

# **EXECUTIVE MEMBER FOR ENTERPRISE AND REGENERATION: KEY ISSUES BRIEFING FOR OVERVIEW AND SCRUTINY (29<sup>TH</sup> JANUARY 2007)**

## **PLANNING**

### **Strategic Sites**

- The borough has two locations which are identified in the London Plan as of strategic importance; Tottenham Hale and Haringey Heartlands.
- Tottenham Hale is designated as an 'Opportunity Area' providing growth through increased densities and the provision of new jobs and housing
- Haringey Heartlands is designated as an 'Area for Intensification' with the potential for increases in residential, employment and other uses.
- The Council is expected to continue to respond positively to the Government and Mayor for London's agenda for growth, for example producing 680 new housing units per year until 2017, through areas such as Tottenham and the Heartlands.

### **Tottenham Hale:**

- The Council has recently adopted a Supplementary Planning Document, namely the 'Tottenham Hale Urban Centre Masterplan' The Masterplan is a strategic guide that will help steer development in Tottenham Hale, paying particular regard to the area's key sites and various public realm initiatives. It provides a major opportunity to create a thriving, sustainable urban centre with a significant number of new homes, together with an integrated mix of employment, retail and leisure uses focused around an enhanced, fully accessible transport interchange.
- The Council has secured some £5million of Government funding to be spent within the Masterplan area - £2.5million for enabling works on the former GLS site; and £2.5million to design and build a new footbridge over the River Lee linking Hale Wharf with Millmead Road.

### **Tottenham Hale – Challenges**

- The major challenges for the Council are:
- Securing a viable scheme for the former GLS site.
- Completion of enabling works on the GLS site by March 2008.
- Completion of the new footbridge over the River Lee by March 2008.
- The development of detailed planning proposals for other key sites within the Masterplan area, for example Hale Wharf.
- Assisting Transport for London in progressing proposals for the new public transport interchange at Tottenham Hale Station, as well as the two-way working and reconfiguration of the gyratory system.

- To continue to develop and seek funding for the roll-out of various public realm and social infrastructure initiatives (education, health and social housing) as identified within the Masterplan potentially through Round 3 of the Growth Area Fund (GAF3).

### **Haringey Heartlands**

- The Council will continue to work with key partners and landowners within the existing development framework for the area.
- To bring forward a viable masterplan or outline planning application for the key sites.
- To complete the construction of a new spine road for the area by March 2008.
- To strengthen linkages with Wood Green Town Centre.
- To complete the relocation of the mortuary by March 2008.
- To identify enabling works such as decontamination and social infrastructure projects, and seek potential funding through GAF 3.
- To ensure that there is intense and comprehensive engagement with the local community, businesses and other stakeholders in the development of these proposals.

### **Additional challenges for the next twelve months:**

- To continue to support and progress the development of a Supplementary Planning Document for Wood Green Town Centre
- To provide guidance in the form of a planning brief to help shape and steer the future redevelopment of the Lawrence Road area
- To work proactively with Tottenham Hotspur FC in progressing plans for the redevelopment of their stadium.
- To continue to support development proposals for Tottenham Town Hall (TTH), Hornsey Depot and future plans for Hornsey Town Hall (HTH).

## **Planning and Transportation Policy Group**

### **Sustainable Communities - achieving housing targets**

Haringey's population has grown by 8.4% since 1991 and is projected to grow by a further 21.3% to 272,100 people by 2021. The London Plan identifies a need for 30,000 additional homes in London per year to 2016. Based on a London-wide study, Haringey's housing target has been identified as 6,800 additional dwellings between 2007/08 – 2016/17 or 680 dwellings per year.

The impact of population and housing growth on Haringey will have a significant impact on social, economic and environmental infrastructure. We will focus on the possible impact of density on townscape and residential character, affordable housing delivery, dwelling mix and family housing, conversions, housing quality, energy and sustainability, and

impact of new housing on transport, health and education and utility infrastructure.

### **Continue to promote quality of design**

Against this growth agenda, quality of urban environment becomes even more important. We will continue to focus on actions to promote quality design for buildings and for the public realm through input to major regeneration schemes and planning applications, and on promotional work on design awards, green /blue plaque, and work with young people on design quality.

### **Completing conservation area appraisals**

Conservation area appraisals are one of Best Value Indicators. Haringey has extensive coverage of conservation areas, and we have commenced a programme of publishing draft character appraisals for the borough's 28 conservation areas for the purposes of public consultation, with a view to future adoption. The programme has started with public consultation on character appraisals for 9 conservation areas in Tottenham, which will be shortly followed by consultation on character appraisals for Muswell Hill and Crouch End conservation areas.

### **Aligning planning and transportation policies with the sustainable community strategy priorities**

Local Development Plans are seen as spatial expressions of sustainable community strategies (SCS). For our future planning policy documents, we will need to raise the profile of planning, and set out how Haringey's core strategy and Local Development Documents best deliver the SCS, and how we incorporate the SCS vision and objectives into the LDF Core Strategy. Possibility of agreeing a common set of indicators and targets and establishing a common framework for carrying out sustainability appraisal for the planning policies and the community strategy are also new areas to explore.

### **Developing Haringey transport priorities within the context of Mayor's transport strategy and Haringey's local needs**

Haringey's Local Implementation Plan is developed within the framework of Mayor's transport strategy. Haringey LIP received £4,184,000 for 2007/8 up from £3,408,000 initial allocation for 2006/7, an increase of 23%. Project and process management, and cross-service working will be key components of achieving LIP spend.

Transportation and quality of public realm is one of the key cross-cutting issues in spatial planning, regeneration schemes, safety and accessibility of urban environment, neighbourhood managements and health. Key area of work in the next coming months is to focus on Haringey's future transportation policy priorities within the context of Mayor's transport strategy, Haringey's emerging sustainable community strategy, spatial planning and regeneration strategies.

### **Meeting the new national and regional planning agenda and promoting excellence in sustainable buildings**

The draft additional advice to PPS 1 on climate change, Government's target for moving towards zero carbon housing, the Code for Sustainable Homes, published in December; and the proposed further alterations to London Plan clearly indicate that sustainable buildings and climate change will be key issues on the national and regional planning agenda. The draft London Plan Review proposes to set carbon dioxide reduction targets- a long-term target of a 60 per cent reduction by 2050. For major development proposals a sustainable design statement and an energy statement will be required. In order to meet the carbon emissions targets, the draft further alterations doubles the carbon emission reductions that developments should achieve through onsite renewable energy from 10% to 20%. Energy supply and infrastructure, especially the decentralised systems will become a more prominent consideration in our planning policy development and in planning decisions.

There are other requirements, all designed to improve the quality of urban environment and design of buildings, promoting socially inclusive environments and community cohesion as well as protecting and enhancing environmental quality. Some of these requirements include sustainability appraisals, equality appraisals, health impact assessments, and energy assessments. Our aim is to build upon our existing policies and practices and establish Haringey as a centre of innovation in meeting these challenges.

### **New Skills**

Meeting the new planning agenda requires wider set of staff skills and knowledge to deal with new responsibilities on local planning authorities, and this is a key issue for us. This should also be assessed against the "Recruitment and Retention of Planners in London" research, commissioned to London Councils to identify the current staff shortages faced by planning departments in the London boroughs. The report assesses changes in the extent and nature of recruitment and retention problems since an earlier survey was undertaken in 2003 survey. The report notes that the greatest difficulties are with recruiting experienced planners. Two-thirds of boroughs reported difficulties recruiting them in 2003; by 2005 this rose to 93%. Two-thirds of the boroughs thought that the problems had got worse since 2003.

### **Barker review and new options for planning at local level for small scale development proposals**

The Treasury has published the final report of the Barker Review of Land Use Planning. Although the document is only just a review at this stage, it would be useful to highlight it as an indication of the type of changes which may affect planning in the long term. Although some of the recommendations such as speeding up Ministerial decision-making and appeals, simplifying and speeding up LDF process, emphasis on good design, less bureaucracy and unnecessary paperwork, more freedom to charge appropriate level of fees, improving capacity and skills are

considered positive, others we will need to consider implications more carefully. For instance deregulation of minor developments is welcome in principle since it will enable councils to focus resources on important issues. However, it must not be pushed to the point where individuals or businesses could do things with a significant adverse impact on their neighbours or the wider community.

### **Importance of community consultation in planning policy development**

Effective community consultation, and involvement of local community and stakeholders in the decisions making process, and encouraging more meaningful community consultation with local community by developers on major schemes is one of the key areas of work. The Haringey's draft Statement of Community Involvement will be open to public consultation until 26<sup>th</sup> of February and will be submitted to Government Office for London for inspection. The draft SCI has a set of innovative actions to raise awareness of planning among the wider community and achieve effective consultation both for development control applications and for planning policy development. Type of community engagement actions we promote in the draft SCI also links well with **the Local Government White Paper** which sets out a number of reforms for local government which aims to empower citizens and communities; create stronger and more visible leadership; and put in place a new framework within which local authorities and their partners can work. The reforms will require guidance and new legislation. The reforms relating to planning, as identified in Annex E of the White Paper, are as follows:

- Responsive services and empowered communities
- Effective, accountable and responsive local government
- Local government as a strategic leader and place-shaper
- A new performance framework

### **Joint working for Central Leaside and Waste Plan - additional pressures**

There are two major planning policy documents which require joint working with other authorities: Central Leaside is to be developed jointly with LB Enfield, and the Waste Development Plan Document is with 7 other boroughs. While joint working on planning policies with cross-borough implications is generally seen as good practice, it also brings with it additional project management, staff resources and decision-making pressures that we will need to take into account.

### **Local Development Scheme and Annual Monitoring Reports (AMR)**

Under the new planning system effective project and process management and measuring our performance are key areas of work which need to be well resourced. The AMR includes some significant effects indicators which assess the significant social, environmental and economic effects of Haringey planning policies - a government requirement. These indicators are linked to objectives for the sustainability appraisal of Local

Development Documents. A full set of sustainability objectives and indicators will be developed for the Local Development Framework.

Unfortunately, for some of the performance measures, information is either not available for the monitoring period or not presently collected. This is a key challenge for the service. The Council will need to address these information gaps for instance by strengthening the monitoring linkages between the Community Strategy and the Neighbourhood Renewal Strategy and the UDP/LDF, commissioning new studies, and agreeing arrangements with external bodies and organisations to provide information, in particular data to monitor sustainability appraisal objectives and targets.

## **REGENERATION**

### **Tackling Worklessness**

In July 06 the Enterprise Partnership Board approved a package of employment interventions to tackle worklessness in Bruce Grove, Noel Park and Northumberland Park. Contracts have been agreed and issued to all interventions and delivery commenced September 2006.

Six interventions (and an embedded evaluation) have been commissioned focusing on core populations affected by worklessness (young people, users of council services and health services).

Overall progress across the programme is satisfactory with spend and output performance on profile. To date the programme has helped 11 people into employment (these will be formally reported when they have been sustained for 13 weeks); work placements are being progressed with agreement on practicalities including an agreed Work Placement Handbook for Employers and learning programmes for beneficiaries; and students have commenced enhanced vocational courses at Northumberland School.

### **The Haringey Guarantee**

The Haringey Guarantee aims to work with employers, schools and colleges, skills training providers, employment services and job brokers and local communities to secure jobs for unemployed local people who already have skills to a level required by employers; local people with relevant skills following completion of training courses and/or work placements; routes into structured, relevant, demand led training and education for local young people; support for local businesses by providing a local committed and skilled workforce.

### **Haringey to Pilot 2012 Olympics Volunteering Programme**

Haringey has been awarded pilot status to deliver the Pre Volunteering Project Programme (PVP) which will form part of an LDA pilot programme to test out approaches for recruiting and training volunteers for the 2012 London Olympic Games.

The programme will be delivered by the Council's Economic Regeneration Service and 5E Ltd and will provide specialist outreach, personal development and vocational training for 50 Haringey residents who will achieve accredited Level 1 qualifications in Volunteering.

Beneficiary achievements will be celebrated at the main PVP graduation ceremony at the Wembley Stadium and Graduates will be supported to progress into potential volunteering and job opportunities arising through events including 2009 World Gymnastics and the 2011 World Skills Competition and eventually the 2012 Olympic Games.

## **Business & Enterprise**

### **Haringey City Growth Strategy (HCGS)**

The successful restructure of the City Growth Board has seen a very positive step in the engagement of the borough's private business sector. The Board now has representation from some of the borough's key businesses and employers who have welcomed the opportunity to drive forward this important economic strategy.

At the last Board meeting members agreed on a forward HCGS Plan and the following are projects (currently being tendered for):

HCGS Website - This project will build a website that amongst other things will:

- Promote Haringey, Tottenham, Wood Green and Green Lanes
- Support the Cluster Development Strategy
- Enable and facilitate financial transactions
- Provide local news and stories of successes and developments

HCGS Cluster Action Team (CAT)

- To establish business-led cluster action teams (CATs) within Haringey's five growth sectors (Creative industries, Food and drink production and distribution, Professional services, Sports, leisure and tourism, Retail & distribution) and engage local businesses in the Haringey City Growth programme through meaningful networking and supply chain development.

### **Haringey City Growth Business Awards 2007**

The next Haringey City Growth Business Awards ceremony will take place on 8 March at the Decorium in Wood Green. Following the official launch of the Business Awards and a pre-Xmas networking lunch held at the CE's offices, the nomination process is now in full swing, with nomination forms being distributed amongst our business support providers, a local press campaign to

encourage nominations and a 'guerrilla' marketing campaign taking place in the prominent high streets in Haringey. Declan Curry, BBC news presenter will be the keynote speaker and the food will be provided by Mosaica. We have so far secured over £20k in sponsorship, and hope that the event will be largely self-financing.

#### **Haringey 4 Business**

H4B, the Haringey consortium of Business Support providers, meets bi-monthly to discuss pertinent issues around business support in the borough. Lately we have hosted Exemplars (franchise operator) and Winning Moves (a company working with businesses in the ULV), who have informed all providers of the complimentary services they offer; the hope is that our own providers will continue to improve on consolidating the business support offer in Haringey—and use external providers where necessary to boost the services we offer here.

Over the last 12 months good progress has been made in terms of redressing the 'fragmented approach' to business support and there is now a will amongst the bigger providers to work in partnership to maximise the benefits of business support in the borough.

#### **Procurement Initiatives**

The successful securing of new contracts is frequently suggested as a way for businesses and third sector organisations to grow and regeneration to be achieved. There is currently much activity aimed at making this happen.

The LDA-funded "Supply London" and "Tender to Win" (or PDP) programmes are currently working with businesses across London to help them become 'fit to compete' for contracts. "Access to Contracts" is delivering a similar programme just in North London. In Haringey, "Access to Contracts" is focusing on developing the capacity of micro enterprises and the voluntary and community sector to win contracts and move away from grant dependency. These three programmes all incorporate learning from the award-winning "Trade Local", Haringey Council's supply-side procurement programme which delivered successfully from 2003 to 2005.

Releasing the growth and regenerative possibilities of procurement requires action from the procurers involved (i.e. the demand-side) as well as potential suppliers. To achieve this in the public sector, Haringey Council is leading "Buying a Better London", the London Centre of [Procurement] Excellence's SME/BME/Regeneration Programme. This is working with 30 London boroughs, the whole mayoral family and others to adapt the way that procurers work so that their supply chains are more accessible to diverse organisations. The "European Supplier Diversity Forum" and "Minority Supplier Development Programme" are undertaking similar work with corporations.

#### **Wood Green Town Centre Development**

Officers are working closely with consultants Urban Practitioners Ltd to fine tune the forthcoming delivery of a revised and updated spatial plan for Wood Green and its' key sites and a Supplementary Planning Document (SPD) that will form part of the Council's Local Development Framework (LDF) and will provide guidance to supplement policies of the adopted Unitary Development Plan and a future core strategy. It will also provide a framework for the development of Wood Green by providing guidance on development sites and urban design

A consultation session is due to take place with Members in forthcoming weeks to discuss the future "vision" for Wood Green and how this might be shaped.

### **European Funding Issues Impacting on Haringey**

The 2007-13 European Structural Funds Programme & Policy  
Announcement of London's allocation of European Structural Funds  
The government has announced that London has secured £400m from the European Union Structural Funds. This comprises (i) £300m of European Social Funding for training, human resources and equal opportunities schemes to promote employability and (ii) £100m of European Regional Development Fund for enterprise and business support, sustainable development and diversification of industry.

#### **The ERDF Programme**

The London Development Agency (LDA) is currently preparing an initial draft of the London ERDF Operational Programme based on the Mayor's Economic Development Strategy. Public consultation on ERDF priorities across London is expected to start in December. A final programme will then be submitted to the Department for Communities and Local Government. The government will submit the UK Operational Programmes to the commission in March 2007. It is likely that the Managing Authority for this programme will be delegated to the LDA via the Mayor.

#### **The ESF Programme**

The Department of Work and Pensions has launched a public consultation on the draft national ESF programme (30 October 06 – 22 Jan 07). It will then be submitted to the Commission in March 2007. It is not yet clear what management authority arrangements will be agreed for ESF.

Haringey has benefited significantly from the previous European Funding Programme 2000-2006. The high rate of worklessness in the east of the borough, the predominance of a low-skills base, the prevalence of a large SME sector and underinvestment in industrial estates will still require resources to be invested in the borough to arrest social and economic decline.

## **NEIGHBOURHOODS**

This briefing relates to the Tottenham High Road Strategy which is within Cllr Amin's portfolio. All projects included in the first phase of the High Road Strategy are now being delivered and should make a dramatic impact on the physical environment and appearance of Bruce Grove by summer 2007. A detailed breakdown of the EU funding and how the match works was provided in a previous briefing.

## **INTRODUCTION**

Tottenham is within the Upper Lea Valley, one of the Government's key growth areas. Whilst Tottenham Hale is a main focus of the large housing developments, a comprehensive programme to improve Tottenham High Road has been underway now since 2003. We are working to ensure that the aspirations for Tottenham Hale and the creation of thousands of new homes link with, and relate positively to, the immediate and longer term regeneration programme for Tottenham High Road, whilst ensuring that the development of new homes and shops does not inadvertently undermine efforts to improve the High Road.

## **SOME HISTORY**

Serious consideration about the future of Tottenham High Road began in 2001 with a joint project between Planning and Neighbourhood Management (NM) to commission a study to gain a more sophisticated understanding of the forces affecting Tottenham High Road. The area had been in decline for many years – certainly since the mid-seventies, when high street names such as M&S and Woolworths, among others, closed their stores. This paralleled Wood Green's growth into what is now regarded in the Mayor's London Plan as a Metropolitan shopping centre. The decline in Tottenham accelerated during the eighties and nineties. It was vital that we undertook this work since Tottenham High Road – two miles long from the border with Edmonton - is *the* main road defining Tottenham; it is the old Roman Road linking directly with The City and Seven Sisters Station and Wards Corner forming the gateway.

Atis Real Weatheralls were commissioned to undertake the study. Their analysis laid the foundation for the strategy now being implemented. They argued that High Road offered significant long-term opportunities for both business and residential development and proposed a holistic, strategic approach to underpin and manage that development. It argued that the Council needed to drive fundamental changes in the wider local economy, housing, and businesses, rather than being reactive.

It showed how ad hoc development had undermined the area and that the High Road needed a longer term approach for sustained improvement. It identified key development sites to underpin the changes, which would act as

'drivers' for wider regeneration, and suggested there were key retail zones such as Bruce Grove which needed specific focus. It also made explicit the vital importance of housing development, housing management and particularly tenure, in relation to the long term futures of both the High Road and Tottenham.

## **KEY ELEMENTS OF THE STRATEGY**

The Tottenham High Road Strategy's key themes are set out below. These are all inter-connected, and are being implemented in an holistic way to deliver the outcomes. The high concentration and types of housing on Tottenham High Road were identified as central factors. These comprised primarily private sector rented flats and rooms above shops, (often the poorest quality housing with the most vulnerable and transient people) and properties managed by RSLs. The strategy argued that changing the housing mix – attracting people with more disposable income who want to live in a town centre – was an essential component in regenerating it. There are two objectives. The first is to encourage and promote higher levels of private / shared ownership to promote a sense of ownership, stability and security as a means of making the area and its economy more sustainable. The second is to improve the existing housing stock in private ownership where, through partnership working with RSLs and the property owners – we are turning sub-standard housing into decent homes.

Three core areas were identified on the High Road for business development and retention, reflecting the High Road's geography and layout. The strategy advised that the Council needed to aid the progress and advancement of existing businesses, both through improving the environment and challenging poor behaviour by businesses, and to promote the development of new start-ups and business expansion through training and the provision of additional managed work-space.

Physical and environmental improvements were identified as being vital to the strategy. The High Road's infrastructure needed attention, and the Council needed to use the levers it possessed, such as enforcement and development control to make improvements. Visible changes would build confidence, trust and effective partnerships. It proposed developing a Tottenham Town Centre Partnership to engage key local partners and businesses in decision making and proposals for the area.

The final theme related to identifying and developing key strategic development sites along the High Road which contribute to it's regeneration as a thriving business and residential area. Key sites identified were: Ward's Corner/Seven Sisters Station, the Bernie Grant Centre, Bruce Grove Shopping Centre, Scotland Green and Tottenham Hotspur to the north.

Neighbourhood Management Service is implementing the Tottenham High Road strategy, reporting regularly to the Transforming Tottenham Committee. We have established the framework and secured significant external funding. The High Road runs through five Tottenham wards and is integral to local concerns raised by residents. An Infrastructure Group leads on the environmental, transport and enforcement issues – bringing Council services and partners such as Transport for London, London Buses, the Police to make and share plans for service improvement, investment and development. The Tottenham Town Centre Partnership is being relaunched, to include a wider membership from the many different interests such as retail, housing, health and further education, represented along the two miles. The recently appointed Town Centre Manager is leading on this.

The types of new developments on the High Road are pivotal to its future. The road is a network of interlinked conservation areas, with many fine historic buildings. There is significant joint working between Neighbourhood Management service, Housing and Planning colleagues to assess and manage the proposals coming through.

## **CURRENT ACTIVITIES AND PROJECTS**

Physical and environmental improvements on the High Road are central to building confidence, trust and effective partnerships with all stakeholders. Making visible change influences perception, raises expectations and helps contribute to a sense of pride in Tottenham. Local consultation has been very positive. Funding for these projects is complicated, involving several partners.

### **£142,000 Stoneleigh Road Car Park Revamp – delivered and completed. This has now been given the first Park Mark in the borough.**

The aim of this work is to make this key backland road safer and more attractive for shoppers and pedestrians. Funded from Parking, the NRF and Safer Communities there is new street lighting; new safety measures; new railings; redesigned and improved car parks, attractive and safer walking routes and additional parking provision for people with disabilities.

### **Stoneleigh Road Depot Redevelopment / Holcombe Market – 700 sq metres, new build - Managed Workspace - £1.2m. Now on site-completion due summer 2007. Funded principally through the European Regional Development Fund**

The nearby derelict Council Depot site is being regenerated with a new managed workspace office building (this was approved at the Planning Committee 27<sup>th</sup> March 2006). Designed to budget, the extended courtyard area can accommodate additional market stalls, or other community uses. It is integral to the whole redesign of this market space.

**Scotland Green Island Site, The Blue School, - £60,000 Heritage Economic Regeneration Scheme (HERS) grant - completion due spring 2007**

This conservation area site is a private sector led new build which retains the historic frontage. It will provide purpose-designed flats for key workers with ancillary ground floor A1 and A2/A3 uses; work is progressing well - completion this summer.

**Urban Centres for City Growth (UCCG), ERDF Measure 3.2 (£5.16M to Summer 2007**

This is our largest scheme which combines several funding streams. The projects extend beyond Tottenham High Road, but are all to do with shopfronts or improved business space. £1.7m European Regional Development Fund (ERDF Objective 2); with the balance match funded with grant from the LDA, the Bridge New Deal for Communities, (NDC), Haringey Council and English Heritage (both for Enfield and Haringey schemes), plus private owner contributions.

The programme due to complete summer 2007 comprises:

- Shop front improvement projects - Bruce Grove, Tottenham High Road, Seven Sisters Road and Park Lane in Haringey and Fore Street, Enfield, bordering Haringey. The 10 shop front improvements at Park Lane are complete. Northumberland Park School students designed the shop signs.
- The New Deal for Communities (NDC) has completed 19 new shopfronts along Seven Sisters Road.
- The Bruce Grove and Tottenham High Road shop front projects are linked to other schemes (THI & HERS) set out below.
- Internal refurbishment and IT services improvement at Tottenham Green Enterprise Centre with one new office unit created and let. This work has started and is ongoing.
- Workspace has joined the programme and signed an SLA with us to create new managed workspaces at N17 Studios on the High Road.

**The Heritage Economic Regeneration Scheme (HERS) Grant**

English Heritage has invested over £2m over 10 years in conserving buildings along Tottenham High Road. Currently, some £375,000 from three different English Heritage HERS programmes is available where the property/shop owner pays 50% of the works undertaken. Rather than do individual buildings we are encouraging group schemes to maximise impact. Work is starting 15 Jan on the first three building project in Bruce Grove. To ensure high standards the Council is managing the scheme using Council selected specialist architects.

### **Bruce Grove Townscape Heritage Initiative - £ 1m Heritage Lottery Fund**

Buildings in the heart of Bruce Grove Town Centre are being refurbished and renovated in their original style. As well as the facades, 14 decent homes are being provided above the shops. Funding has been assembled from the Heritage Lottery Fund, Objective 2, and the Neighbourhood Renewal Fund.

- Phase 1 - Windsor Parade, 538-554 Tottenham High Road. Now on site
- Network/Stadium Housing Association is refurbishing an important Edwardian block – both internally and restoring the external façade - to deliver and manage, 14 self contained flats as decent homes. This is a flagship project demonstrating an inner city model of regeneration.
- Staff are working with shop owners and freeholders of the properties at 497 to 507 High Road to bring them on board for improvements to the exterior facades and shop fronts of buildings.

### **Wards' Corner/Seven Sisters Station - *For further information please liaise with Justin Holliday or Jane Chambers at the NDC as they are leading on Ward's Corner.***

An important gateway site currently being assembled, it has been derelict for over 40 years. The Council and NDC are working to redevelop the site with new high quality housing, shops and improved and safer station access. The Grainger Trust was selected as the lead developer and they are assembling the site. The four key landholders including London Underground and the Council have signed a Development Agreement. This project is crucial to the High Road's future since it is a central transport interchange, lying at the junction of three main roads.

### **Business Support - Ripe 4 Business - LDA revenue**

This provided the initial budget for the Tottenham Town Centre Manager and supported business development initiatives in Haringey, Enfield and Waltham Forest.

The Tottenham Town Centre Manager focuses on day to day High Road issues. It requires extensive partnership and interagency working, and to be effective the Town Centre Manager has to build strong relationships with all relevant Council services, the Police, TfL and other agencies to help deliver a safer, cleaner and better environment for all, more and better amenities, marketing, promotion and business support. She has now established a multi-agency Tottenham Town Centre Partnership bringing together local businesses and key partners with premises on the High Road. The Chair is

the manager of Tesco and Tottenham Hotspur have also joined along with many small local businesses and the Tottenham Traders' Association.

The Town Centre Manager works closely with Neighbourhood Managers and their resident groups and her work supports and links with the work of the High Road Team as they improve the buildings.

These projects have taken some time to assemble but during 2006/7 they are coming to fruition with real improvements there to see. There are many concurrent housing developments which will also make an impact and a key task is to work with these developers and RSLs to sustain momentum.