



Haringey Council

Report for:	Cabinet March 18th 2014	Item Number:	
Title:	Tottenham Strategic Regeneration Framework		
Report Authorised by:	Lyn Garner		
Lead Officer:	Malcolm Smith (Interim Tottenham Programme Director)		
Ward(s) affected: All	Report for Key Decision:		

1. Describe the issue under consideration

- 1.1 As part of the delivery of a long term regeneration programme for Tottenham, the Council has commissioned Urban Strategies Inc. to assist with the development of a strategic regeneration framework (SRF). This will be the document that outlines the vision and aspiration for the regeneration of Tottenham over the next 20 years.
- 1.2 Cabinet on November 28th 2013 approved the emerging Framework and associated Neighbourhood Framework Plans as a basis for wider consultation.
- 1.3 The consultation programme since November has included:
- Tottenham's Future consultation - Drop in events, exhibitions and Community Liaison Groups
 - On- going dialogue with the communities most affected by the emerging regeneration in the High Road West area
 - The start of the statutory consultation on both the Tottenham Area Action Plan and the Borough wide Sites Allocation DPD.



1.4 The key messages coming out of the wider SRF consultation can be summarised as follows:

- There should be a mix of decent secure social housing, and good quality, reasonably priced homes;
- The standard of education should be much higher across Tottenham, and that there should be an equal emphasis on vocational as well as academic excellence;
- That the existing strong communities are supported during the inevitable stresses of a comprehensive regeneration programme;
- A strong demand for the needs of young people to be a major priority;
- There should be a strong emphasis on more jobs for local people and that there should be a significant effort to ensure that skills training should be available;
- The current state of the physical environment and the perceived lack of care from both residents and the Council is a strong message. In addition there is a wish for Tottenham's historic buildings to be renovated and protected;
- Many people commented that they wanted safer streets, and improved community facilities and amenities;
- While many commented on the excellent public transport serving Tottenham, there was concern at the state of some stations and the need to improve some bus routes; and
- Local residents are fiercely proud of Tottenham and remain concerned about its reputation and that there is still much to do to improve the relationship between the community and the Council.

1.5 While the previous draft of the SRF was a very detailed document that responded to many of the above concerns, it also included a huge amount of area specific regeneration detail. The latter has been developed in parallel with the work produced by Arup to produce a Physical Development Framework (available on the Council's website). This latter work will also influence the emerging Tottenham Area Action Plan (AAP) which is currently the subject of statutory consultation.

1.6 The final draft attached at appendix 1 has been significantly edited to better respond to the community's feedback, and more directly express the Council's ambitions for both Tottenham the place, and its people. Appendix 2 contains the final Tottenham's Future consultation report, produced by Soundings.

1.7 Following consideration by Cabinet, there will be a significant amount of work to build a focussed Tottenham regeneration programme that sets out our priority programmes of work to deliver the aspirations within the SRF. This programme will focus on the following four key areas:-

- North Tottenham including High Road West, a new stadium and an estate regeneration programme centred on Northumberland Park



- Tottenham Hale as a key area for opportunity, building on the delivery of a new station and a range of mixed use development
- Raising the aspirations, ambitions and skills of Tottenham's young people so they can compete for job opportunities both locally and across London
- Better caring for the place and delivering improved public realm in all of the local centres that comprise Tottenham

1.8 Recommendation 3.2 below instructs officers to report in the summer with the details of a programme of projects and actions that are targeted at the four priorities above. This programme will detail key milestones, delivery partners where relevant, costs and output and outcome measures. Following consideration by Cabinet, there will also be a more formal launch of the SRF during summer 2014.

1.9 Much is already underway across Tottenham, including works at Tottenham Green together with significant work to bring forward regeneration at High Road West and continuing to secure high value development at Tottenham Hale. However better focussing a programme on what is important, what can be delivered and being realistic about what cannot is a vital step forward.

2. Cabinet Member introduction

2.1 The Tottenham Strategic Regeneration Framework sets out an exciting and ambitious vision for the future of Tottenham – a vision of Tottenham as the next great area of London and where Tottenham's residents will enjoy a quality of life and a range of opportunities comparable with the very best in London.

2.2 Achieving this ambitious vision requires the delivery of a clear set of priorities and goals. The Strategic Regeneration Framework provides clarity on what these social, economic and physical regeneration priorities should be and provides a framework to align our (and our partners) resource and investment decisions against.

2.3 The vision and strategies set out in the Strategic Regeneration Framework have been shaped by the wide ranging *Tottenham's Future* consultation that ran from October to February. I want to thank the hundreds of residents who took part in the Community Liaison Group meetings and the wider Tottenham community for the thousands of comments we received online, at the pop up events and from door knocking across Tottenham. Your views and feedback demonstrate the high level of aspiration you have for Tottenham's future and I believe that the Strategic Regeneration Framework does justice to those aspirations. It is also important to note that the *Tottenham's Future* feedback will directly shape the content of the delivery plans that will be considered by Cabinet in the summer.



3. Recommendations

Cabinet are asked to:

- 3.1 Adopt the Tottenham Strategic Regeneration Framework attached at Appendix 1 as the key statement of ambition and aspiration for Tottenham.
- 3.2 Note that officers will report back in summer 2014 with a complete programme of projects and actions to deliver against the SRF ambitions.

4. Alternative options considered

- 4.1 Delivering regeneration in Tottenham is one of the Council's key corporate priorities. By setting out a strong statement of ambition and aspiration for Tottenham, the SRF demonstrates the Council's leadership and commitment to driving inward investment and achieving positive change.

5. Background information

- 5.1 Cabinet on the 28th November 2013 agreed the draft Tottenham SRF. Subsequently, the SRF has formed the basis of a wide ranging community engagement exercise ("*Tottenham's Future*") that has shaped the final SRF that is being considered by Cabinet.
- 5.2 The Tottenham's Future consultation ran from October 2013 to February 2014. It was delivered by the Council, Homes for Haringey and an organisation called Soundings. We heard from over 3,000 people via a variety of engagement mechanisms – one on one interviews, road shows, door knocking exercises and area specific Community Liaison Groups (CLGs).
- 5.3 The CLGs involved the local community and stakeholders and took place over three rounds (December, January and February) in the four regeneration areas (North Tottenham East; North Tottenham West; Tottenham Hale and South Tottenham; and Bruce Grove, Tottenham Green and Seven Sisters).
- 5.4 The CLGs were workshop based formats and focused on discussion and questions tackling the main themes of the SRF considered by Cabinet on the 28th November. Each of the CLG meetings attracted between 30-50 participants at each session who reflected a broad spectrum of local community interests and views.
- 5.5 The full Tottenham's Future feedback report, independently produced by Soundings, is attached as appendix 2.

6. Comments of the Chief Finance Officer and financial implications



- 6.1 The cost of developing the Strategic Regeneration Framework and ongoing consultation process has been contained within budget monitoring projections for 2013-14 previously reported to Cabinet.
- 6.2 As part of the 2014-15 budget process additional revenue funding of £1.3m has been identified to support the regeneration of Tottenham and was agreed at Cabinet and Full Council in February 2014. Once added to the existing budget the revenue budget for Tottenham Regeneration will be £2,262,000 in 2014-15. This supplements existing funding agreed as part of the £41m package of Investment agreed by the Council in conjunction with the GLA at Cabinet on 7th February 2012.
- 6.3 A more detailed programme is to be presented to Cabinet in summer 2014. It is likely that a significant proportion of the funding for this programme will come from external sources, however, the programme will still need to be fully costed and where projects and actions cannot be funded from existing approved budgets or agreed external sources, funding will need to be identified before these projects can proceed.

7. Assistant Director of Corporate Governance comments and legal implications

- 7.1 The Assistant Director of Corporate Governance has been consulted on the preparation of this report, and makes the following comments.
- 7.2 The report raises a number of issues which, when implemented, will need specific legal advice and guidance as they are being implemented.
- 7.3 The Framework document itself is not a formal Planning document and consequently will not form part of the statutory development plan. While it will be a material consideration, it will not carry significant weight in the development management process.

8. Equalities and Community Cohesion Comments

- 8.1 The Index of Multiple Deprivation scores show that areas in the east of the borough particularly the north east, in White Hart Lane and Northumberland Park, have the highest levels of deprivation in the borough. These areas are home to predominantly Black and Ethnic Minority communities and characterised by among other things, higher than average levels of unemployment.
- 8.2 The Tottenham Strategic Regeneration Framework and related documents described in this report will contribute to addressing these problems and so contribute to the Council's performance on its public sector equality duty by targeting actions at the most deprived areas of the borough. They will also help to create a positive image of the area by helping to create a thriving place where



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people choose to live, work and stay throughout their lives, thus enhancing community cohesion in the area.

8.3 The engagement and consultation activities also described in this and in previous reports and associated with Tottenham regeneration, specifically as part of developing A Plan for Tottenham (2012) have all been as inclusive as possible. The Council has met with specific equalities groups as part of the development of that Plan, a full Equalities Impact Assessment of which was completed in 2012 and concluded that the broad contents of that Plan, also reflected in the Framework described in this report would deliver a range of positive outcomes across groups and communities in the Tottenham area and in the wider Haringey community. A new Equality Impact Assessment is not required at this stage in regard to the new Tottenham Strategic Regeneration Framework being proposed as it is not likely to find differently from its predecessor, A Plan for Tottenham.

9. Head of Procurement Comments

9.1 The Head of Procurement has been consulted with and has no comments to make.

10. Policy Implication

10.1 Not applicable

11. Reasons for Decision

11.1 This report asks Cabinet to agree the Tottenham Strategic Regeneration Framework to set out the Council's ambition and aspiration for Tottenham.

11.2 This report also asks Cabinet to note that a complete programme of projects and actions to effect the delivery of the SRF will be reported back in the summer.

12. Use of Appendices

Appendix 1. Tottenham Strategic Regeneration Framework

Appendix 2. Tottenham's Future Consultation Report

13. Local Government (Access to Information) Act 1985

13.1 Not applicable