

### Appendix 1. Directly relevant key decisions including pre-allocation of SDP land receipts (Feb and Dec 2018 Cabinet Reports)

Key Decisions Directly Relevant to the Funding		
12 Jul 2016	Cabinet	<p><b>Decision to enter into Strategic Development Partnership (SDP) with Argent Related, and to dispose of a series of sites in Tottenham Hale in order to deliver comprehensive redevelopment of the heart of the Tottenham Hale Housing Zone.</b></p> <p>Cabinet agrees to...<i>'the sales receipts from the disposals set out in recommendation 3.2 above being used by the council to support the provision of affordable housing within the Tottenham Housing Zone and capital projects in the Tottenham Hale DCF.'</i></p>
13 Feb 2018	Cabinet	<p><b>Authority to enter into a Funding Agreement to deliver the Station Square – Bus Station project in Tottenham Hale.</b></p> <p>This Cabinet report captured the allocation of SDP receipts:</p> <ul style="list-style-type: none"><li>- <i>Repayment of Land Acquisition Costs: £4.95m</i></li><li>- <i>Additional affordable housing at Ashley Road South: £7.325m</i></li><li>- <i>Realignment of Fairbanks Road (Leader's Decision, January 2018) £1.328m</i></li><li>- <i>Bus station funding agreement: £2.665m</i></li></ul>
11 Dec 2018	Cabinet	<p><b>Council to acquire 131 Council Homes at the Welbourne</b></p> <p><i>Retention of unallocated SDP receipts estimated at £9.25m plus additional £3m for Welbourne Health Centre disposal</i></p> <p>(note the Welbourne payment will now be a revenue stream)</p>

## Appendix 2: Priority Projects – Plans and Interim Costings, May 2023

### Down Lane Park masterplan – RIBA 3 design May 2023



## The Paddock masterplan, RIBA stage 4 design (in development) May 2023





## Priority Projects Interim Costings, May 2023

		DLP Programme (to be delivered in phases)	The Paddock Programme (to be delivered in phases)
1	Estimated costs: Design and delivery of Main Works	£8,254m	£2.731m
2	Contingency (15% construction costs + 10% project development costs)	£1,647m	£0.289m
3	Estimated costs: site management	/	£0.309m
4	<b>Total Estimated Costs</b>	<b>£9,901,000 (RIBA 3 estimated delivery costs + risk – subject to VE)</b>	<b>£3.329m</b>
5	<b>Committed Budget:</b>	<b>£4.1m</b>	<b>£1.55m</b>
	S106	£3.35m	£0.55m
	LBH Capital	-	£1m
	GLA GRS funding	£0.75m	-
6	<b>Funding gap (all phases)</b>	<b>£5.801m</b>	<b>£1.779m</b>
7	<b>Potential Funding</b>	<b>£0.7m</b>	<b>£250k</b>
	Lottery		£250k NHLF bid being drafted
	CIL Bid £700k previously allocated to DLP in s106 HOTs for 33 The Hale - now CIL payment.	£700k	
8	<b>Residual Gap (subject to line 7 being realised)</b>	<b>£5.101m*</b>	<b>£1.529m</b>
	Recommended allocation SDP Receipts	£4.321m	£1.529m
9	<b>Proposed Budget</b>	<b>£9.121m</b>	<b>£3.329m</b>

\* This will be subject to budget optimisation through remainder of Stages 3 and 4 to bring works within budget envelope.



### Appendix 3: SDP Land Receipts – April 2023 figures

	Site 1 Bus Station Area	Site 2 Welbourne	Site 3 Ashley Rd West	Site 4 Ashley Rd East	Site 5 Triangle (Station Rd)	Site 6 Ferry Island	
Option Land Price				£282,027			
Land Price	£3,980,953	£571,000	£3,200,000	£7,214,100	£200,000	0	
Final inflation to PC			£908,761	£2,601,762			
Est. inflation to PC		£220,810					
Overage	/	£211,610	£2,382,362	£3,293,399		£3,310,325 Sites 1 + 6	
<b>Total</b>	<b>£3,980,953</b>	<b>£1,003,420*</b>	<b>£6,491,124</b>	<b>£13,391,288</b>	<b>£200,000</b>	<b>£3,310,325</b>	<b>£28,377,110</b>
RECEIVED	£3,980,953 Oct 2019		£6,491,124 Feb 2023	£282,027 Oct 2019	£200,000 Oct 2019	£3,310,325 Oct 2019	<b>£14,264,429</b>
Expected May 23				£13,109,261			<b>£13,109,261</b>
Estimated		£1,003,420					<b>£1,003,420</b>

## Appendix 4: Housing Zone BIA Termination Notice

### GREATER LONDON AUTHORITY

26 May 2023

FAO: David Joyce, Director of Placemaking and Housing  
The London Borough of Haringey  
Civic Centre  
High Road  
Wood Green  
N22 8LE

**By Royal Mail Signed For 1<sup>st</sup> Class**

Dear David,

**Borough Intervention Agreement in relation to the provision of affordable housing dated 14 March 2018 made between the Greater London Authority and the Mayor and Burgesses of the London Borough of Haringey**  
**Notice of Termination pursuant to Clause 12 of the Agreement**

I am writing to you regarding the above agreement. As previously discussed, we are aware that the London Borough of Haringey are not able to adhere to the delivery projections set out in the above-named Borough Intervention Agreement ('the Agreement'). This has constituted a Default Event under Clause 12 (Default Events).

While our partnership has realised many successful interventions in the Haringey Housing Zone, we acknowledge that Notting Hill Housing Group's decision not to proceed with the homes included within the outputs of the agreement as expected has unavoidably led to this Default Event.

It is furthermore acknowledged that despite an exhaustive search for alternatives the 113 affordable units could not be delivered as agreed. The Agreement must therefore be terminated. To that end, please find attached a Notice of Termination.

My officers will continue to work with your team to ensure we continue to maximise affordable housing delivery in Haringey. We look forward to working with you in the future.

Yours faithfully,

**Prashant Solanky**  
Head of Area, North East London  
Housing and Land Directorate

cc: Emily Read, Tottenham Hale Lead, London Borough of Haringey

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# GREATER LONDON AUTHORITY

26 May 2023

FAO: Emily Read  
The Mayor and Burgesses of the London Borough of Haringey  
Civic Centre  
High Road  
Wood Green  
N22 8LE

**By Royal Mail Signed For 1<sup>st</sup> Class**

Dear Emily,

**RE: Notice to terminate**

1. This letter concerns the Borough Intervention Agreement in relation to the provision of affordable housing between the Greater London Authority and The Mayor and Burgesses of the London Borough of Haringey dated 14 March 2018 (the Agreement).
2. Terms used but not otherwise defined in this letter have the same meaning as in the Agreement.
3. Milestone Failures have occurred as follows and such Milestone Failures are not the direct result of a Milestone Extension Event:
  - a. Failure to achieve Start on Site by 30 June 2019,
  - b. Failure to achieve Practical Completion by 30 September 2021, and
  - c. Failure to achieve the Output Milestones of 60 Affordable Rent units and 53 Shared Ownership units by 30 September 2021.
4. Pursuant to clause 8.4.1, if a Milestone Failure occurs and such Milestone Failure is not the result of a Milestone Extension Event the GLA is entitled in its absolute discretion to exercise the rights described under clause 12.
5. By this letter we are exercising our right to terminate the Agreement and cancel any Undrawn Amount under clauses 12.1.2 and 12.2.6.
6. On the basis that no Agreed Intervention Funding has been drawn down under the Agreement prior to termination, we confirm that the Borough is released

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from any obligation to repay such funding under the Agreement. Further, the Borough is released from any obligation to satisfy the condition precedent under clause 4.2.1(c) of the Borough Intervention Agreement between the GLA and the Borough dated 13 March 2018 (the Core of District Centre BIA), which was intended to facilitate repayment of the Agreed Intervention Funding under the Agreement and is therefore no longer required.

7. For the avoidance of doubt, nothing in this letter shall be, or be deemed to be, a waiver, consent, amendment or agreement in respect of any of the provisions or conditions of the Core of District Centre BIA, except the specific release of the Borough from its obligation under clause 4.2.1(c) of the Core of District Centre BIA given in this letter. Other than as set out in this letter, the Core of District Centre BIA shall remain in full force and effect.
8. Please acknowledge receipt of this notice by signing, dating and returning the enclosed copy.
9. We look forward to receiving your response no later than 16 June 2023.

Yours faithfully,

.....  
**For and on behalf of the Greater London Authority**

Name:

Position:

We acknowledge receipt of this letter.

Signed: .....

**For and on behalf of The Mayor and Burgesses of the London Borough of Haringey**

Date: .....

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# **Tottenham Hale Placemaking Update**

## **May 2023**

## Tottenham Hale Placemaking Update

This paper provides an update on the placemaking approach in Tottenham Hale, sharing the progress we have made towards securing key outcomes for our residents and setting out some of the placemaking ambitions for the future of the neighbourhood.

This is rooted in what residents, businesses and visitors have told us so far, and will continue to be shaped by local voices and supported by the Council's own evidence and ambitions over the years ahead.

The unique setting, strong local assets, diverse range of voices and the passion and creativity of our communities will shape a strong local identity for this changing neighbourhood that is uniquely and distinctively Tottenham Hale.



Anna - project officer at The Conservation Volunteers based in The Paddock.



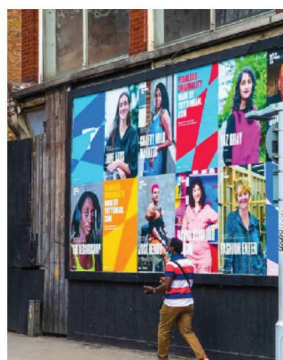




Estheban - local resident, Community Researcher, member of Down Lane Park Young People's Forum



Leyla - CEO of charity Living Under One Sun, community partner and operator of Down Lane Park Community Hub



Albert - local artist and founder of BUD studio, working with local young people on a series of murals for Park View Underpass.

## A centre that celebrates local culture and identity

Our ambition is for Tottenham Hale to be the centre of the green, creative and productive Upper Lee Valley. People of all ages will be attracted to the leisure and recreation offer, set between the Valley's open spaces and waterways and the vibrancy of Tottenham High Road.

### Now

- We are creating a **new district centre for the Lee Valley**. 35,000 sqm of new commercial space will complement the existing retail offer, bringing new businesses and investment into Tottenham Hale and creating jobs and opportunities for local people.
- The **transformation of our transport interchange and creation of a new public square** will provide a focal point and meeting space at the heart of the centre.

### Next

- Building on the food offer, local breweries and venues which have grown and established on sites around the centre, we will **grow a strong leisure and evening economy** to attract more people of all ages to visit and spend time in Tottenham Hale.
- We will connect creative businesses to opportunities in the neighbourhood and showcase the work of our **thriving creative sector** through shop-fronts, events and creative commissions.
- We will create opportunities for **pop-up or light-touch activation**, including markets, outdoor cinema and other attractions, which create opportunities for local businesses and bring activity and joy to all of Tottenham Hale's spaces.
- We will **grow the cultural offer** in Tottenham Hale
- We will define the **long-term role of the retail park** in achieving our ambitions for Tottenham Hale, creating a central destination with a mixed-use offer that is fully integrated into an active and sustainable urban centre.





## Chesnut Estate BULLETIN

Issue 6, March 2021

**Haringey**  
LONDON

## Local Opportunities for Local People

Haringey Council is committed to ensuring that any redevelopment provides benefits for local people – this includes securing opportunities for work and training.

In this month's bulletin, we want to highlight some of the local residents helping to build their community.

Winston Vialcome is a Traffic Marshal working for MadiganGill – the sub-contractor for the main contractor Galliford Try, on the delivery of the Argent Related Ashley Road East construction site. Originally from Jamaica, Winston has lived in Haringey since 2001 with previous experience within the construction industry. Following a period of unemployment Winston approached the site to ask about employment opportunities and within a week was enjoying his new role on site.

Winston particularly enjoys the opportunity to support others: "I love interacting with the local people, I'm a people person."

Winston enjoys working as part of a team and receives high praise from colleagues and managers alike. He would like to encourage others in the community to consider careers in the construction industry. "It's very important for me to see local people working within our community, and emphasised how great it would be to see money flowing back into the community."



Plamen Georgiev, Logistics Project Manager at MadiganGill has confirmed that currently, 60% of the Logistics Team at Ashley Road East Project are Haringey residents.

The Council is working closely with MadiganGill to support local employment.

A number of new positions are becoming available on this site. If you are interested in joining the construction industry and looking for a career in Construction Logistics, you can check out the vacancies on the Haringey Works website on <https://www.haringey.gov.uk/jobs-and-training/haringey-works>



## Homes for all

Our ambition for Tottenham Hale is to create a mixed community where all residents, existing and new, have access to high quality housing which they can afford and that enables them to put long term roots down in the neighbourhood.

### Now

- Over **3,200 new high quality and sustainable new** homes are being created at Tottenham Hale, for local people and those who are new to the area.
- **Over 40% will be affordable**, complemented by market sale and rental properties, and over 400 student apartments, supporting the creation of a mixed community.
- **We are building nearly 700 high quality new Council homes**, located in attractive green settings with direct access to open space.
- Local residents on secure Council tenancies will have the opportunity to move into one of these properties under the **Neighbourhood Moves Scheme**.

### Next

- We will ensure that the neighbourhood is **well served by local amenities** to support all local residents.
- We will create and promote **opportunities for participation in local groups and activities**, helping to strengthen community networks and welcoming new residents into the neighbourhood.





**New Council homes at Hale Wharf (Phase 2)**



**New Council homes at Ashley Road Depot**

## Place for all residents to live well

Our ambition is for all Tottenham Hale's residents to have access to high-quality social infrastructure that will support them to live well.

### Now

- The neighbourhood is **well served by primary and secondary schools**, all rated Good or Outstanding, helping to underpin successful futures for our young people.
- A **new district health centre** is planned to open this year, providing high quality primary healthcare for up to 30,000 patients at the heart of the neighbourhood.
- We are building a **permanent Community Hub** in Down Lane Park, designed with the community for the community. This is planned to open by 2025.
- We have built **strong community partnerships** at Down Lane Park and the Paddock, enabling more residents to participate in volunteering and peer-led activities in their neighbourhood – especially young people.
- We have **trained 11 young people to be Community Researchers**, undertaking peer to peer engagement activities, building confidence and gaining new skills.

### Next

- We will **work with social infrastructure providers including schools and the health centre to expand their reach into the wider community** and capitalise on the positive impact and benefit of the green and open spaces on their doorstep.
- We will **build more play facilities** for children of all ages and abilities, forming a play-trail through the neighbourhood
- We will create **opportunities for more small locally-led projects** including parklets, school streets, community events and local celebrations.





Proposals for Down Lane Park Community Hub

## A greener, safer, cleaner neighbourhood

Our ambition is for Tottenham Hale to be known for its greenness. A network of green spaces and links will connect Tottenham High Road to Tottenham Marshes, drawing people to and through Tottenham Hale to interact with the town centre, experience the vibrant creative quarters and discover more of Tottenham's history and heritage.

### Now

- We are delivering nearly **2 miles of green enhancements** between Tottenham High Road and the Lee Valley, supporting active travel and climate resilience through biodiversity, ecology and SuDS.
- We are **planting over 400 new trees** across our streets and new developments, helping to increase the green canopy.
- We have **co-designed an ambitious masterplan** for Down Lane Park which we will start delivering this year. Supported by the Mayor of London, this will become an exemplar Green and Resilient Space at the heart of the neighbourhood.
- We are **creating the first of three new Nature Reserves** for Haringey at the Paddock and creating an **additional 1.9 acres of public open space** around the riverine edges. Working with local partners we are restoring and enhancing the site and providing educational facilities that support community outreach and volunteering programmes.
- We are developing **smaller co-designed green spaces** including Fairbanks Lawn, which will form part of a wider green network.
- We have invested in **more parks staff** to keep our green flags and the standards of our parks at the highest level.

### Next:

- We will increase and **extend the green canopy across the Tottenham Hale area**. New tree planting and landscaping on the highway will link to Markfield Park, and upwards to Hartington Park and neighbourhoods to the north.
- We will **improve the relationship to our waterways**, drawing activity down to the water to help to animate and celebrate this asset.
- We are working with the community to shape **public spaces that can be used all year round and that cater for all ages**. Facilities will be inclusive and will serve the needs of the community, including new seating and public conveniences being provided in the centre.





## An inclusive and distinct local economy

Tottenham Hale already has an established retail offer, strong creative sector and places of production situated around the centre. The thriving creative and manufacturing sectors of the Productive Valley will be supported and intensified, while a new employment quarter is emerging around Ashley Road.

### Now

- We are creating a **new employment destination at Ashley Road**, combining workspace, services and other town centre uses to serve the wider neighbourhood.
- We are creating **new employment and training opportunities for local residents**, particularly young people.
- Tottenham's thriving **Creative Enterprise Zone** is situated on the doorstep, bringing a wealth of talent into Tottenham Hale.

### Next

- We will identify opportunities to **intensify the use of our industrial areas**, while protecting and embracing their unique character.
- We will **open up access and improve visibility to our industrial estates**, at the same time improving their permeability and integration with wider centre.







## A well-connected neighbourhood

Our ambition is for Tottenham Hale to be a healthy, active and connected neighbourhood. Strong public transport links will provide our residents and businesses with rapid access to central London and across the wider Sub-Region while our local connections will connect new and established parts of Tottenham Hale with surrounding neighbourhoods and centres.

### Now

- Working with the Mayor of London, we have secured **major investment in Tottenham Hale interchange**, with a new and rationalised bus station, new station ticket hall, better access arrangements and the West Anglia Mainline works connecting Tottenham Hale to Stratford and Meridian Water.
- We are **investing over £10m in our streets and public spaces** to make Tottenham Hale a place where more people choose to walk, cycle and spend time outdoors.
- We are creating **calmer, cleaner, greener streets** served by new cycle routes; new surfacing, lighting, bins and seating; more street trees and on-street planting including SuDS.
- We have **built three new bridges** across the River Lee and Pymmes Brook, making the waterways and green spaces of the Lee Valley more accessible.
- We have created **new public routes across private land**, opening up new parts of the neighbourhood for the benefit of all local residents

### Next

- We will **maximise the role of the interchange** as an active and integrated arrival point into the centre which gives a positive first impression.
- We will deliver a **future bridge link across the railway lines**, better connecting the two sides of the district centre.
- We will **secure further improvements to the cycle network** in Tottenham Hale, joining this up with routes in Enfield, Waltham Forest and westwards to the High Road and beyond. This will include TfL's C50 route as well as enhancements to Ferry Lane Bridge.
- We will **improve wayfinding through the centre and surrounding neighbourhoods**, inviting all local residents to use, and get to know, all parts of the neighbourhood, new and old.

