Appendix A: Response to Action for Enfield's Future / Housing and Regeneration Scrutiny Panel – 24 March 2025

No.	Question	Response
Housing Delivery		
Q1.1	Other than Meridian Two, what is the status of the 2,000+ homes within Phase 2 which already have planning permission, including parcels 3-10? Outline planning approval for these parcels was granted 5-years ago. When will detailed plans be submitted for each of them and when are these estimated to start and be completed?	Savills have been commissioned to conduct a strategic review and reset of the Meridian Water programme which will lead to a revised plan for consideration in Summer 2025. This plan will include a review of parcels 3-10. Meridian Water is a 25 year long programme. It is, therefore, good practice to review the scheme in light of changing market factors, international and national issues affecting construction costs, and to check the feasibility and viability of the scheme.
Q1.2	The Tesco and Ikea sites are key to achieving the 10,000 homes target, given this, what is the status of these sites? Has the sale of the Ikea site completed? When are planning applications for these sites expected to come forward?	We continue to work in partnership with IKEA and Tescos. To date there is no update on the sale of the IKEA site.
Q1.3	As far as we understand, de-designating the SIL to the east of the River Lee Navigation is essential to achieving the 10,000 homes target. Given this, what is happening regarding the de-designation of SIL, and negotiations with GLA? Can 10,000 homes be delivered without 100% de-designation of the SIL e.g. can the target be achieved with the de-designation set out in the draft Local Plan?	We aim to build 10,000 homes at Meridian Water. The Draft Enfield Local Plan is currently going through Examination. This includes policy proposals for the whole of Meridian Water, including for Strategic Industrial Land (SIL) and Phase 3. The latest information is available on the Enfield Council website: New Enfield Local Plan | Enfield Council.
Q1.4	What are the implications of the remaining SIL not being de-designated? For example, on housing numbers, jobs, and the Council's financial modelling, including the repayment of debt?	If the remaining parts of the SIL (Strategic Industrial Land) are not changed, Meridian Water will continue to include industrial functions. This will help create a balanced and strong community with job opportunities in industry as well as homes. The Council will consider these effects when planning its finances and financial forecasts.

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Q1.5	In May 2023, it was reported that Haworth Tomkins were working on the SIL Masterplan for Meridian Water, which sounds like a positive step. When will the output of this work be shared with Members and the public?	Strategies that inform the Local Plan will be made public as part of the Enfield Local Plan examination.
Q1.6	How many MW1a 'private sale' and 'shared ownership' homes have been sold? How many have been sold to people from the Edmonton wards or Enfield borough? What controls are in place to ensure local residents benefit from the shared ownership and private sale homes?	**15 private sale homes** 20% Enfield 27% Haringey 13% Waltham Forest 40% Other **72 Shared Ownership Homes** 26% Enfield 38% Haringey 11% Waltham Forest 25% Other Vistry promote heavily within the borough to ensure that Enfield residents have priority access and this includes leaflet mail drops, regular open days with Sage Homes at the sales office, paid search ads on google and rightmove/Zoopla portals and location targeted ads within the borough to give you some examples. Vistry also have incentive schemes with Sage to target key workers such as staff at North Middx hospital, teachers in local schools, police officers which has been a success.
Q1.7	How many of the 113 London Affordable Rent tenants at 'MW1a' come from the decommissioned Walbrook House (126 units lost), Cheshire/Shropshire House (204 units lost)?	12 – Shropshire & Cheshire House residents 3 – Walbrook House residents Housing Services worked closely with all tenants in the decommissioned blocks to find suitable options

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		that took into account their wants and needs. All were offered Meridian Water as part of the application process, those that refused this option were rehoused via choice-based lettings / direct offers of existing general needs housing stock. There is one tenant remaining in the Shires that will be housed at Meridian 1A.
Q1.8	The Phasing Plan underpinning the adopted April 2023 financial model allocated approximately 760 homes to meanwhile parcels within the Meridian One red line boundary, referred to as Parcels 11 and 12 in the Phasing Plan. These sites are currently council owned and occupied by the community garden and skills academy sites. When will plans for these parcels come forward?	Savills have been commissioned to conduct a strategic review and reset of the Meridian Water programme which will lead to a revised plan for consideration in Summer 2025. This plan will include a review of parcels 11-12.
Q1.9	Will a delay in bringing forward plans for Parcels 11 and 12 put off potential buyers and impact sales prices? For example, will it put buyers off purchasing property at Phase 1b knowing they will need to live near major building work for several years during the delivery of Parcels 11 and 12? Is it therefore beneficial to bring these parcels forward sooner rather than later?	Savills have been commissioned to conduct a strategic review and reset of the Meridian Water programme which will lead to a revised plan for consideration in Summer 2025. This plan will include a review of marketing strategies.
Q1.10	The report expects revised plans for Phase 1b to deliver an additional 150 homes. Will this be as the result of increased building heights, or are meanwhile Parcels 11 and/or 12 included in the revised application?	Increased building heights and making better use of the space of the buildings.
Meridian 13		
Q2.1	Were any expressions/bids received? If so, how many? What were the issues with these specifically? Why were they unacceptable?	M13 is being considered as part of the Savills Review work and as such any comments on procurement would be inappropriate at this time.
Q2.2	Why is the outcome of the formal launch different to the soft launch – what has changed, because market conditions for both were similar? For example, were the Council's proposed deal structure and procurement arrangements for M13 an issue? What has been learnt that could be used to improve future launches to market?	M13 is being considered as part of the Savills Review work and as such any comments on procurement would be inappropriate at this time.

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Q2.3	What is the impact of not selling this land on the Council's adopted financial model? Does it prevent a risk in terms of debt repayment?	M13 has rental agreements that bring in revenue, which will help cover debt payments and balance the budget in the short term.
The Meridian Water Masterplan		
Q3.1	Without these, exactly what plans are the MW Team and their consultants, including Savills, working to when assessing the delivery of housing and jobs?	The Savills review is in its early stages and will take into account a range of design information – including planning application documents and policy information. This includes the published information for the emerging Enfield Local Plan.
Q3.2	When will the Masterplan be published for consultation?	Meridian Water is taking a "plan-led" approach. Following publication of the Meridian West SPD in 2023, the emerging Enfield Local Plan has been progressing through formal stages of consultation. Full details are available on the Council's Website.
Employment		
Q4.1	How many of these 6,000 permanent jobs have been delivered and when are the remaining jobs forecast to be delivered?	We are currently only collecting data on meanwhile employment on the site, so we do not yet have confirmed numbers for how many of the 6,000 permanent jobs have been delivered. However, there are already good quality jobs, apprenticeships, training opportunities, and space for business growth at Meridian Water. Savills has been commissioned to carry out a strategic review and reset of the Meridian Water programme. This will help shape a revised plan, expected for consideration in Summer 2025. As part of this process, we'll review our approach to gathering data on employment and job creation. The review will give us a clearer understanding of progress and future potential, and we'll be able to share more concrete

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		job numbers and delivery timelines once it's complete.
Q4.2	To date, how many jobs have been lost because of the scheme, including at Ikea and jobs lost due to site clearances?	We do not hold this information although we note that Broadwick, the meanwhile use on the former Ikea site, has created 862 jobs since opening.
Q4.3	Given changes to the demand for office space since Covid, is the 6,000 jobs target still deliverable? If so, what would be the breakdown by types of employment?	Savills have been commissioned to conduct a strategic review and reset of the Meridian Water programme which will lead to a revised plan for consideration in Summer 2025. The review will give us a clearer understanding of progress and future potential, and we'll be able to share more concrete job numbers and delivery timelines once it's complete.
Q4.3 (error in numbering within request)	How many construction jobs have been delivered each year since the Employment Strategy was adopted, at which salary bands and how many have been from local labour?	We do not hold data on salary bands and locations of employees. The total number of construction jobs achieved to date is 1212.
Q4.4	How many high-quality meanwhile jobs have been delivered since the strategy was adopted?	Covering all meanwhile properties the number is 1459, including 1212 construction roles. Broadwick, the meanwhile use on the former Ikea site, has created 862 jobs since opening. The combined total therefore is 2321.
Community Chest		
Q5.1	How much money is currently in the fund?	The standing balance is £622k. The council has committed £300k to the second round of Community Chest applications taking place across April / May 2025.
Q5.2	What has happened to the annual reports committed to regarding how the money has been spent?	The original Cabinet Report gave the Director of Meridian Water the authority to change the Community Chest process if needed. Since then, we've adjusted our focus and priorities, which has led
Q5.3	It was agreed that fund applications would be opened twice per year; why has there been a considerable time lapse between grant funding rounds?	

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		to changes in how we manage the Community Chest Grant Scheme, including how we report on it and run application rounds. A second round of applications recently closed at the end of May.
Q5.4	Given the time lapse, and that the Council has had the funds, has the Community Chest fund money grown through accrued interest?	The community chest monies are held in a non-interest bearing balance sheet reserve.
Strategic Infrastructure Works		
Q6.1	How confident is the Council in this completion date?	The works programme is scheduled to complete by late 2026, although our grant funding window continues to March 2027. We remain confident that the overall completion date is achievable and continue to have regular meetings with MHCLG to update them on progress.
Q6.2	What are the implications if the SIW are delayed? How has this been accounted for e.g. in financial planning?	MHCLG requires the council to use reasonable endeavours to complete the agreed SIW works by March 2027. If this is not done there is potential for clawback of some or all of the funds. However, the SIW works are due to complete by late 2026 and the risk of clawback is being further mitigated through regular liaison with MHCLG.
Q6.3	What risks are associated with the HIF grant? For example, what are the clawback terms regarding completion dates?	MHCLG requires the council to use reasonable endeavours to complete the agreed SIW works by March 2027. If this is not done there is potential for clawback of some or all of the funds. However, the SIW works are due to complete by late 2026 and the risk of clawback is being further mitigated through regular liaison with MHCLG.
Q6.4	The report does not refer to the delivery of the 'Green Loop', does this still form part of the plans/vision?	Multi-functional, high quality green spaces and connections remain a priority for Meridian Water. At present, the Meridian Water team's focus is on the delivery of the coordinated package of "Strategic Infrastructure Works". These include key roads,

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		bridges and parks. The term "Green Network" is proposed within the Emerging Enfield Local Plan Statement of Common Ground (January 2025) to replace "Green Loop" to better reflect the diversity of green infrastructure typologies envisioned for Meridian Water and their connections to the wider regeneration area.
Car Parking		
Q7.1	What is happening to address this, to ensure the estate remains child/pedestrian/cycle friendly and safe, and so that active travel is encouraged?	The Council is seeking to put in place a parking enforcement regime to prevent erroneous parking at the estate.
Skate Park		
Q8.1	Who is responsible for paying for the upkeep of the new park? Will this be paid for by new residents as part of their estate management fee? If so, how much will residents be charged in their estate management fees and how much of this is allocated to the maintenance of the park(s)? Is the estate management fee a barrier to purchase?	The management company Rendall and Rittner on behalf of the Meridian Water Estate Management Company.
Energy Use		
Q9.1	How are the completed homes currently heated and receiving hot water? What is the heat source currently – is it gas or energy from waste or something else?	The completed homes receive heating and hot water, via Energetik, a community heat network in Enfield. Energetik uses a variety of heat sources including waste heat from the north London heat and power project and energy centers with efficient gas boilers and combined heat and power (CHP). Meridian Water heat network supplied by CHP, with the option to use waste industrial heat.
Banbury Reservoir Park		
Q10.1	Given this, what are officers doing to engage with the local community groups regarding the proposed Banbury Reservoir Park? What action are officers taking to support the delivery of the proposed park?	The Council will be delivering a new 6ha park as part of the Strategic Infrastructure Works, collaboration was undertaken during the design phase. The Banbury Reservoir does not fall under the Meridian Water scope of works.

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Arriva Edmonton Bus Garage		
Q11.1	What progress has been made in locating an alternative site?	Savills have been commissioned to conduct a strategic review and reset of the Meridian Water programme which will lead to a revised plan for consideration in Summer 2025. This plan will include considerations relating to the Arriva Bus Garage plot.
Q11.2	Does the Council still intend to acquire this site, if so, when?	
Q11.3	What will be the impact on the delivery of the 10,000 homes / 6,000 jobs target if this site is not developed as intended?	
Council Land Acquisitions		
Q12.1	What progress has been made in acquiring this land?	Savills have been commissioned to conduct a strategic review and reset of the Meridian Water programme which will lead to a revised plan for consideration in Summer 2025. This plan will include considerations relating to future land acquisitions.
Q12.2	Does the Council still intend to acquire this land? If not, what are the implications?	
Community Infrastructure		
Q13.1	The Council said the healthcare centre would open in 2025 and the gym by 2027. Is this still on track? If not, how are the needs of the new residents being addressed?	The delivery of the healthcare centre is now expected in 2026/2027 The delivery of the gym is expected by 2030
Troubadour Meridian Water Studios		
Q14.1	When this investment was approved, one of the key drivers was that '*the vastly improved environment and economic and cultural activity will imbue confidence in the housing sector*' and that '*It is a positive news story, that by its nature can create a strong pipeline of headline-catching announcements in delivery of the communication and marketing Strategy*.' Do officers think it has achieved these aims?	In addition to the funding delays causing an impact on the Strategic Infrastructure Works (SIW) programme, it is noted that Troubadour have encountered a number of issues including COVID, increase in costs and the Writer's Strike which has led to them not developing the site as they would have liked, inevitably this has led to a knock-on effect in terms of the amount of activity in that area.

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Q14.2	Please can officers provide an update about the film training academy? How many students have been trained so far? Is the external accreditation in place? Is evidence being reported on a quarterly basis? Where are the training opportunities being advertised?	The film training academy was originally due to be delivered 24 months from lease commencement, however this has not yet happened due to the funding delays causing an impact on the Strategic Infrastructure Works (SIW) programme - the works to the flood relief channel need to be completed prior to entering into the lease extension with Troubadour
Q14.3	What has been the footfall at the site since Phase 1 was completed?	Phase 1 has not yet completed.
Q14.4	How many full-time jobs have been created? (we note that TMWS accounts report 15 full time employees).	The below figures have been provided by Troubadour: 21/22 - 32 full time jobs 22/23 - 27 full time jobs. 23/24 - between 14-16 full time jobs 24/25 started the financial year reporting 13 full time jobs but Q3 reported 3 full time jobs.
Q14.5	Are all staff being paid at least the LLW?	According to the data provided by Troubadour all staff working at the Troubadour Film Studios are earning LLW and above.
Q14.6	When will this theatre and performance space be delivered?	The target date is by January 2028.