

## **Additional Regulation 27 - Haringey's Core Strategy - Housing and Employment Policies**

### **Response from Turnaround Publisher Services Ltd.**

Turnaround Publisher Services is a successful publishing and book distribution company based in Wood Green. Over the past 25 years the company has grown to enjoy international success, and works with many leading international publishing companies. With over 50 employees, many of whom are graduates, the company is one of the Haringey's larger employers, in the top 10% of all private sector employers by size.

### **We have the following comments:-**

#### Housing

##### 3.2.27

'A significant proportion of the new homes delivered over the next 10 years will be supplied at Tottenham Hale and Haringey Heartlands.....these projects will produce housing supply in a range of tenures and sizes recognising supported housing requirements for vulnerable persons with training and employment opportunities to create mixed and sustainable communities.'

We are concerned that the huge Heartlands residential development will be one of only 2 main sites to deliver housing over the next 10 years. An opportunity to improve Wood Green Town Centre will be lost; the area is already overcrowded and underresourced in terms of transport and healthcare services. There is little local employment and this truly massive development will require adequate parking to allow people to travel out to centres of employment. Residents in neighbouring areas will be badly affected.

#### Employment

##### SP8

We are pleased that the Council is now listening to local employers and has identified the need to protect B uses including light industry, logistics, warehousing and storage, which is the source of much local employment, and likely to remain so. It has been disappointing that in past policy initiatives, the Council failed adequately to prioritise safeguarding local jobs.

We are delighted that there is now an aim to support small and medium sized businesses that need employment land and space, contributing to 'the need for a diverse north London and London economy including the need to promote industry in general in the Upper Lea Valley and in particular promote modern manufacturing, business innovation, green/ waste industries, transport, distribution and logistics'. The Council must accept that warehousing and distribution is a major source of local employment opportunities and should not adopt policies that endanger jobs within the SME sector.

##### 5.1.4

We note the progressive release of land to facilitate urban regeneration, and hope that this results in the generation of good employment opportunities, and a better urban environment.

##### 5.1.9

'Limited transfer' of industrial sites - safeguarding the best quality sites and managing the rest to reduce vacancy rates where possible is welcome, but the Council needs to ensure that it does not destabilise successful local businesses in the process, as Turnaround has well founded concerns that that in transferring from appropriate existing locations to new sites, businesses will be badly affected, with resulting employment losses.

#### 5.1.14

Cutbacks in the public sector will mean reduced employment in an area that is already comparatively badly affected by the recession, with an employment rate 4.8% down 2008 -2010. This means that sustaining existing employment opportunities with successful local employers is of considerable importance.

#### 5.1.15

In considering the means of balancing the needs of competitive industrial and manufacturing activities with service and warehousing sectors with significant growth potential the Council should actively seek advice and information directly from successful local employers instead of seeking advice through Council funded intermediary bodies with little or no contact with real employers.

#### 5.1.19

We welcome the view that there will be a modest net increase in logistics, warehousing and storage facilities. As a publisher and distributor based in Wood Green Town Centre, we are pleased to hear that the majority of demand could be provided in Wood Green Metropolitan Town Centre and other District Town Centres, and hope that this will apply to companies occupying larger units, including Turnaround.

#### 5.1.21

There is a need for the Council to ensure adequate provision for SME's. The Council should actively seek advice and information directly from successful local SME's instead of seeking advice through Council funded intermediary bodies with little or no contact with real employers. Successful medium sized enterprises like Turnaround are likely to provide future employment opportunities, and the requirements and views of such companies are rather different from micro businesses also counted within the SME sector.

#### 5.1.22

We are pleased, finally, that it is acknowledged that Haringey is not perceived to be a key office location. The needs of single, larger occupiers of land need to be considered.

#### 5.1.24

We strongly agree that plans for growth should focus on successful areas and not start from scratch. Plans need to be viable and to safeguard employment. We need to value successful local employers and adopt policies that retain local jobs in key employment sectors, rather than force key local employers out of the borough. Sustaining decent local private sector employment is critical to the success of the Borough, and the Council has not always demonstrated an understanding of this fundamental requirement, which needs to be at the heart of the Borough's employment and economic development policies.

Strategically, the Council needs to identify emerging success stories and international centres of excellence within the London economy, and consider how Haringey's B1 space can be deployed to underpin and complement London wide development. In this way, employment within the borough could be sustained and increased. For example, Turnaround, is now investing in digital technology for publishing and, separately, has invested in an independent digital publishing company.

5.1.25

Haringey needs to take great care in restructuring the land portfolio, with an emphasis on safeguarding existing employment opportunities; it is pointless disrupting successful local companies when there are continuing vacancies and few larger employers coming forward to occupy redesignated land.

5.1.27

Haringey needs to take great care in restructuring the land portfolio in Wood Green, and maintain an emphasis on safeguarding existing employment opportunities. It is pointless disrupting successful local SME's when there are continuing vacancies and few employers coming forward to occupy redesignated land. Turnaround, with 50 employees and an international success story, is an important element in the local economy. Current proposals appear to mean the loss of Turnaround jobs in Wood Green if not in Haringey.

**Further comments:-**

### ***Review of Haringey's Employment Land Designations***

#### **Para 6**

We note that sites in the Employment Land category include Wood Green (northern area) N22. It is most unfortunate that the Olympia Industrial Estate where we are based with other employers, is in the southern area. Sound and occupied B1 premises that currently provide employment for more than 70 people are likely to be lost, in conflict with local employment policy.

### ***Designated Employment Areas***

#### **UPD Number 19**

We note that sites in the Designated Employment Areas include Wood Green (northern area) N22. It is most unfortunate that the Olympia Industrial Estate where we are based with other employers, is in the southern area, and no longer designated an employment area. Sound and occupied B1 premises that currently provide employment for more than 70 people are likely to be lost, in conflict with local employment policy.

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