

**Report for:** Housing & Regeneration Scrutiny Panel, 8 July 2021

**Title:** Update reports

**Report authorised by:** David Joyce, Director of Housing, Regeneration and Planning

**Ward(s) affected:** All

**Report for Key/  
Non Key Decision:** For information

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# High Road West.

## Background.

- 1.1 In March 2021, Cabinet approved over £90m of GLA funding that enables the Council to deliver the first phases of the High Road West Scheme including the delivery of the 500 social rented homes. The Council's commitment to this project reflects the aims of the Borough Plan, of a borough where everyone, regardless of their background has the same opportunities to reach their full potential.
- 1.2 This commitment is especially critical for our residents in North Tottenham, an area where for too long, they have not had the same opportunities as residents elsewhere in our borough, where many residents face barriers including high levels of deprivation, lack of access to training and employment opportunities, perpetually high levels of both serious and low-level crime and an under provision of good quality and affordable housing. Tottenham is the third most overcrowded constituency in the UK, with 30% of households (around 10,000) in overcrowded accommodation. The difficulties facing residents and businesses have been made acutely worse by the impact of Covid-19 and particularly in relation to vulnerable groups and children.
- 1.3 The Scheme offers a once in a lifetime opportunity to tackle the barriers of inequality in North Tottenham and deliver comprehensive, coordinated change. It represents a substantial and far-reaching investment, which includes delivery of the following benefits:
  - 2500 + homes.
  - Targeting 40% affordable housing across the site, including 500 council homes.
  - New Library and Learning Centre with Creative Enterprise and Business Hub support spaces and a Job Club, Adult Learning; Ranging from ESOL to creative skills and wellbeing, and significant quiet study space, Flexible spaces for community meetings and the arts; opening onto the square. Space for a café and a showcase gallery animating the public realm. An expanded children's library, with the ability to host a programme of events.
  - New civic square and new public park.
  - New workspace, including potential relocation options for existing businesses.
  - £10m socio-economic package.
  - High Road improvements, including new retail and shops.
  - 3,300 construction and 500 long term jobs across a diverse range of sectors and professional levels.
- 1.4 High Road West will be delivered under the terms of the Development Agreement that was signed by the Council and Lendlease in 2017 and provides the conditions and safeguards required for each phase of the scheme to commence. These conditions include the delivery of the Council's Objectives and Core requirements, the council homes, the library and learning centre and the

decentralised energy centre and reimbursement of the Council's costs for the land acquisition related to each phase.

## 2. Key stages and decisions

- 2.1 The High Road West project represents the outcome of a number of key steps and decisions, from the approval of the masterplan in 2014. The following section describes two of those key decisions regarding the approval of GLA funding and the forthcoming decision to be considered by Cabinet to go to ballot.

### **GLA Funding**

- 2.2 The Council and Lendlease have been working with the GLA since 2018 to review the funding for the scheme that would allow the Council to secure more grant and increase the amount of social rented homes provided by the Scheme from 145 to 500.
- 2.3 North Tottenham is home to a large proportion of families with children; making up 51% of households in the area, compared to 35% borough wide; and with 32.0% of children living in poverty, more than 50% higher than the London average. But there is a deficit of family housing, with fewer than 14% of council owned properties in Haringey providing three or more bedrooms. Overcrowding is particularly acute in Tottenham, with the Children's Commissioner and Public Health England both highlighting the negative impacts this has on physical and mental health, particularly for children and young people, an issue that has been exacerbated during the Covid crisis.
- 2.4 A funding package of £91,512,000 made up of £70,312,000 of Affordable Housing Grant and £21,200,000 of Mayor's Land Fund was approved by Cabinet in March 2021, making the scheme viable and allowing the Council to proceed towards the ballot. The funding has also provided the opportunity for the Council to acquire the additional social rented homes the Scheme will deliver.
- 2.5 The delivery of 500 new council owned social rented homes through the Scheme, offers a chance to address housing need in this area by increasing the number of council owned social rented homes in the area and ensuring the mix of the new homes reflects the needs of residents who will be moving into them. Eligible residents living on the Love Lane Estate will be offered a council home which meets their needs. Residents on the Housing register, who are waiting for a new home, can be offered one of the c.200-250 homes available beyond those committed to residents on the Love Lane Estate, which also meets the needs of the wider community in the area, part of the council's commitment to deliver a new generation of council homes for local people. For many residents, the offer of a secure council tenancy in a home has been long awaited and will offer them much needed stability, that will help them to take better advantage of their opportunities in their careers, family and community activities.
- 2.6 The homes will be delivered as part of a healthy and sustainable neighbourhood which recognises the need for these to be part of a mix of employment, community and leisure activities, responding to the identified needs of the local

community regarding issues such as health, financial security, community cohesion and personal safety and in particular, a step change improvement in the quality of homes for local residents. Alongside a £500k package of support for existing local businesses and funding to support new local business start-ups, a variety of commercial uses and employment activities will be delivered including retail, business and leisure space, which will help to support the town centre and support good business growth in the area. A range of types and levels of employment will be created which will include requirements for targets to be met in relation to employment of local people and people from 'protected characteristic' groups. This will be complemented by a focussed training programme, funded as part of the £10m socio-economic programme, that will help local people to access higher paid jobs in the local and wider London area and develop a sustainable career path, supporting existing successful programmes in the area and optimising the new opportunities provided, such as through the new Library and Learning Centre and community hub at the Grange.

## **Resident Ballot**

- 2.7 In July, Cabinet will consider the recommendation to ballot residents regarding whether to proceed with the scheme. The High Road West resident ballot represents an important opportunity to demonstrate the Council's commitment to continual engagement and ensuring residents and the community are at the heart of the proposals for the High Road West Scheme. It is an important milestone for the Council and Love Lane Estate residents, as well as meeting the GLA's requirements for drawing down the funding, which the GLA had allocated to the Scheme.
- 2.8 As well as the ballot, Cabinet will consider the High Road West Local Lettings Policy, the Love Lane Leaseholder Offer and approval of the commitments to residents to be included within the 'Landlord Offer', which will form the basis of the resident ballot of residents on the Love Lane Estate.
- 2.9 The Cabinet decision is based on extensive feedback including:-
- the consultation on the High Road West Local Lettings Policy and Love Lane Leaseholder Offer
  - the engagement with non-secure tenants living in temporary accommodation in the masterplan area on proposed commitments to them
  - the community engagement on the enhanced masterplan proposals for High Road West, which include 500 Council-owned social rented homes.
- 2.10 In order to support residents in their decision, the Council will provide a 'Landlord Offer' that will provide information including:-
- Design principles
  - The estimated number of new homes
  - Future tenure mix
  - Proposed associated social infrastructure
  - Details of the offer for tenants and leaseholders

- Details of the full right to return for social tenants
  - Commitments relating to ongoing open and transparent consultation and engagement
- 2.11 In order to ensure the ballot is conducted in a fair and democratic way, the Council have appointed Civica Election Services (CES) to oversee the process. They have provided expert guidance and examples of best practice to ensure this ballot is carried out in an open and correct manner and provide a range of suitable approaches to being able to vote (phone, postal or online) and to seek advice.
3. Programme and next steps.

### **Engagement and Consultation through the ballot and going forward.**

- 3.1 The Council has worked with residents and the local community since 2012 to develop the masterplan proposals and create a shared vision for the High Road West area. The Masterplan Framework was agreed in 2014 following an extensive engagement and consultation programme over a three-year period. This showed that residents wanted comprehensive change in their local area, including high quality homes, a better mix of shops and restaurants, world class community facilities including a new Library and Learning Centre, safe and welcoming open and play spaces for their children, and more training and employment opportunities.
- 3.2 This commitment to engaging with residents has continued throughout the last year, despite the constraints of Covid, including a range of different approaches which included online workshops to discuss the proposed Landlord Offer as well as access to the Council's engagement officer and the Independent Tenant and Leaseholder Advisor. This has ensured that residents were kept informed and aware of the progress of the scheme as well as providing the opportunity to raise more general housing issues.
- 3.3 Should the ballot outcome be to support the scheme, the Council will continue to engage with residents, particularly as the masterplan is further developed towards a planning submission and residents have the opportunity to provide feedback on the proposals for their new homes, neighbourhood and the range of community and commercial initiatives.
- 3.4 Although the early phase is focussed on the Love Lane Estate area, the Council will want to maintain a positive relationship with proactive engagement with businesses both within the High Road West scheme area and in the surrounding area.
- 3.5 The current programme, including the forthcoming Cabinet and ballot decisions, towards delivery of the scheme, is as follows.

July 2021. Cabinet decision on LLP / leaseholder offer and progression to ballot.

Autumn. Ballot.

Spring 2022. Planning Decision.

Spring Summer 2022. Start on Site of first infrastructure works and first drawdown of GLA funding.

2024. Scheduled date for first tenants to move to their new homes.

## Wards Corner.

1. Summary of current position.
  - 1.1 Grainger are in Development Agreements with the Council and TfL dating back many years to deliver the Wards Corner scheme. Amongst the most significant elements of the scheme is a new market to replace the existing Seven Sisters Market (SSM).
  - 1.2 The s106 agreement connected with Grainger's planning consent for the Wards Corner development includes various protections for SSM traders including the requirement for Grainger to provide a temporary SSM on the ground floor of their Apex Gardens development, located directly opposite the Wards Corner site.
  - 1.3 In March 2020, SSM closed due the main power supply being disconnected as it was deemed unsafe and the introduction of Government Covid-19 restrictions requiring all non-essential retail premises to close.
  - 1.4 The SSM main market hall did not reopen when Covid-19 restrictions were lifted in June 2020 as TfL identified serious Health & Safety issues and the risks were too high to safely reopen the market hall. Apart from 6 SSM units fronting the High Road, SSM has remained closed. In this context, the Council repeatedly pushed Grainger to accelerate works to ensure the opening of the Apex Gardens temporary SSM as soon as possible so that traders could re-open at the earliest opportunity.
  - 1.5 The programme for the opening of the Apex Gardens temporary SSM was originally scheduled for November 2021, but this was delayed to March 2021 then, due to the impacts of Covid-19 it was further delayed to June 2021.
  - 1.6 Grainger issued a notification to SSM traders on 7<sup>th</sup> April 2021 indicating that they are currently unable to instruct the works to open the Apex Gardens temporary SSM. The reason Grainger cited was viability challenges being encountered with the main Wards Corner development scheme.
2. TfL position.
  - 2.1 The current and immediate responsibility for SSM sits with TfL and this continues to be the case whilst the activity to move the market to Apex Gardens is on hold.
  - 2.2 In August 2020, TfL made the decision that due to the scale of the Health & Safety works required to safely re-open SSM and the timeline for undertaking the works they would pursue the option of providing a temporary outdoor market on land immediately adjacent to the SSM building.

- 2.3 In October 2020, following a review of the feasibility of providing a temporary outdoor market TfL decided to abandon the plan and, as an alternative, provide a package of support to traders to assist them during the period until the proposed move to the temporary SSM at Apex Gardens.
- 2.4 In December 2020, TfL established a Hardship Fund to provide financial assistance to all SSM traders. The total value of the fund was £500k, of which £486,550 has been evenly distributed to all the 37 SSM traders i.e. £13,150 each – 32 trader payments were made by end of December 2020 with the remaining 5 by mid-February 2021.
- 2.5 Following Grainger's announcement that they were encountering viability issues with the Wards Corner development TfL wrote to SSM traders on 12th April 2021 advising that:
  - TfL are accelerating a review of options for a temporary SSM.
  - TfL are assessing work required to restore the market hall & wider buildings.
- 2.6 TfL have commenced engaging with SSM traders as part of their options reviews.
3. Next steps.
  - 3.1 Following Grainger's notification that the Wards Corner development scheme has viability challenges, the Council is in the process of reviewing that information and exploring its overall options. The Council are working with TfL and the GLA throughout this process.
  - 3.2 The Leader has signalled the Council's desire to establish a new approach to SSM and the Wards Corner development scheme.