

Report for: Cabinet – 10 February 2026

Item number: 18

Title: High Road West Scheme – Next Steps

Report authorised by: Taryn Eves, Corporate Director of Finance & Resources

Lead Officers: Robbie Erbmann, Delivery Director
Abigail Stratford, Director of Placemaking & Community Development

Ward(s) affected: Bruce Castle

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

1. Describe the issue under consideration

- 1.1. In 2017, following a competitive procurement process, the Council entered into a Development Agreement (“DA”) with Lendlease to deliver the High Road West Scheme (“the Scheme”) in north Tottenham. In recent years the Scheme has progressed through a number of milestones, including the grant of a hybrid planning application for the site, a positive resident ballot on the Love Lane Estate, and confirmation of a compulsory purchase order for Phase A, comprising the southern half of the site.
- 1.2. Delivery is currently stalled, due to difficult market conditions which have increased the budget needed to deliver the Scheme. The Council has been working with Lendlease to explore ways to address these challenges and find a viable route to unlock delivery. Furthermore in May 2025, Lendlease announced that they had entered into a conditional agreement to create a joint venture partnership with the Crown Estate to deliver its UK development projects. If a viable route is found, and subject to a future decision by Cabinet, then the Scheme may be delivered by that partnership. The negotiations with Lendlease on these matters are ongoing.
- 1.3. The Council's highest priority through the current review of the Scheme has been to build new Council homes for Love Lane Estate residents as quickly as possible. In this context, the Council and Lendlease have reached an agreement to remove Phase 1A from the DA and in turn enable the Council to direct deliver the site, which comprises the first 61 council homes within the Scheme, as part of its council house-building programme. This report seeks authority for the Council to procure a contractor to deliver the council homes, which if approved, means that construction works at the site could re-start later this year. This would provide a route to rehousing around half of the residents on the Love Lane Estate.

2. Cabinet Member Introduction

- 2.1. We've long been committed to delivering transformational change for residents in north Tottenham, including providing much-needed new homes for those on the Love Lane Estate. Our landlord offer sets out clear guarantees: secure and non-secure tenants on the Love Lane Estate will be offered a high-quality, modern, council-owned home within the High Road West redevelopment area that meets their needs. The recommendations in this report represent a major step forward in fulfilling those commitments, while we continue to explore a viable route for the next phase of the High Road West scheme.
- 2.2. The new council homes at Phase 1A will be built to the high quality seen on our sites across the borough and will support our efforts to build at least 3,000 new council homes at council rents by 2031. We are building homes that will last, with great insulation standards, great interior and exterior design standards and a strong mix of family and individual homes. We make sure homes are as well-insulated and energy-efficient as possible, because we want homes that aren't just affordable to rent but affordable to run.
- 2.3. Phase 1A will have four fully wheelchair-accessible 2-bedroom flats, twenty 1-bedroom flats, ten 2-bedroom flats, twenty-three 3-bedroom family homes and four 4-bedroom family homes. Proposals also include a shared communal garden with play space for children and private amenity space for each home, including private balconies and gardens for the ground floor homes.
- 2.4. These new council homes have been designed with Love Lane residents who have waited for many years for these to be built. In line with their Love Lane Landlord Offer, those residents will have first priority for the homes at Phase 1A, and our dedicated rehousing team will support residents through each stage of the move process ensuring that the home is the right fit for their household and that any adaptations are made where necessary.

3. Recommendations

- 3.1. It is recommended that Cabinet:
 - i. Approve the commencement of a procurement exercise in accordance with Contract Standing Order (CSO) 2.01 b), for the new build development of 61 council homes at High Road West, Phase 1A for the anticipated total contract sum set out in the exempt report; and
 - ii. Delegate the appropriate route to market High Road West, Phase 1A to the Chief Procurement Officer in compliance with the Council's CSO's.

4. Reasons for decision

- 4.1. These recommendations will enable the re-commencement of the Scheme and facilitate the rehousing of residents on the Love Lane Estate into new permanent homes within the Scheme in line with the commitments within the

Love Lane Landlord Offer, which was the subject of a positive resident ballot. The Council will utilise Affordable Housing Grant funding from the Greater London Authority ("GLA") which it has already drawn down for the delivery of Phase 1A, helping it to meet the milestones within those agreements. These steps will create momentum and result in meaningful progress on site while work with Lendlease to agree a route forward on subsequent phases continues, with the aim for this to follow the delivery of Phase 1A.

- 4.2. Phase 1A will provide 61 council homes on Council-owned land, including M4(3) wheelchair homes and family homes, and with associated refuse stores, cycle stores, service space, amenity space and landscaping. The council homes have been developed with Love Lane residents through engagement dating back to 2018. The site was granted detailed planning permission in August 2022 as part of the hybrid application for the Scheme (planning ref: HGY/2021/3175), and a subsequent Non-Material Amendment application was approved in July 2023 (planning ref: HGY/2022/3937).
- 4.3. Financial appraisals supported by an independent cost consultant demonstrate that the Phase 1A scheme is viable for delivery by the Council and value for money can be achieved via the procurement route detailed in paragraphs 6.14-6.20 of this report.
- 4.4. The Council's Contract Standing Order item 2.01.b) requires Cabinet approval to commence a procurement exercise for proposed contracts valued £500k or above. The works contract for Phase 1A will include the construction of the 61 new build council homes and the demolition of the existing 100 Whitehall Street building (also referred to as Whitehall Lodge and located within the Phase 1A red line boundary), which is a Council-owned emergency accommodation hostel and will be decommissioned prior to redevelopment.
- 4.5. The Phase 1A works contract is also planned to include the demolition of the 2-32 Whitehall Street residential block, part of the Love Lane Estate. This block is nearly vacated, and the Council's rehousing team are working with tenants to relocate households into alternative accommodation within the estate prior to the completion of the new permanent homes at Phase 1A. Demolition of the block once vacated would improve the environment for residents on the estate and provide the opportunity for the Council to explore temporary uses on site prior to development, benefiting the local community.

5. Alternative options considered

Not to proceed with direct delivery of Phase 1A

- 5.1. The Council could choose not to proceed with direct delivery of Phase 1A, following the removal of the site from the DA with Lendlease. However, this option would mean that there is no route forward to delivering a 100% council home scheme which has secured detailed planning permission and will enable the rehousing of around half of Love Lane residents. This would result in further delays to the Council delivering on its commitments in the Landlord Offer.

- 5.2. While this option would provide the Council with the ability to retain 100 Whitehall Street as emergency housing accommodation, it would also leave a site that has been partially demolished and is experiencing anti-social behaviour issues. The existing Whitehall Lodge building will also require significant investment to continue operating over the medium and long-term. The provision of emergency accommodation will be met at alternative sites in the borough if Phase 1A is brought forward for delivery. For these reasons, this alternative option has been discounted.

6. Background information

High Road West Scheme

- 6.1. The DA with Lendlease provides for the Scheme to be delivered through a phased approach, with leases for land required to deliver each phase granted to Lendlease on the satisfaction of conditions. Alongside the DA, the Council and Lendlease entered into a Compulsory Purchase Order Indemnity Agreement ("CPOIA") whereby Lendlease undertook to indemnify the Council in respect of costs incurred in securing the compulsory acquisition of the land and property interests required to deliver the Scheme.
- 6.2. In total, the Scheme is planned to deliver over 2,500 new homes including 546 council homes, a Library and Learning Centre and refurbished Grange Community Hub, a civic square of at least 3,500sqm, a community park of at least 5,300sqm, landscaped public realm and pedestrian/cycling routes, improved connectivity to White Hart Lane station, and commercial, retail and leisure space. The Scheme will create significant economic benefits including 1,214 construction jobs and 1,202 construction supply chain jobs.
- 6.3. In 2021, the Council entered into a funding package with the GLA to kickstart the first phase of the Scheme, referred to as Phase A, comprising the land to the south of White Hart Lane. This package consists of two grant funding pots. The first, the Affordable Housing Grant, comprises £70,312,000 and is utilised to deliver affordable housing. The second, the Mayor's Land Fund, comprises £21,200,000 and is utilised to support the cashflow of land assembly acquisition costs. A portion of the Affordable Housing Grant funding will be utilised by the Council to deliver affordable housing at Phase 1A.
- 6.4. In July and August 2021, building on consultation with residents since 2012, the Council held a resident ballot on the Love Lane Estate. The ballot was undertaken in accordance with the requirements within the GLA's Affordable Housing Capital Funding Guide and resulted in the majority of participating residents backing the proposals to regenerate the estate as part of the Scheme. The Love Lane Landlord Offer published at the time of the ballot sets out the Council's commitments to residents on the estate including:
- i) New council home at council rents in the Scheme for secure tenants and eligible non-secure tenants in temporary accommodation;
 - ii) Equity loan offer for resident leaseholders for new homes in the Scheme and properties elsewhere in the borough; and

- iii) Support through the move process, including arranging for any adaptations in the new home, with all reasonable moving costs covered through disturbance payments.
- 6.5. The High Road West Local Lettings Policy, agreed by Cabinet in July 2021, provides the policy basis for how secure and non-secure tenants in temporary accommodation within the Scheme masterplan area will be prioritised for newly built social homes within this area.
- 6.6. In August 2022, the Council's Planning Sub Committee granted consent for Lendlease's hybrid planning application for the Scheme. This comprised detailed consent for Phase 1A (the first sub-phase within Phase A, and also referred to as Plot A) and outline consent for the remainder of the masterplan including the rest of Phase A and the entirety of Phase B.
- 6.7. In December 2025, the Council and Lendlease agreed to remove Phase 1A from the DA to enable the Council to direct deliver Phase 1A and to accelerate the building of new council homes for residents. The Council and Lendlease are continuing to work in partnership to deliver the remainder of the Scheme.

Delivery of Phase 1A

Site Description

- 6.8. The Phase 1A site plan is at Appendix 1. The site occupies brownfield land west of the Weaver Overground line and White Hart Lane Station, bounded by Whitehall Street, Headcorn Road, and Tenterden Road. Constraints include a 3m Network Rail exclusion zone, an irregular plot shape, and sensitive interfaces with low-rise residential neighbours and shared gardens.
- 6.9. The site was comprised of two vacant council-owned buildings (Whitehall & Tenterden Community Centre and Whitehall Lodge), hardstanding, and fragmented green space. The Community Centre has been demolished in recent years, whilst Whitehall Lodge is used for emergency temporary accommodation. Whitehall Lodge will be vacated prior to redevelopment of the site, and the emergency temporary housing provision at this site will be accommodated at other sites within the borough.
- 6.10. The design has been carefully developed to respond to the site's proximity to neighbouring properties, with particular attention to height, massing, and architectural treatment. Proposals have undergone scrutiny by the Quality Review Panel and benefited from input by Local Authority Conservation and Urban Design officers. The planning application is supported by specialist technical reports, and we are actively exploring further design refinements to enhance quality and improve efficiency.
- 6.11. The new buildings are set within an inclusive, open landscape designed to encourage play and interaction. At its centre is a garden space for quieter seating opportunities. A main pedestrian route connects Whitehall Street and Headcorn Road, integrating rain gardens to manage surface water and add

visual interest. Defensible planting provides privacy for residents, with private terraces along Block A1 and gardens behind Blocks A2 and A3. Proposals also deliver public realm improvements, including realigning Whitehall Street for a cohesive site entrance and providing off-street parking south of the buildings.

Engagement and consultation

- 6.12. The High Road West scheme has been subject to extensive community and key stakeholder consultation, dating back to the consultation stages of the High Road West Masterplan in 2014. The hybrid planning application including the detailed proposals for Phase 1A was subject to four rounds of consultation between 2018 and 2021. This included drop-in events, letters and flyers, and one-on-one meetings with residents.
- 6.13. The Council has also closely engaged residents on the Headcorn & Tenterden Estate across this period, which neighbours Phase 1A, ensuring that they have inputted into the plans on key issues such as heights, overshadowing, landscaping and access through the site. This engagement with both Love Lane and Headcorn & Tenterden Estate residents will continue prior to and during through the construction phases for the site.

Proposed tender process

- 6.14. This opportunity will be competitively tendered in line with the Council's Contract Standing Order (CSO) 7.02.
- 6.15. The procurement process will adopt a single stage JCT Design and Build Contract, largely driven by timescales required to meet funding deadline requirements.
- 6.16. The scheme at Phase 1A has been designed up to Stage 3 of the Royal Institute of British Architects (RIBA) Plan of Works 2020. A contractor will be needed to develop the technical design and complete the new build works.
- 6.17. Bidders will be asked to respond to a price and quality assessment.
- 6.18. Haringey's project team will conduct the quality assessment, moderated by the Council's Procurement Team to ensure consistency in submissions and scoring. Pre-agreed questions within the tender will be scored from 0 (not answered) to 5 (excellent) and weighted as specified.
- 6.19. The Cost Consultant will independently review costs to ensure value for money and alignment with market trends. Clarification responses will be analysed to confirm robust costing. A final report will detail both quality and cost scoring outcomes.
- 6.20. The scheme will return for Cabinet approval assuming a successful tender process.

6.21-6.42. This information is contained in the exempt report.

Land Assembly and Rehousing

- 6.43. Alongside the delivery of Phase 1A, the Council will proceed to the next steps to enact the previous decisions by Cabinet at its meetings in July and November 2022 relating to land assembly and rehousing. In doing so, the Council will have taken all the necessary actions to ensure that it has the ability to secure vacant possession of land and property within the Scheme area at the appropriate time, and in turn, enable the delivery of the new homes and other community benefits within the subsequent phases of the Scheme.
- 6.44. In July 2022, Cabinet agreed to commence a statutory consultation with all secure tenants on the Love Lane Estate regarding the potential use of Ground 10A. The Council's aim is to rehouse all tenants by mutual agreement, in line with the Landlord Offer, however Ground 10A is one of the statutory grounds under which possession of a secure tenancy may be ordered by the court (in this case for reasons of redevelopment) if agreement could not be reached. These powers would only be exercised in the event that a tenant was not willing to leave a property even once suitable alternative accommodation had been offered as part of the rehousing process. Further information is provided in paragraphs 6.29 to 6.37 of the July 2022 Cabinet report ([link](#)).
- 6.45. The consultation on Ground 10A was deferred following the Cabinet decision, as the timings for the redevelopment were under review, which is relevant to the consultation. With a route now in place for delivery for Phase 1A and in turn the rehousing of secure tenants, it is now planned for this consultation with the remaining 26 secure tenants on the Love Lane Estate to take place in summer 2026. Officers will report back to Cabinet on the outcome of the consultation. Depending on the outcome, Cabinet may be asked for approval to authorise the Council to seek the Secretary of State's approval of the Scheme for the purpose of Ground 10A.
- 6.46. In November 2022, Cabinet agreed to make The London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2022 for the acquisition of land, interests and new rights required to enable delivery of Phase A of the Scheme and agreed to delegate the power to effect the implementation of the CPO once confirmed. The CPO has since been confirmed by the Secretary of State, which was publicised via press notice on 20 March 2024. CPO powers must be used within three years of the date of the press notice, that is 20 March 2027.
- 6.47. Following confirmation, the Council intends to proceed with implementation of the CPO within the statutory timeframes which will ensure that the Council can secure ownership of the outstanding property interests and enable delivery of the Scheme once the viability position is resolved. The Council will continue to seek agreement to acquire interests by private treaty where possible, and will maintain its commitments to residents and businesses set out within the Landlord Offer, Love Lane Leaseholder Offer and the High Road West Business Charter. Further information is provided in the November 2022 Cabinet report ([link](#)).

7. Contribution to the Corporate Delivery Plan 2022-2024 High level Strategic outcomes

- 7.1. The recommendations in this report will make a significant contribution and support the delivery of key themes within the Corporate Delivery Plan (CDP) 2024-2026.
- **Homes for the future:** The construction of these new homes directly contributes to this key theme. The council's vision to create a borough where everyone has a safe, sustainable, stable, and affordable home. Providing 16 high-quality new homes at council rent will meet this key theme.
 - **Responding to the climate emergency:** Responding to the climate change emergency is a core part of the Housing Delivery Programme. This scheme has been designed to Passivhaus principles and employs the latest sustainable technologies resulting in significant carbon emission reductions over the Building Regulations baseline, ensuring homes that are comfortable and efficient to run.
 - **Place and economy:** This project will ensure that the objectives set out in this theme are met by providing jobs through construction. This will help contribute to 'a thriving economy and a pleasant place' where 'everyone can find access to rewarding work that pays a living wage', as set out in the CDP.

8. Carbon and Climate Change

- 8.1. The proposals for Phase 1A have been designed to high sustainability standards. As required by the London Plan, the development follows the energy hierarchy, incorporating passive design measures, energy efficient equipment and renewable energy. Carbon emissions have been calculated over a baseline scenario. The baseline is based on the 2021 building regulations notional building. The development achieves an 70% improvement over the baseline.
- 8.2. Homes are designed to meet high sustainability standards, targeting Home Quality Mark 4*. Building features include living roofs with solar PV panels and low water usage. The building will be constructed with responsibly sourced and environmentally friendly materials.
- 8.3. The building layout has been designed to address several environmental challenges at source, with noise mitigation addressed by orientating the principal windows of habitable rooms away from the Railway wherever possible.
- 8.4. Overheating is addressed by providing appropriately sized windows to exposed elevations along with stacked balconies providing passive shading. Most of the proposed homes are either dual or triple aspect. This enables all the dwellings to benefit from openable windows and aspect away from the railway.

- 8.5. Extensive soft landscaping and planting aims to balance biodiversity enhancements and maintenance considerations, while meeting the GLA Urban Greening Factor (UGF) targets as well as the latest requirements on Biodiversity Net Gain (BNG).

9. Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

Finance

- 9.1-9.9. These comments are contained in the exempt report.

Procurement

- 9.10. Strategic Procurement (SP) has been consulted and notes the contents of this report and the recommendations set out.
- 9.11. The proposed route to market is the London Construction Programme's (LCP'S) Housing Framework - Lot 1.3. The identified route to market is in accordance with CSO 7.02
- 9.12. We have concluded a market engagement exercise, and two suppliers have expressed interest in participating in the procurement exercise. The Council has an option to utilise the LCP's Dynamic Purchasing System (CSO 8.01) in case we want to engage a wider pool of suppliers. Approval of an alternative route to market will be sought from the Chief Procurement Officer if the need arises.
- 9.13. SP will work with the service to ensure value for money is achieved through the procurement activity, including delivery of social value aligned with Councils' priorities.
- 9.14. SP supports the recommendation to commence this procurement exercise in accordance with CSO 2.01b.
- 9.15. This information is contained in the exempt report.**

Legal

- 9.16. The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 9.17. Pursuant to the provisions of the of the Council's Contract Standing Order (CSO) 2.01(b), Cabinet has authority to approve the commencement of a procurement exercise where the value of the contracts to be procured is £500,000 or more and as such the recommendation in paragraph 3(1)(i) of the report is in line with the Council's CSO.
- 9.18. The recommendation in paragraph 3(1)(ii) of the report to delegate power to the Chief Procurement Officer to approve the appropriate route to market is in line

with law. Cabinet has power under the Local Government Act 2000 to delegate the discharge of any of its functions to an officer (S.9E (Discharge of Functions)).

9.19-9.20. Further Legal comment is contained in the exempt portion of the report.

9.21. The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendations in the report.

Equality

9.22. 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.

9.23. 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.

9.24. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

9.25. The decision to deliver Phase 1A will increase the supply of Council homes. This will have a positive impact on individuals on the housing register, including families in need of 3 and 4-bed homes, which includes people in severe housing need and people currently living in temporary accommodation. Data held by the council suggests that women, young people, those from a lower socio-economic background and BAME people are over-represented among those living in temporary accommodation. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics and this decision will therefore positively advance the public sector equality duty in Haringey.

9.26. With regards to the contract appointment, as an organisation carrying out a public function on behalf of a public body, the contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

10. Use of Appendices

- Appendix 1 – Phase 1A Site Plan, Floorplans and 3D impressions
- Appendix 2 – Phase 1A Land Valuation (Exempt)

11. Background papers

- 8th November 2022 Cabinet Report - High Road West Scheme Phase A – Compulsory Purchase Order ([link](#))
- 19th July 2022 Cabinet Report – High Road West – Appropriation of Land in Plot A and Consultation on the Use of Ground 10a of the Housing Act 1985 ([link](#))
- 13th July 2021 Cabinet Report – High Road West - Approval of Resident Offers, Landlord Offer and Resident Ballot ([link](#))
- 16th March 2021 Cabinet Report – High Road West – Conditional Approval of Funding and Next Steps ([link](#))
- 10th March 2020 Cabinet Report - High Road West – Next Steps for Consultation on Resident Offers ([link](#))
- 8th 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](#))
- December 2017 Full Council Report - High Road West Regeneration Scheme – Approval to seek Secretary of State Consent to dispose of housing land ([link](#))
- 12th September 2017 Cabinet Report- High Road West Regeneration Scheme – appointment of a preferred bidder and next steps ([link](#))
- 13th September 2016 Cabinet Report- Tottenham Housing Zone Phase 2- North Tottenham ([link](#))
- 15th December 2015 Cabinet Report- High Road West Regeneration Scheme Update and Next Steps ([link](#))
- 20th January 2015 Cabinet Report - Site Acquisitions Fund – approval for decisions under Delegated Authority ([link](#))
- 16th December 2014 Cabinet Report- High Road West Regeneration Scheme- Masterplan and Next Steps ([link](#))
- 15th July 2014 Cabinet Report- High Road West Regeneration Scheme Consultation. ([link](#))
- 28th November 2013- High Road West Regeneration Project - Master Plan Option Consultation Feedback and Next Steps. ([link](#))