

CHILD-FRIENDLY CHINGFORD

(Waltham Forest) Levelling Up Fund 2022 – Appendix 1 Delivery Plan

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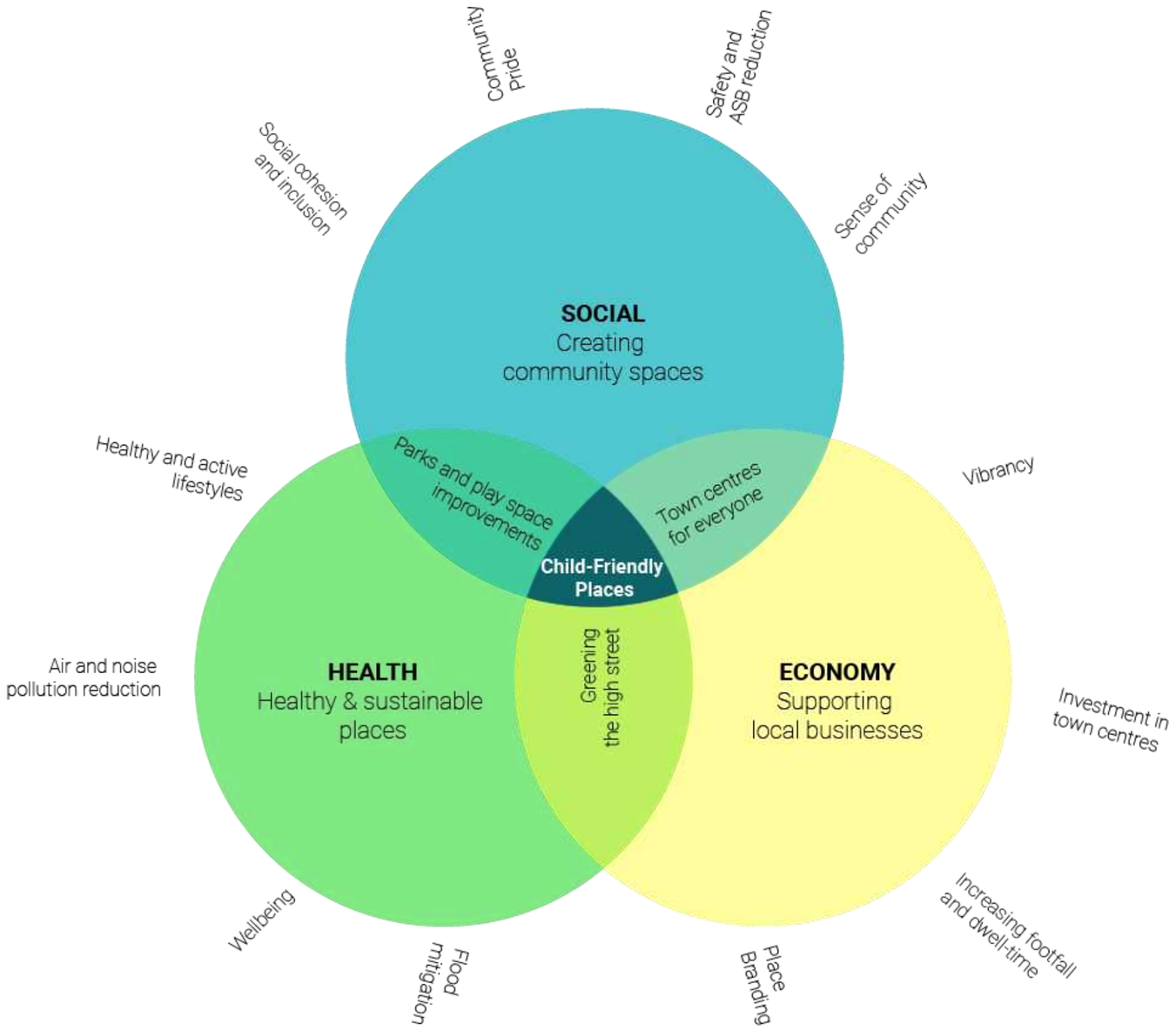
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Our vision for Chingford



Vision and Key Drivers



Innovative programme of investment in a Child-Friendly 15-Minute Neighbourhood in Chingford Mount, Highams Park and surrounding Parks through **THREE KEY DRIVERS**:

- **SOCIAL SPACES**
  Creating safe, inclusive and playable community spaces, particularly for children and young people, To enable them to be brought together in the interest of building social cohesion and a sense of community while tackling anti-social behaviour and inactivity.

- **HEALTHY PLACES**
  Creating a network of safe connections, increasing active travel in an area under-served by public transport and improving local air quality. Enhancing the attractiveness and greenness of the public realm will create more welcoming and sustainable places while increasing civic pride, wellbeing and sense of community.

- **ECONOMIC BOOST**
  Improving public realm to boost footfall and dwell-time in Chingford Mount and Highams Park while supporting local independent businesses and improving high street competitiveness.

Better places will enable better relationships and this will have a positive impact both on people's health and local economy.

A Child-Friendly 15minute Neighbourhood

Levelling Up Funding will support the delivery of this vision, focusing on a transformational programme of investment in a **Child-Friendly 15-Minute Neighbourhood for Chingford's communities,** co-designed with children and young people to create safe, equal, inclusive and healthy spaces across the neighbourhood's town centres and parks.

Levelling Up Funding will be invested in:

PROJECT 1



Chingford Mount



Highams Park

Child-friendly Town Centres - Chingford Mount and Highams Park

- Chingford Mount and Highams Park town centres to enhance the attractiveness and greening of the public realm, creating safe, inclusive healthy multi-generational spaces, particularly for children and young people.
- The programme will increase civic pride, creating opportunities for enterprise, job creation and community participation, boosting footfall, dwell-time and spend that supports local independent businesses and improves high street competitiveness.
- The investment will retain bus and vehicular access in Albert Crescent and drop-off at Highams Park station

PROJECT 2



Child-friendly Parks

- Delivering a network of connected, co-designed, safe playable spaces, sport and leisure facilities that support all generations, particularly young people to be active and healthy, increasing social cohesion and wellbeing.

Strategic Context



Waltham Forest

Local Context

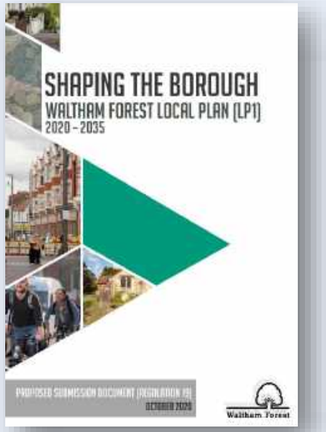
The bid strongly aligns with the Council's local strategies including:

- **Public Service Strategy** – Councils corporate strategy prioritising jobs, tackling inequalities, creating safer 15-minute neighbourhoods.
- **Climate Emergency Action Plan** – prioritising greener buildings, tackling air quality, sustainable transport and active travel, building on the successful delivery of **Enjoy Waltham Forest** cycling and walking investment programme.
- **Local Plan** – strategic policy context and site allocations for the borough's growth over the next 15-years. Provides the framework for development planned across the borough.
- **Infrastructure Delivery Plan** – sets out the full range of social and physical infrastructure improvements needed to support growth and wider benefits for existing communities,
- **Area Frameworks** – at the local level, the Council is preparing a series of area frameworks to guide investment and development in the context of local 15-minute neighbourhoods.
- **Capital Strategy** – the Council's capital strategy sets out the £643m programme of investment planned across the borough to 26/27
- **Economic Recovery Strategy and High Streets Action Plan** – directly responding to the challenges and impacts of the pandemic, focusing on longer-term recovery, of the borough's town centres.
- **Cultural Strategy** –cultural strategy to establish a framework for cultural investment and programming between 2023-27, building on legacy from Waltham Forest's successful programme as the first London Borough of Culture in 2019.

Key local policy and strategic guidance that underpin the bid proposal



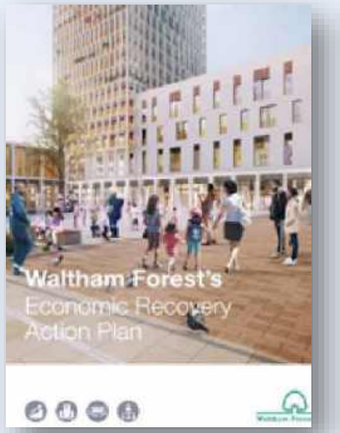
Waltham Forest's Public Service Strategy with Our 15-Minute Neighbourhood as a key priority



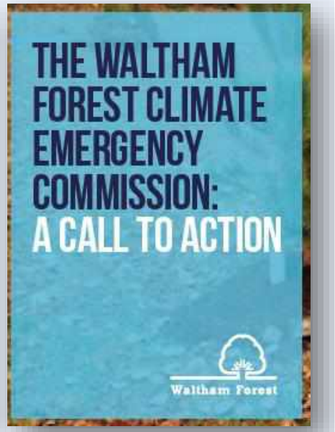
Waltham Forest's Draft Local Plan



Draft Infrastructure Delivery Plan



Economic Recovery Action Plan



Waltham Forest's Climate Emergency Commission



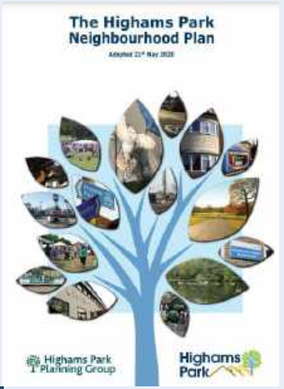
Waltham Forest's Capital Investment Strategy



Enjoy Waltham Forest



Draft Chingford Mount area Framework



Highams Park neighbourhood Plan

Waltham Forest Cultural Strategy

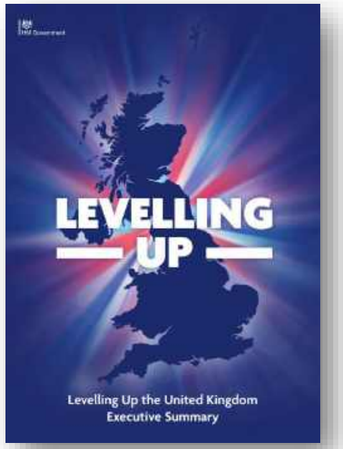
Cultural Strategy

National Context

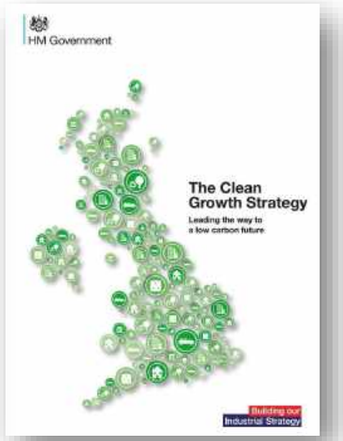
The programme of investment set out in this bid aligns with and supports the delivery of several Government **Levelling Up White Paper** missions and the Communities and Place priorities within the **Shared Prosperity Fund** specifically around pathways to employment, improving health and well-being outcomes, increasing community pride and cultural participation, delivering new social and green infrastructure, reducing crime, enhancing sustainable travel and boosting town centre economies.

At the regional and sub-regional level, the bid proposals align with wider priorities established for London Planning policy within the London Plan and the objectives of the Mayor's Good Growth Programme.

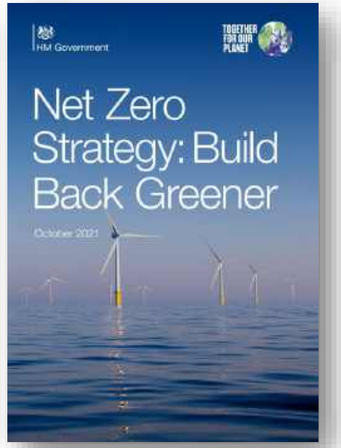
Key national and regional policy and strategic priorities that the bid proposal aligns with and responds to



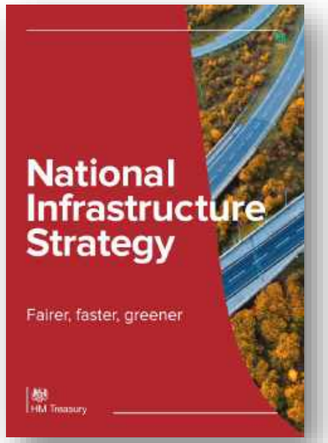
Levelling Up White Paper with key mission around:



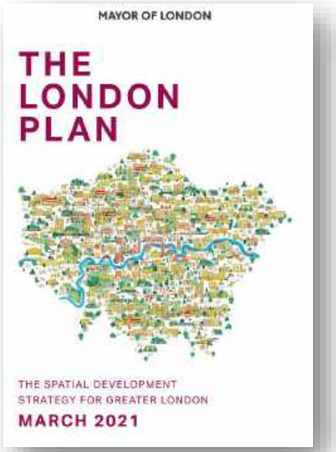
The Clean Growth Strategy



Net Zero Strategy



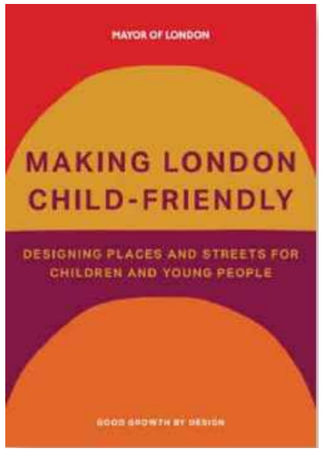
National Infrastructure Strategy



Mayor of London's Plan



London Recovery Programme



Mayor's - Making London Child-friendly



Mayor's – High Streets & Town Centres

Neighbourhood Snapshot

Waltham Forest

DEMOGRAPHICS/ECONOMY



69,328 Population



19% elderly segment compared to the borough average (12%)



34% working age population compared to 43% borough average



in 2019 the **unemployment rate** stood at 4%, in 2021 at **11.6%**, almost 3 times higher, and double the London average of 5.8%



21% of children live in low-income families compared to the national average of 19%.

HEALTH



15.2% child obesity in Hatch Lane, compared to **9.7%** nationally



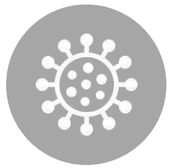
Waltham Forest has the **highest asthma hospital admission** rates for **under 19s** in London



19% Long term illness and disability in Hatch Lane above the national average (17.6%)



20.5% residents are **physically inactive** (30 minutes/week), significantly higher than London average



COVID-19 pandemic has impacted how people are able and willing to interact with their physical environment offering an opportunity to maximize it.

SAFETY / TRANSPORT ACCESSIBILITY



Crime: Chingford Mount is one of the emerging ASB hotspots. *ASB* increased 28% in a 3-year period



Valley Ward theft rate (41.7) is almost double the London average (23.4)



Offences to cars and other vehicles (34.4) are 3 times the average in the capital (11.8)

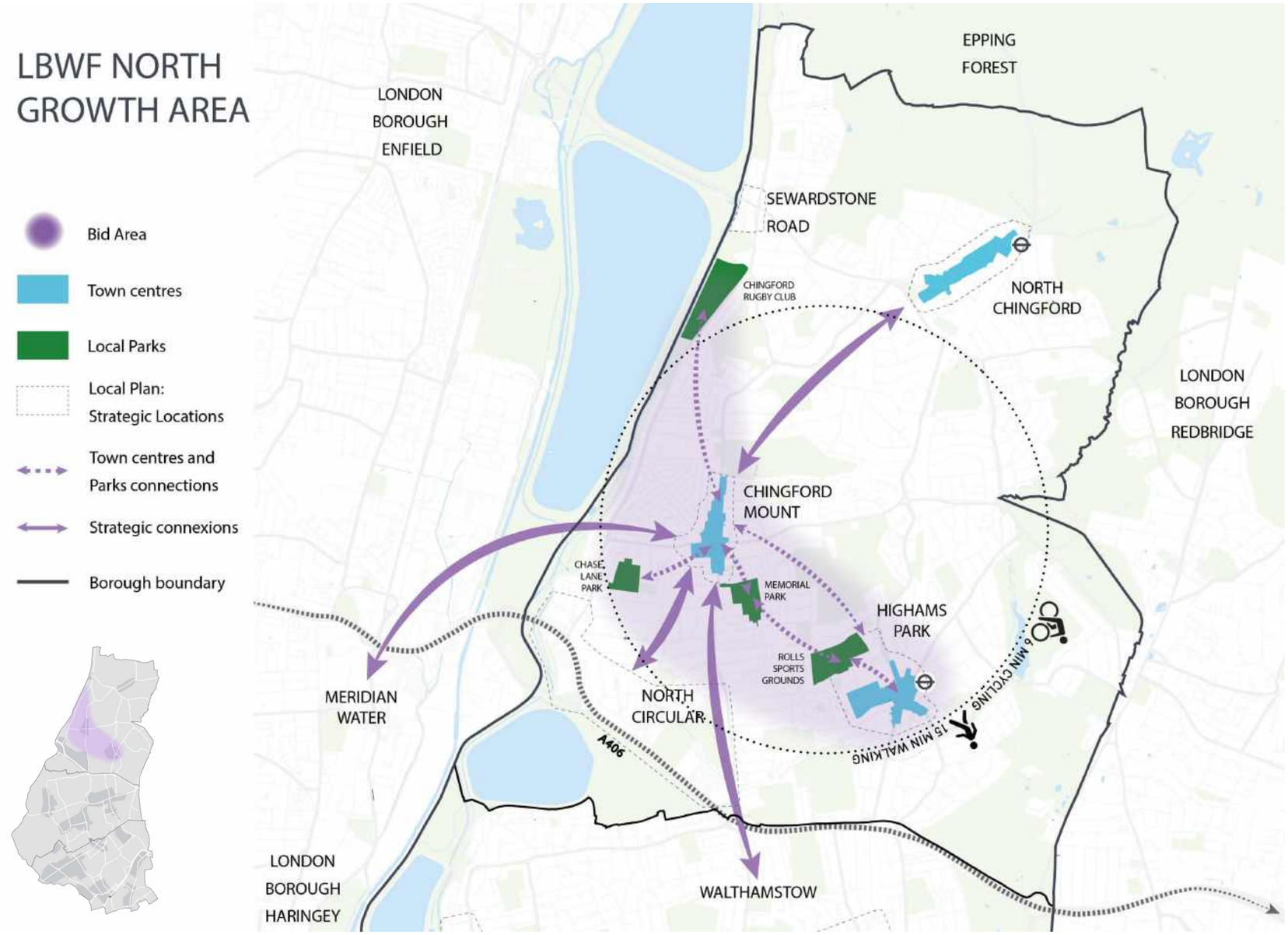


12 collisions involving children within 15-min walking distance from Albert Crescent in 2019



Transport Connectivity
Two overground stations at Highams Park and Chingford. The North is less accessible than the rest of the borough

Programme Area



Challenges:

- Community safety / ASB and cohesion especially for young people
- Civic pride and town centre competitiveness
- Improving air quality environment.

Opportunities:

- Active and engaged local communities
- Existing investment and pilot initiatives to build on Local independent businesses
- Improving play and leisure offers around town centres

Investment will:

- Enhance the greenness, attractiveness, welcoming and safety of public space, especially for young people
- Boost Chingford Mount and Highams Park's high street offer
- Increase civic pride, community cohesion and wellbeing
- Creating and enhancing opportunities especially for children and young people to be active through sport and leisure.

The Case for Child-Friendly Chingford



Waltham Forest

Chingford: Challenges for Our Residents

Many people in Chingford feel disconnected from one-another.

A significant proportion of residents – especially young people – feel their area lacks a strong sense of identity and places to meet and play. Accordingly, there are relatively low levels of trust and confidence in others, and a relatively high sense of unsafety compared to other areas.

There is a need for investment that enhances the safety and attractiveness of high streets and public spaces – enabling people to be brought together in the interest of building trust and cohesion in local communities.





Feeling unsafe

25% of residents tell us that **crime strongly impacts their lives** – more than any other area in the borough. **20% of** residents also tell us **their *fear* of crime** strongly impacts their lives.[1]



Lower confidence in others

25% of residents tell us they do not feel able to rely on their neighbours and wider community to do what's best for their area.[2]



Limited civic pride and sense of identity

- **57%** of residents **do not** feel there is a good range of spaces and opportunities to meet people.[3]
- **45%** of residents **do not** feel their area is a place with a positive identity where they feel they belong.[3]



Opportunities for young people

- **51% of young residents do not** feel they have good access to spaces for recreation.[3]
- **More than 33% young residents do not** feel their local facilities and amenities meet their needs well.[3]
- **10% residents overall** tell us one of their top 3 local concerns is that there is **not enough being done for young people**.[2]

[1] Waltham Forest Resident Insight Survey (Autumn 2021) | [2] Waltham Forest Resident Insight Survey (Spring 2022) | [3] Waltham Forest 15-Minute Neighbourhoods Survey (Winter 2021)

Chingford: Socio-economic Challenges

Waltham Forest

Key facts

- Population size: 69,328
- Age bands:
  - 0-17: 15,853
  - 18-65: 41,976
  - 66+: 11,499
- Ethnicity:
  - White: 74%
  - Asian: 10%
  - Black: 9%
  - Other: 7%
- Employment:
  - Active: 79%
  - Employed: 66%
  - Unemployed: 12%
- Education:
  - Higher education: 46%
  - A level: 21%
  - Other: 29%
  - No qualification: 4%
- Tenure:
  - Ownership: 75%
  - Social rent: 17%
  - Privately rent: 8%

A polarised population

The overall population is set to remain quite stable by 2030 and subsequent years - levelling at around 70,000 people.

However, trends show a rise in the elderly segment (66+ will reach 19% compared to 12% in borough) and a drop in the working age population (34% compared to 43% in borough).

Under 18 will continue to hold a significant 20% share, in line with the borough average.

This polarised mix of people – older generations and youth - introduces unique challenges of social cohesion and contrasting needs.

Community divide

What sets this area from the others in the borough is the persistence of pockets of hardship against a backdrop of relatively moderate wealth.

Communities such as Hatch Lane or Valley show deprivation affecting 1 in 3 older people and 1 in 5 children respectively. Larkswood had the 5th highest increase in benefits claim in the region since March 2020.

The sense of separation and the danger of a two-speed neighbourhood come through in the views and instances of residents collected by our local surveys.

Chingford: Socio-economic Challenges

Waltham Forest



Risks for different age groups

Prevalence of obesity in children appears to be an issue in some areas (15.2% in Hatch Lane, compared to 9.7% nationally. Note that In 2009 the local rate was only 5.9%).

Child poverty is also on the rise: 21% of children live in low-income families, an increase of 5% since 2015. Chingford Green peaks at 25% against a national average of 19%.

Long term illness and disability is disproportionately affecting the area. Chingford Green and Hatch Lane have a rate of nearly 19%, well above the national average (17.6%).



New job insecurities

Only a few years ago, work was less of a problem in Chingford, but the landscape has completely changed with the pandemic:

- in 2019 the unemployment rate stood at 4%, it is now at 11.6%, almost 3 times higher, and double the London average of 5.8%
- The *economically inactive* are now 1 in 5 (in line with London) but peaked at 1 in 4 in 2021 and the latest trend is again alarming (+0.5%).
- People on Universal Credit steadily increased since before Covid but skyrocketed to 8,600 last year from 1,400 in 2019. They barely decreased and they are now 7,400.



Safety concerns

Safety is a key priority for Chingford residents and the sense of insecurity, particularly in the south of the area, is backed by evidence.

Valley is the 4th ward in the borough by number of crimes (3,115 in two years). Theft rate (41.7) is almost double the London average (23.4) and offences to cars and other vehicles (34.4) are 3 times the average in the capital (11.8).

Chingford Mount represents one of the emerging hotspots. In a 3-year period, *anti-social behaviour* and *"notable" offences* have increased of 28%.

Evidenced Resident Needs and Priorities

Aligning with the challenges highlighted, Chingford Mount and Highams Park residents have told us that their areas need improvements to public spaces, park amenities and equipment – to unlock the latent potential of their neighbourhoods and make them cleaner, safer, more cohesive and more vibrant places to live.

Neighbourhood CIL consultation – 650 responses

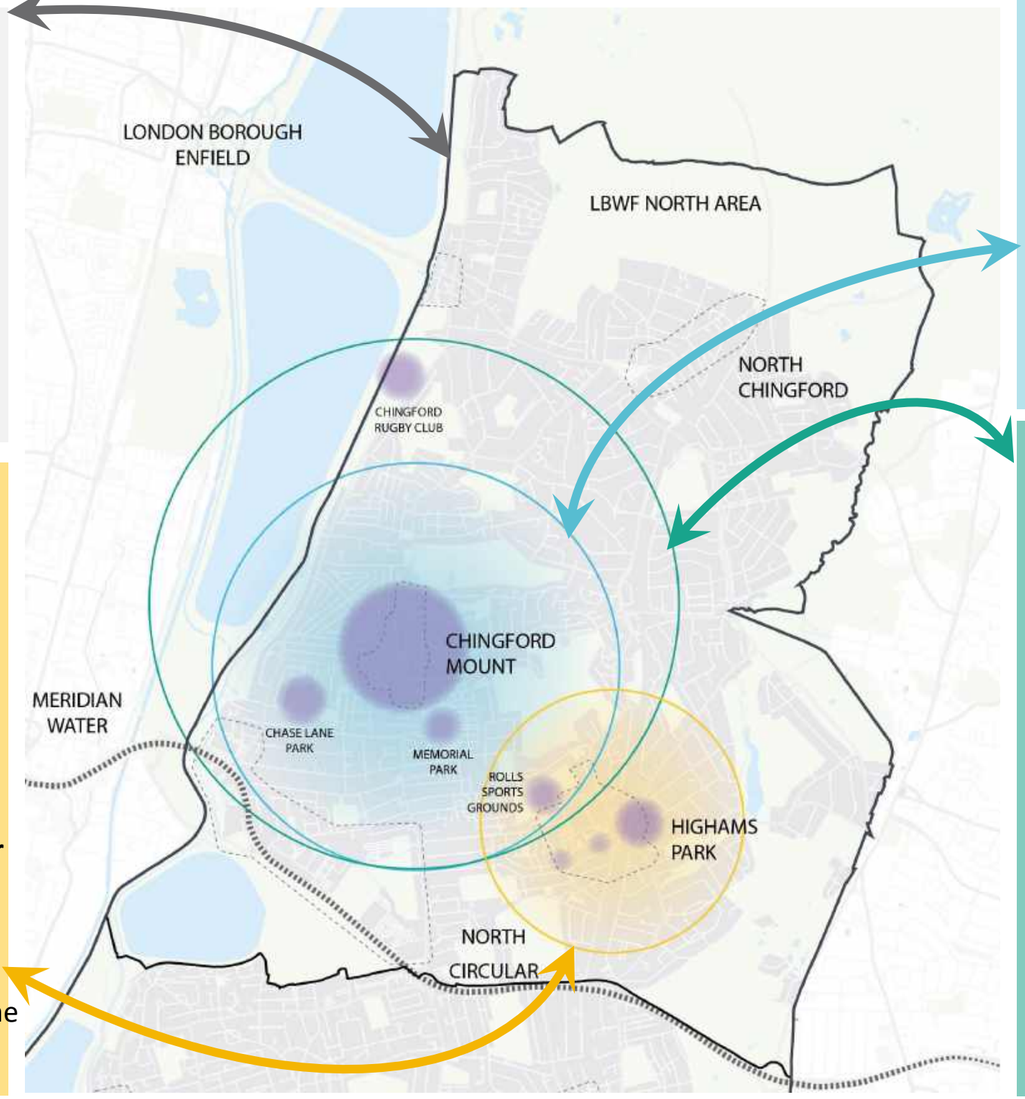
When **residents across Chingford area** were asked to identify three priority areas for NCIL spending the top 4 priorities were:

- **15%** High Streets and Town Centres
- **13%** Air Quality
- **12%** Environment
- **11%** Crime Prevention/Community Safety and Sports, Leisure and Parks

HPPG Station Forecourt

Proposals in Highams Park are part of the Highams Park Neighbourhood Plan, led by the Highams Park Planning Group, which had 96% support from the community in its referendum in 2020. **HPPG consulted with 341 local residents** on improvements to the town centre.

- **Over 90% of respondents thought the town centre looked tired and needed improvements.**
- **85% of people were in favour of repurposing some or all of the station car park** as a public square/community space, retaining car drop-off
- **244 responses from Local school children** from Highams Park secondary school were consulted and the vast majority were supportive of the proposals.



Chingford Mount Area Framework engagement

There has been 4025 visitors to the online pages and 718 responses. Leaflets were distributed to all households within a mile of Chingford Mount.

- Overall agreement with the public realm vision
- Overall agreement with eight place-making principles
- Overall support for delivered projects in Chingford Mount which includes improvements to the entrance of Memorial Park, pop up play, car free day events on Albert Crescent and meanwhile use of a former vacant shop at 228 Chingford Mount Road.
- Overall support for current initiatives being delivered which includes the Child Friendly district project.

Child-Friendly Engagement

The GLA London Recovery Board funded project **surveyed 274 Local school children** from Chingford Foundation and South Chingford Foundation Schools. **A total of 98 students aged 9-16 participated in co-design workshops**.
The Council has worked to engage local school children and co-design proposals to make Chingford Mount more child friendly. This led to the children creating a vision of 'We are Young Chingford' which developed into a brief of what Children and young people are saying that they want from Chingford Mount.

228 Chingford Mount Road - charity Project Zero
Youth engagement sessions with charity Project Zero
And everyone is on board supporting the proposal of a new skate park for Chase Lane Park and will run skateboarding sessions with local young people and families.

Theory of Change

Waltham Forest

LOCAL STRATEGIC PRIORITIES
15minute neighbourhoods
Climate Emergency

LEVELLING UP MISSIONS
Increasing pay, employment and productivity - Raising skills levels - Improving healthy life expectancy - Improving well-being
Increasing pride in place, engagement in local community and culture - Reducing neighbourhood crime and ASB

CHALLENGES

ECONOMIC
- Supporting local business to recover from pandemic
- Anti-social behaviour and crime as barriers to successful town centres

COMMUNITY
- Physical and mental health challenges, particularly for young people
- Co-designed interventions with young people

CULTURAL
- Inter-generational tensions
- Social isolation
- Lack of access to sports and recreation

ENVIRONMENTAL
- Poor public transport provision
- Flood mitigation
- Poor air quality

RESIDENT PRIORITIES

- More welcoming public spaces in the heart of town centres
- Enhanced streetscape and public spaces
- Better quality facilities for young people and older people
- Reduction in anti-social behaviour and crime
- Improved community safety in sports and leisure facilities and in parks
- Opportunities for community celebrations of local heritage
- Safer roads and public transport
- Improved air quality and greener environment

PROJECT INTERVENTIONS

Child-friendly Town Centres

- Transformation of public spaces in the heart of the town centres
- New streetscape and green routes
- Landscaping and tree planting

Child-friendly Parks and Play Spaces

Improved sports and recreation facilities:

- New pavilion buildings with community hubs and cafes
- Tennis courts, covers and lighting
- New Skate Park
- New Scooter Park
- New MUGA
- Improved Rugby Club facilities

INVESTMENT IN DELIVERY

Total programme capital investment

Child-friendly Town Centres

- £5,633,531

Child-friendly Parks and Play Spaces

- £4,721,827

Levelling up Funding - £8,433,525

Match funding - £1,921,833

TOTAL: £10,355,358

DELIVERY OUTPUTS

Period: October 2022 to March 2025

Public realm improvements

- 16,600m2 Public realm enhanced
- 54 new trees planted
- 2 New public Wi-Fi hotspots installed and 20 Phone chargers

Sport and recreational improvements

- 10,000m2 green space improved
- 7,540m2 Public sport and recreational amenity/facilities improved

Floorspace – created/improved

- 100 m2 new build community space –community café and accessible toilets.
- 48m2 – 4 small retail units for local creatives and producers

Economic opportunities

- Training opportunities for young people
- New jobs created
- Increase in youth volunteering

DELIVERY OUTCOMES

Period: October 2022 to March 2025

- Improvement in footfall and reduction in vacancy rates.
- More vibrant and successful town centres and high streets.
- Positive change in perception of Chingford Mount and Highams Park as safe, welcoming and accessible spaces particularly for children and young people.
- Improvement in air quality.
- Increase in active and sustainable travel, improving modal shift while reducing carbon emissions.
- Widening participation in sport.
- Reduction in levels of childhood obesity and asthma.
- Improvement of residents' health, physical and mental.
- Social cohesion bringing together diverse communities and age groups.
- Reduction in crime and anti-social behaviour.

Economic Case

By investing **£10,355,358**, the Total Calculated Benefit Cost Ratio (BCR) including LUF and Public Match funding is:

2:1

£10,355,358

↓

£21,947,693

Real-Price Discounted Benefits	Child-Friendly Town Centres	Child-Friendly Parks	Total NVP
Wider commercial Land Value Uplift	£6,539,369.13	-	£6,539,369.13
Crime Reduction Impact	£394,966.13	-	£394,966.13
Wider Land Value Uplift	-	£15,013,357.89	£15,013,357.89
Total BCR Benefits	£6,934,335.26	£15,013,357.89	**£21,947,693.14**

Real-Price Discounted Benefits	Child-Friendly Town Centres	Child-Friendly Parks	Chingford LUF
LUF Cost/Funding	£5,349,492.95	£3,525,971.31	**£8,875,464.25**
Co-funding Local Authority Cost	£521,598.60	£1,592,839.43	**£2,114,437.03**
Total Cost(LUF + Co-funding)	£5,871, 091.55	£5,118, 809.73	**10,989,901.28**
Private Sector Cost	-	-	-
Total BCR (LUF & Public Match)	**1.2:1**	**2.93:1**	**2:1**

Non-monetised Benefits

- **Health benefits:** Increased active travel offers huge reductions in the risk of coronary heart disease and stroke, many forms of cancer, type 2 diabetes and mental ill health, something the borough has already successfully tracked as part of Mini Holland investments
- **Wellbeing benefits:** Health is one of the largest determinants of life satisfaction and there is a wealth of academic research to suggest that physical activity has a positive relationship with life satisfaction and happiness. Improvements to Chingford's parks and green spaces through enhanced sports and fitness infrastructure can support residents to be healthier, thus having an indirect impact on resident wellbeing.
- **Environmental benefits:** The LUF bid can contribute to a reduction in Co2 emissions through modal shift to active travel alternatives. Academic studies have shown that those who walked or cycled more for transport had lower carbon emissions overall.
- **Employment and Productivity Benefits:** Improvements to Chingford Mount and Higham's Park could support some attributable increases in the number of workspaces and employment.

Two Linked Projects



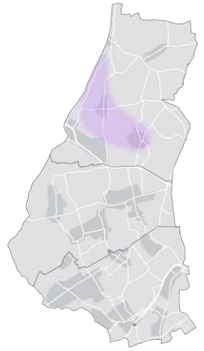
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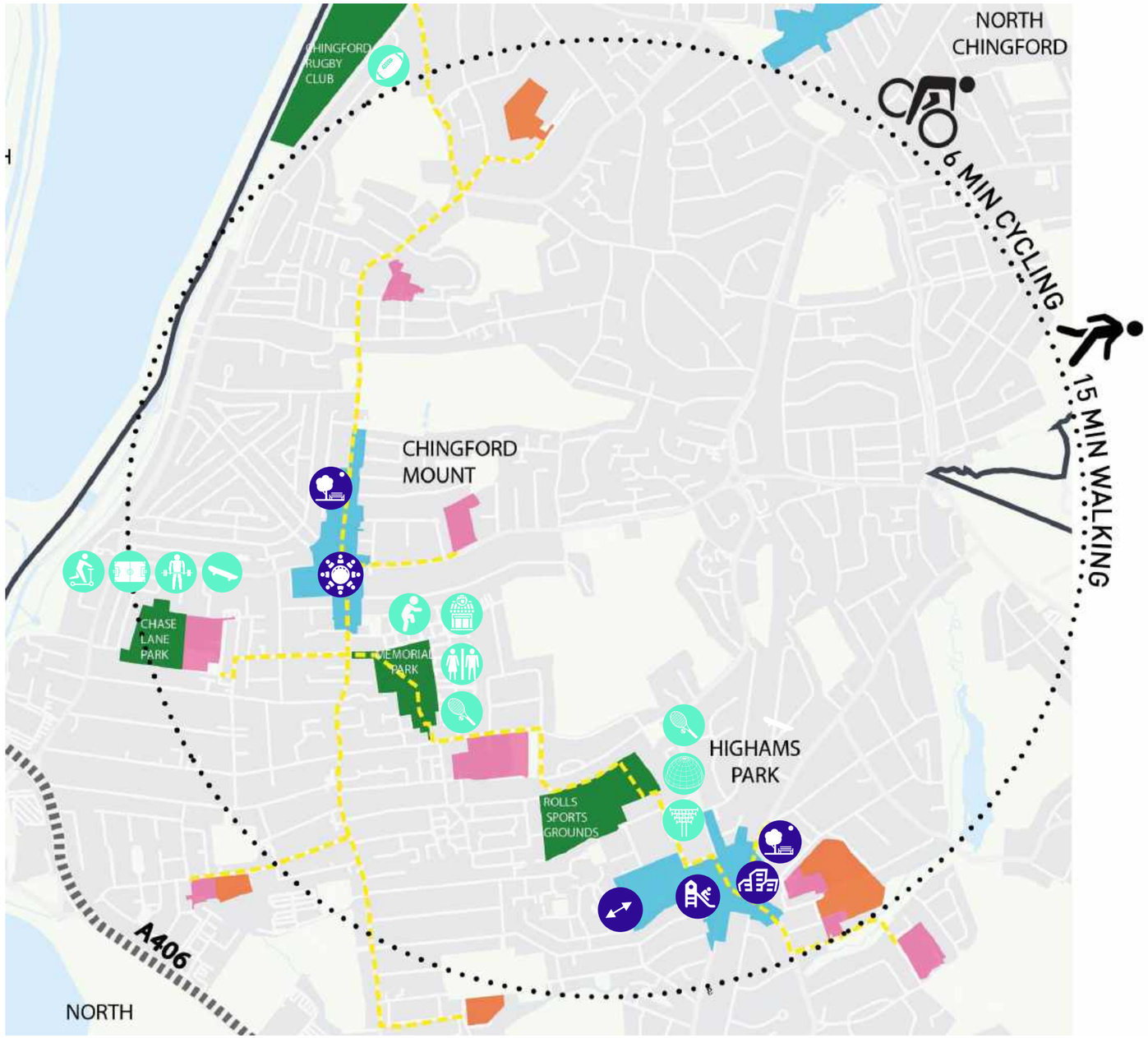
Two Linked Projects

Waltham Forest

LBWF NORTH AREA

- Town centres
- Pedestrian and cylce connectivity
- Primary Schools
- Secondary Schools
- Local Parks
- Local Plan: Strategic Locations
- Borough boundary





PROJECT 1 - CHILD-FRIENDLY TOWN CENTRES

Chingford Mount

- Chingford Mount Public Realm Scheme
- Child-friendly space co-designed with local schools

Highams Park

- Community Space - Eco Pods
- Highams Park Public Realm Scheme
- Highams Park Signal Walk Play Area
- Aldriche Way link to Highams Park town centre

PROJECT 2 - CHILD-FRIENDLY PARKS

- Memorial Park pavilion
- Memorial Park toilet block
- Memorial Park tennis courts
- Memorial Park large climbing net
- Chase Lane New Skate Park
- Chase Lane Scooter Play
- Chase Lane Muga
- Chase Lane Outdoor Gym
- Rolls Park New courts/ resurfaced courts
- Rolls Park Bubble to cover courts
- Rolls Park Additional flood lights LED
- Chingford Rugby Fence and car park Resurfacing

List of Interventions

Waltham Forest

CHILD-FRIENDLY TOWN CENTRES CHINGFORD MOUNT

Chingford Mount Public Realm Scheme
Significant enhancements to Chingford Mount's key public space and high street, including new playable space, surfacing, landscape, greenery, wayfinding and public art, while retaining bus and vehicular access to Albert Crescent. The investment will create safe, inclusive, welcoming, attractive connections and spaces particularly for children and young people.

Child-friendly public realm elements co-designed with local schools
Co-designing three interventions in the heart of the town centre which will enable an environment for public life to flourish, bringing all ages together and enhancing the sense of belonging.

CHILD-FRIENDLY TOWN CENTRES HIGHAMS PARK

Community Space - Eco Pods
Installation of 4 container units, creating retail space to support startups and small businesses, boosting dwell-time and footfall in the town centre supporting local businesses and increasing civic pride

Highams Park Public Realm Scheme
Investment in the heart of the town centre creating an enhanced gateway to Highams Park station and creating a safe, attractive, welcoming and inclusive space for all the community, while retaining drop-off facilities.

Signal Walk Play Area
New play equipment to create an enhanced town centre playspace

Aldriche Way link to Highams Park town centre
Enabling the connection between Signal Walk and Aldriche Estate.

CHILD-FRIENDLY PARKS

Memorial Park

- Refurbishing a disused pavilion and toilet block to become a café/community space.
- Resurfacing 4 tennis courts & colour coat, new posts, nets and seating.
- Installing a large climbing net

Chase Lane

- New Skate Park
- Scooter Play
- Muga
- Outdoor Gym

Rolls Park

- New courts/ resurfaced courts
- Bubble to cover courts for indoor use
- Additional LED flood lights

Chingford Rugby

- New fencing and car park resurfacing

Sports & Leisure **Play space** **Public realm improvements** **Community amenities** **Public realm co-designed with children and YP**

Project 1. Child-Friendly Town Centres - Chingford Mount

Waltham Forest

CHILD-FRIENDLY TOWN CENTRES - CHINGFORD MOUNT

- Investment in the town centre's main public space and high street, creating safe, inclusive spaces, particularly for young people, enhancing attractiveness.
- Resultant boost to the town centre's competitiveness with increased footfall and dwell time.
- Retains bus stops and vehicular access to Albert Crescent



Albert Crescent
Transform Albert Crescent into the social heart of the town centre by implementing child-friendly schemes, increasing greenery, new attractive paving and lighting.

Rain gardens
Permeable pavement and planting for flood mitigation and to enhance the attractiveness of the high street.

Seating areas
New attractive seating across the high street providing opportunities for social interaction and increasing dwell-time.

Repaving the high street
New granite kerbs and concrete slabs across Old Church Road providing an appealing and inviting streetscape.

Chingford Mount Road
Introducing new loading bays for businesses.

Improved Crossings
To reduce crossing distances and improve connectivity at the heart of the town centre.

Tree planting
Bringing the forest to the high street with new trees planted along Old Church Road, Chingford Mount Road and Albert Crescent while maintaining existing parking.

Lighting
Installing new high quality lighting across the high street.

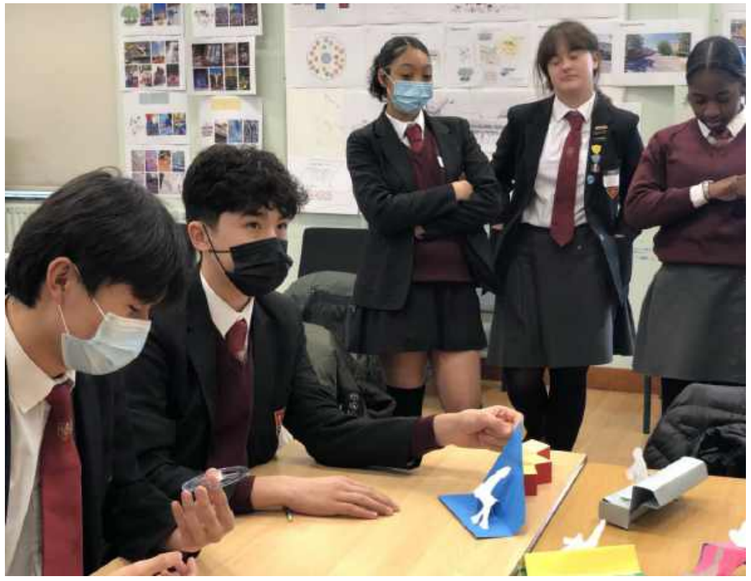
Old Church Road Public Realm Proposal - Plan and section (Flood mitigation approach - rain gardens)

Project 1. Child-Friendly Town Centres - Chingford Mount













Engagement and co-design workshops with local schools

Co-designed structures for Albert Crescent

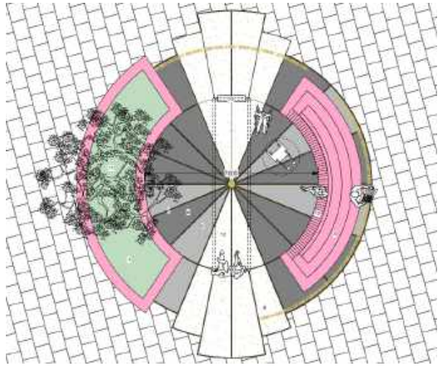
Project 1. Child-Friendly Town Centres - Chingford Mount

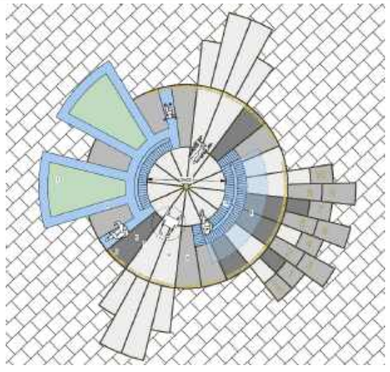


Child-friendly Chingford Mount

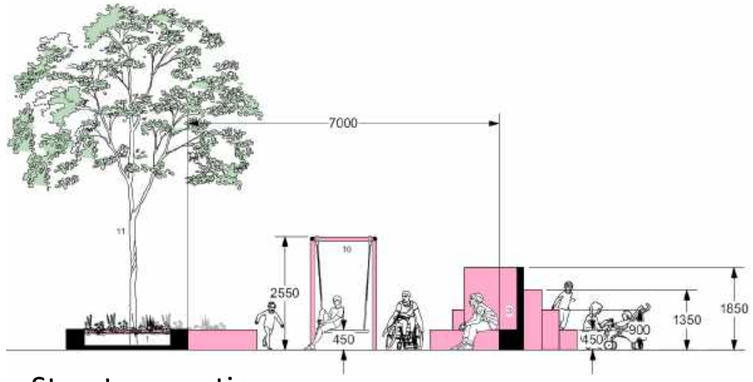

Child-friendly structure 1


Child-friendly structure 2





Child-friendly schemes co-designed with local school children



Structure section

CHILD-FRIENDLY TOWN CENTRES - CHINGFORD MOUNT

- Transform Albert Crescent into the social heart of the town centre by implementing two co-designed child-friendly structures to provide different seating, playable features, greenery, shelter, bespoke paving, Wi-fi, phone charging points and feature lighting.
- Delivers projects conceived by local children and young people to allowing them to shape the future of their neighbourhood tackling major challenges such as air pollution, safety and climate change while contributing to making Chingford Mount more resilient and inter-generationally inclusive.

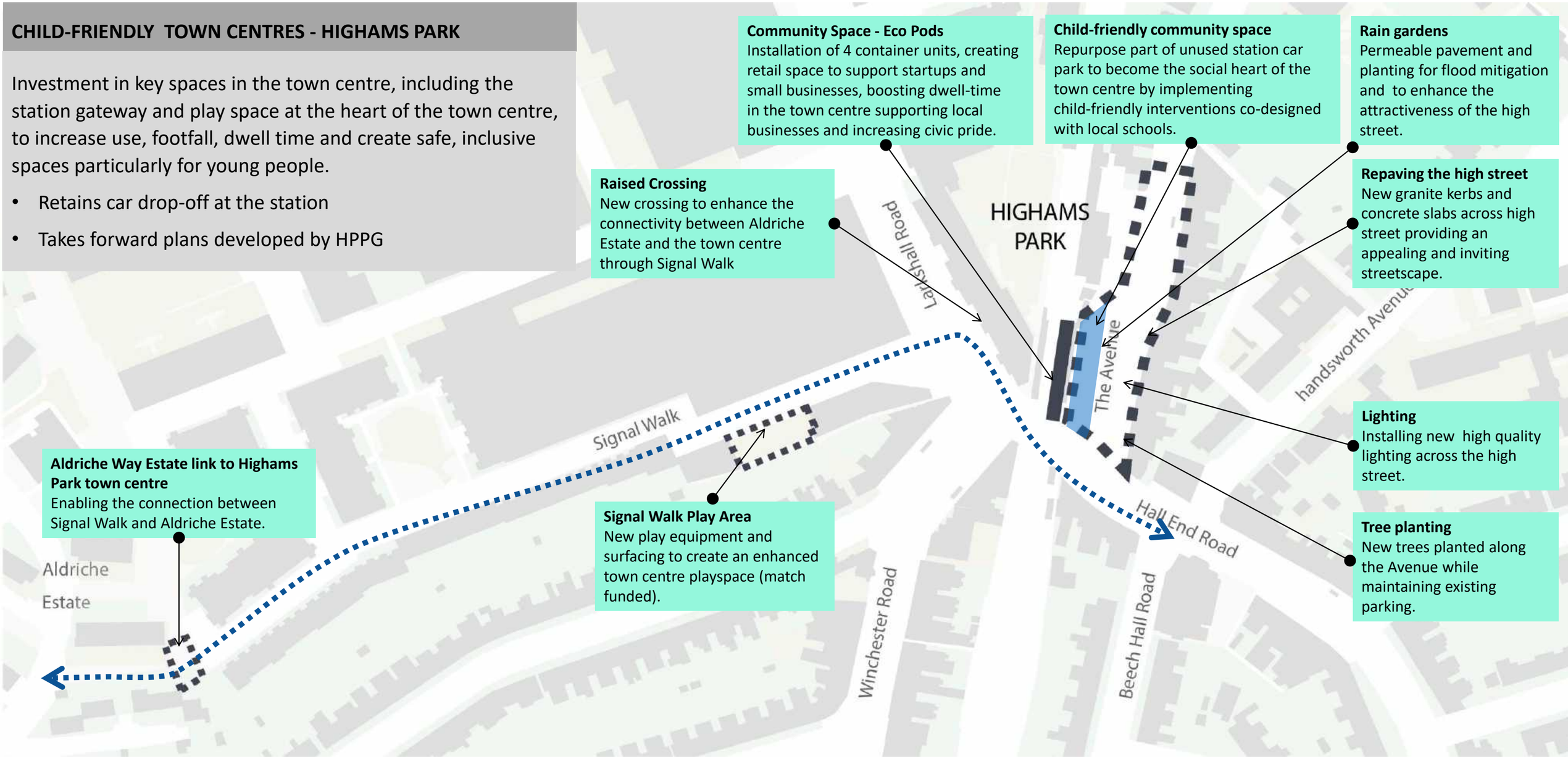
Project 1. Child-Friendly Town Centres - Highams Park

Waltham Forest

CHILD-FRIENDLY TOWN CENTRES - HIGHAMS PARK

Investment in key spaces in the town centre, including the station gateway and play space at the heart of the town centre, to increase use, footfall, dwell time and create safe, inclusive spaces particularly for young people.

- Retains car drop-off at the station
- Takes forward plans developed by HPPG



Community Space - Eco Pods
Installation of 4 container units, creating retail space to support startups and small businesses, boosting dwell-time in the town centre supporting local businesses and increasing civic pride.

Child-friendly community space
Repurpose part of unused station car park to become the social heart of the town centre by implementing child-friendly interventions co-designed with local schools.

Rain gardens
Permeable pavement and planting for flood mitigation and to enhance the attractiveness of the high street.

Raised Crossing
New crossing to enhance the connectivity between Aldriche Estate and the town centre through Signal Walk

Repaving the high street
New granite kerbs and concrete slabs across high street providing an appealing and inviting streetscape.

Lighting
Installing new high quality lighting across the high street.

Tree planting
New trees planted along the Avenue while maintaining existing parking.

Signal Walk Play Area
New play equipment and surfacing to create an enhanced town centre playspace (match funded).

Aldriche Way Estate link to Highams Park town centre
Enabling the connection between Signal Walk and Aldriche Estate.

Project 1. Child-Friendly Town Centres - Highams Park



Isometrical view of the **Community Space - Eco Pods**



New Community Space



Signal Walk Play Space Area

Before



The Avenue

After



The Avenue

CHILD-FRIENDLY TOWN CENTRES - HIGHAMS PARK

- Remodelling part of the station car park to become a public space with the introduction of ‘containerised’ small retail units; similar to what has been done in other areas such as Hackney and James Street.
- Aldriche Way link to Highams Park town centre will enable the connection between Signal Walk and Aldriche Way Estate.
- These proposals are well supported locally. HPPG has consulted with local residents on improvements to HPDC and over 90% of people believed HPDC looked tired and needed improvements and almost 85% of people were in favour of repurposing some or all of the station car park as a public square/community space.

Project 2. Child-Friendly Parks


Memorial Park Pavilion refurbishment

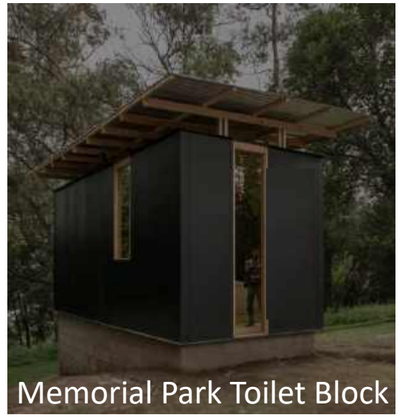

Memorial Park/Chase Lane
New Play equipment


Chase Lane Skatepark


Chingford Rugby carpark/fencing


Chase Lane new Muga


Chase Lane Scooter Play


Memorial Park Toilet Block


Rolls Park /Memorial Tennis Courts


Rolls Park Bubble to cover Tennis Courts

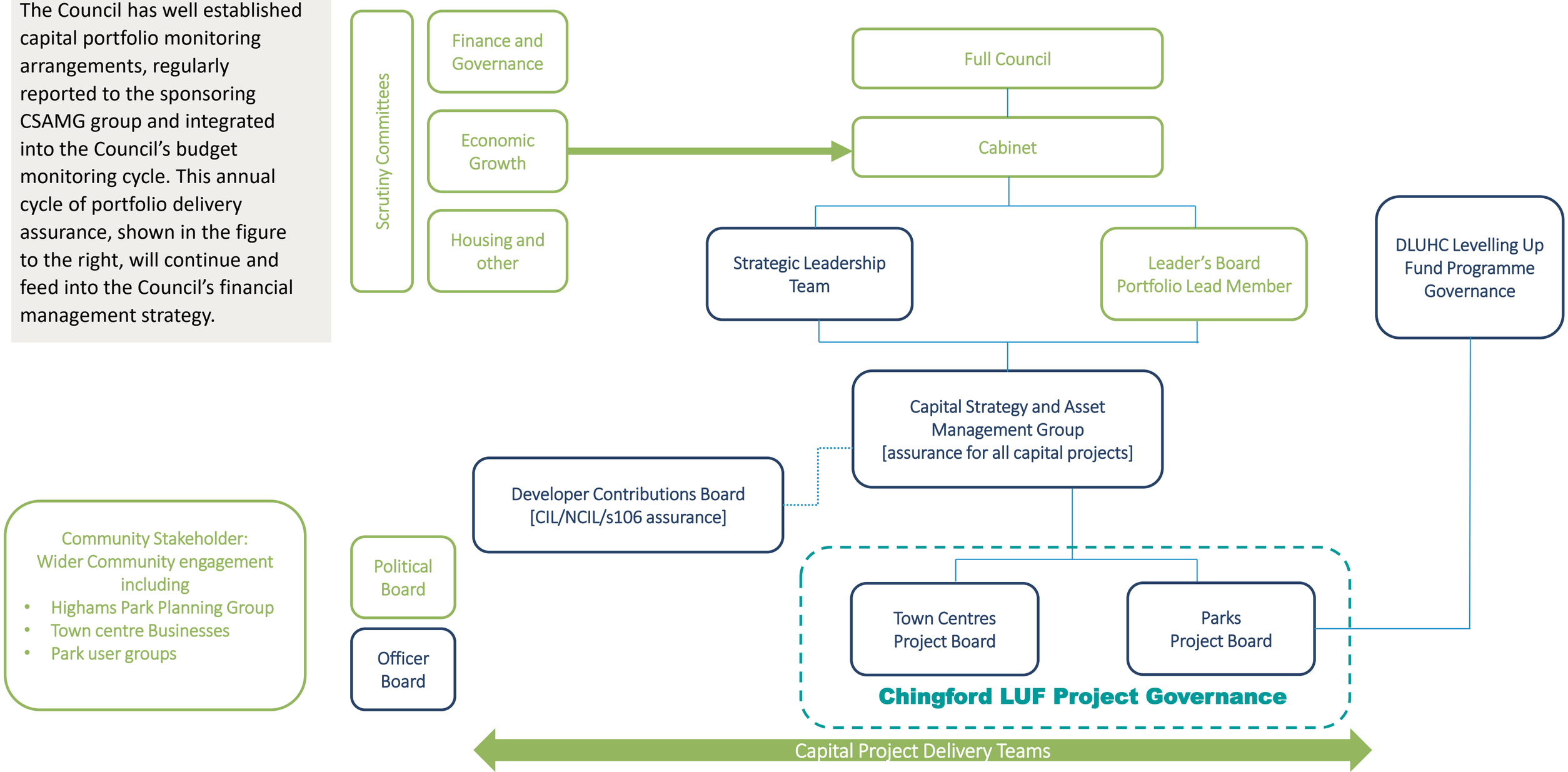

Chase Lane Outdoor Gym

CHILD-FRIENDLY PARK

- Investment in interconnected parks and play spaces within the 15-minute neighbourhood creating new and enhancing existing play and sports facilities to deliver safe, accessible and inclusive spaces for children and young people.

Capital Portfolio Governance

The Council has well established capital portfolio monitoring arrangements, regularly reported to the sponsoring CSAMG group and integrated into the Council's budget monitoring cycle. This annual cycle of portfolio delivery assurance, shown in the figure to the right, will continue and feed into the Council's financial management strategy.



Capital Delivery Track Record



Transformation of under-utilised park pavilion into a community hub

Walthamstow Toy Library secured the opportunity to lease Langthorne Park Pavilion. Area regeneration led this process and secured funding to deliver a £100k refurbishment of the pavilion ahead of the Toy Libraries arrival; subsequently transforming an infrequently used community asset into a community hub. The Toy Library is an active participant in the local community, running a toy loaning service, play sessions and managing bookings for community activities; they have spearheaded the formation of a friends group recently secured funding to refurbish the main kitchen to run a cafe.



Cheney Row Park

Cheney Row was a former landfill site that, through remediation and community co-design, has been transformed into an award-winning new park. The new £1.2m park opened in summer 2019 and over 1,300 people attended the launch day. The previously empty 3 hectares now has a new events space and outdoor stage where activities and performances can be held; a new play space supporting active, social, sensory and creative play; 467 new trees to support biodiversity and ecological interest and a BMX cycling track opened for new use supporting local cycling charity COG to run BMX sessions for young people.



CRATE – St James Street

Based on a former Council-owned car park site, CRATE provides 32 workspaces for small, independent local businesses, bringing new food and drink companies and other operators to the borough. CRATE has brought new life and increased footfall to the St James Street area of Walthamstow,



Francis Road

Multi award-winning comprehensive programme of innovative walking and cycling enhancements across Waltham Forest, delivering £40m of physical infrastructure upgrades between 2016-20 alongside extensive community active travel programmes, business and resident pilots to achieve net zero outcomes.

Programme Risk Register

Risk	Impact	Mitigation
Funding issues - funding including Levelling Up Funding and match-funding are not secured	The projects presented in the programme are established in the Council's capital programme; however, if Levelling Up Funding is not secured then there is significant risk to their realisation.	If a reduced level of grant is received, then prioritisation of interventions and impacts will be required, again compromising delivery and benefit realisation. In terms of match-funding contributions, Waltham Forest council secured £784K to implement a flood strategy in Memorial Park and Rolls Park, and £527K to rebuild two sports pavilions in Rolls Park providing a significant match-funding contribution(£1,21,833m) aligned with the child-friendly approach strategy.
General materials shortage - reduced availability	Brexit, energy price inflation, and the Russia-Ukraine war could also lead to increased materials costs and reduced availability.	Advanced ordering, stockpiling and sourcing UK based materials is common practice across delivery schemes and the Council continues to manage this risk across large portions of the portfolio. The Council works with its suppliers to ensure that the majority of construction materials are sourced from UK based suppliers. Where this is not possible, materials are forward-purchased or stockpiled to allow immediate access. Forward planning of orders to mitigate potential delays at borders, global supply chain issues and freight/ haulage delays is also undertaken.
Interest Rates and Inflation – rising rates	Adverse impacts to borrowing capacity and the cost of construction materials and wider supply chain impacts.	A reasonable level of contingency has been built into each project to mitigate the risk of continued rises in interest rates and high inflation. The Council negotiates fixed-price construction contracts wherever possible, with pre-market testing using established frameworks and regular benchmarking with cost consultant support, including against recent and current projects in the wider delivery programme.
Project Delivery Issues – additional challenges with delivering the public realm projects are identified	Impacting overall cost and delivery programme.	Extensive work has been undertaken by Waltham Forest Council to assess the options and underlying conditions for delivering Chingford Mount and Highams Park public realm schemes. The Chingford Mount and Highams Park have been informed by a topographic survey, a stat pack - utilities, resultant reviews of scope and cost involving multi-disciplinary professional teams under the supervision of the Council's Highways team. Additionally sufficient contingency has been built into each project. Regarding the new 4 retail units in Highams Park, the scope and cost has been reviewed by multi-disciplinary professional teams working for HPPG under the supervision of the Council's Regen team. Additionally sufficient contingency has been built into this project.
Contractor Issues - risk of not being able to appoint a suitably qualified contractor or once appointed a contractor becomes insolvent	Impacting Parks cost and delivery programme.	The Council has robust approaches to testing the market for contractors, establishing capacity, capability and financial due diligence and exposure, including through existing frameworks and building on extensive track record of procurement, delivery and project governance. Once appointed, there is a robust process for monitoring, reviewing and assessing risks, including the risk of contractor failure.
Operator Issues - operators for the Memorial Park pavilion cannot be secured or fail in first few years of operation	Impacts to the long-term financial sustainability of the spaces.	The Council has begun and will continue to undertake soft marketing for Memorial Park pavilion which will establish credible interest from a range of community-focused sectors aligned with the Council's vision and strategy for the Chingford Mount Framework Area. Due diligence is underway and this will develop in parallel with the determination of this funding application, providing greater certainty at the point of entering into the grant agreement. The council will look at implementing a profit-sharing model with the operator to reduce the rent in the first years to ensure the long-term viability of the business.
Complex public and stakeholder engagement - Communication/ Engagement	Complex public and stakeholder engagement that could potentially delay the programme.	The Council has undertaken extensive engagement across the projects and will continue to develop these relationships as the projects develop. In the case of the Highams Park Overground station forecourt, the Council and HPPG have brought TFL on board during the design work and will formalise agreements for works continuing to work closely on design.

Monitoring and Evaluation

EVALUATION		OUTPUTS/OUTCOMES	Tracking Progress against Baseline
PROJECT 1 Child-Friendly Town Centres	**OUTPUTS**	Public realm created or improved	Measured surveys
		New trees planted	Delivered scheme
		Retail space created or improved	Delivered scheme
		Community centre space created/improved	Delivered scheme
	OUTCOMES	Change in footfall	Electronic footfall counters
		Change in employment rate	Surveys
		Change in vacancy rates	Surveys
		Change in perception of place (business, residents and visitors)	Perception surveys
		Change in business investment	Comparative data trends
		Change in consumer spending	Comparative data trends
		Reduction in crime and anti-social behaviour	Comparative data trends
		Social cohesion bringing together diverse communities and age groups	Comparative data trends
		Volunteering opportunities supported	Attendance records
PROJECT 2 Child-Friendly Parks	**OUTPUTS**	Green or blue space created/improved	Delivered scheme
		Public amenities/facilities created, improved, or relocated	Delivered scheme
		Sports centre space created/improved	Delivered scheme
		Community centre space created/improved	Delivered scheme
	OUTCOMES	Change in the health of residents (physical and/or mental)	Comparative data trends
		Reduction in levels of childhood obesity and asthma.	Comparative data trends
		Air Quality	Comparative data
		Widening participation in sport	Comparative data trends
		Social cohesion bringing together diverse communities and age groups	Comparative data trends
		Volunteering opportunities supported	Attendance records

Waltham Forest Council will be accountable for delivering the benefits.

Child-Friendly Chingford



Waltham Forest