and increasing the supply of affordable, quality housing options for ownership, social rent and private rent.
6. **Safe, healthy and confident communities:** Meridian Water aims to deliver on the Council's aims to improve public health and people's well-being. Along with new homes Meridian Water will deliver community and social infrastructure; new amenity spaces and parks.
7. **An economy that works for everyone:** Meridian Water will deliver 6,000 jobs and provide local people with the skills to secure long term employment on the site.

Background – Residential Update

8. This section provides an update on progress made to date on delivering the four sites at Meridian Water that has received Cabinet authority to proceed: Meridian 1-4. Please refer to the Appendix for a plan of Meridian 1-4.

Meridian One

9. Following Cabinet approval in October 2019 and further delegated approvals in December 2019 (KD4845), the Council entered into a Development Agreement with Vistry Partnerships in December 2019 to deliver approximately 950 homes at Meridian One, including 50% affordable homes of which 50% will be Council homes at London Affordable Rents, as well as high quality new public open spaces, over 2300m² of community, leisure, retail and employment space and a new Skills Academy to train and increase opportunities for local residents in construction and the built environment.

Current Status

10. The Reserved Matters Application for the first 300 homes at Meridian One (20/03821/RM) was approved by Planning Committee on 4th May 2021 and subsequently granted on 24th May 2021. Vistry commenced piling works in August 2021 for the first construction of new homes at Meridian Water which is a significant milestone.
11. Vistry's current programme forecasts the first 46 of these 300 homes to complete late 2022/early 2023. These will be homes in Block E1 which the Council will retain for London Affordable Rent.
12. Further to approval by the Council as Landowner, Vistry will submit a full planning application for a further approximately 670 homes, non-residential spaces and public open spaces at Meridian One. The submission of this full application is expected by December 2022 and the overall completion of the development remains forecast to be delivered in summer 2026.

Meridian Two

13. In March 2020, Cabinet Authorised the selection of Vistry Partnerships as the Council's development partner for Meridian Two (KD4952) to deliver 100% affordable housing scheme of circa 250 homes and 3,000m² of Council owned commercial space at Meridian Two. Cabinet delegated authority to officers to finalise the terms and enter into the Development Agreement.

Current Status

14. Enfield Council completed and entered into a Development Agreement with Vistry on 20th October 2021.
15. Vistry entered into an agreement with Metropolitan Thames Valley Housing, a Registered Provider, to own and manage the Meridian Two homes on 20th October 2021.

16. Vistry have programmed to submit a Reserved Matters Application pursuant to the Phase 2 Outline Planning Application (19/02718/RE3), by early 2022, enabling construction to get underway later in 2022.

Meridian Three

17. The Phase 2 Business Plan (KD4953) of October 2019 authorised the commencement of soft market engagement on Co-Living and/or Student housing blocks and subsequent marketing with disposal of circa 0.5 acres.

Current Status

18. The Council now intends to take this site out to the market by spring 2022.

Meridian Four

19. On the 16th September 2020, Cabinet approved (KD5174) the Phase 2 Detailed Delivery Plan and the recommendation within it for the direct delivery of Meridian Four. Meridian Four comprises of five blocks sited to the north of the Phase 2 scheme to be delivered with commercial and community uses at ground floor and upper floors to provide Build to Rent and affordable homes.



Figure 1: Plan of Meridian Four Development Plots

Current Status

20. During 2020/21 the procurement of the professional team for Meridian Four has been progressed. The following services have been secured to date:

- | | |
|--|-----------------|
| - Project Managers | Ikon / Cast |
| - Lead Architect | KCA |
| - Quantity Surveyor | Stace |
| - Structural and Civil Engineer | Pell Frischmann |
| - Mechanical, Electrical and Plumbing Engineer | Elementa |
| - Town Planning | (Oct 21) |

21. Work started on the RIBA stages in May 2021 and a planning application is due to be submitted to the Council in Q3 2022.

22. Enfield's work establishing a borough-wide Registered Provider Framework has commenced and upon completion may be used to procure a Registered Provider partner to purchase or develop the affordable housing blocks.

23. Through the procurement of the professional services for the Meridian Four project, the team has sought to ensure that the Council's approach to promoting Equality, Diversity and capturing Social Value benefits have been captured.

24. This approach to procurement has resulted in the Council winning the 2021 LGC Award as well as being shortlisted for the National Housing Award.

Background – Employment Update

25. The Meridian Water Employment Strategy is targeting the following outcomes:

- 1. Create 6,000 permanent, high quality jobs paying London Living Wage or above, of which no less than 25% will be from local labour
- 2. Deliver 1,000 new high-quality jobs through Meanwhile Employment Uses on land intended for redevelopment and where possible ultimately rehoming these businesses on a permanent basis within the new development
- 3. Local Enfield employers to supply Meridian Water, including during its construction, with no less than 10% of all investment benefiting local employers
- 4. Deliver 1,000 construction jobs, sustained over 25 years, of which no less than 25% will be from local labour

26. Employment strategy Update

27. KPI's, data gathering and baselining of Employment Numbers is now in place with a tracker being updated quarterly, relationships with employers and contractors allow us to collect the anonymized data. The monitoring includes data on equalities, diversity and inclusion.

28. Working with Vistry Partnerships on Meridian 1 the Council owned Ground Floor is being finalised which includes links with the CCG to develop a GP surgery, Gym, Retail and Creative Maker Space. The new space is due to be delivered in 2025.
29. MW Enfield Construction Skills Academy will train up over 500 people a year giving them the skills to gain a meaningful career in construction. Designs for the skills academy have progressed and planning permission has been granted. Procurement of the Skills Academy operator commenced in August with selection likely to be completed early 2022. The Skills Academy is due to be delivered late 2022.
30. Vistry have appointed a local firm to deliver Groundworks on Meridian 1a – a circa £12m contract. This is significant piece of work and great news for the local economy. Vistry is also performing well on levels of local, female and Black, Asian and ethnic minority construction staff.
31. Meridian 2 Ground floor space will provide 30,000 sq feet of workspace. Ongoing discussions regarding Vistry's new proposed design. The space will be owned by the Council and can deliver over 200 jobs when it is delivered in 2025.
- 32. Meanwhile Use update**
33. Meanwhile uses are key in activating the site, generating income and starting the place-making process by bringing active uses, culture, entertainment and vibrancy to the scheme.
34. Current meanwhile projects:
- Vibration Group/Broadwick Live are utilising three large sheds, branded the Drumsheds, centrally located on the site and using the adjacent "Ikea Clear" open site to the south for festivals, filming use, nightlife and various other events, they have a busy programme in place for July 2021 until January 2022. It has been hugely successful in bringing people to Meridian Water attracting over 200,000 people to date.
 - Building BloQs provide an affordable open access workshop for makers and creators. In partnership with Building BloQs and the GLA the Council has delivered a new space for Building BloQs at Meridian Water that has created 32,000 sq ft of new workspace.
 - The Council has entered into a partnership with Troubadour Theatres which has delivered three film studios at Meridian Water with three more to be delivered by 2023. Troubadour also plan to deliver a skills academy for the film industry in 2023.
35. The Drive-In Cinema closed once mainstream cinemas reopened. It was a genuine success for the Council, attracting 55,000 people to Meridian Water, 10% of tickets went to NHS and care workers for free, and it created local jobs and business opportunities.

Conclusions

36. This report provides an update on progress made to date to deliver 10,000 homes and 6,000 jobs at Meridian Water.

Report Author: Peter George, Director – Meridian Water

Background papers – Meridian Water Project Plan