

A Housing Zone for Tottenham

Delivering an affordable 21st century neighbourhood of choice

Background

The Housing Zone concept was first put forward in the Mayor's Draft Housing Strategy. The strategy indicates that Housing Zones will be in identified Opportunity Areas and be a focus for GLA planning and housing delivery resources. The precise nature of Housing Zones was not established through the strategy, however through subsequent discussions, it has become clear that both the GLA and Haringey Council have a shared determination to respond to the Strategic Regeneration Framework's vision to see Tottenham Hale become a major focus for accelerated housing delivery. Moreover, this is about delivering a 21st Century, affordable London neighbourhood of choice for Tottenham, Haringey and London.

Why Tottenham?

One of the last Victorian suburbs to be built, Tottenham has a proud history and numerous defining qualities, such as the Lee Valley Regional Park, a strong urban fabric, and a true mix of homes and local jobs, which together support a vibrant, mixed community. Tottenham is far from starting from scratch and the vision for Tottenham's future aims to build on these assets to become an affordable 21st century London neighbourhood of choice, one where *by the age of twenty, a child born in Tottenham today will have a quality of life and access to the same level of opportunity that is at least equal to the best in London*. (Vision for Tottenham, Strategic Regeneration Framework 2014).

For London, Tottenham provides scale, with few other locations offering the extraordinary transport connectivity, combined with the scale of sites available for redevelopment. With Oxford Circus (16 mins), Kings Cross (12 mins), Stratford (11 mins) and Stansted (35 mins) within easy reach, Tottenham is arguably North London's best connected neighbourhood. Building on the Upper Lee Valley Opportunity Area Planning Framework, the Tottenham Strategic Regeneration Framework sets out to deliver at least 10,000 new homes and 5,000 new jobs by 2025.

With £200m of complementary investment already underway, the opportunity to create a Housing Zone for Tottenham is timely. The Housing Zone designation, together with the Tottenham Area Action Plan provide an opportunity to accelerate the delivery of a substantial volume new homes in without compromising on quality and sustainability.

What does a Housing Zone for Tottenham mean?

The Housing Zone concept was first put forward in the Mayor's Draft Housing Strategy. The Housing Zone is a joint expression of commitment by Haringey Council and the Greater London Authority to make this vision a reality. The Housing Zone status will accelerate the delivery of new housing and shape a sustainable community. In short, more homes will be built, faster and better.

The Tottenham Housing Zone will be characterised by the following:

- 1) A shared focus and prioritisation with the GLA/Mayor
- 2) The alignment of public sector resources
- 3) Enabling funding to deliver this vision
- 4) A supportive planning / public sector environment for innovation and investment

By working closely together in partnership, both parties are making a commitment to pool resources, break down obstacles to delivery and foster a culture of innovation across the full spectrum of investments that make and shape a sustainable community.

This innovation will cover our approaches to planning and ensuring a quality outcome for residents and businesses; it will bring a range of innovative low cost home ownership options and affordable housing options to the market; and will bring new partners into the process with their experience of developing quality neighbourhoods.

In total, in the first suite of priority sites, will deliver **1,900** homes directly, with an immediate potential for an additional **1,400** units. Many of these are sites, which would otherwise not come to the market, would take longer, or would come forward in a non-strategic manner, with quality most likely to be the first victim. A further set of sites can come forward, or are already in the process of coming to the market bringing the total number of sites at Tottenham Hale to **5,000**.

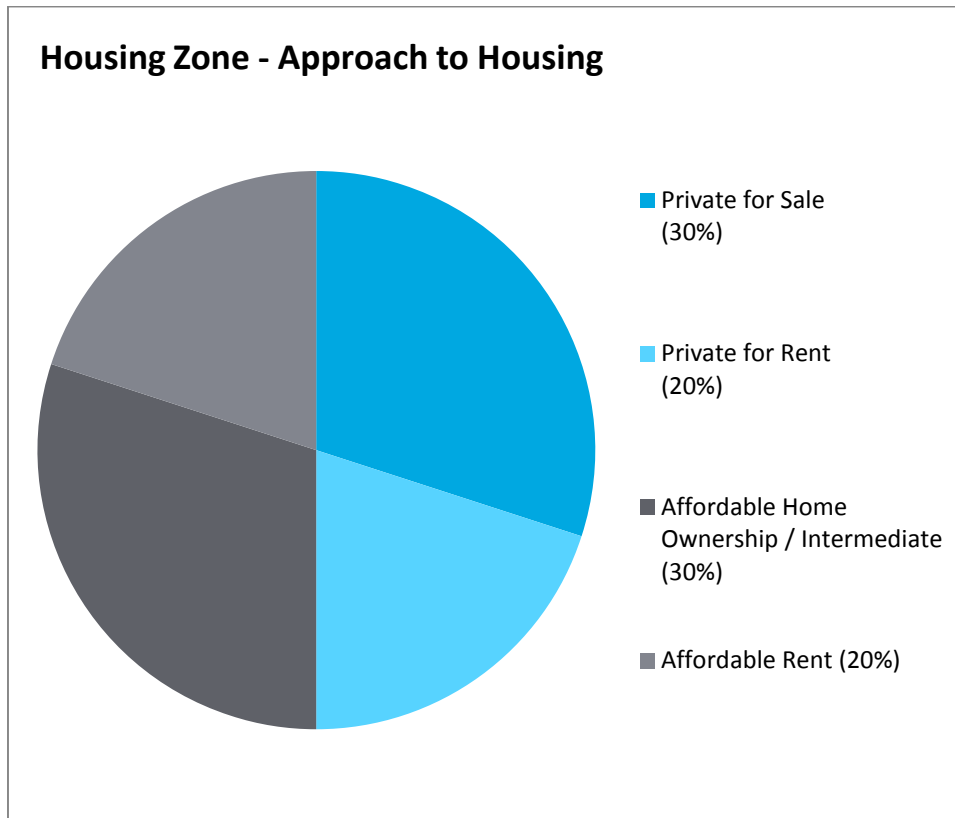
The Housing Zone 'ask' focuses on four main themes:

- **Enabling infrastructure:** public investment in key pieces of enabling infrastructure, including the proposed Green Link, public realm around the Tottenham Hale District Centre, and provision for utilities
- **Site Assembly:** acquisition of key sites, either directly or indirectly, using CPO only where required.
- **Affordability:** grant and/or investment to secure higher proportion of truly affordable housing
- **Delivery Innovation:** the Housing Zone can be a testbed for innovation in relation to quality, process, products and finance

Conscious of the **affordability** concerns raised through the Tottenham Futures consultation process, there will be a very strong focus of delivering a variety of low and lower cost home ownership and intermediate products to increase the choice for local people and new residents looking to get on the housing ladder.

To support accelerated housing delivery, this will involve delivering a far wider range of product types across the housing zone than would typically be the case. Our approach to housing centres on a number of local and strategic considerations. With regard to affordable housing, the approach begins to redress the east-west divide in the borough by moving the mix of tenures in Tottenham

towards a more sustainable footing, with an emphasis within the affordable component on affordable home ownership options (this includes shared ownership, but through the Housing Zone process, there is a commitment to work towards a variety of other innovations, such as Naked Homes, Self-Build etc). With regard to private housing, the Housing Zone includes a target to achieve a proportion of quality private rented units (supporting accelerated delivery and better quality standards in this rapidly growing segment of the market). The approach breaks down as follows:



Why Tottenham Hale ?

Of all the neighbourhoods in Tottenham, Tottenham Hale is probably the one where targeted investment can best accelerate the delivery of substantial volumes of new homes and jobs. Investment in transport infrastructure is already going in, but to create a community with 5,000 homes and 4,000 jobs, there is a need for significant place-shaping investment to ensure that we are creating a place that can serve as a home, a place of work and a destination in its own right.

The Tottenham Hale story – what will it look like in 10 years time?

London's next great new neighbourhood, Tottenham Hale will be a destination where people can easily access the open spaces and waterways of the Lee Valley Park whilst enjoying a range of retail, leisure and business opportunities. The Hale will feel like a new town centre with an attractive network of streets and public spaces. (*Strategic Regeneration Framework Vision for Tottenham Hale*)

The residential offer – affordable choices

The housing offer will provide incredible variety at various price points, but with the emphasis being on the more affordable end of the spectrum. The available sites range from canal side living on the edge of the Lee Valley Park, to park side family living on Down Lane Park, beside the new Harris

Academy. There is a pressing opportunity to introduce a quality, institutional private rented sector at scale in the heart of the new bustling centre. In the South Tottenham employment area, there is a unique possibility to introduce a variety of truly live-work units to appeal to those working in the area's nascent creative sector.

The place – joining up the dots

With the interchange at its heart, Tottenham Hale will become a strategic gateway to the Lee Valley Park and is in very close proximity to Tottenham Green and Tottenham's civic heart. However, the journey between all of these assets is cumbersome and unpleasant. Equally, the street network is heavily centred on accommodating the needs of the car, acting more as a barrier to the surrounding residential and employment areas. Removing the barriers to the Lee Valley Park and creating a sustainable network of cycle and pedestrian routes is a key objective of the OAPF. The aim through the Housing Zone and the AAP is to stitch Tottenham Hale's disparate assets together to create a quality neighbourhood focussed on a vibrant new centre, and connected through a new Green Link to the Lee Valley Park and the Tottenham cultural quarter. There is potential to use the redevelopment of sites to drive a step-change in the quality of Tottenham Hale's public realm through the provision of generous, enjoyable public spaces.

4.0 Green Link Landscape Strategy

Chestnut Road - View looking east



Quality and sustainability

Tottenham Hale will be known as an aspirational neighbourhood in terms of the quality of design achieved for its streets, spaces and buildings. New development will be at the fore of innovation in terms of achieving greater sustainability in its broadest sense, including construction techniques, climate adaptation, energy use, and designing for healthy, socially cohesive communities.

Tottenham Hale's neighbourhoods

A thriving district centre – eventually encompassing Station Square West, and a north-south spine running from Ashley Road through the centre of the retail park, the Tottenham Hale District Centre will include a full range of commercial, retail residential and leisure uses. Ashley Road South has the potential to be a focus for creative industries operating out of warehouse, hub-style units, along with some leisure/food and beverage units, with residential fronting Down Lane Park and Watermead Way. The new Green Link will provide a direct connection through to the Lee Valley Park and to Hale Village. The retail park will be converted into a more recognisable collection of streets and spaces containing a retail street along with significant new residential and commercial provision, with a series of semi-permeable courtyards. It will include a new range of retail and leisure options, not currently available elsewhere in Tottenham.

The proposed new station and over-station development and concepts for a new district centre





Hale Waterside – comprising Hale Village and the collection of sites along Hale Wharf, there is an opportunity for an amenity quarter providing excellent quality homes with leisure uses which complement the stunning access into the park. This could include floating businesses and leisure uses at the moorings alongside the Lee Valley navigation.



Monument Way – a re-civilised street, made possible by the removal of the Tottenham Gyratory, this stretch will provide the most direct connection to Tottenham Green, and will benefit from close proximity to the new Green Link and the amenity it offers.

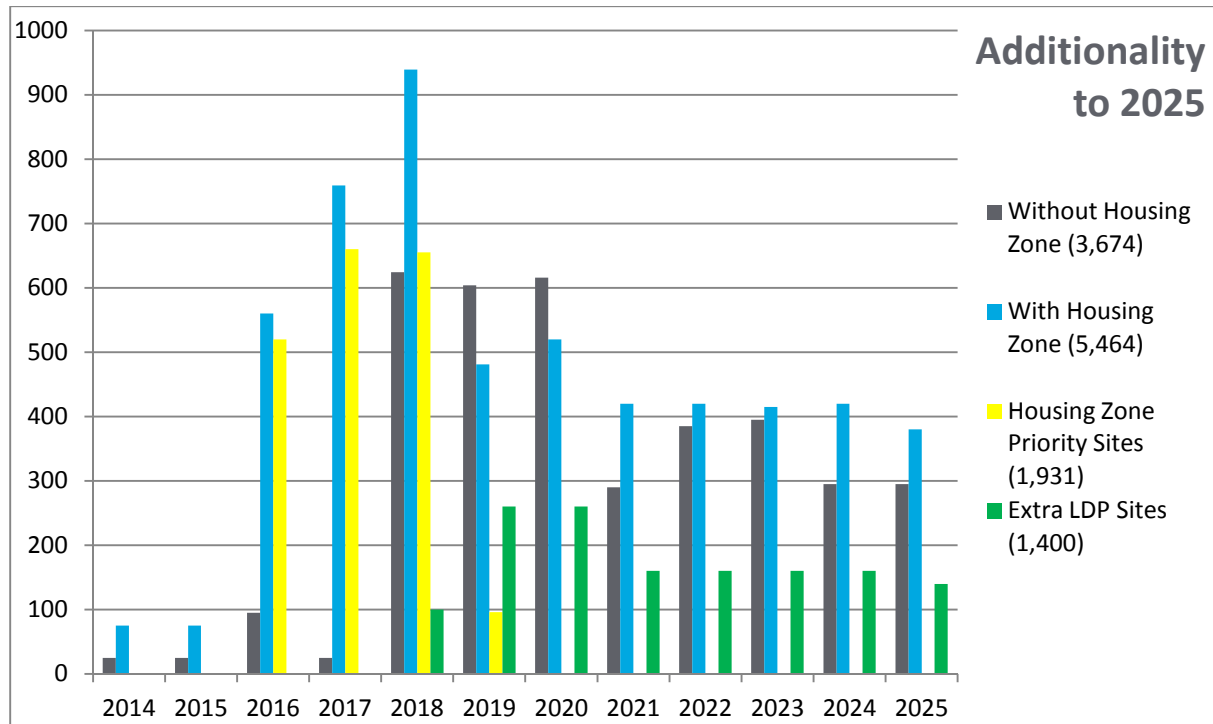
The South Tottenham Creative Employment Area – this will be a genuinely mixed use neighbourhood, centred on creating, designing and making, building on history of Made in Tottenham. There will be opportunities to intensify the employment uses and to increase the number of jobs provided locally and there will be scope for experimental approaches to genuine live-work/studio uses. The area will evolve and become more permeable, eventually connecting into the retail park site to the north, but it will retain its primary focus as an area in which to work, do business and especially to create.

Benefits

In accelerating the delivery of quality affordable homes, the Housing Zone offers the tools and resources to bring innovation to the market and to deliver more homes than would otherwise be provided and at a faster pace. The figure below sets out the delivery pipeline with and without the Housing Zone and shows how investment brings forward substantial new development in the key 2015-18 period and that 1,690 additional units are delivered above a do nothing case in the period up to 2025.

The figure also spells out what proportion of sites are directly supported by the Housing Zone investment and those which may additionally fall into the LDP process. This shows that the initial stimulus provided by the Housing Zone will continue beyond the 2018 period, with a high level of

housing being delivered right up to 2025. In total, in excess of 5,000 homes will be delivered up to 2015.



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Without HZ	25	25	95	25	624	604	616	290	385	395	295	295	3674
With HZ	75	75	560	759	939	481	520	420	420	415	420	380	5464
HZ Priority Sites	0	0	520	660	655	96	0	0	0	0	0	0	1931
Extra LDP Sites	0	0	0	0	100	260	260	160	160	160	160	140	1400

In addition to the quantity of homes, the place-shaping investment, and delivery innovations secured through the Housing Zone will result in a far better quality outcome, with investment partners able to be confident that we will be shaping a quality 21st century, affordable neighbourhood of choice for a community of up to 25,000 additional people.

The section overleaf summarise our 'ask', including a high-level summary financial details.

Our Housing Zone 'Ask'

This section sets out the Borough 'ask' of the GLA to support a Housing Zone for Tottenham.

Enabling Infrastructure

- The Green Link
 - £13m
- Station Square West Public Realm
 - £4m
- Harris Academy
 - £3m
- Site Specific Enabling
 - £10.2m

Funding (see table)

- Site Acquisition Fund
 - GLA to match LBH £50m site acquisition fund
- UK Guarantee
 - GLA work with LBH to make fit for purpose
- Supporting affordable housing and low cost home ownership
 - Allocate ring-fenced affordable housing funding to make available to developments in the Housing Zone
- Support for institutional Private Rented Sector
 - use of Build to Rent programme, potentially flexibly across sites
- Support for alternative product types like Rent to Save, Naked House, Self-Build etc
 - Pool various grant sources / financial supports to explore new ways of bringing affordable housing to the market
- Explore flexibility in GLA CIL to match Borough's initiative to incentivise development

Delivery

- Securing a development partner(s), potentially through the London Development Panel
 - Agreement on use of public sector land assets
 - Technical and procurement support through the development of the Housing Zone, procurement etc
- Overcoming blockages
 - Potential for GLA to acquire key sites
 - Influence and leverage over landowners
- Planning
 - Close cooperation between GLA and LBH planning to minimise amount of time taken to arrive at decisions without impacting on quality outcomes
- Procurement
 - Support in use of GLA frameworks to procure technical support for Tottenham Regeneration Programme (legal, property, procurement)

Quality

- Developing a Design Quality Framework
 - Support to help establish an appropriate design quality framework through the Tottenham Area Acton Plan (AAP)
- Technical support
 - Resources to support urban design and conservation/AAP team (graphics, programmes etc)

Jobs and Growth

- Supporting the emerging of Creative Industries Cluster
 - Work with GLA Regeneration and GLA Planning to develop innovative approaches to support the emergence and consolidation of an emerging creative cluster in South Tottenham
- Workspace Strategy
 - Work with GLA Regeneration to develop innovative workspaces that facilitate the intensification of employment uses across Tottenham
- Promote inward investment
 - Use GLA Group communications assets to promote inward investment in Tottenham (e.g. London and Partners)

Communications

- Development of a Tottenham identity
 - Communications protocol between LBH and the GLA Group
- Talking Tottenham Up
 - Using GLA assets to promote positive messages of Tottenham

Sustainability

- Take forward a gas and electricity infrastructure study for Tottenham Hale and/or other areas in Tottenham
- Possibly work with GLA and the DNO (UK Power Networks) on rolling out smart metering and developing demand side management initiatives
- Secure funding for more detailed project development work to identify solutions to road, rail and waterway 'barriers' in the Tottenham Hale area for the District Energy network projects
- Secure additional 'innovation' funding - e.g. heat recovery from the reservoirs, tube ventilation shafts, substations

Tottenham Housing Zone Investment	
(A) Housing Zone – wide enabling infrastructure	
Green Link (4 parts, including 3 bridges)	£13,000,000
Place-shaping (incl. Public realm around Station Square West, Harris Academy)	£7,000,000
Professional support to HZ process	£800,000
Sub-total (A)	£20,800,000
(B) Site-specific interventions	
i. Site specific enabling	£10,200,000
ii. Site acquisitions	£29,212,500
iii. Viability / gap funding / grant	£70,640,000
Sub-total (B)	£110,052,500
Total (A+B)	£130,852,500

Next steps...

LB Haringey intend to bid to the GLA Group for Housing Zone resource in Summer 2014, with a decision anticipated in Autumn 2014.