

**Report for:** Cabinet – 18 January 2021

**Title:** Scrutiny Review on High Road West – Response to the Overview and Scrutiny Committee Recommendations

**Report authorised by:** Peter O'Brien, Assistant Director for Regeneration and Economic Development

**Lead Officer:** Sarah Lovell, Head of Area Regeneration (North),  
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**Ward(s) affected:** Northumberland Park

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

**1. Describe the issue under consideration**

- 1.1. The report sets out the proposed Cabinet response to the recommendations of the Overview and Scrutiny Committee (OSC) on the High Road West scheme. It also sets out the proposed Cabinet response to the separate recommendation by the OSC in relation to the Love Lane resident ballot.

**2. Cabinet Member Introduction**

- 2.1. I welcome the recommendations by the Overview and Scrutiny Committee on the High Road West scheme. The 15 recommendations put forward, in addition to the separate recommendation related to the Love Lane ballot, have been carefully considered and responses to these are outlined in the appendixes to this report.
- 2.2. As a Council, we recognise that we must continually learn and improve our processes, particularly in how we work with our communities. I am pleased that this review has engaged a range of stakeholders, including resident groups and businesses. As such schemes progress, we must ensure that we respond to local priorities and concerns such as affordability, designing homes and neighbourhoods that meet local needs, and identifying suitable and improved accommodation for those affected.
- 2.3. There is still much to decide and develop on High Road West. The positive resident ballot result marks only the start of the next phase of engagement. We will be looking for opportunities to work with the community on features such as the design of the new homes, community buildings and open spaces, as well as to develop a socio-economic programme that creates better prospects and enables safe and healthy lives for people living in north Tottenham.
- 2.4. We remain committed to delivering 500 new high-quality Council homes as well as safe play areas, a public square, new jobs and training opportunities,

and new and enhanced community spaces. This will only happen if we work closely with local people, and ensure that any changes are shaped with and for the people living in that neighbourhood.

### **3. Recommendations**

#### **3.1. Cabinet is asked:**

- 3.1.1. i. To consider the recommendations of the Overview and Scrutiny Committee (OSC) following their review of the High Road West scheme, attached as Appendix 1 to the report;
- ii. To agree the response to the above recommendations attached as Appendix 2 to the report.
- 3.1.2. i. To consider the separate recommendation by the OSC in relation to the Love Lane ballot (see item number 8 of the agenda pack);
- ii. To agree the response to the above recommendation attached as Appendix 3 to the report.

### **4. Reasons for decision**

- 4.1. On 29 November 2021, the OSC met to approve the recommendations of the scrutiny review of the High Road West scheme.
- 4.2. In development of the report, the Housing & Regeneration Scrutiny Panel (H&RSP) and then the OSC held a number of evidence gathering sessions, speaking to Council officers and key stakeholders including local businesses and the Love Lane Residents Association (RA). These were initially held in February and March 2020, with the remainder completed in August 2021 following a delay due to the covid-19 pandemic.

#### **(i) Alternative options considered**

- 5.1. An alternative option would be to not consider nor respond to the recommendations of the OSC. This option was not considered as a viable option. The OSC is able to refer its findings and recommendations to full Council or other non-Executive Committees as it considers appropriate. It is important that the Council fully considers the findings of the review and responds accordingly.

#### **(ii) Background information**

##### **The High Road West scheme**

- 6.1. The High Road West scheme is located in north Tottenham. The area covered by the masterplan is broadly situated between Tottenham High Road and the railway line (White Hart Lane station), running from Brereton Road in the south to the former Sainsburys site to the north. The Council has been working with residents on the Love Lane Estate and the wider community since 2012 to develop proposals for the area.

- 6.2. In 2017, the Council entered in a Development Agreement with Lendlease to deliver the scheme, following a competitive procurement process. From 2018 to 2021, the Council and Lendlease worked to increase the amount of social rented homes provided by the scheme. In March 2021, Cabinet agreed a significant funding package with the Greater London Authority (GLA), which will enable the delivery of 500 Council homes.
- 6.3. In August and September 2021, a ballot of residents on the Love Lane Estate was undertaken in line with the GLA's Capital Funding Guide Resident Ballot Requirement. The ballot resulted in a majority of eligible residents voting in favour of the proposals (55.7%), with a turnout of 69.4%.

### **The Overview and Scrutiny Committee Review**

- 6.4. The core functions of the Overview and Scrutiny Committee (OSC) and its Scrutiny Panels include to develop and review Council policy, taking into account the evidence base and views of the public, to improve local service provision.
- 6.5. The Housing and Regeneration Scrutiny Panel (H&RSP) agreed at its meeting on 4 November 2019 to proceed with a full review of the High Road West scheme. The draft terms of reference and scoping document for this H&RSP review was then agreed by the OSC at its meeting of 25 November 2019.
- 6.6. The scoping document included the following aims:
- To better understand the historical context of the proposed High Road West regeneration scheme, re-examine the existing scheme proposals and provide evidence-based alternative options to establish what outcomes would be in the best interests of residents, tenants, leaseholders, businesses and other local stakeholders.
  - To examine and appraise the interests of the community of stakeholders, tenants, leaseholders, residents and businesses within the High Road West Regeneration area.
  - To re-examine and assess the Development Agreement in relation to its relevance to local and Council needs and aspirations contained within the Council's housing and planning strategy and policies and within the context of its Community Wealth Building aspirations for business development.
  - To ensure that the method and means of communications and consultations between the Council (including Homes for Haringey) and residents and businesses has been carried out appropriately and sufficiently thoroughly to ensure that the voice of the community, residents, tenants and businesses has been taken into account in developing the regeneration strategy for the area.
  - To appraise and reassess the impact of regeneration plans on the tenants and leaseholders living in Council accommodation and on the small and medium sized businesses operating in the area.
  - To provide the Cabinet with evidence-based recommendations that seek to improve relations between the Council and the resident and business

community and to ensure a future development that meets the needs and aspirations of tenants, leaseholders, residents and businesses and the community as a whole.

- 6.7. The decision was taken in spring 2020 to pause the review, due to Council officers being redeployed from the Housing, Regeneration and Planning department to support the Council's response to the covid-19 pandemic.
- 6.8. The members of the OSC and the four Scrutiny Panels changed in October 2020 following the Council's AGM and then again in May 2021. The OSC appointed in May 2021 agreed to prioritise the completion of the High Road West Scrutiny review, and to do so directly through the OSC rather than the H&RSP. The final evidence sessions were completed in August 2021.

### **(iii) Contribution to strategic outcomes**

- 7.1. The recommendations and responses made will contribute to the successful delivery of the High Road West Scheme will support the Council in delivering its corporate priorities, as well as supporting the progression of objectives in the London Plan to support regional growth in North London.
- 7.2. The regeneration at High Road West will help to enhance the area in relation to the following four priorities set out in the Council's Borough Plan (2019-2023):
  - Priority 1 – Housing ("A safe, stable and affordable home for everyone, whatever their circumstances"): High Road West makes an important contribution to the borough's housing targets. Overall, the Council has a five year housing target of 12,799, approximately 2,500 per year, with High Road West able to deliver on average around 10% of this number over the life of the development.
  - Priority 2 – People ("Strong families, strong networks and strong communities nurture all residents to live well and achieve their potential"): High Road West will support the Council's objectives in better linking local neighbourhood services, providing new community facilities designed to meet the needs of local people, and support the Council's focus on early intervention and prevention.
  - Priority 3 – Place ("A place with strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green"): High Road West will deliver a series of public and green spaces, including a community park, and include investment into projects which and enable healthy and safe lives for local people.
  - Priority 4 - Economy ("A growing economy which provides opportunities for all our residents and supports our businesses to thrive"): High Road West will include significant investment into employment, education and training opportunities for local people, to connect residents to sustainable and long-term jobs.

### **(iv) Statutory Officers comments**

## **Finance**

- 8.1. The recommendation to consider the recommendations of the Overview and Scrutiny Committee in itself does not give rise to any financial implications.

## **Procurement**

- 8.2. Strategic Procurement notes the contents of this report; however, comments are not applicable in relation to any of the individual recommendations.

## **Legal**

- 8.3. The Head of Legal and Governance has been consulted on the content of this report. Under Section 9F Local Government Act 2000 ("The Act"), Overview and Scrutiny Committee have the powers to review or scrutinise decisions made or other action taken in connection with the discharge of any executive and non-executive functions and to make reports or recommendations to the executive or to the authority with respect to the discharge of those functions. Overview and Scrutiny Committee also have the powers to make reports or recommendations to the executive or to the authority on matters which affect the authority's area or the inhabitants of its area.
- 8.4. Pursuant to the above provision, Overview and Scrutiny Committee has conducted a review of High Road West Regeneration Scheme and made a number of recommendations to Cabinet. Under Section 9FE of the Act, there is a duty on Cabinet to respond to the Report, indicating what (if any) action Cabinet proposes to take, within 2 months of receiving the report and recommendations.
- 8.5. Cabinet should note that the Council has entered into a development agreement in respect of High Road West and any agreed responses should not result in any breaches of the Council's obligations in that agreement.

## **Equality**

- 8.6. The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
  - Advance equality of opportunity between people who share those protected characteristics and people who do not
  - Foster good relations between people who share those characteristics and people who do not
- 8.7. The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

- 8.8. This report sets out the proposed Cabinet response to the recommendations of the Overview and Scrutiny Committee (OSC) on the High Road West scheme. Cabinet will have due regard for the need to achieve the three aims of the Public Sector Equality Duty in developing its response to the review. Haringey Council will equally have due regard for the need to achieve the three aims of the Public Sector Equality Duty in the full course of any implementation of any of the Scrutiny Panel's recommendations.

#### **(v) Use of Appendices**

Appendix 1: High Road West – Overview & Scrutiny Committee Review Report

Appendix 2: Responses to recommendations in OSC review of the High Road West scheme

Appendix 3: Response to separate recommendation by OSC in relation to the Love Lane ballot

#### **(vi) Local Government (Access to Information) Act 1985**

##### **Overview and Scrutiny Committee and Housing and Regeneration Scrutiny Panel meetings:**

- 29<sup>th</sup> November 2021 OSC meeting - Agenda frontsheet ([link](#))
- 25<sup>th</sup> November 2019 OSC meeting – Minutes ([link](#))
- 4<sup>th</sup> November 2019 H&RSP meeting – Minutes ([link](#))

##### **High Road West Cabinet Papers:**

- 13<sup>th</sup> July 2021 Cabinet Report – High Road West - Approval of Resident Offers, Landlord Offer and Resident Ballot ([link](#))
- 16<sup>th</sup> March 2021 Cabinet Report – High Road West – Conditional Approval of Funding and Next Steps ([link](#))
- 10<sup>th</sup> March 2020 Cabinet Report - High Road West – Next Steps for Consultation on Resident Offers ([link](#))
- 8<sup>th</sup> March 2018 Cabinet Report- High Road West Regeneration Scheme – approval of the next steps for the Love Lane Leaseholder Offer and for delegated authority to agree all valuation and compensation packages for the land interests due to be acquired ([link](#))
- 12<sup>th</sup> September 2017 Cabinet Report- High Road West Regeneration Scheme – appointment of a preferred bidder and next steps ([link](#))
- 13<sup>th</sup> September 2016 Cabinet Report- Tottenham Housing Zone Phase 2- North Tottenham ([link](#))
- 15<sup>th</sup> December 2015 Cabinet Report- High Road West Regeneration Scheme Update and Next Steps ([link](#))
- 20<sup>th</sup> January 2015 Cabinet Report - Site Acquisitions Fund – approval for decisions under Delegated Authority ([link](#))
- 16<sup>th</sup> December 2014 Cabinet Report- High Road West Regeneration Scheme- Masterplan and Next Steps ([link](#))

- 15<sup>th</sup> July 2014 Cabinet Report- High Road West Regeneration Scheme Consultation. [\(link\)](#)
- 28<sup>th</sup> November 2013- High Road West Regeneration Project - Master Plan Option Consultation Feedback and Next Steps. [\(link\)](#)

**Housing and Estate Renewal, Rehousing and Payments Policy Cabinet Papers:**

- 17 October 2017, Revised Estate Renewal Rehousing and Payments Policy following consultation [\(link\)](#) [to note, paragraph 6.19 of this report and 3.2 of the Estate Renewal Rehousing and Payments Policy provide further details regarding the Discretionary Panel]
- 12 July 2016 - Estate Renewal, Rehousing and Payments Policy – Final policy for adoption [\(link\)](#)