

Report for: Cabinet - 14 July 2026

Item number: 12

Title: High Road West: Approval of the contract for Phase 1A of the High Road West Scheme, demolition of 2-32 Whitehall Street, and the Estate Management Plan for the Love Lane Estate (Public)

Report

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Lead Officer: Abigail Stratford, Director of Placemaking and 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 of the Scheme.
- 1.2 Delivery is currently stalled, due to difficult market conditions which have impacted the viability of the scheme. The Council is working with Lendlease to explore ways to find a viable route to unlock delivery. The Council's priority throughout this process has been to build new Council homes for Love Lane Estate residents as quickly as possible and ensure the Estate is effectively and safely managed prior to redevelopment. This report will therefore consider the following:
 - Approval of the contract for Phase 1A of the High Road West Scheme. A plan of Phase 1A is at Appendix 1 (“Phase 1A”)
 - Approval of the contract for the demolition of 2-32 Whitehall Street for the reasons set out in this report. A plan of 2-32 Whitehall Street is at Appendix 2
 - Approval and implementation of the Love Lane Estate Management Plan and associated costs
- 1.3 In December 2025, the Council and Lendlease agreed to remove Phase 1A from the DA and in turn enabled the Council to directly deliver the site, which comprises the first 61 council homes within the Scheme, as part of its council house-building programme.
- 1.4 On 10th February 2026, Cabinet approved the procurement exercise for the selection of a main contractor to deliver the proposed development on the Council owned site on

the land at High Road West, Phase 1A, and the demolition of Whitehall Lodge and 2-32 Whitehall Street in line with Contract Standing Order (CSO) 2.01 (b). Following a formal tender process, this report now seeks permission to proceed with the appointment of a main contractor to allow the construction of the project, in line with Contract Standing Order (CSO) 2.01 (c) and 0.08.

- 1.5 The Cabinet is asked to approve the appointment of the recommended contractor, identified in the exempt part of the report, to demolish Whitehall Lodge and construct the new build development of 61 Council homes at Phase 1A. The construction of the new homes will comprise 20 x one-bed two-person flats, 4 x two-bed four-person M4(3) 'wheelchair' flats, 10 x two-bed four-person flats, 19 x three-bed five-person family flats, 4 x three-bed five-person family maisonettes and 4 x four-bed six-person family maisonettes on Council-owned land at 100 Whitehall Street, Tottenham, N17 8BP. The location of the proposed new homes is shown in the 'Proposed Phase 1A Site Plan' included in Appendix 3. All 61 new council homes will be let at Social Rent.
- 1.6 The Phase 1A works contract will also include the demolition of the 2-32 Whitehall Street residential block, part of the Love Lane Estate. This block no longer has any tenants in occupation and will be redeveloped as part of a subsequent phase (Phase 1B) of the High Road West scheme through the DA with Lendlease. The demolition of the block by the Council in advance of the delivery of Phase 1B through the DA will prevent anti-social behaviour issues in this location resulting from the presence of an empty block, which have a significant impact on the quality of environment for residents in the area.
- 1.7 This report also seeks approval to appropriate the Phase 1A land for planning purposes from its current uses. The plan of Phase 1A at Appendix 1 shows the red line of the site comprising land within the General Fund and land within the Housing Revenue Account that does not have any houses on it. To facilitate the carrying out of new build works and demolition works, the Council should appropriate the land for planning purposes. The Council is entitled to do so because of the pressing public need to redevelop the Phase 1A land, which is no longer needed for the purposes for which it is currently held. This report also seeks authority to appropriate the land in Phase 1A for housing purposes after practical completion of the development. This will enable the completed homes to be held, managed and let as council housing.
- 1.8 To ensure the Love Lane Estate is effectively and safely managed prior to redevelopment, this report also seeks approval of and the implementation of the Love Lane Estate Management Plan and associated delegations for the award of contracts for site security, decommissioning and demolition of Ermine, Charles and Moselle blocks in line with the agreed Landlord Offer and rehousing programme. Once cleared the sites will be used as temporary open space and the Council will work with the community to consider how these spaces can be used prior to their redevelopment as part of the High Road West scheme.

2. Cabinet Member Introduction

- 2.1 Haringey needs council housing.
- 2.2 We are living through one of the worst housing crises in generations. The cost of private

renting is out of control leaving too many local people facing the prospect of homelessness. Residents deserve better.

- 2.3 New council homes are the single best way to tackle this crisis. At High Road West, we are taking action to build 61 homes that will provide much needed affordable homes to Love Lane residents.
- 2.4 Wherever possible, we will bring empty homes back into use to accommodate homeless families in Haringey.
- 2.5 Families will at last have homes with the space and adaptations so that children can play, study and thrive – at a cost that is genuinely affordable for all.
- 2.6 This is part of a long-term plan for the Love Lane Estate. Derelict blocks will be taken down and high-quality homes – warm, safe and comfortable – are set to be built in their place. Alongside new homes, new investment will go into managing the estate over the coming years.
- 2.7 We will place Love Lane residents at the heart of this, ensuring everyone is kept safe whilst creating temporary public spaces for the community to come together. We are guaranteeing a right to return for Love Lane residents – meaning that current tenants will have first option on new homes as they are built.
- 2.8 As a new administration, we are committed to delivering council homes at council rents – not only because Haringey residents desperately need affordable housing – but because this is the best way to deliver progress after years of delays on the Love Lane estate.

3. Recommendations

It is recommended that the Cabinet:

- 3.1. Approves the appointment of Contractor A, identified in the exempt part of this report, to undertake the demolition of Whitehall Lodge and 2-32 Whitehall Street, and the new build works to provide 61 new Council Homes at High Road West, Phase 1A, for an anticipated total contract sum and client contingency set out in the exempt part of this report.
- 3.2. Approves the appropriation of the Council owned land edged red on the plan of Phase 1A at Appendix 1 comprising both General Fund and Housing Revenue Account (HRA) land for planning purposes pursuant to Section 122 of the Local Government Act 1972, in order to facilitate the construction of new build works on the Phase 1A site as detailed further in this report. It is to be noted the appropriation to take place after the demolition of buildings on the Phase 1A land;
- 3.3. Agrees that the appropriation for planning purposes is temporary and necessary to enable the Council to undertake the demolition, site preparation and construction works on Phase 1A site to facilitate delivery of the development;
- 3.4. Approves, upon appropriation of the land for planning purposes, the use of the

Council's powers under section 203 of the Housing and Planning Act 2016 to override easements and other third party right and interests which may inhibit development of the land edged red on the plan at Appendix 1 of the Phase 1A site;

- 3.5. Approves the subsequent appropriation of the Phase 1A site for housing purposes, pursuant to section 19 of the Housing Act 1985, following practical completion of the new build works on the Phase 1A site;
- 3.6. Delegates authority to the Director of Capital Projects and Property, in consultation with the Director of Finance and Resources and the Cabinet Member for Housing and the Monitoring Officer, to:
 - (a) implement the appropriations referred to in this report including determining the precise timing of such appropriations;
 - (b) take all necessary steps to enable reliance on section 203 of the Housing and Planning Act 2016; and
 - (c) Agree the terms of and authorise the payment of any compensation arising from the exercise those powers.
- 3.7. Delegates authority to the Cabinet Member for Housing to extend the agreed construction and consultancy contracts up to the maximum value as set out in the exempt section subject to appropriate approvals through the Housing Delivery team contingency gateway process;
- 3.8. Approves the total scheme cost for Phase 1A as set out in the exempt part of the report;
- 3.9. Approves the issuance of a letter of intent for up to 10% of the contract value as set out in the exempt part of the report;
- 3.10. Approves the implementation of the Love Lane Estate Management Plan at Appendix 6 and an associated budget as set out in the exempt part of the report. The management plan covers a range of costs including; future decommissioning and demolition, ongoing security, and investment in blocks later in the phasing plan where necessary;
- 3.11. Approves the commencement of procurement exercises under Contract Standing Order 2.01 (b) for site security, decommissioning and demolition of Ermine, Charles and Moselle blocks when residents are rehoused and the blocks are fully vacated;
- 3.12. Delegates authority to the Cabinet Member for Housing via a Cabinet Signing (by exception), to approve the award of contracts for site security, decommissioning and the demolition of Ermine, Charles and Moselle blocks (where the contract value exceed £500k), in accordance with the Council's Contract Standing Orders and within the scope of the agreed Landlord Offer and rehousing programme and approved budget envelope;
- 3.13. Agrees a total budget of £1.1m for the Love Lane Estate Management Plan; and
- 3.14. Delegates authority to the Director of Placemaking and Community Development to

submit funding bids and to draw down and spend in accordance with the Council's Contract Standing Order any securing funding in relation to the activation of temporary spaces on the Love Lane Estate, which will be shaped by and directly benefit the local community, following the demolition of blocks and prior to redevelopment as part of the High Road West scheme.

4. Reasons for decisions

- 4.1. These recommendations will enable the Council to deliver High Road West Phase 1A, which will provide 61 much-needed affordable homes on Council-own land. Phase 1A will facilitate the rehousing of over half of existing residents on the Love Lane Estate into new permanent homes, in line with the commitments within the Love Lane Landlord Offer, which was the subject of a positive resident ballot. As the existing properties are vacated, it will also allow redevelopment of these blocks for the future phases of the High Road West masterplan, which will bring more new council homes and public spaces.
- 4.2. A hybrid planning application for High Road West including the outline for the masterplan and detailed for Phase 1A was granted planning permission in October 2021 (planning reference: HGY/2021/3175). A subsequent Non-Material Amendment application was approved in July 2023 (planning reference: HGY/2022/3937). The site is now ready to progress to the construction phase. This report therefore marks the final Members' decision required to proceed with the development of Phase 1A.
- 4.3. Contractor A has been identified through a formal tender process to undertake these works. The contract award and land appropriation approval decisions will allow the Council to enter into contract with the building contractor and facilitate the carrying out of the works for the proposed development at High Road West, Phase 1A.
- 4.4. The Love Lane Estate Management Plan will ensure that the Love Lane Estate is effectively and safely managed prior to its redevelopment as part of subsequent phases of High Road West through the provisions of the DA with Lendlease. The plan will improve the day to day lived experience of the residents who remain on the Estate while they wait for their new homes to be built. The Plan will also ensure that the Council meets its statutory duties in relation to housing management, health and safety, and community safety whilst progressing redevelopment.
- 4.5. The 2-32 Whitehall Street block forms part of Phase 1B within the DA with Lendlease. While the broader High Road West programme is under review between the parties, the earliest anticipated date for the land at Phase 1B to be leased to Lendlease for delivery is 2028. The block is presently vacant, with one remaining leasehold interest that will vest in the Council's ownership under the Council's Compulsory Purchase Order of the wider land in this area. The block is currently subject to significant anti-social behaviour issues which are impacting the safety of residents in the local area. It is proposed that the block is demolished to address these issues and also provide the opportunity for the Council to explore temporary uses on the site which benefit the local community. Any temporary uses will be compatible with the future development

of the site by Lendlease through the provisions within the DA.

- 4.6. Providing delegated authority to enable the award of contracts for site security, decommissioning and the demolition of Ermine, Charles and Moselle blocks will ensure the Council can enter into the necessary contracts quickly to implement the Estate Management Plan. The plan is specifically designed to address health and safety risk and to safeguard the safety and wellbeing of remaining residents, in advance of the redevelopment of these sites through the DA as part of subsequent phases of the High Road West Scheme. The Plan also seeks to utilise the lower rise blocks within the Estate for housing for as long as possible.

5. Alternative options considered

- 5.1. The Council could choose not to develop this site for housing purposes. However, this option was rejected as it does not support the Council's commitment to deliver a new generation of much needed affordable homes.
- 5.2. The Council could decide not to appropriate the land for housing purposes upon practical completion of the building works. This option was rejected because it could prevent the Council from being able to offer up these homes for occupation, thereby not supporting the delivery of much needed affordable homes.
- 5.3. The Council could choose to retain Whitehall Lodge as temporary accommodation. However, the land is required for Phase 1A and it would also leave a site that has been partially demolished and is experiencing significant anti-social behaviour problems which are impacting existing and temporary residents. In addition to these issues, the existing Whitehall Lodge building is not fit for purpose as a permanent temporary accommodation facility.
- 5.4. The Council could choose to not implement the Love Lane Estate Management Plan or delegated authority to procure the associated contracts for site security, decommissioning and demolition of Ermine, Charles and Moselle blocks. However, failure to procure and implement the necessary contracts quickly would significantly undermine the Council's ability to safeguard resident wellbeing, effectively secure and manage vacant homes, minimise anti-social behaviour and criminal activity, and maintain cost control during phased rehousing.
- 5.5. The Council could choose to not demolish 2-32 Whitehall Street as part of the Phase 1B works contract and instead erect hoarding around the vacant block and leave it in place until development. However, this would still result in a risk of anti-social behaviour, leave a poor quality of environment for residents, and not provide the option to explore interim temporary uses with community benefits. The Council could also choose to bring the block back into use as housing prior to redevelopment, however this would require substantial investment which would not be cost-effective for its remaining lifespan, particularly as the block is now vacant.

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. 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.
- 6.4. 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.
- 6.5. 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.
- 6.6. While negotiations with Lendlease continue the Council intends to implement 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](#)).
- 6.7. As a result of delays in delivering the Scheme, and the phased rehousing of residents as they have exercised their option for an early move away from the estate, the Love Lane Estate has been left with both occupied and vacant homes. This creates an increased risk of anti-social behaviour, squatting, criminal activity, and more challenging living conditions for the residents who remain on site. Some of these risks

have materialised previously, reinforcing the need for a proactive and bespoke management approach.

- 6.8. To address health and safety risk on the Estate and to ensure the estate can be managed safely and effectively moving forward, the Council has developed the Love Lane Estate Management Plan. The plan is specifically designed to mitigate emerging risks and to safeguard the safety and wellbeing of remaining residents.

Phase 1A development Site

- 6.9. The Phase 1A site is Council-owned and is currently held partly in the Council's General Fund and partly by the HRA.
- 6.10. The site is located on brownfield land west of the Weaver Overground railway line and White Hart Lane Station, bounded by Whitehall Street, Headcorn Road, and Tenterden Road. It had 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 the Whitehall Lodge is being used for emergency temporary accommodation, to be vacated in time for the demolition works. The site is constrained by its proximity to the railway (requiring a 3m exclusion zone for Network Rail access), irregular plot shape, and sensitive interfaces with existing low-rise residential neighbours and shared gardens.
- 6.11. Given the context with proximity to the neighbouring properties, principles of height, massing and architectural treatment have been carefully considered. In addition to review through an extensive Quality Review Panel process, there has been input from Local Authority Conservation and Urban Design officers. Proposals for the site are supported by specialist consultant technical reports that accompany the planning application.
- 6.12. The new buildings have been designed around an inclusive and open landscape that encourages play and interaction. At its heart lies a central garden space, complemented by mounded planting areas that provide quieter seating opportunities for relaxation. A primary access route runs through the site, linking Whitehall Street to Headcorn Road and ensuring easy pedestrian movement across the public realm. Along this route, rain gardens are integrated to manage surface water runoff from adjacent impermeable areas, adding both functionality and visual interest.
- 6.13. Adjacent to the buildings, defensible planting creates a sense of privacy for residents, while private terraces are positioned along the perimeter of Block A1 and private gardens are located to the rear of Blocks A2 and A3. The landscape also incorporates pockets of informal and equipped play spaces that flow through the courtyard, offering a variety of experiences for all ages.
- 6.14. In addition to the provision of new homes and landscape, proposals include public realm improvements, including provision for the realignment of Whitehall Street to create a more cohesive entrance to the site and off-street car parking to the south of the buildings.

Engagement and Consultation

- 6.15. 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 were 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 regarding the new homes.
- 6.16. A resident ballot on the Love Lane Estate was held in August and September 2021 in accordance with the GLA's Capital Funding Guide requirements. In the ballot, 55.7% of participating residents voted in favour of the regeneration of the estate as part of the scheme. Residents were sent their Landlord Offer from the Council in advance of the ballot which included the design proposals for Phase 1A.
- 6.17. 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 includes through providing updates at their Residents Association meeting.
- 6.18. This engagement will continue into the delivery stage of the project and be led by the Placemaking team in partnership with the Housing Delivery team. The intention is for a community update letter to be provided, alongside in-person engagement, in July 2026 following the Cabinet decision.

Tender and Build Contract

- 6.19. The housing scheme at High Road West, Phase 1A has been designed up to Stage 4 of the Royal Institute of British Architects (RIBA) Plan of Works 2020. A contractor is required to be appointed to develop the technical design, make design changes, potentially submit a Non-material Amendment Application and complete the new build works. It is currently anticipated that the contract period will be 77 weeks as per Contractor A's proposed programme, submitted as part of their tender. This report is seeking approval for the award of the construction contract to enable the new build works to commence.
- 6.20. This opportunity was competitively tendered in line with the Councils' Contract Standing Order (CSO) 7.02, using the LCP DPS 'Principal Contractor' Framework.
- 6.21. The procurement process adopted a single stage JCT Design and Build Contract, largely driven by timescales required to meet funding deadline requirements.
- 6.22. In total one supplier opted into the tender opportunity and returned a tender; the same bidder produced a compliant bid with zero bidders returning a non-compliant bid. Bidders were asked to respond to a 50% cost and 50% quality assessment (including a 10% social value component).
- 6.23. The quality assessment was conducted by 3 council officers representing Haringey's project team, with the moderation led by the Council's Procurement Team to ensure

a high level of quality across both the submissions and scoring. The quality assessment was conducted via a pre-agreed list of questions that were included as part of the delivery proposals in the tender. Each question was scored between 0 (question not answered) and 5 (excellent) and then weighted as set out in the tender.

- 6.24. The cost assessment was conducted by the project team's Cost Consultant who independently evaluated the costs to ensure value for money in line with current market trends. Several requests for clarification were issued with the responses analysed by the Cost Consultant to establish robust costing for the Council. Details of works cost received from all bidders is provided in the exempt report. information. The Cost Consultant report was produced at the conclusion of the tender and has been provided in exempt Appendix 5.
- 6.25. Following the evaluation process, the total overall Quality and Price scores have been tabulated by the Procurement team to provide the ranking of the bidders in accordance with the assessment criteria defined as part of the formal procurement process. The recommendation following assessment is to award the contract to Contractor A, as outlined in more detail in the exempt part of the report and Appendix 5.
- 6.26. The contract is to be awarded on a fixed price basis. It is to include new build works, demolition, public realm works, site establishments, design works, site enabling, management costs as well as overheads and profits - and there is a defects liability period of 24 months.
- 6.27. The tender currently assumes signing of the contract and site possession by July 2026, to allow demolition start on site in August 2026, main works commencement in October 2026 and Practical Completion expected in February 2028.

Land Appropriation

- 6.28. The High Road West, Phase 1A development site edged red on the plan titled in Appendix 1 is currently held partly within the Council's General Fund (approximately 82%) and partly within the Housing Revenue Account (HRA) (approximately 18%). The HRA land comprised within the Phase 1A site is vacant bare land. The General Fund land currently comprises Whitehall Lodge, which is used for emergency temporary accommodation and will be vacated in time for the demolition works. The appropriation to planning will take place after the demolition of Whitehall Lodge.
- 6.29. It is recommended that the site should be appropriated for planning purposes under section 122 of the Local Government Act 1972. There is a pressing public need to redevelop the Phase 1A land, which is no longer needed for the purposes for which it is currently held. This enables the Council to rely on its powers under section 203 of the Housing and Planning Act 2016 in order to carry out the approved development.
- 6.30. In order to carry out the works at Phase 1A, the land must be appropriated for planning purposes pursuant to Section 122 of the Local Government Act 1972, It will then be held by the Council under the statutory provisions of Part 9 of the Town and Country Planning Act. The practical consequences (by virtue of Section 237 of the Town and country Planning Act 1980, as amended by Schedule 9 of the Planning

Act 2008) is that demolition, erection, construction or carrying out of any building or work on land is authorised under those planning powers, if the works are done in accordance with a planning permission, even if they interfere with third party rights.

- 6.31. The Council will seek to rely on the powers in section 203 of the Housing and Planning Act 2016, to override any third-party rights which may be infringed, in order to enable the timely delivery of the development at Phase 1a and to avoid the risk of injunctions that could otherwise delay or prevent implementation. The engagement referred to at paragraphs 6.15 - 6.18 and additional efforts will ensure the Council will identify any potential third-party rights that may be infringed by the development. The Council considers that the use of section 203 powers is justified having regard to the public benefits of the Phase 1A development as outlined in this report. These benefits outweigh the interference with potential private rights. Any interference with third party rights will give rise to a right to compensation, payable by the Council. Delegated powers are sought at Recommendation 3.7(a) for the payment of such compensation. Accordingly, the Council considers that the use of its powers under section 203 is proportionate and in the public interest, having regard to its duties under section 6 of the Human Rights Act 1998.
- 6.32. The value of the land and the associated accounting adjustment required to reflect the transfer from the General Fund to the Housing Revenue Account are set out in the exempt part of this report.

Love Lane Estate Management Plan

- 6.33. As a result of delays in delivering the Scheme, and the phased rehousing of residents, the Love Lane Estate has been left with both occupied and vacant homes. This creates an increased risk of anti-social behaviour, squatting, criminal activity, and more challenging living conditions for the residents who remain on site. Some of these risks have materialised previously.
- 6.34. To ensure the health and safety risks are not realised, and the estate is managed as safely and effectively as possible moving forward, the Council has developed the Love Lane Estate Management Plan included with this report as Appendix 6.
- 6.35. The Estate Management Plan has been developed to proactively manage and mitigate health and safety risks across the Love Lane estate, particularly within the high-rise blocks which are subject to Building Safety Regulator requirements, prior to redevelopment of the sites through the DA as part of the High Road West scheme.
- 6.36. Extending the life of the high-rise blocks, including bringing void units back into use for temporary accommodation, would require substantial regulatory approvals and investment. This includes a Gateway 2 application process, with an estimated delivery timeframe of over two and a half years. In addition, extensive works would be also required to meet compliance standards, including fire safety upgrades, refurbishment, and ongoing servicing. Given the scale of these works and the fact that the buildings are scheduled for demolition, this approach would not represent value for money and would place considerable pressure on both capital and revenue budgets, potentially diverting resources from wider estate investment priorities. The larger tower blocks

will therefore be demolished by the Council once they become fully vacant, providing a cleared site in advance of redevelopment.

6.37. In contrast, the plan allows for the continued use of lower-rise blocks to maximise occupancy in the interim period prior to their redevelopment. These homes may be used to accommodate remaining Love Lane residents or for temporary accommodation where appropriate, subject to residents' wishes, the Local Lettings Policy, and alignment with the wider rehousing programme.

6.38. As and when the larger towers are demolished, the space created will be used on an interim basis where possible as temporary public space. The Council will work collaboratively with residents and the community to shape how these temporary spaces can best be used to deliver local benefit in advance of future redevelopment. Any temporary uses will be compatible with the future development of the site by Lendlease through the provisions within the DA.

6.39. The management plan includes arrangements for the following activity:

- Approach to communications and engagement with residents
- Decommissioning and securing of homes when they become vacant
- Clearance of flats
- Demolition of high-rise blocks once they become vacant
- Cost vs benefit approach for low rise blocks which may be retained in the medium term for housing use

7. Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes

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.

7.1. **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 61 high-quality new homes at council rent will meet this key theme.

7.2. **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 high sustainability standards 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.

7.3. **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 High Road West, 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 a 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).
- 8.6. The planned decommissioning and demolition of existing residential blocks on the Love Lane Estate, along with the associated carbon implications and mitigation measures, were assessed as part of the outline planning permission for the High Road West scheme (reference HGY/2021/3175), which was granted in August 2022.
- 8.7. As the demolition of the blocks will take place as an interim phase prior to redevelopment, a key objective will be to minimise impacts on existing green spaces and to retain and protect existing trees wherever practicable throughout the demolition process. In parallel, proposals for the creation of temporary public spaces on cleared sites, developed in collaboration with the local community, will seek to enhance green infrastructure and provide accessible areas for play, relaxation, and social interaction, delivering benefits to residents.
- 8.8. Future development proposals for the Love Lane Estate, as part of the wider High Road West scheme, will be brought forward through detailed planning applications. Each phase will be subject to a comprehensive assessment of carbon impacts, ensuring that sustainability considerations remain integral to the planning and delivery process.

9. Statutory Officer Comments

Legal

- 9.1. The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 9.2. Strategic Procurement has confirmed that the contract in the report was procured via the LCP's MW24-H Housing Framework Lot 1.3 and this is in line with the Council's Contract Standing Order (CSO) 7.02 and Regulation 33 of the Public Contracts Regulations 2015.
- 9.3. Pursuant to the provisions of the Council's CSO 2.01(c), Cabinet has power to approve the award of a contract where the value of the contract is £500,000 or more and as such the recommendation in paragraph 3.1 of the report is in line with the provisions of the Council's CSO.
- 9.4. Further to paragraph 9.3 above and pursuant to the provisions of the Council's CSO 0.08, a decision reserved for Cabinet may be taken by a Cabinet Member with the agreement of the Leader and as such the recommendation seeking approval from the Cabinet Member for Housing in paragraphs 3.7 and 3.12 of the report is in line with the Council's CSO so long as the Cabinet Member is taking the decision with the agreement of the Leader.
- 9.5. Pursuant to the provisions of the Council's CSO 16.04 a Letter of Intent may be issued pending the issuance and execution of a formal contract where works, goods or services under a contract is required to commence prior to the issuance and execution of a formal contract and as such the recommendation in paragraph 3.9 of the report is in line with the Council's CSO.
- 9.6. Pursuant to the provisions 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 contract to be procured is £500,000 or more and as such the recommendation in paragraph 3.11 of the report is in line with the Council's CSO.
- 9.7. The recommendation in paragraph 3.14 of the report to delegate authority to the Director of Placemaking and Community Development to submit funding bids and to draw down and spend in accordance with the Council's Contract Standing Order any securing funding in relation to the activation of temporary spaces on the Love Lane Estate is in line with the provisions of Part 4 Section F paragraph 1.3(a) of the Council's Constitution.
- 9.8. Recommendation 3.2 seeks authority to appropriate the land edged red on the plan at Appendix 1 comprising the Phase 1A site, which is currently held partly in the General Fund and partly in the HRA. In order to carry out the proposed development at Phase 1A, the site is required to be appropriated for planning purposes under Section 122 of the Local Government Act 1972 ("Section 122 LGA 1972"). This will enable the Council to utilise its powers under Section 203 of the Housing and Planning Act 2016 at Recommendation 3.5.
- 9.9. Section 122(1) LGA 1972 provides that a principal council may appropriate for any

purpose for which the council are authorised by this or any other enactment to acquire land by agreement any land which belongs to the council and is no longer required for the purpose for which it is held immediately before the appropriation; but the appropriation of land by a council by virtue of this subsection shall be subject to the rights of other persons in, over or in respect of the land concerned. Section 122(2) LGA 1972 provides a principal council may not appropriate land constituting or forming part of an 'open space' unless they first advertise their intention to do so under the section:

In applying the requirements of Section 122 LGA 1972, the Council is satisfied that:

- the site is Council owned land;
 - the site is no longer required for its current purposes; and
 - the Council is seeking to appropriate the land for the statutory purpose of planning.
- The site does not constitute open space.

By appropriating the land for planning purposes under Section 122 of the LGA 1972, the Council is therefore able to engage the powers contained in Section 203 of the Housing and Planning Act 2016.

9.10. Section 203(1) - (3) of the Housing and Planning Act 2016 entitles the Council to carry out building or maintenance work even if it involves interfering with a relevant right or interest or breaching a restrictive covenant or an obligation under a conservation covenant. The relevant preconditions are:

- (a) there is planning consent for the building or maintenance work
- (b) the work is carried out on land that has been appropriated by a local authority for planning purposes,
- (c) the authority could acquire the land compulsorily for the purposes of the building or maintenance work, and
- (d) the building or maintenance work is for purposes related to the purposes for which the land was appropriated as mentioned in paragraph (b).

The Council is satisfied that the requirements of Section 203 are satisfied in that

- (a) there is planning consent for the Phase 1A works;
- (b) it is recommended at 3.2 of this report that the land is appropriated for planning purposes pursuant to Section 122 of the LGA 1972;
- (c) it could acquire the land compulsorily as the land is already the subject of a confirmed CPO under Section 226(1) of the Town and Country Planning Act 1990.
- (d) the building work is for the purposes for which the land is to be appropriated for, which is for planning for the construction of the new build development on Phase 1A.

9.11. Recommendation 3.5 seeks to appropriate the land from planning purposes for housing purposes be held within the HRA, following practical completion works. The Council can do so under Section 19 (1) of the Housing Act 1985. The legislation allows the Council as a local housing authority to appropriate for housing purposes any land for the time being vested in them and at their disposal. This appropriation is necessary as the new build units will be used for social housing by the Council and therefore must be held in the HRA. The appropriation of the part of the Phase 1A site from the

General Fund to the HRA, together with an associated valuation, is an administrative step required to facilitate the transfer of the land between those accounts. It is advisable that the valuation is undertaken within 6 months of the appropriation decision, as reliance on an outdated valuation may give rise to a risk of challenge.

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

Procurement

- 9.13. Procurement has reviewed the report and has provided comments in the exempt report. Strategic Procurement (SP) note that this report relates to the approval to award a contractor A.
- 9.14. SP note that a competitive tender was launched via the LCP's MW24-H Housing Framework Lot 1.3 New Build Housing. The adopted procurement is in line with Contract Standing Order (CSO) 2.01(c) and Regulation 33 of the Public Contract Regulations 2015. Lot 1.3 New Build Housing has a list of 7 supplier although only 1 bidder submitted a tender submission. However, we had received 2 bidders expressing interest at pre-procurement Market engagement.
- 9.15. The evaluation criteria were Price 60%, Quality 30% and Social Value 10%. The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document.
- 9.16. SP supports the recommendation to approve the award in accordance with CSO. 2.01 (c).
- 9.17. In addition to the approval of this award the service is seeking approval to commence a new procurement exercise for site security, decommissioning and demolition of Ermine, Charles and Moselle blocks in line with the Landlord Offer and rehousing programme. This request for approval is in accordance with CSO 2.01b
- 9.18. This new procurement opportunity will be tendered in accordance with the Councils' CSO's, with primary consideration to CSO 7.02 and 8.01. Where it is not possible to use either CSO 7.02 or 8.01, approval for an alternate route to market will be sought from the Chief Procurement Officer.
- 9.19. Strategic procurement (SP) will work with the service to ensure value for money is achieved through the procurement activity, including delivery of the social value aligned with the Council's priorities.
- 9.20. CSO 0.08 states that "Where in these CSO's a decision is required by the Cabinet, this may also be taken by the Leader or by a Cabinet Member with the Leader's agreement. Therefore, if agreed by the leader, the award of this new contract can be awarded by the relevant cabinet member.

Finance

- 9.21. Finance has reviewed the content of this report, which includes various other works in Love Lane estate such as demolition works, security, voids work – all wrapped in the Love Lane management plan.
- 9.22. The works contained in the Love Lane management plan are not included in the current Housing capital programme. However, both the capital and revenue cost associated with this can be contained with the HRA capital & revenue budgets.
- 9.23. The Phase 1A, new build scheme (61 new homes) is included in the approved Housing Capital Programme captured within the Housing Revenue Account (HRA) business plan.
- 9.24. The scheme will be funded by Greater London Authority grant and HRA borrowing.
- 9.25. Further finance comments are provided in the exempt report.

Equality

- 9.26. 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.
- 9.27. 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.
- 9.28. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.29. The proposed decision relates to new build works to provide 61 new Council homes at High Road West, Phase 1A. The decision 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-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.

9.30. 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.

9.31. The proposed decision to implement the Love Lane Estate Management Plan, including to decommission and demolish blocks once residents have been rehoused, will ensure that the Council can meet its duties in relation to housing management, health and safety, and community safety whilst progressing redevelopment. This will have a positive impact on residents with protected characteristics in the area, particularly as the negative effects of existing issues on the estate are likely to disproportionately impact these residents.

9.32. The proposals to provide temporary public spaces on the estate following demolition of blocks, and activate these with community uses, will also positively advance the public sector equality duty in Haringey and proposals will be developed with the aim to particularly benefit residents with protected characteristics in the area.

10. Use of Appendices

- Appendix 1 – Phase 1A Site Plan
- Appendix 2 – 2-32 Whitehall Street Site Plan
- Appendix 3 – Phase 1A Proposed Site Plan, Floorplans and 3D impressions
- Appendix 4 – EXEMPT – Land Valuation Report
- Appendix 5 – EXEMPT – Tender Recommendation Report
- Appendix 6 – Love Lane Management Plan

11. Local Government (Access to Information) Act 1985

The exempt report and appendices 4 and 5 are NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 in that they contain information relating to the financial or business affairs of any particular person (including the authority holding that information).