

## Estate Renewal Strategy

### 1. Introduction

In November 2013, the Council set out its approach to estate regeneration on a number of sites across the Borough, which suffered from a range of problems, including high investment needs, poor physical environment and poor design. The Council's approach to development opportunities and estate renewal was categorised under the 3 broad headings of infill/small; medium size estates; and large estates. Progress on these is set out below

### 2. Infill/small sites

- 2.1 There were initially eleven sites listed in the Cabinet report of November 2013. Seven of these are currently in construction to provide 31 high-quality affordable homes which will be completed and ready for occupation this financial year. Large family dwellings comprise a high proportion of the rented homes (67%) and 13 homes will be available on a shared ownership basis to help local people who cannot afford to buy on the open market, onto the property ladder.
- 2.2 All dwellings will achieve the equivalent of Code 4 for Sustainable Homes to ensure energy efficient homes and to combat fuel poverty. These first phase infill sites will provide the first new Council housing in Haringey for over 25 years.

### 3. “Medium” estates

- 3.1 The Cabinet Report of November 2013 agreed to initiate consultation with residents on ten of the borough's 'medium' estates, to identify the best solutions for renewal/regeneration.

A progress update for all 10 medium estates is included within the Table below:

<b>Medium- size estates</b>	<b>Progress</b>
Chesnuds/Hamilton/Tamar Estates N17 (Land for development and estate options review)	Following consultation with residents, a refreshed stock condition survey and consideration by officers, Tamar Way is not recommended as a priority for regeneration. It is proposed that the building will be retained and included within the next mainstream investment programme. A decision was made to include Chesnuds/Hamilton within the Decent Homes Programme which is now in its final phase and will complete this year and consultation therefore did not proceed.
Helston Court/Culvert Road N15 (Poor	Consultation has not proceeded here as following the completion of Decent Homes works prior to November

Building structures and environment)	2013, it was felt that this estate is not a priority for regeneration but has further improvement potential, which is to be assessed with residents.
Hillcrest N6 (Land for development)	Consultation commenced, a Resident Steering Group was formed and outline design proposals were progressed. Residents generally oppose development. A decision whether or not to proceed beyond outline design will be considered after adoption of the new Local Plan which will establish the principle of residential development on this estate.
Imperial Wharf N16 L.B. Hackney (Uneconomic for investment)	Consultation commenced and a Resident Steering Group was formed. This out-of-borough scheme does not appear to be financially viable for regeneration and LB Hackney rejected a stock transfer option for this reason. Hackney is consulting on proposals for an Area Action Plan (AAP) which may enable an increased development density, improving potential viability and options for regeneration will need to be considered in that context. In the meantime essential maintenance works are being carried out.
Larkspur Close N17 (Uneconomic for investment)	Consultation did not proceed as it was decided that this former sheltered housing scheme should convert to a good neighbour scheme, and this has now taken place.
Leabank View/Lemsford Close N15 (Uneconomic for further investment)	Consultation did not proceed as initial feasibility work showed that the high level of leaseholders and freeholders means regeneration is not financially viable. This estate is included within the Category 2 List for the Haringey Development Vehicle (HDV) which will re-assess development options.
Park Grove (including Durnsford Road) N11 (Uneconomic for investment) Tunnel Gardens (including Blake Road) N11 (Uneconomic for investment) Turner Avenue/Brunel Walk N15 (uneconomic for investment)	<p>Consultation commenced and Resident Steering Groups formed for each estate, supported by Independent Advisers appointed. Residents generally oppose redevelopment.</p> <p>Architects have been appointed for a fresh capacity study, outlining development options and consultants appointed to conduct financial appraisals.</p> <p>The outcome of these will be discussed with residents during October 2016. As these estates are included in the Category 2 List for the HDV, this work will be shared with successful bidder as soon as possible so a decision can be made on how to proceed. In the meantime essential maintenance works are being carried out.</p>
Demountables at Watts Close N15 & Barbara Hucklesbury Close N22 (uneconomic for investment)	Resident consultation did not commence given these sites are let as temporary accommodation. These sites are included in List 2 of the HDV, and are now likely to be progressed via this means. Should the HDV not express further interest then other options will be

	considered including the Council developing or disposal for development by a partner.
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#### 4. **Large estates**

- 4.1 The Cabinet Report of November 2013 agreed to widen consultation beyond High Road West across all large estates in Tottenham and to invite Northumberland Park residents to work with the Council on potential Masterplanning solutions for the area and to investigate options to improve the poor housing at Noel Park and associated wider area socio- economic issues in Wood Green.
- 4.2 High Road West is an 11 hectare estate with an adopted master plan which will see the delivery of a major residential led, mixed use development. A Resident Design Panel is established together with an Independent Tenant and Leaseholder Advisor resource. The scheme will deliver:
- Up to 2000 new homes, a minimum 30% of which will be affordable
  - A new London Overground station at White Hart Lane
  - 'Moselle Square', a new public square surrounded by new commercial and community uses that will be at the heart of the new neighbourhood, linked to the new Tottenham Hotspur FC stadium
  - A new, modern library and learning centre
  - 35,000sqm of commercial space that will complement and reinforce the commercial and leisure offer emerging across north Tottenham
- 4.3 Northumberland Park is a 32 hectare estate, where 3 Resident Associations have been established together with an Independent Tenant and Leaseholder Advisor resource. A Strategic Masterplan Framework has been developed in partnership with the local community, and will see the delivery of a transformational residential- led development scheme. The scheme will deliver:
- 3700 new homes, a minimum 24% of which will be affordable
  - A significant, high quality, private rented sector offer
  - A new all-through academy school to help create a world class education offer for north Tottenham
  - New health facilities
  - Generous new public space connecting north Tottenham with the open spaces and waterways of the Lee Valley Park
  - An initial increase to 4 trains per hour to Northumberland Park by 2019 and, longer term, four tracking to deliver frequency upgrades as a precursor to Crossrail 2
- 4.4 As well as re-providing homes for existing residents, the regeneration of these estates can deliver 4500 additional homes. In addition to providing the opportunity to increase housing density, the regeneration of these estates will deliver substantial place-making and employment benefits and promote wider investment in the area.
- 4.5 Broadwater Farm is an 8.46 hectare housing estate consisting of 1,159 homes. Homes for Haringey has engaged with Broadwater Farm residents to

gain their perceptions of living on the estate and neighbourhood and how this could be improved. There was a high return rate (63%) and results identified that for the majority of the estate, internal improvements and tackling antisocial behaviour and crime are the immediate priorities.

- 4.6 The survey information is currently being analysed in greater depth and will contribute to the brief for the next steps in exploring improvement and re-development options with residents. One block, Tangmere House (116 homes) will be considered for re-development given a previous survey indicated a preference for demolition from residents. Next steps may include assessment of:
- Demolishing and replacing Tangmere and using this, along with other developable sites as a catalyst to improve the environment of the surrounding estate.
  - Introducing genuinely integrated mixed tenure living in what is currently a socially isolated estate with an imbalanced mix of unit types.
  - An improved retail offer, such as a major supermarket chain investing in the estate, something existing residents have expressed a desire for.
  - Partnership working with Transport for London (TFL) to introduce a regular bus route that would increase Public Transport Accessibility Level (PTAL) ratings.

## 5. **Wood Green Regeneration**

- 5.1 Although not specifically covered in the previous Estate Renewal Strategy the Council's Corporate Plan identifies Wood Green as one of the council's two priority regeneration areas, alongside Tottenham. The Wood Green area is a focus for considerable growth and development in the borough over the period of the Local Plan to 2026.
- 5.2 Work on site opportunities, and the grant of planning permission on the Clarendon Road site (1,300 new homes) is providing the impetus to support economic development of the town centre. There is scope to provide up to 6,000 additional homes and up to 4,000 jobs on development sites in and around the town centre, including Council owned sites. Further development potential will be supported by Crossrail 2 and an Area Action Plan (AAP) issues and options report has accordingly been prepared having regard to the potential of Crossrail 2. To ensure development and growth takes place in a managed and coordinated manner and delivers the best outcomes for local residents and businesses, an Investment Framework is being established in tandem with the AAP, which is scheduled for adoption in late 2017.