



Haringey Council

Briefing for West Green & Bruce Grove Area Committee

Tottenham Regeneration Programme

31st January 2012

1. Purpose of briefing

1.1 To update the West Green and Bruce Grove Area Committee about the regeneration programme for Tottenham. This includes progress to date, feedback received from the public consultation and an update regarding funding for the programme.

2. Progress to date

2.1 Following the August riots, the Council, its partners, local communities and businesses have been working together to restore confidence in Tottenham and to start developing plans and proposals for its regeneration and transformation. The key projects and activities to date are summarised below:

2.2 Setting up of Tottenham Regeneration Team – this team is made up of Haringey staff seconded from their substantive posts who are experienced in regeneration, planning, community engagement and working across organisational barriers and with external partners. This dedicated staff resource is leading on:

- consulting and involving the local community in developing a regeneration strategy for the area;
- supporting businesses to access funding and financial support following the riots;
- working with the GLA to identify investment and funding requirements to support the long term sustainable transformation of the area; and
- working with the landowners to ensure that their sites are reoccupied and reopened as soon as possible and that the schemes are of the highest quality and support the overall regeneration ambitions for the area
- developing appropriate planning policies to support sustainable businesses and uses on the High Road

2.3 Support for businesses - over 200 businesses received one-to-one visits from council officers to offer practical advice and support in the aftermath of the riots. Almost £300,000 has been paid out to businesses from 206 successful applications to the High Street Support Scheme (funded by CLG) and the High Street Fund (funded by charitable donations and Sir William Castell). Businesses have also benefited from £910,000 of business rate relief and the Council has also been providing financial support to riot hit firms for relocation costs to ensure that they are up and running as soon as possible.

2.4 Key to maintaining and bolstering community and business confidence is the prompt relocation and return of those businesses which were severely damaged or destroyed in the riots, particularly as a number of these businesses were high street staples that drew in customers and footfall for the many independent businesses on the High Road. Further information on these key businesses and sites is provided below:

Carpet Right - we have been working closely with Carpet Right to ensure that this key symbol of Tottenham's recovery is back on the High Road as soon as possible. We have held pre-application discussion meetings with the landowners and we expect a full planning application to be submitted in February (and determined by Planning Committee in early Spring). Subject to planning permission, Carpet Right (and associated residential units above) would be open for business by the summer 2013.

Aldi – we have had a number of discussions with Aldi and we are working with them to ensure they return to the High Road with a high quality development as soon as possible. A Planning Brief for the Aldi site has been developed and public consultation on the brief continues until the 20th January. The planning brief provides planning and design advice and will ensure that an application for the site will bring maximum benefit to the local community and support our emerging regeneration strategy for Tottenham. Aldi have also submitted three planning applications one for a like for like replacement of the previous building an alternative stand alone replacement supermarket store and one which seeks to

install a gable end onto the Fitness First building to create a stand alone building and these will be considered by the Planning Authority in due course.

Post Office – we have been working closely with the franchise holder and Post Office Counters and the Post Office has been reopened at 476 High Road. In terms of the actual site (530-536 High Road) that was destroyed in the riots, we have begun discussions with the landowners over their intentions and we have developed a planning brief for the site that we plan to begin consulting on in January 2012.

Job Centre Plus – a small base has been provided in CHaNEL but currently most of the clients need to travel to Walthamstow. Teams working with key client groups – families and young people – have moved into the Northumberland Park Resource Centre to provide a local service to vulnerable residents.

639 High Road (council building, also grade 2 listed) – we are currently developing options for this building which includes developing the building into an employment and enterprise centre for Tottenham (with incubation space for new and growing businesses) as well as services to support skills and training for young people. Negotiations are also at an advanced stage with the GLA to involve the Mayor's Team London programme there to develop volunteering opportunities for the borough.

2XL – this major local recruiter for the health, social care, IT and accounting industries has been successfully relocated to Tottenham Town Hall.

2.5 'I love Tottenham' campaign – this campaign has played a key role in restoring business and consumer confidence to Tottenham High Road in the aftermath of the riots, bolstering civic pride and supporting economic vitality. It is a partnership between the Council and local traders and has included marketing and promotional activities (including bags, banners, badges), a programme of events in the run up to Christmas as well as physical improvements to the High Road such as planting flowers, hanging baskets and trees and the painting of hoardings around damaged buildings.

Moving forward, we will be planning a series of creative activities and events (e.g. film projects and screenings) that will draw in new visitors to the High Road. These will be planned in partnership with local traders so we ensure that the I Love Tottenham campaign continues to be an opportunity for us to come together and demonstrate unity and promote all that is great about Tottenham.

3. Feedback from the public consultation

3.1 Since the riots in August, we have been talking to local residents, businesses and stakeholders to inform and shape the key elements of our overall approach to regeneration in Tottenham. Between 1st November 2011 and 6th January 2012 we held a formal public consultation exercise to give the local community an opportunity to have their say about shaping Tottenham's future and what their priorities for change are. As part of the public consultation process, consultation questionnaires were sent to every household in Tottenham as well as being available to complete online. We have received over 630 responses to this questionnaire. We will shortly be analysing these responses and the comments, feedback and suggestions will be used to inform the development of a draft regeneration Strategy for Tottenham.

3.2 We also held two successful public consultation events on the 28th and 29th November at Tottenham Town Hall (South Tottenham) and the Northumberland Park Neighbourhood Resource Centre (NRC) (North Tottenham). The event at Tottenham Town Hall attracted almost 90 attendees and the event at the NRC almost 30.

3.3 The events were 'have your say' type events with table top discussions facilitated by Council Officers. The discussion was framed around the following themes:

- Identifying people's concerns for Tottenham
- Identifying people's aspirations for Tottenham, both now and in the future
- Identifying actions that could turn the following priorities into reality
 - Safe, Secure and Confident Communities
 - Thriving Businesses and More Jobs

- High Quality Housing
- Excellent Public Space and Transport
- Inward Investment in Tottenham

3.4 The facilitators noted the key points raised during the discussions and the attendees were also invited to write down their concerns, aspirations and ideas for change. Following the events, the feedback has been collated and the points raised summarised into key themes. In terms of **concerns** raised by local people, the key themes of concern were:

1. Lack of jobs and enterprise
2. Environmental and public realm issues
3. Young people – lack of opportunities and engagement
4. Image and perception of Tottenham
5. Quality of housing and related issues

3.5 The key themes for **aspirations** for Tottenham were:

1. Encouraging jobs and enterprise growth
2. Building on the vibrant arts and cultural offer
3. Building on the excellent community relations
4. Development of a positive image for Tottenham
5. Better utilisation of Tottenham's many assets
6. An attractive, vibrant and historic High Road

3.6 The discussions then turned to actions required to turn aspirations into reality.

Delivering safe, secure and confident communities – comments and suggested actions were grouped into 12 categories and the top themes were:

1. The role and presence of the Police
2. Image of the area and increasing pride in Tottenham
3. Opportunities for, and engagement with, young people
4. Involving the local community
5. Improvements to street lighting

Delivering thriving businesses and more jobs - comments and suggested actions were grouped into 11 categories and the top themes were:

1. Delivering support for businesses to grow
2. More effective promotion and marketing of Tottenham
3. Investment in the area to create local jobs
4. Better and more balanced retail offer on the High Road
5. Targeting growth sectors

Delivering high quality housing - comments and suggested actions were grouped into 7 categories and the top themes were:

1. The need for a better mix of housing in Tottenham (tenure and size)
2. Improved design and quality of housing
3. Identifying the Council's role in delivering better quality housing

Delivering excellent public space and transport - comments and suggested actions were grouped into 11 categories and the top themes were:

1. Need for more sports options, activities and facilities
2. Better utilisation of Tottenham's many assets
3. Improvements to the design and quality of public spaces
4. Access to, and quality of, open spaces

Delivering investment in Tottenham - comments and suggested actions were grouped into 8 categories and the top themes were:

1. Need for a balance between attracting large chains and small independent businesses to Tottenham
2. Turning Tottenham into an attractive destination
3. Ensuring investment in local people
4. Investment and support for businesses

3.7 A more detailed report of the feedback received during the consultation events will be published on the website shortly. It should be noted that further, more in depth public consultation will follow on the draft Regeneration Strategy for Tottenham from April 2012 onwards.

4. Funding for the Tottenham Regeneration Programme

4.1 We submitted a comprehensive funding bid to the GLA in December to support key projects and programmes that would kick start the regeneration of Tottenham. This bid was for over £40m and covered a wide range of projects including comprehensive public realm and heritage improvements, bringing forward development and investment in key High Road sites and buildings, development of incubation space for businesses, proposals to bring empty properties back into use, employment and skills programmes, community safety initiatives, major investment in transport schemes including improvements to Tottenham Hale station and programmes to support local businesses and encourage investment in Tottenham.

4.2 The GLA announced the funding package for Tottenham on the 17th January, a total package of £41m of which £24m is grant funding from the GLA and CLG. We are anticipating that the Mayor of London will be visiting Tottenham in early February. Immediate priority investment in Tottenham includes schemes identified as part of an Outer London Fund bid (which forms part of our overall funding bid to the GLA). The overall aim of the bid is to support growth and enterprise on the length of Tottenham High Road. One of the key projects is proposals to develop Tottenham Green into a hub for cultural events and activities. This will be achieved (if the bid is successful) through re-landscaping of Tottenham Green, installation of market infrastructure, landscaping and opening up of the Old School Yard, completion of landscaping next to Bernie Grant Arts Centre and improvements to footpaths and the Town Hall Approach Road. There are also proposals to improve the public realm of the High Road, with improvements to some of the historic frontages, enhancement to the Holcombe Road market and the Bruce Grove market. Other projects include feasibility study for future use of the closed Monument Way toilets, and Westerfield Road arches.

We recognise the importance of strong and effective town management for Tottenham going forward and will be recruiting to appoint a full time Town centre manager. We would like to make application to the 3rd phase of the Castell fund to assist in the funding of this key post which can take forward the work to build a sustainable future for the High Road.

4.4 If you would like further information on the regeneration programme for Tottenham, please contact the Project Director for Tottenham, Anne Lippitt, on Anne.Lippitt@haringey.gov.uk or tel: 0208 489 4537