

Business Relocation Information and Requirements for Phase A Businesses

Haringey Council and Lendlease as development partner are committed to supporting your business to grow and succeed. We believe the regeneration of the area is an opportunity for us to positively work with you to achieve growth for your business, contributing to the economy, vibrancy and creating jobs for local people.

The regeneration of the High Road West area will support the growth of the town centre and retail offer as well as creating new housing and community facilities. Existing businesses are a crucial part of High Road West and we are committed to supporting you grow and strengthen your businesses as the scheme progresses.

You are receiving this leaflet as a business owner within the High Road West scheme, specifically 'Phase A', which is shown overleaf.

Haringey Council and Lendlease are committed to minimising disruption to your business through the regeneration process, and to support your business to be as successful as possible during this period and beyond.

Should you wish to relocate into the scheme, High Road West presents an exciting opportunity for existing businesses to thrive alongside new businesses with the creation of a new civic square and purpose-built modern commercial space.

This leaflet provides you with an update on the proposed timings for the scheme, and the support and relocation options available to you and your business.

Inside this leaflet...

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WHAT'S HAPPENING ON HIGH ROAD WEST

On 31 August 2022, a hybrid planning permission was granted for the High Road West regeneration scheme.

Lendlease is seeking to bring the regeneration proposals forward in two stages, the first stage is Phase A which includes all of the land to the south of White Hart Lane.

Phase A of the scheme will include new homes for existing and new residents including over 500 council homes. It will also create new community facilities, employment space and a new public square, as part of an enhanced town centre.

As Haringey Council's appointed development partner, Lendlease, acting on behalf of Haringey, will deliver the scheme.

Work on the delivery of the first new council homes has already started.

In order to deliver Phase A of the scheme and the economic, social and environmental benefits associated with it, vacant possession of all of the land within Phase A, which includes 731-759 High Road, will be required.

As you will be aware from previous engagement, Haringey Council and Lendlease are seeking to reach agreement with business owners on the acquisition of the land and property required to deliver Phase A. This includes the relocation of existing businesses.

However, to ensure that vacant possession of the land can be obtained when required, and Phase A of the scheme delivered and the associated benefits realised, the Council has also made a Compulsory Purchase Order (CPO).

For info on HRW see:
www.highroadwest.london/

For info about the compulsory purchase order, see:
www.haringey.gov.uk/HRW-CPO



WHEN WILL MY PROPERTY BE REQUIRED?

There are a number of factors that influence the phasing of the scheme.

To help you with business planning, we are committed to providing as much certainty as possible with respect to the date

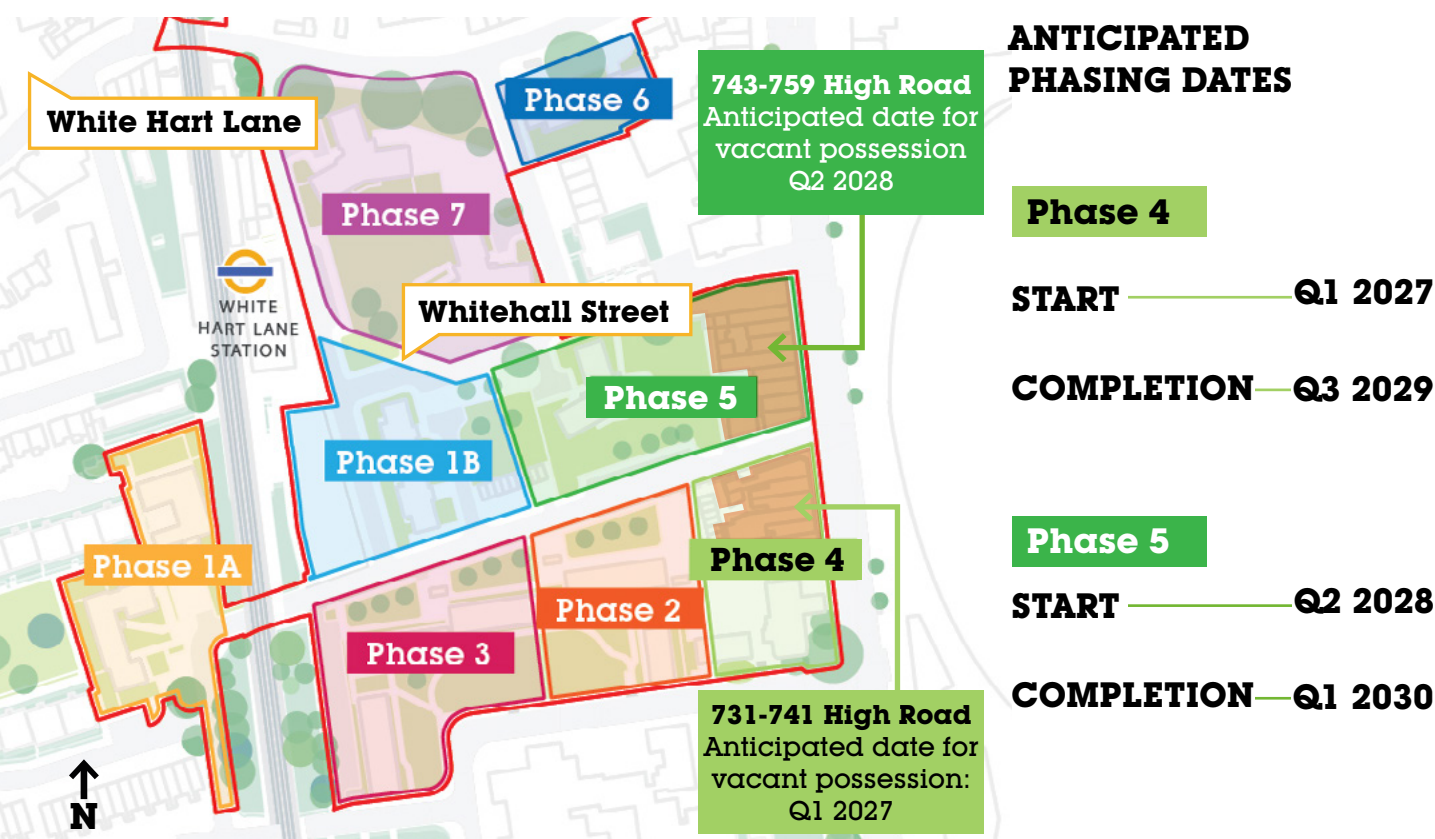
we anticipate requiring your property, which is outlined in the map and timeline below.

We will sit down with each individual business and discuss your options and how we will support you.

There are a number of factors that influence the phasing of Phase A of the scheme.

The below map and timeline reflects the current anticipated delivery programme. This may change as the scheme is delivered.

However, to help your business planning, we are committed to providing as much certainty as possible with respect to the date we anticipate requiring your property. As such, and regardless of any future changes in the delivery programme, vacant possession of 731-741 High Road (Phase 4) will not be required in advance of **Q1 2025** and vacant possession of 743-759 High Road (Phase 5) will not be required in advance of **Q2 2026**.



HOW WE WILL SUPPORT YOU

In the time up until your property is required, we will work with you to help you consider your options and provide support to help you sustain and grow your business.

It is recognised that the delivery of the wider regeneration, including Phase A, will have an impact on existing businesses. Following the publication of the High Road West Masterplan Framework in 2014 which identified 731-759 High Road for redevelopment, Haringey Council consulted on

the Business Charter which set out the commitments to businesses, and remains in place. (See the Business Charter at www.tinyurl.com/Business-Charter)

Since then, we have made further commitments as part of the Planning Permission to ensure existing businesses directly affected are prioritised. (These can be found on page 135 of this document: www.tinyurl.com/S106Agreement)

FOR ALL EXISTING BUSINESSES WE WILL:

- Provide you with regular and honest communication throughout, including transparency on the proposed timings.
- Minimise operational disruption.
- Work with you to produce individual business action plans ensuring a flexible approach to transitional arrangements and assistance in obtaining independent accountancy, surveyor and legal advice.
- Provide you with a dedicated officer, **Scott Mundy**, (see last page for contact details) to help with every step of the relocation processes, and will meet with you on site if necessary on a one-to-one basis.
- Prioritise the relocation of existing businesses into the scheme, or if not feasible or if preferred, into the local area.
- Secure assistance for local commercial property agents to support relocation options and advice based on individual business requirements.
- Provide independent business and relocation advisory support including providing options for accessing business finance and review of marketing approach.

WHAT ARE MY OPTIONS?

In order to deliver Phase A of the scheme,, vacant possession of 731-759 High Road will be required. Below are the options available to you and details of how we will work closely with you to try and minimise any disruption and impact on your business as a result of the proposed regeneration. There are several options available to you, regarding relocation:

We will work with you to help you produce individual business action plans to help you consider which option you wish to pursue and how we can help you sustain and grow your business.

Option 1: Relocate Into the New Scheme

You may wish to re-locate your business into the new scheme. The proposals include space for commercial and retail businesses, and Lendlease have made a formal commitment to prioritise space for existing businesses.

If this is something you would like to explore with us, it will be important that we fully understand your business requirements and needs. We will meet with you to discuss these matters so that we can then look at where in the new scheme might be appropriate for you to move to.

Option 2: Relocate Beyond New Scheme

You may wish to re-locate your business to another part of Haringey or near to your current premises, but not within the new scheme. We have commissioned a local agent, to advise on what space is available locally.

This report will be updated quarterly and re-circulated to all interested parties. If you are interested in exploring this option, please let us know, and we will work with you and the agents to assist.

If you believe you may be entitled to compensation through the CPO process, then that can be discussed with our specialist CPO adviser, CBRE.

You may also wish to appoint your own adviser with respect to this. You may be eligible for certain costs to be paid by Lendlease and/or the Council.

MOVING INTO THE NEW SCHEME



ILLUSTRATIVE IMAGE OF MOSELLE SQUARE

WHERE NEW COMMERCIAL DEVELOPMENT SPACE IS OFFERED TO EXISTING BUSINESSES, WE WILL:

- Lendlease have committed to offer at **least 40% of the total commercial development space to existing business** occupiers across both phases on discounted terms.
- **Provide a minimum lease term of five years** and rent to be offered at a discount to market rent for the first five years or alternatively provide rent free/capital contributions of equivalent value.
- **Provide new units to a minimum of a shell and core finish** prior to practical completion of each plot
- **Exclusively market the new commercial units to existing businesses** for a period of 3 months, at least 12 months in advance of Practical Completion; and
- **Provide marketing, agency, catchment, demographic, business support** to businesses that have had to relocate.

We recognise that existing business have individual needs so support will need to be tailored to individual business circumstances.

We would welcome the opportunity to discuss what type of support package would be most beneficial for your business at a one-to-one meeting.

Find us at the Grange!

The Grange, 34a White Hart Lane, London N17 8DP



Visit the
Website
Here.

NEXT STEPS & CONTACT INFORMATION

We would welcome the opportunity to meet with you to answer any questions you may have and discuss your specific needs in more detail.

We have hand delivered this leaflet to your premises and will also email a copy to businesses that we have email addresses for. If you would like further copies,

please contact a member of the team (details below).

The next step is to arrange a meeting, ideally in person, where we discuss your specific business needs and aspirations through a detailed questionnaire. We can then develop a range of options specific to your business.

CONTACT US:

Steven Fraser
Lendlease

Steven.Fraser@lendlease.com
07918 628 193

James Franklin
Director, Compulsory Purchase
CBRE

James.Franklin@cbre.com
07917 894383

Should you wish to further discuss relocation options or the purchase of your property, please contact a member of the team below who will be able to assist.

Scott Mundy
Regeneration Manager,
Haringey Council

Scott.Mundy@haringey.gov.uk
07917 894383

Nick Watson
Development Director,
Lendlease

Nick.Watson@lendlease.com
07808 529810

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