




Haringey Council

Report for:	Cabinet – 15 July 2014	Item Number:	
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Title:	High Road West Regeneration Scheme Consultation
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Report Authorised by:	Lyn Garner, Director of Regeneration, Planning and Development 
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Lead Officer:	Sarah Lovell, Area Regeneration Manager
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Ward(s) affected: Northumberland Park	Report for Key Decisions
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1. Describe the issue under consideration

1.1 This report details the progress made in relation to the High Road West Regeneration Scheme and sets out the consultation and engagement approach for the next stage of the Scheme.

2. Cabinet Member introduction

2.1 Regenerating North Tottenham has long been a priority for the Council and past consultation on the emerging proposals for High Road West has shown that there is substantial support for regenerative change amongst the local community. Hundreds of people from the local community, including residents and businesses have already given their views on the emerging proposals, with over 435 people responding to last year's masterplan options consultation and over 3,762 taking part in the Tottenham's Future consultation.

2.2 In November 2014, the Council's Cabinet (November 2014) agreed to develop a comprehensive masterplan for the High Road West area, following significant support from the community for comprehensive change.

2.3 A masterplan promoting comprehensive change allows the council to better maximise the amount of new homes, jobs, training and skills opportunities that can be provided in the High Road West area- where investment is key to providing opportunity for



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local people. Comprehensive change allows us to deliver the key priorities for residents in the High Road West area, including:

- better housing quality and more housing choice
- a safer and more attractive place to live
- more leisure facilities and activities for young people
- new community facilities
- an improved High Road with an improved retail offer
- more jobs and training opportunities for local people
- better quality and more open space

2.4 Comprehensive change also allows the council to maximise the benefits from £430m Tottenham Hotspur Football Stadium and associated development and encourage regeneration across North Tottenham and beyond by creating a new, vibrant, attractive and sustainable neighbourhood and a new leisure destination for London.

2.5 The Council is committed to continued engagement with the High Road West community and want to ensure that they continue to be involved in the development of the emerging comprehensive masterplan. As such, we have developed an engagement strategy which sets out six key guiding principles for engagement, details how we will work closely with local businesses and residents and how the next stage of consultation and engagement on the masterplan proposals will be undertaken. This will include further workshops on key elements of the masterplan such as housing, open space, jobs and employment and then a further 6 week consultation on the final masterplan in the Autumn.

2.6 As part of the engagement process with businesses the council will be having one-to-one meetings with each business to ensure each business' requirements and aspirations are understood. As part of the engagement process Love Lane residents, the Council will be working on the Residents' Charter. The Residents' Charter has been developed by Love Lane residents and sets out what the residents want from the proposed regeneration of their estate and how they think it should be undertaken. By setting out their aspirations, priorities and concerns, the Charter gives the Council a clear indication of what the residents want, anticipate and expect from the redevelopment and how they want to work with the Council.

2.7 The Charter is a good example of the Council and local people working collaboratively to successfully develop regeneration proposals. Should approval be given tonight for council officers to continue to work with residents on the Charter, officers will agree the principles of the Charter with the Love Lane Residents Association over the coming months and the Charter will be brought back to Cabinet for final approval later in the year.

2.8 The engagement approach set out in this report and the engagement strategy attached at Appendix 1, will be regularly reviewed as the regeneration of the High Road West area progresses- this is to ensure that the local community are always at the heart of, and are benefiting from, the regeneration proposals.

3.0 Recommendations

It is recommended:



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- (1) That delegated authority is given to the Director of Regeneration, Planning and Development and Chief Operating Officer after consultation with the Cabinet Member for Housing and Regeneration, to agree the High Road West masterplan for final consultation with the community in September 2014. Following this consultation there will be a report back for further consideration by Cabinet.
- (2) That the Cabinet note the principles and approach to engagement set out in the High Road West Consultation and Engagement Strategy
- (3) That approval is given for Officers to undertake statutory s105 Housing Act 1985 consultation with Council tenants on the Love Lane Estate once the masterplan and S105 documentation have been agreed by the Director of Regeneration, Planning and Development and Chief Operating Officer after consultation with the Cabinet Member for Housing and Regeneration. The results of the s105 consultation will be brought back to Cabinet to consider with the High Road West masterplan
- (4) That the Council notes the details of the Love Lane Residents Charter and gives approval for Officers to work closely with the Residents Association to further develop the principles. The Resident Charter will then be brought back to Cabinet for agreement at a later date.

4.0 Alternative options considered

- 4.1 A detailed consultation and engagement strategy is required for the High Road West Scheme to ensure that the Council can meet its commitment to involve the local community in the development of the masterplan and the future planning of their area.
- 4.2 The Cabinet Member for Housing and Regeneration, the Director of Regeneration, Planning and Development and the Chief Operating Officer must approve the masterplan for consultation. This allows the masterplan to be further developed in June and July with the community and consulted on in September 2014. If the masterplan is agreed for consultation at the next Cabinet (16th September 2014) there will be a delay (at least 3 months) in the development of the masterplan
- 4.3 In addition to wider consultation with the community, approval to undertake statutory s105 consultation with Love Lane secure tenants is required to ensure the Council meets its statutory consultation duty. Under s105 of the Housing Act 1985, the Council has a statutory duty to undertake consultation with secure council tenants on any housing management proposals management (this includes management, maintenance, improvement or demolition of dwelling houses) that affect their tenancy. As the next iteration of the plan for High Road West will include the demolition and replacement of all properties on the Love Lane Estate, the consultation on the masterplan will need to include statutory s105 consultation for secure tenants living on the Love Lane Estate.
- 4.4 Approval for Officers to continue to work closely with the Residents Association to further develop the principles of the Resident Charter is required to ensure the Council meets its commitment to involve the local communities in the development of the masterplan and the future of their area.



5.0 Background information

5.1 The High Road West Masterplan

5.2 Within North Tottenham, the 'High Road West' area has been identified as an opportunity to promote early regeneration and place making due to its proximity to the £430m investment in the Tottenham Hotspur Football Club stadium development and the potential for using this development as a catalyst for bringing wider change to the area. As such in February 2012, the Council commissioned Arup to develop a masterplan for the High Road West area. Since their appointment, Arup and the Council, in consultation with the local community, have been working to create a plan for change.

5.3 The High Road West area spans 11 hectares and sits between the West Anglia mainline and White Hart Lane station and Tottenham High Road and runs from the borough boundary in the north to Brereton road in the south. To the south, the area is characterised by the Love Lane housing estate which consists of 297 properties (219 social rented units and 78 leaseholder units). There is poor permeability throughout the estate and poorly utilised open space. The redevelopment of Love Lane presents a unique opportunity to not only address this, but also provide a catalyst for the wider regeneration of the area, thereby creating new and improved housing environment for existing residents.

5.4 The area to the north is characterised by employment land, which currently operates as a number of small light industrial units and parts of the High Road. The High Road in this part of Tottenham provides a local centre, but is run down and in need of investment and has a high proportion of hot food takeaways and convenience stores.

5.5 Previous Masterplan Consultation

5.6 Following the February 2012 Cabinet decision to initiate a masterplan for the High Road West area, the Council began consulting local people on their views of what improvements and change are needed. During this consultation the local community made clear their desire to see positive change in North Tottenham. The key consultation milestones are listed below:

- **Feb 2012:** An event was held at Coombes Croft library with Love Lane residents to start conversations about their ambitions for improvement and change; The Love Lane Residents Association was also re-formed.
- **Spring 2012:** Homes for Haringey sent out the "***We would like to hear your views***" survey to all High Road West tenants and leaseholders (297 properties) and this received 107 survey responses. A community fun day, drop-in sessions and discussions at Resident Association meetings formed part of an engagement process which aimed to ensure as many responses as possible were received. Young residents on the Love Lane estate provided their views in a 'Capture our Voice' film they created.
- **July 2012:** A "***Give us your views***" workshop and drop-in session at Tottenham Hotspur FC stadium was held. Over 40 invited attendees from the local area (12 from Love Lane Estate) attended the event. This was followed



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by an open drop-in session (advertised by leaflets sent to all High Road West residents and businesses). This attracted over 30 attendees, including 14 from the Love Lane Estate. These sessions introduced the master plan process and discussed priorities around housing, open spaces, jobs and community facilities.

- **April- June 2013: “High Road West Masterplan Options Consultation”**- this consultation took place between April and June 2013. The consultation sought the communities views on the council’s proposal for the High Road West area. This included seeking views on the Council’s proposal to move White Hart Lane Station south and create a new open space linking the High Road and three masterplan options which showed varying levels of change and development in the High Road West area. The consultation included extensive engagement with stakeholders through drop in sessions, one-to-one meetings, door knocking and briefing sessions. Both qualitative and quantitative feedback was received as part of the consultation. Over 435 feedback forms were received as part of this consultation.

5.7 Tenant and Leaseholder Assurances

In 2013, to give Love Lane residents some certainty about what would happen should their home be included in the masterplan proposals the council gave the following assurances:

- **Secure Council Tenants will be:**
 - Offered a new home in the redevelopment area;
 - Continue to pay a social affordable rent;
 - Offered a new home to meet their housing need- to tackle overcrowding and under-occupancy;
 - Able to move to a council tenancy elsewhere in the Borough if they wish;
 - Able to move to homes owned by Registered Providers in the Borough;
 - Given £4,700 in Home Loss compensation and have the costs of the move paid.
- **Resident Leaseholders will be:**
 - Offered market value for their home;
 - Offered 10% of the market value as home loss compensation;
 - Offered the opportunity to purchase an affordable home in the new redevelopment;
 - Compensated for legal, valuation and reasonable costs.
- **Private tenants will be:**
 - Offered a dedicated housing officer who will provide timely re-housing advice so that they are aware of all of their options.

5.8 The People Programme

5.9 Achieving social and economic improvement in the High Road West area will not be delivered by physical change alone.



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- 5.10 It was clear from both the consultation detailed above and the Tottenham's Future consultation (which fed into the Strategic Regeneration Framework – the document which sets the vision for change in Tottenham) that social and economic change are clear priorities for the community.
- 5.11 As such, a place-based people programme in the Northumberland Park ward has been developed. This People Programme will use the national 'Think Family' approach, building on assets and strengths to engage residents in the co-design and delivery of services and infrastructure. The first phase will focus on the residents of Love Lane estate, providing additional support to help them through the potential disruption of the regeneration programme, and concentrate efforts towards raising ambition and outcomes.
- 5.12 The intention that this will be a holistic approach that addresses the social priorities for those living on the estate. These priorities will be developed in consultation and engagement with the local residents and may include the following:
- Childcare, education, training and skills;
 - Employment;
 - Health and well-being;
 - Safety and environment; and
 - Leisure, culture and quality of life.
- 5.13 The Statutory Planning Framework
- 5.14 The Council's planning department are developing an Area Action Plan (AAP) for Tottenham. The AAP plan will provide the necessary planning policy and supporting evidence for future development. The AAP will reflect current thinking on growth, will provide more detailed planning and will set out specific objectives for North Tottenham. Key elements of the High Road West masterplan will form part of the emerging AAP and the emerging Sites Allocation DPD document also being developed.
- 5.15 A statutory Regulation 18 consultation on the AAP was undertaken in February 2014 and a further consultation, Regulation 19 consultation, will take place later this year and will follow the consultation on the High Road West Masterplan, which is due to take place later this year 2014.
- 5.16 November 2013 Cabinet Report
- 5.17 In November 2013, following the High Road West options consultation, a report was taken to cabinet on the High Road West scheme. The Cabinet report detailed the feedback from the High Road West Masterplan options consultation and set out the next steps for the High Road West scheme. The next steps included:
- Developing the masterplan
 - Ongoing engagement with the community
 - The Love Lane Residents Charter
- 5.18 The progress made to date and the decisions required to further progress these elements are detailed below:



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6.0 Developing the Masterplan

6.1 Progress

6.2 Since the November 2013 Cabinet report the Council and Arup have been continuing to develop the plan for High Road West. This has included reviewing the feedback from last year's masterplan options consultation and determining how the views and aspirations of the community can be captured within a deliverable masterplan, for example looking to deliver a larger community park and creating a public square with community activities as opposed to a linear open space linking the High Road and the proposed new White Hart Lane Station.

6.3 Work has also developed on the social and community infrastructure required to deliver comprehensive regeneration of the masterplan area and the evidence required to support some of the key concepts of the masterplan.

6.4 Next Steps and Decision

6.5 To further develop and explore elements of the masterplan, workshops will be held with key stakeholders in July. These workshops will focus on key elements such as housing, open space and employment.

6.6 Following the workshops with key stakeholders, the masterplan will be need to be agreed as a final draft for consultation with the community. The final masterplan consultation will begin in September 2014.

6.7 To ensure that the masterplan draft can be consulted on in September, the final draft will need to be agreed by the Director of Regeneration, Planning and Development and Chief Operating Officer after consultation with the Cabinet Member for Housing and Regeneration at the end of July 2014.

6.8 The results of the final draft masterplan consultation will be taken to Cabinet for final consideration in late 2014.

7.0 Ongoing engagement with the community- High Road West Consultation and Engagement Strategy

7.1 Progress

7.2 Since the November 2013 Cabinet report Officers have developed a detailed High Road West Consultation and Engagement Strategy- Stage 3 (Please see appendix 1). The strategy sets out the approach to consultation and engagement and a timetable for developing the masterplan with the local community, developing the priorities for the People Programme and consulting residents on proposals for White Hart Lane Station.

7.3 The strategy also outlines how this process will integrate with the statutory consultation process, which will be taking place as part of the development of the North Tottenham Area Action Plan.



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7.4 Stage 3 of the masterplan process aims to build on the previous consultation and engagement activity to address issues identified in earlier stages and to fully involve the community in the regeneration process. Stage 3 has the following objectives:

1. Work with the local community to develop the masterplan framework
2. Support local businesses through the regeneration process
3. Further engage residents on the Love Lane Estate and develop the Residents Charter
4. Hold a comprehensive consultation with the wider community on the Masterplan Framework
5. Inform the local community about the Area Action Plan Process for North Tottenham

7.5 The consultation has been broken down into four phases. The first two phases have been completed:

1. Inform the High Road West Community about the Area Action Plan

January- February 2014

This phase of the consultation concentrated on explaining the purpose and process for the Tottenham Area Action Plan. This phase consisted of a series of meetings / briefings with key stakeholder groups.

2. Information Gathering and Capacity Building

February - May 2014

This phase concentrated of gathering further information from key stakeholders and on capacity building with the Love Lane residents. This included a CABE led workshop and study visit to Woodberry Down to empower stakeholders; enabling them to have a greater understanding of the about the masterplan and regeneration process

3. Developing the Masterplan Framework/White Hart Lane Station Project

July 2014

The Council and Arup will be holding a series of workshop sessions with key stakeholders to discuss specific elements of the masterplan. The information gathered at these workshops will be used to help develop the Masterplan Framework.

4. Masterplan Proposals Consultation

September – October 2014

A six-week intensive community consultation exercise on the High Road West Masterplan Framework aimed at understanding the community's views on the preferred masterplan for High Road West and a statutory s105 Consultation with secure tenants of the Love Lane Estate to understand their views as council tenants to the emerging proposals. There will also be a community consultation exercise on the detailed proposals for the White Hart Lane Station.

7.6 Next Steps and Decision

7.7 The consultation and Engagement Strategy identifies Stage 4 – “*Masterplan Proposals Consultation*” as being a S105 Consultation for secure council tenants living on the Love Lane Estate.



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7.8 This is due to the fact that under s105 of the Housing Act 1985, the Council has a statutory duty to undertake consultation with secure council tenants on any housing management proposals that affect their tenancy. As the next iteration of the plan for High Road West will include the demolition and replacement of all properties on the Love Lane Estate, the consultation on the masterplan should be undertaken as s105 Housing Act 1985 consultation.

7.9 This report recommends that approval is given for Officers to undertake s105 consultation with Council tenants on the Love Lane Estate once the masterplan and S105 documentation have been agreed by the Director of Regeneration, Planning and Development and Chief Operating Officer after consultation with the Cabinet Member for Housing and Regeneration.

8.0 Love Lane Residents' Charter

8.1 Progress

8.2 Since the November 2013 Cabinet report, the Love Lane Residents (led by the Love Lane Residents Association and supported by the independent tenant and leaseholder advisor for the Estate) have finalised and given to the Council first iteration of the Love Lane Resident Charter.

8.3 Whilst the Council has worked with residents to support the development of the Charter- the Charter is very much a resident document. The Charter has been developed over a 10 month engagement period which has included a Residents Charter Day, block meetings and focus groups, and different community events. The engagement process provided opportunities for residents to express their views and ideas independently. In all, 90 residents have contributed their views, opinions and suggestions within the Charter.

8.4 The Charter is a document that details what the residents want from the proposed regeneration of their estate and how they think it should be done. It is the voice of the residents. The Charter seeks to establish the principles that residents believe should guide the regeneration of the High Road West area and the redevelopment of the Love Lane Estate. By setting out their aspirations, priorities and concerns, the Charter gives the Council a clear indication of what the residents want, anticipate and expect from the redevelopment and how they want to work with the Council.

8.5 The charter is structured under six main headings:

- A statement of the key principles
- Community
- The type of place
- Design of our new homes
- The housing offer to residents
- Working together

8.6 Next Steps and Decision

8.7 As the first iteration of the Resident Charter has been passed to the Council, Officers would like approval to begin to work more closely with Love Lane residents to further develop the document and agree what principles can and should be taken forward.



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8.8 It is anticipated that the Council and Love Lane RA will agree the next version of the Charter and consult on the document during the High Road West masterplan consultation in September 2014. Following this consultation, the Council will seek Cabinet approval of the Charter.

8.9 It is expected that the Charter may well require revision over the course of the redevelopment as and when circumstances change and more certainty about the scheme is secured.

9.0 Comments of the Chief Finance Officer and financial implications

9.1 The consultation and engagement activity within this Cabinet report can be funded from the allocated 2014/15 Tottenham Regeneration Programme Budget.

10.0 Comments of the Assistant Director of Corporate Governance and legal implications

10.1 The Assistant Director of Corporate Governance has been consulted on the preparation of this report, and makes the following comments.

10.2 The Council is proposing to carry out the regeneration of this area and has chosen to develop a masterplan. It is essential that consultation with residents be carried out before the masterplan is finalised.

10.3 The proposed regeneration will affect the residents now living in Council accommodation. Under section 105 of the Housing Act 1985 the Council has a statutory duty to maintain such arrangements as it considers appropriate to enable its secure tenants who are likely to be substantially affected by a matter of housing management (this includes management, maintenance, improvement or demolition of dwelling houses) to be consulted. The Council must publish details of these arrangements and make them available to the public. Secure tenants of the Love Lane Estate have the right to be consulted in accordance with those arrangements.

10.4 Members should note the content of the Resident's Charter which contains various promises made to the residents (subject to a final version) and which in turn will have to be reflected in future negotiations with potential developers for the area.

10.5 The Masterplan itself is not a formal Planning document and consequently will not form part of the statutory development plan. While it will be a material consideration, it will not carry significant weight in the development management process.

10.6 The development management process needs to be underpinned by sound evidence based policy to ensure delivery of the Council's regeneration agenda and the AAP (and Sites Allocation DPD) will therefore need to be progressed in a timely fashion to provide this.

11.0 Equalities and Community Cohesion Comments

11.1 Policy and Equalities have been consulted in the preparation of this report and they comment as follows:



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11.2 In delivering the transformational change envisaged in this report, the Council must take account of its duty under section 149 of the Equality Act 2010 to have due regard to three specific needs, namely, the need to:

- i. Eliminate unlawful discrimination, harassment and victimisation;
- ii. Advance equality of opportunity between persons who share characteristic protected under sections 4 – 12 and 17 of the Act and persons who do not;
- iii. Foster good relations between groups in the community.

11.3 The Council seeks to meet this duty through a formal equality impact assessment of any proposal that is likely to be relevant for the purpose of the duty. A key criterion for determining relevance is where a proposal relates to economic and social transformation of an area, on grounds that the proposal is about a matter that will have direct impact on people's lives and therefore has the potential to produce disparities in impact between groups.

11.4 On these grounds, an equalities impact assessment will be undertaken alongside the development of the comprehensive master plan for the High Road West area.

11.5 Consultation a key and integral part of equality impact assessment and a major component of compliance with the Council's public sector equality duty. In this regard, we note in paragraph 7.2 that since the October 2013 cabinet report officers have developed a detailed High Road West Consultation and Engagement Strategy which sets out the approach and the timetable that will be used for consultation and engagement with the local community in developing the Masterplan and for amongst other things, consulting residents on the specific proposal for White Hart Lane Station.

11.6 To be fully compliant with the public sector equality duty, care must be taken to ensure that all sections of the local community and relevant protected characteristics are included and have the opportunity to participate in the consultation and engagement activities.

12.0 Head of Procurement Comments

12.1 There are no procurement issues at this time to be considered.

13.0 Policy Implication

13.1 There are no policy issues to be considered at this time as the proposals are in line with the Local Development Framework and the Strategic Regeneration Framework for Tottenham.

14.0 Reasons for Decision

14.1 To deliver comprehensive regeneration across the High Road West area and maximise the number of homes, jobs and benefits for local people.

14.2 To make best use of existing Council homes and assets.

14.3 To maximise the provision of a range of housing tenures across the borough and contribute to the creation of mixed and balanced communities.



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14.4 To ensure that the local community are fully involved in the development of the masterplan and the future plans for their area.

15.0 Use of Appendices

15.1 The appendices are detailed below:

Appendix 1: High Road West Consultation and Engagement Strategy
Appendix 2: Love Lane Residents' Charter

16.0 Local Government (Access to Information) Act 1985