



Haringey Council

## Briefing - Tottenham Regeneration Programme

### Community Safety Partnership

1<sup>st</sup> March 2012

#### 1. Purpose of briefing

1.1 To provide an update about the regeneration programme for Tottenham. This includes progress to date, feedback received from the public consultation, an update regarding funding for the programme and relevant issues for the Community Safety Partnership to consider.

#### 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 and stakeholders 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

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. The High Street Support Scheme (funded by CLG) that we have administered in riot hit areas with over 150 businesses grant aided, in total £365K and as appropriate supported to find new premises, such as the Post Office. Rate relief has also been awarded totalling over £1m. Additionally there has been funding through the Sir William Castell High Street fund, with a further £1m of support awarded.

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 shortly (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. Planning proposals have been submitted and will shortly be considered by the Planning Committee.

**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 CHENEL 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. Job Centre Plus will be back in their newly refurbished premises in the High road at the end of march.

**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.

The aim of the project is: to create a new Enterprise and Employment Hub in the heart of Tottenham, run by local people for local people. The Hub will bring together, in one place, all of the strands of support for engaging people to help them develop and sustain their careers: from school leavers' support and training, to business mentoring and career development initiatives.

**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.

2.6 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.

2.7 In the next 12 months we intend to secure long-term Town Centre Management arrangements in Tottenham to maintain the momentum achieved through post riots business engagement.

2.8 A Tottenham Task Force has been established chaired by the Cabinet Member for Regeneration and Social Inclusion, Councillor Alan Strickland. Other members of the group include Councillor Vanier, David Lammy, Paul Head, Principal of CHENEL, Andrew Campling, Chair of Business Board and Sir Stuart Lipton who has been appointed as the Mayor's advisor. The Leader and Chief Executive are Ex-officio members. It is not a formal decision making body and its role is to help in drafting of the Regeneration Strategy. It currently meets every 2 weeks and focuses on a specific topic and draft objective each time. Through Stuart Lipton the group has been able to draw down on different external experts such as in the fields of economics and transport. Apart from the core membership others are invited to meetings depending on topics. At the last meeting Claire Kowalska and Superintendent John Carroll attended to provide background information on the topic Safe and Secure and Confident Communities. In addition to the Task Force governance arrangements ensure that there is input from other stakeholders such as ward members, businesses, traders, Area Committees, resident groups and partnership boards. An objective of my attendance at the Community Safety partnership Board is first of all to provide information of what has been happening to date and to receive advice and comment to steer drafting of a Regeneration Strategy for 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 1<sup>st</sup> November 2011 and end of January 2012 we undertook formal public consultation 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 600+ responses to this questionnaire. We are currently analysing these responses and the comments, feedback and suggestions will be used to inform the development of a draft regeneration Strategy for Tottenham. An electronic version of the Consultation leaflet is attached.

Officers from the Tottenham Regeneration Team have visited local schools to talk to pupils about regeneration proposals and to capture their ideas. The same officers have also worked with the borough's housing management company – Homes for Haringey – to engage local residents by knocking on their doors and discussing the consultation exercise with them.

3.2 We also held two successful public consultation events on the 28<sup>th</sup> and 29<sup>th</sup> 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. Residents were invited to write down their concerns, aspirations and ideas for change. The key emerging themes of **aspirations** for Tottenham were:

1. Encouraging jobs and enterprise growth
2. Building on the vibrant arts and cultural offer
3. Building on the excellent diversity and 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

3.4 Some specific comments which have arisen from the Have Your say event and the online and hard copy responses when asked what is needed to support the objective of safe, secure and confident communities include:

1. The role and presence of the Police- both in terms of increased presence and increases in CCTV and general enforcement and comments regarding perceived poor relations with the local community
2. More opportunities, jobs, events etc for the community, particularly young people
3. Effective promotion to improve the Image of the area and increasing pride in and attractiveness of Tottenham as a destination
4. Improvements to the public realm- particularly street lighting.

Other responses include delivering support for businesses to grow, emphasis on getting rid of anti-social businesses such as betting offices, strong emphasis on dealing with environmental management issues- e.g. overflowing bins, issues related to Houses in Multi-Occupation (HMOs) and related issues of transience and pride in the area.

3.5 A more detailed report of the feedback received during the consultation events will be published on the website shortly. Further consultation will be undertaken on the draft Regeneration Strategy for Tottenham from May 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, 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 17<sup>th</sup> January, a total package of £41m of which £24m is grant funding from the GLA and CLG and just under £12m being the Council's investment.

A total of £27m, GLA and Council funding has been allocated to support North Tottenham regeneration. This includes highway and public realm improvements in the vicinity of the Spurs stadium proposals and heritage building improvements. Also transport infrastructure improvements to Tottenham Hale, and new route linking White Hart Lane station and entrance to the new stadium.

A new employment and skills programme is to be funded with a total of £4.5m including private sector funding. An Opportunity and Investment fund is to be set up with a pot of £4m. This will be used to kick start capital projects to be identified. Furthermore the GLA will invest a further £3m to create an Employment and Enterprise centre at 639 High Road. Funding has been agreed to improve the public realm in the High Road particularly around Bruce Grove to support growth and enterprise. One of the key projects is a proposal to develop Tottenham Green into a hub for cultural events and activities. This will be achieved through re-landscaping of Tottenham Green, installation of market infrastructure, landscaping and opening up of the Old School Yard, completion of improvements to the open space next to Bernie Grant Arts Centre and new footpaths and a new surface on the Town Hall Approach Road.

This funding package should enable a start to be made to support regeneration. There are resources going in to support local people, particularly young people, into work. There are no new revenue funding streams to support any new social and community initiatives. But we are actively seeking new funding opportunities for a range of social and community programmes and many organisations are looking to work with the Council such as the Prince's Trusts. The Council is committed to using 10 Bruce Grove more intensively for young people and looking at options to make this happen.

The Council is rolling out an environmental improvement programme across the Borough with an early focus on Tottenham bringing together new Neighbourhood Action teams, with housing and planning enforcers to tackle a range of environmental issues such as dumped rubbish, unsightly shop fronts, and poor housing conditions. It is intended to join up the Council resources with the Police and Fire Brigade. There will be an emphasis on zero tolerance to enviro- crime but at same time supporting behaviour change providing advice and guidance to residents and traders. The message in Tottenham is that we should all be working towards better environmental quality demonstrating a cared for approach.

## **5. Matters for the Community Safety Partnership to consider**

1. Note progress of work that has taken place over the last 6 months since the Riots and approach going forward.
2. Note some of the emerging comments that have been raised through the consultation as set out above in paragraph 3.3 and 3.4 and for the Partnership to put forward views on any actions to address.
3. Any views and comments on integrated approach to Enviro- nuisance/ crime.