

# AREA PLAN

## Tottenham & Seven Sisters Area Forum & Committee Area Plan

Priority	Year One Activity 2012/13	Service / Partner Action	Lead Service & Lead Officer Contact	Outcomes	Timescale
1. Business & Employment	Explore potential for grassroots and community groups to make temporary use empty shops for community activity	<p>Council owned shops becoming vacant are generally re-let in a reasonable time period. These are advertised on the Council's website and are available for any organisation to apply for the lease on the terms for the property.</p> <p>As regards leasing empty properties for community use generally, it should be noted that the Council is under an obligation to obtain best consideration from leasing or disposal of properties. This means that the Council should seek to obtain market rents. Where a property or space is likely to remain vacant for a period of time the Council considers interim uses which might include short term community lets. As part of the Community Buildings property review (details below) and in view of the number of Council occupied properties expected to become vacant a formal approach for this will be considered.</p> <p><b>Option that the findings of the Community Buildings review are shared with residents as a future Area Forum agenda item.</b></p>	Dinesh Kotecha – Property Services Manager		
	Support small/medium sized enterprise (SME) businesses to stay in the area as well as	The Tottenham Regeneration Team will work with <a href="#">Tottenham Traders partnership</a> and <a href="#">North London Business</a> to ensure that businesses are supported and given advice	Tottenham Regeneration Team and Martin Tucker – Regeneration		

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	encourage big businesses to invest locally	to allow them to flourish (2012 onwards).	Manager, Employment & Skills		
	Make lively commercial use of public space with arts space, farmers markets etc	<p>The Tottenham Regeneration Team will be investing in new market infrastructure at Bruce Grove and Holcombe Road. The Team will also be exploring the possibility of new street markets at further locations on the High Road and at Tottenham Green. Update report due December 2012.</p> <p><b>Recommended that an update is shared with residents as a future Area Forum agenda item.</b></p>	Tottenham Regeneration Team + Martin Tucker – Regeneration Manager, Employment & Skills	<p>Consultation on a draft strategy for improving and regenerating Tottenham</p> <p>Final Strategy</p>	<p>June 2012</p> <p>Dec 2012</p>
2. Community Green Spaces	Landscape Tottenham Green as a community focus point	<p>The Tottenham Regeneration Team will oversee the landscaping of Tottenham Green and removal of the humps. The full plans for Tottenham green will be developed in consultation with local residents, businesses and ward councillors.</p> <p><b>Recommended that consultation engages Area Forum &amp; Committee</b></p> <p>The Council has a long-term (5 years) vision to raise the Approach Road to create a shared space between pedestrians and vehicles.</p>	Anne Lippitt – Director of Tottenham Regeneration Team		

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	Consider how the open green spaces around Tottenham Green and Bernie Grant Arts Centre can be better connected	The changes to the one way system and the public realm improvements at Tottenham Green will link together to ensure a more pedestrian friendly environment and better public space. (2013 onwards).	Anne Lippitt – Director of Tottenham Regeneration Team		
3. Community Consultation & Engagement	Reorganise / reinvigorate local Residents Associations and the Homes for Haringey estates	Homes for Haringey Resident Involvement Team actively support approximately 35 Resident Associations across the borough, including Chesnuts Estate and Tiverton Road Residents Associations. For the latter, a venue has been identified to hold future meetings. A Resident Involvement Officer will provide focused support for 6 months to try and make the RA self-sufficient. Ideas include: a speaker from a more successful RA; funding bids for a play area; Fire Safety Day and work with the Dogs Trust. Business as Usual Team	Sade Ademosun – Resident Involvement Officer, Homes for Haringey		
	Maximise use of Community Buildings (opening hours, types of use etc).  Investigate potential of reducing rents for community groups to use community buildings	The Council is undertaking a review of Council buildings leased to community organisations to improve support for Haringey's voluntary sector (in line with the <a href="#">Voluntary Sector Strategy 2011-16</a> ). Key issues the Building Review will consider are;  <u>Building condition</u> – generally the portfolio is considered to be in poor state of repair overall, with limited capacity to invest <u>Community use</u> – some buildings could be made more generally available as a flexible	Dinesh Kotecha – Property Services Manager		

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3. Community Consultation & Engagement (cont)		<p>resource</p> <p><u>Utilisation</u> – some buildings are under-utilised due to limited opening hours, constraints to flexibility in uses and building condition</p> <p>The approach to the Buildings Review is as follows:</p> <ol style="list-style-type: none"> <li>1. Assess the building stock condition and utilisation of the buildings and other Council properties available for community use</li> <li>2. Evaluate all buildings to identify opportunities for redevelopment and consider disposal options that could help realise or contribute to other Council objectives relating to regeneration and housing and employment</li> <li>3. Develop options for increasing the efficiency and effectiveness of community building assets.</li> </ol> <p>The review is in progress and a list of relevant properties, initial outcomes and options will be available in Autumn 2012.</p> <p><b>Option to have outcome of Review considered as part of future Area Forum agenda.</b></p>			Autumn 2012.
	Need to reach out to people who use different languages	Council marketing material is not available in every community language. However, residents can make a request for	Lesley Gordon – Communications Manager (Marketing)		

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	(translate marketing material and consider outreach)	<p>information to be translated. In the vast majority of cases, this request is granted.</p> <p>Councils have been much criticised for the costs associated with whole-scale translation of marketing materials.</p> <p>In addition, work to better engage hard to reach communities around single frontline issues (recycling, waste, transport, fly-tipping) will be undertaken in 2012/13.</p>	Zoe Robertson – Community Engagement Manager		2012/13
	Make better use of community notice boards	<p>The Council is currently auditing the key holders for community notice boards with a view to reinvigorating usage.</p> <p>In addition, Homes for Haringey have a project underway (March 2012) to rationalise content and refresh notice boards more frequently; to highlight key campaigns and offer space (trial) to resident / community associations.</p>	<p>Joan Hancox – Head of Neighbourhood Services</p> <p>Lorraine Woodhead – Project Manager, Homes for Haringey</p>		
4. Crime	Tackle drug dealing in ward hot spots identified through Ward Panels	<p>The SNT to provide updates on activity at quarterly Forum &amp; Committee meetings.</p> <p><b>Recommended that an update is provided to Area Forum on SNT activity</b></p>	Mark Long – Chief Inspector Safer Neighbourhoods	Level of success in tackling drug dealing.	Quarterly for each Area Forum
	Increase police visibility and publish real time crime figures	<p>Real time figures are available for all local ward panels. In order to be effective, it is suggested that ward panels need to meet more regularly i.e. monthly.</p> <p><b>Recommended that Area Chair promotes this idea.</b></p>	Mark Long – Chief Inspector Safer Neighbourhoods	Report figures back to the Ward Panel, with an explanation the of trends.	
4. Crime (cont)	Consider whether	This should form part of a forthcoming	Mark Long – Chief		

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	Ward Panels are helping to improve local policing / crime figures	independent review into best practice and effectiveness of community engagement vehicles and methods. This remains to be agreed with police colleagues but should be done by June 2012.	Inspector Safer Neighbourhoods		
	Develop a plan to deal effectively and visibly with the Wickes problem	This is an entrenched and complex problem. However, it is a top priority for the anti-social behaviour action plan, working with the police, Wickes management, local witnesses and the border agencies. They intend to prosecute a core group of 13 and this is currently with legal services. Activity and action will be widely publicised as a deterrent including in east European papers in relevant languages. The <a href="#">Antisocial Behaviour Action Team (ASBAT)</a> will require assistance from the local community.	Michael Bagnall – Anti-Social Behaviour Team Manager & Mark Long – Chief Inspector Safer Neighbourhoods	Successful prosecution and removal of ASB from the area.	
5. Planning & Development	Provide opportunities for residents to be engaged in major developments	Residents will be fully involved in shaping the vision and plans for change in Tottenham through the development of area specific master plans (which are part of the overall regeneration Plan for Tottenham) during 2012/13.	Anne Lippitt – Director of Tottenham Regeneration Team		
	Sell Tottenham as a destination for the arts	The Council's 'have your say' consultation responses have shown how important the arts and cultural sector is to Tottenham (particularly T&SS) – we want to build on this and develop Tottenham Green into a 'culture, education and leisure hub' for Tottenham (2012 onwards).	Ann Lippitt – Director of Tottenham Regeneration Team		
	Make productive use of	Community orchard not happening now in	Ann Lippitt – Director		

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5. Planning & Development (cont.)	railway arches in the area	<p>the area where the railway arches are.</p> <p>As part of the longer term regeneration plans the Council will work with Network Rail (who own the arches) to bring forward work spaces and activities in railway arches (possible locations would include seven sisters and Bruce Grove stations) . This will also be influenced by proposals coming out of the Master Planning work for areas of Tottenham.</p> <p>Assessment of to be carried out. Update report to be May 2013.</p>	of Tottenham Regeneration Team & Nick Powell – Head of Carbon Management and Sustainability	Assessment to be completed	2013 2013
	Roll out consistent signage in the area (e.g. as in Westminster)	As public realm improvements are progressed on an annual basis, the issue of signage can be addressed in phases.	Tottenham Regeneration Team & Malcolm Smith – Team Leader, Transportation	Issue addressed in Tottenham masterplans.	
6. Health & Wellbeing	<i>Chair and Committee to consider local activity</i>				
7. Houses of Multiple Occupation (HMO)	Roll out enforcement activity against rogue landlords activity like that trialled in St Ann's ward	<p>A report on Houses of Multiple Occupation (HMO) enforcement activity can be a future Area Forum item if requested but there is no specific local programme of enforcement.</p> <p>HMO work plan is prioritised to ensure limited resource is used effectively. The team therefore prioritise reports against properties that meet the following criteria:</p>	Steve Russell – Manager, Housing Improvement Team (Private Sector)	Forum to consider whether to have as agenda item.	

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		<ul style="list-style-type: none"> <li>- 3+ stories</li> <li>- 5 or more people</li> <li>- 2 or more households</li> <li>- Shared facilities</li> </ul>			
	Consider local views in the development of the Lawrence Road site	The southern development of the site is out to public consultation (April 2012). More consultation will take place before and after the summer 2012 to give local residents and the Area Committee a chance to comment. In principle the site is likely to provide homes; some work space, a community facility and play facility. Planning application to be considered Sept – December 2012. Target start on site in 2013.	Nick Powell – Head of Carbon Management and Sustainability	<p>Consultation complete.</p> <p>Draft plan</p> <p>Plan to go to committee for approval</p>	
8. Supporting older people	Facilitate / support / give advice to small voluntary groups to hold local events and activities for older people	<b>Recommended that local services for older people is a future Area Forum agenda item with representation from Adults Service &amp; Commissioning / local voluntary sector providers.</b>			
9. Linking up the Voluntary Sector	Haringey Association of Voluntary and Community Organisations (HAVCO) role to link voluntary sector groups in the community to share resources, expertise, capacity in the community	<p><a href="#">HAVCO</a> support 3 networks, which bring together voluntary sector groups around the themes of Children and Young People, Well Being and Advice Providers. In the last year, the resource available to support these networks has reduced significantly.</p> <p>In addition, HAVCO employ a Partnership &amp; Procurement Officer who The partnership and procurement service helps local voluntary and community organisations</p>	Pamela Pemberton – Service Provider HAVCO		



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		work more effectively in collaboration and manage the change from grant-giving to contracted services.			
10. Public Realm	Tackle grime and lighting over the bridge on Clyde Road (behind Tottenham Green Leisure Centre)	This area will receive a deep clean in 2012/13.	Michael McNicholas – Neighbourhood Action Team Manager	Review lighting	2012/13
	Council to ensure Transport for London (TfL) meets its obligations for landscaping as part of the development to make the one-way system a two-way system	The works to the one way sytem are planned to commence in October / November 2012 and complete in April 2014. The Council has regular high level liaison meetings with TfL and will ensure their obligations are met. In addition, as part of the planning permission for the interchange improvements at Tottenham Hale station, TfL are required to submit their proposals for approval by the Council.	Malcolm Smith – Team Leader Transportation	End of the one way system Functioning two way system.	April 2014
	Creation of a virtual map for residents to pin point dog mess, litter hotspots	Residents can <a href="#">report environmental issues online</a> , citing postcodes and road names. There is no virtual map at present but this will be considered as part of the development of a "loveharingey" mobile phone app for 2013/14.	Joan Hancox – Head of Neighbourhood Services		
10. Public Realm (cont)	Publicise ways to report environmental issues and those who are littering / fly tipping	Reporting numbers exist and are available to see on the <a href="#">Council's website</a> and on all marketing material sent to residents.	Michael McNicholas – Neighbourhood Action Team Manager	N/A	

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	Support a local anti-littering campaign through schools and community groups	Part of new Neighbourhood Action Team's role is to build relationships with schools. Interested schools can contact their named Neighbourhood Action Team (NAT) officer who will coordinate support for Veolia (gloves, bins and advice etc). Neighbourhood Services is also developing a Community Volunteers scheme, to be launched 2013/14.	Michael McNicholas – Neighbourhood Action Team Manager	Programme of assemblies with schools being delivered by Veolia regarding changes to waste service during 2012.	2012
	Council to encourage greater pride in front garden space	In 2013/14 the Neighbourhood Action Team will undertake a comprehensive audit of gardens in the ward, taking enforcement action where necessary.	Michael McNicholas – Neighbourhood Action Team Manager	Letters to landlords targeting areas of private renting and dumping in gardens.	2012
	Public “walkabouts” with a range of partners (including Councillors) to problem solve local issues	Neighbourhood Services teams have a heavy workload delivering daily services and responding to reported problems. Walkabouts can be a productive way of identifying problems but they should be focused to ensure good use of officer time. <b>It is recommended that requests for walkabouts go through Area Forum Chairs.</b>	Michael McNicholas – Neighbourhood Action Team Manager		
11. Transport & Connectivity	Promote public transport alternatives	This is part of an extensive <a href="#">Smarter Travel programme</a> operating across the Borough, with Road Shows highlighting the benefits of cycling and walking.  Cycle training will be offered to Year 6 pupils in all local primary schools (and in some secondary schools).	Zoe Robertson – Community Engagement Manager	Cycle training offered to Yr 6 pupils in all primary schools.	2012/13
	Factor parking / traffic	Council officers consider the parking and	Malcolm Smith –		

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	considerations into planning applications	traffic impact of development proposals in assessing the acceptability of a scheme on the local highway and transport network.	Team Leader Transportation		
	Scope feasibility of more useable pedestrian routes from Tottenham Hale to West Green Road	Feasibility of, and options for, more usable pedestrian routes from Tottenham Hale to the High Road, Seven Sisters and West Green Road will be developed as part of the refreshed master plan for Tottenham Hale that will be developed by Autumn 2012.	Ann Lippitt – Director of Tottenham Regeneration Team		
	Lobby for new bus route to link Walthamstow, Tottenham Hale, Tottenham Green, Bruce Grove and Alexandra Palace	The Council's Transport Forum takes place every 3 months and an item can be included at a future meeting on the topic of bus routes. The Council have been seeking improvements to bus routes across the borough and into adjoining boroughs over many years. We are seeking a review of bus services by Transport for London (TfL) and welcome Chair's and residents input to lobby TfL.	Malcolm Smith – Team Leader Transportation	Raise issues at Transport Forum as appropriate.	Quarterly
	Narrow the High Road to contain the traffic volume	It would not be realistic to narrow the High Road. This is also a TfL managed road.`	Ann Lippitt – Director of Tottenham Regeneration Team	N/A	
	Explore potential for new bike and pedestrian route between Tottenham Hale and Tottenham Green as part of gyratory (with bike racks at Tynemouth Road)	Potential for new bike routes from Tottenham Hale to Tottenham Green will be developed as part of the refreshed master plan for Tottenham Hale that will be developed by Autumn 2012.	Ann Lippitt – Director of Tottenham Regeneration Team		Autumn 2012
	Ensure play space for	1. New play area installed in Saltram Close	Resident Involvement		

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13. Young People	a range of age groups in parks and estates	<p>(2012/13).</p> <p>2. Resident Involvement Team to work with Tenancy Mgmt and RA's in area to identify possible sites and assist with funding applications OR Tenancy management to put on the Estate improvements "wish list" (2012/13 TBC).</p> <p>3. Strategic work with the council on public realm as part of I♥Tottenham and identification of quality standard for on-going planned maintenance of estates as part of options appraisal (2013/14 &amp; ongoing).</p> <p>4. There are already 60-70 sites across the borough, many of which are approaching end of their natural life. Replacement is being built into our capital programme. (2012/13 &amp; ongoing).</p>	<p>Team &amp; Property Management – Homes for Haringey</p> <p>1/3/4 Peter Maddison 2 Joe Boake 4 Peter Purdie</p>		
	Encourage youth activities that include the family e.g. scouts, guides, teams, crafts	The Youth, Community and Participation Service will liaise with Haringey Association of Voluntary and Community Organisations ( <a href="#">HAVCO</a> ) about how their network communications could support this activity.	Belinda Evans – Head of Youth, Community and Participation		
13. Young People (cont)	<p>Explore the potential for developing local work experience and / or apprenticeship schemes</p> <p>(with placements available within big</p>	All of these ideas are being developed through the new Employment Strategy agreed by Cabinet in March 2012. The new Employment Programme (particularly the job creation element where a minimum of 200 new jobs will be created in partnership with businesses) will include skills development plans including	Martin Tucker – Regeneration Employment & Skills	<p>Referrals to the employment strategy.</p> <p>Figures on new jobs</p>	

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	businesses, small and medium sized enterprises (SMEs) and Council services)	apprenticeships leading to Level 2/3 qualifications. The job creation scheme will include a wage subsidy to SMEs to create new jobs for local unemployed people with incentive payments if the job lasts 9 months and 12 months. Young people under 25 will be the primary focus of the programme. Developing an apprenticeship scheme within the Council is also under consideration. <b>Recommended that this is a future Area Forum Agenda item.</b>			