

Report for: Cabinet 14th February 2017

Item number: 17

Title: Minor variations to land transactions at Tottenham Hale

Report

authorised by : Lyn Garner, Director of Regeneration Planning and Development

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Ward(s) affected: Tottenham Hale

Report for Key/

Non Key Decision: Key

1. Describe the issue under consideration

Monument Way – Land to be leased to Newlon

- 1.1 Cabinet approval was granted on 15th March 2016 for Council land at Monument Way to be disposed to Newlon Housing Trust under a long lease for the purpose of bringing forward a new development of affordable rented residential units.
- 1.2 The land to be demised to Newlon as reported to Cabinet in March 2016 is shown red verged on the plan in Appendix A.
- 1.3 The development proposed by Newlon Housing Trust has reached a more advanced design stage and now requires a small amount of additional housing land than reported to Cabinet in March 2016. The land required to be added to the demise is shown black hatched as part of a revised site plan in Appendix B.
- 1.4 Part of the site shown shaded orange on the plan in Appendix B is currently being acquired from Transport for London (TfL) referred to in the original Cabinet report. This will be completed prior and be included in the land to be demised to Newlon.

Plot 6 – Tottenham Hale Strategic Development Partnership

- 1.5 On 12th July 2016 Cabinet agreed to enter into a Strategic Development Partnership Agreement with Argent Related and;
- 1.6 Declared 10 sites in Tottenham Hale surplus to requirements and, subject to title investigations, that they be disposed of, and for the considerations as set out in draft Heads of Terms attached to the report, to Argent Related. The plan showing the 10 sites and attached to the Cabinet Report of 12 July 2016 is

attached in Appendix C. The sites included Plot 6, Tottenham Hale Bus Station, Bus Stand lands ("Plot 6).

- 1.7 The development proposed by Argent Related of its scheme has reached a more advanced design stage and now requires a slight variation to the site boundary of Plot 6. There will be no net change to total site area of Plot 6, as compared to that which was reported to Cabinet in July 2016. The land consisting of Plot 6 which is now required to be declared surplus to requirements and disposed of to Argent Related is shown edged on the plan attached in Appendix D.

2. Cabinet Member Introduction

- 2.1 The Housing Zone process gives the Council an opportunity to bring substantial resources to bear to deliver key place-making investments and to bring forward a substantial volume of new, quality homes of different sizes and tenures with a view to creating a truly sustainable, mixed community.
- 2.2 This report seeks to make minor variations to land transactions in order to make this vision a reality. We have made great progress in setting out an exciting vision for the future of the Tottenham Hale as London's next great affordable neighbourhood of choice, with a thriving district centre with new places to live, work, shop and enjoy.

3. Recommendations

- 3.1 It is recommended that members agree:

Monument Way

- a) To acquire the land (shown shaded orange on the plan in attached Appendix B) from TfL for no consideration for general fund purposes and that this land be included in the land to be disposed of to Newlon Housing Trust as agreed by Cabinet on 15 March 2016.
- b) To declare the additional housing land at the Monument Way site (shown hatched black within the revised site plan in attached Appendix B) surplus to requirements and that this land be included in the land to be disposed of to Newlon Housing Trust as agreed at Cabinet on 15th March 2016 .

Plot 6– Tottenham Hale Strategic Development Partnership

- c) To declare the revised Plot 6 site at Tottenham Hale (shown edged red on the site plan attached as Appendix D) surplus to requirements and to incorporate the revised Plot 6 land as part of the 10 sites to be disposed of to Argent Related, as agreed by Cabinet on 12 July 2016.

4. Reasons for decision

- 4.1 Cabinet has already decided on 15 March 2016 to dispose of the adjoining site at Monument Way and on 12 July 2016 Cabinet agreed to dispose of the original Plot 6 at Tottenham Hale. Both pieces of land lie within the Tottenham

Hale District Centre which is the first phase of the Tottenham Housing Zone and will be key to achieving long term sustainable regeneration in the area.

Monument Way

- 4.2 As Newlon Housing Trust have progressed designs for this site it has become clear that slightly more land is needed in order to achieve planning permission and deliver a viable scheme. The land required is shown hatched black in Appendix B and is held for housing purposes is a grass verge .
- 4.3 The Council are not in a position to undertake the development at Monument Way themselves due to insufficient resources and have been discussing with Newlon Housing Trust, as a preferred partner, the opportunity to take forward the development. The Council has recently acquired land from the adjoining school and is in process of finalising this acquisition with Transport for London in order to own the total site unencumbered.

Plot 6

- 4.4 Plot 6 at Tottenham Hale is within the Strategic Development Partnership Area, which aims to provide new mixed-use development at the heart of the District Centre.
- 4.5 As Argent Related have progressed designs for this site it has become clear that a variation to this plot of land is required, with 245m² removed towards the South of the site and 245m² added towards the North of the site. The land consisting of Plot 6 is currently held for highway purposes and is part of the Tottenham Hale Bus Station.

5. Alternative options considered

Monument Way

- 5.1 The Council could decide not to alter the land to be leased to Newlon at the Monument Way site. However as this additional area is required to achieve an efficient realignment of Fairbanks Road, this would result in the delivery of a sub-optimal scheme and may result in the scheme not being delivered at all.
- 5.2 The preferred option outlined in this Report is to amend the site boundary to include the additional land to facilitate the optimal scheme progressing.

Plot 6

- 5.3 The Council could decide not to alter Plot 6 and revert to the site boundary previously reported to Cabinet in July 2016. However this would result in the delivery of a sub-optimal scheme.
- 5.4 The preferred option outlined in this Report is to amend the site boundary to the original Plot 6 to facilitate the optimal scheme progressing.

6. Background information

Strategic Context

- 6.1 Tottenham is a major regeneration area for Haringey and London. The Tottenham Strategic Regeneration Framework (SRF), approved by Cabinet on 18th March 2014, identifies Tottenham Hale as being London's next great neighbourhood and sets out an ambitious vision for the transformation of this area.
- 6.2 The Haringey Local Plan: Strategic Policies and emerging Tottenham Area Action Plan (AAP) (approved at Full Council on 23 November 2015 to be submitted for Examination in Public consequent to Regulation 19 in 2016) include ambitious targets of 5,000 homes and 4,000 jobs to be delivered in Tottenham Hale across a number of specific development sites.

Monument Way

- 6.3 The Monument Way site is part of site TH 10: Welbourne Centre & Monument Way in the AAP and has been identified as being suitable for housing and other uses. This report relates to the Monument Way site and not the Welbourne Centre site. This site comprises Fairbanks Road, a linear strip of grass and a small car park with a brick wall on the southern boundary. Fairbanks Road provides access into Chestnut Estate, which comprises two and three storey terraced housing managed by Homes for Haringey. To the south of the brick wall is a linear strip of land that provides a pedestrian footpath adjacent to a tree lined grass verge fronting Monument Way, currently in Transport for London's ownership but shortly to be transferred to Council ownership.
- 6.4 There has been specific engagement with residents in Chestnut Estate, noting a number of priorities for residents regarding the Monument Way site, including affordability, density and building heights, open space, a retained brick wall, a retained footpath and cycle route and parking. Newlon has shown to be responsive to these concerns in plans developed for the site and through the proposed delivery of new terraced units joining the end of existing terraces, with space made through the realignment of Fairbanks Road and relocated parking.
- 6.5 Cabinet agreed on 15th March 2016 to declare the Monument Way site surplus to requirements and to authorise its disposal to Newlon Housing Trust for the sum set out and on the terms set out in the Heads of Terms attached to that report as Part B. Cabinet noted the intention to acquire land at the end of Fairbanks Road from Holy Trinity School and indicated land along Monument Way from Transport for London and to dispose to Newlon Housing Trust on the basis that the disposal is likely to contribute to the achievement of the promotion or improvement of the economic or social or the environmental well being of the area. Delegated authority was given to the Director of Regeneration Planning and Development after consultation with the Section 151 Officer and Cabinet Member for Housing and Regeneration to agree the final details of the Heads of Terms and contract documentations.

Plot 6

- 6.6 The Plot 6 site is part of site TH 4: Station Square West and has been identified as being suitable for residential and other District Centre uses, with the creation of high quality public realm including the extension of Ashley Road as the primary route through the site and a new active use facing the Tottenham Hale bus station. The current use of the site is retail, restaurants, employment land, hotel and garage. Plot 6 comprises highways land on the eastern boundary of the site, as part of the current Tottenham Hale Bus Station, which will be reorganised to free up the land shaded red in the attached Appendix D to be included in comprehensive redevelopment. This land is currently under Council ownership.
- 6.7 It was agreed at Cabinet on 12th July 2016 to enter into a Strategic Development Partnership Agreement with Argent Related and to grant delegated authority to the Director of Regeneration, Planning and Development in consultation with the Chief Operating Officer, the AD Corporate Property and Major Projects and the Assistant Director of Corporate Governance and after consultation with the Lead Member for Housing, Regeneration and Planning and the Leader Member for Finance and Health to agree the final Heads of Terms and the final contract, and;
- 6.8 That 10 sites in Tottenham Hale be declared surplus to requirements and, subject to title investigations, be disposed of, and for the considerations as set out in draft Heads of Terms, to Argent Related. This included Plot 6, Tottenham Hale Bus Station, Bus Stand lands ("Plot 6"). The land to be declared surplus to requirements and disposed of to Argent Related as reported to Cabinet in July 2016 is outlined in Appendix C.

Best Consideration

- 6.9 The land at Monument Way includes the acquisition from TfL. This is part of a wider deal which was reported to Cabinet on March 2016. This land acquisition is to be transacted at nil fee. The additional land is required by Newlon following discussion with planning and through local engagement of the community. The land adds no additional value to the scheme and is to be sold at nil value.
- 6.10 Plot 6 which forms part of the Tottenham Hale SDP is not adding any additional land to the overall deal with Argent Related. As the value for this site in the SDP Agreement is based on an apportionment of overall site area there is no impact on the original commercial terms.

7. Contribution to strategic outcomes

- 7.1 The recommendations in this report are related to a number of Council wide corporate policies and priorities and will help deliver the Council's priorities as set out in the Corporate Plan 2015-2018: building a stronger Haringey together and in the draft Housing Strategy. In particular, the affordable rented homes in this proposed development will support delivery of the Council's target for affordable housing in the borough.

8. **Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)**

Finance

Corporate Finance notes the recommendations in this report and that, as the previous Cabinet decisions have been very slightly altered, there is no change to the financial implications as previous approved. There is no impact on maintenance costs and a report from GVA has concluded there is no negative impacts on valuations.

Corporate Finance therefore have no further comments.

Procurement

The Corporate Procurement Unit notes the recommendations in this report and that there is no input from procurement required.

Legal

Monument way

The land to be declared surplus and disposed to Newlon Housing Trust is adjacent to the land authorised for disposal by Cabinet on 15 March 2016 and is held for housing purposes. The Council may dispose of land held for housing purposes under section 32 of the Housing Act 1985. Where the land is vacant the Council can rely on the General Consent for Disposal of Land held for the purposes of Part II of the Housing Act 1985-2013.

Land acquisition from TFL

The Council has the power to acquire land for any of its purposes under section 120 of the Local Government Act 1972

Plot 6

There are no legal issues with varying the red boundary of Plot 6.

Equality

- 8.1 The overall Tottenham Hale Delivery Framework recognises the need for engagement with residents and service users likely to be impacted by development proposals, including the need to engage with groups that share the protected characteristics and may be harder to engage. Delivery partners are expected to engage positively and proactively with the community and to support the community throughout the period of development including minimising the impact of disruption from construction works wherever possible.
- 8.2 An EqIA submitted to Cabinet in March 2016 concluded that the impact of the disposal of the Monument Way site and development for a scheme which delivered a level of affordable rent units which is considerably higher than current policy requirements is generally considered to be positive as it delivers much needed affordable rent homes in Tottenham Hale as well as provides an opportunity to improve the amenity along Monument Way. It is not expected

that the minor variation of land detailed in this report materially changes this impact.

- 8.3 An EqlA informed the Cabinet's decision on the 9th February 2016 to adopt the Tottenham Hale District Centre Framework and accompanying strategies. This EqlA was in turn considered in conjunction with the July 2016 Cabinet decision to enter into the proposed Strategic Development Partnership, as it proposed arrangements to be tasked with the delivery of key parts of the Tottenham Hale District Centre in line with these strategies. The EqlA identified that all groups of residents should benefit from the proposals set out, including improved transport links and the local network of streets, improvements in access to green open spaces and new public spaces, a mixture of new housing developments and plans to increase jobs and training opportunities in the area.

9. Use of Appendices

Appendix A – Site plan, Monument Way (as reported to Cabinet March 2016)

Appendix B – Site Plan, Monument Way (showing increased area, shaded in red)

Appendix C – Plot 6 , Tottenham Hale Bus Station – Bus Station lands (as reported to Cabinet July 2016)

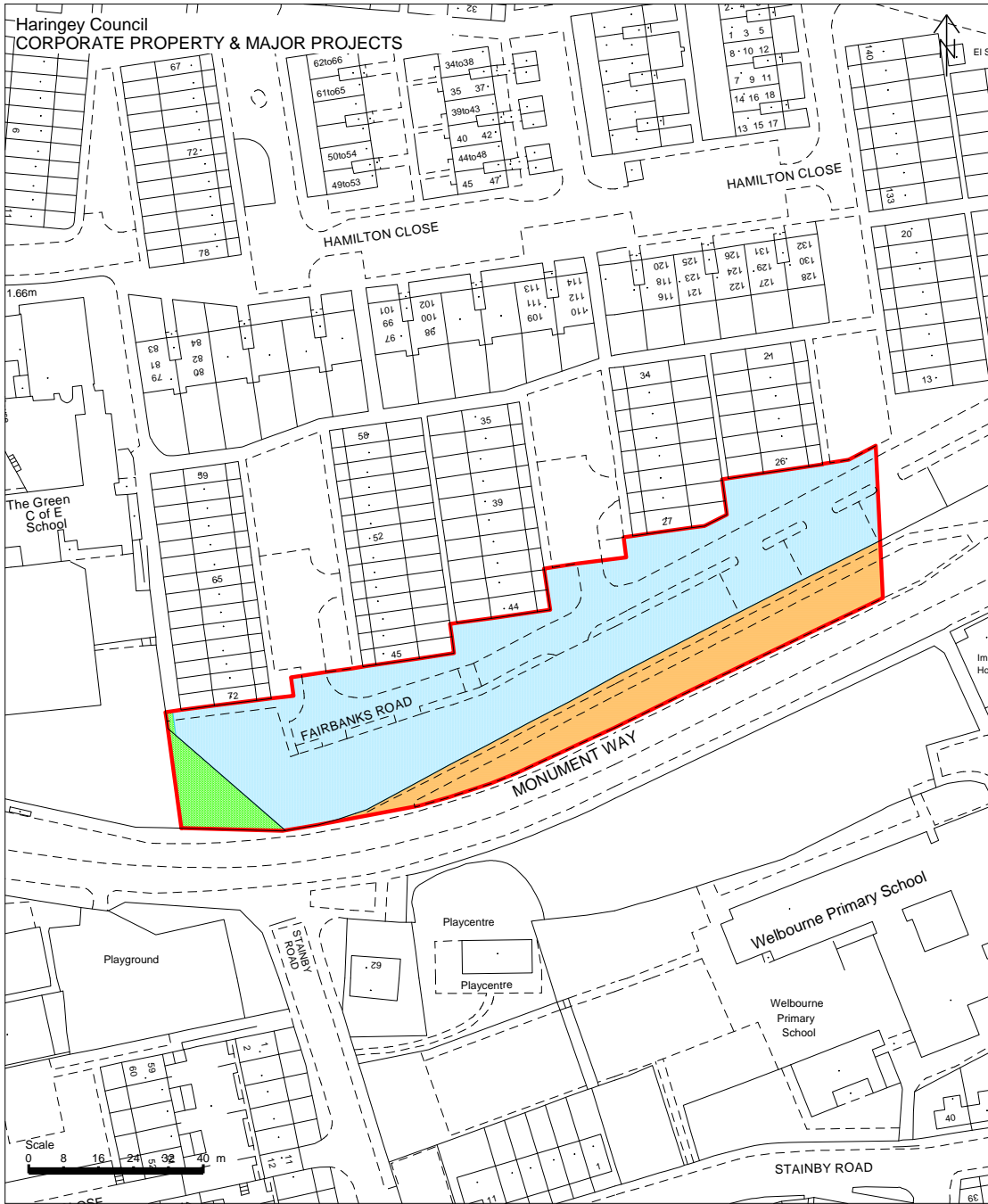
Appendix D – Plot 6 , Tottenham Hale Bus Station – Bus Station lands (revised)

Appendix E – Plot 6 , Tottenham Hale Bus Station – Bus Station lands (showing altered areas)

10. Local Government (Access to Information) Act 1985

- Tottenham Strategic Regeneration Framework (SRF), approved by Cabinet on 18th March 2014
- Haringey Local Plan: Strategic Policies
- Tottenham Area Action Plan (Pre submission version January 2016)
- Tottenham Hale District Centre Framework and supporting strategies, adopted by Cabinet 9 February 2016

Appendix A – Site Plan



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Development Site
 Fairbanks Road
 Tottenham
 LONDON
 N17

Red verging - Development site
 Blue shading - Haringey Council ownership
 Green shading - Holy Trinity School ownership
 Orange shading - TfL ownership

Site Area : 0.5849 hectare

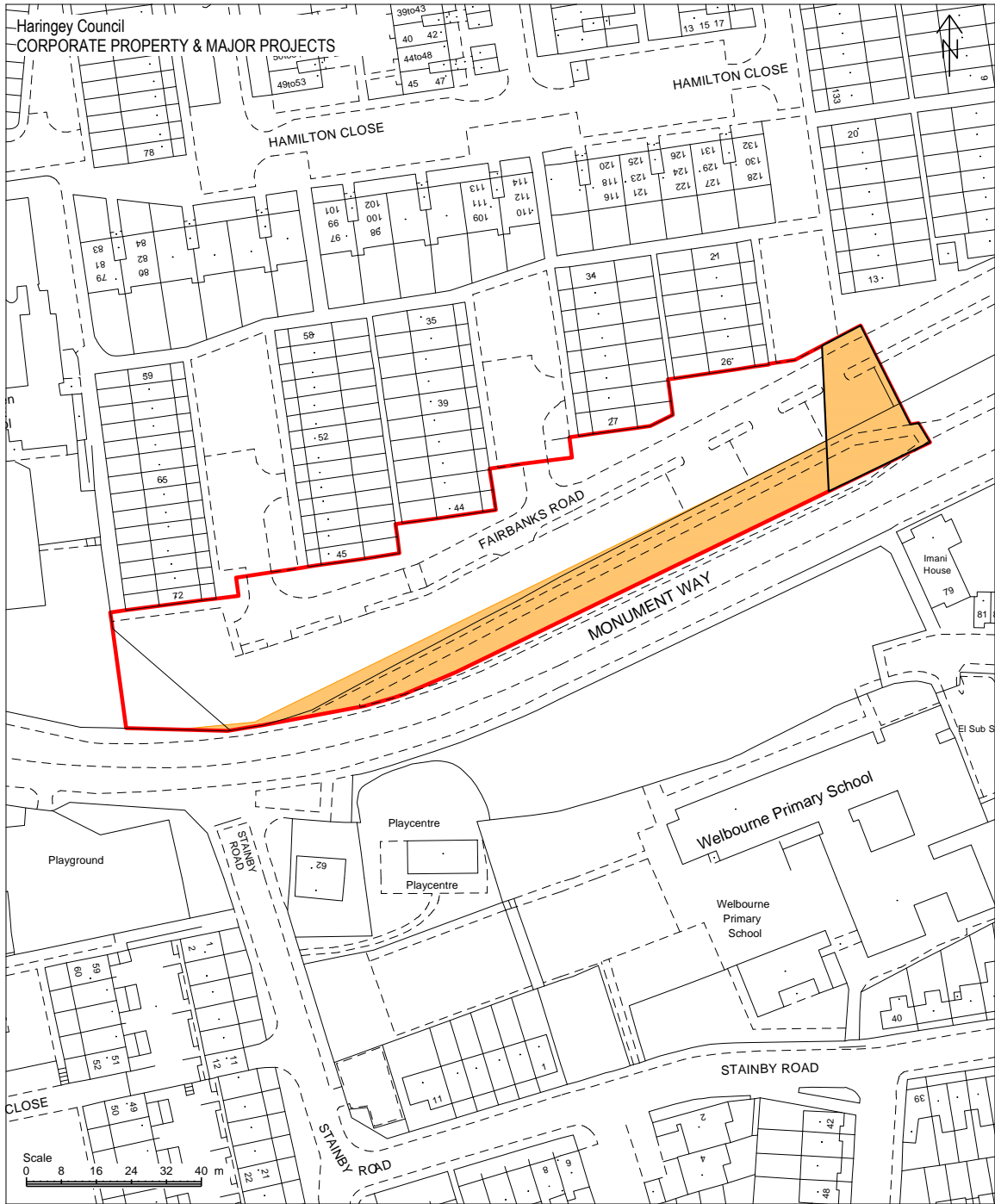
Overlay : HSS - misc.

Scale 1:1250

Plan produced by Janice Dabinett on 18/02/2016

Drawing No. BVES A4 2778b

Appendix B – Site Plan



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Revised site - Land to be leased to Newlon
 Monument Way/Fairbanks Road
 Tottenham
 LONDON
 N17

Red verging - Revised Site to be leased to Newlon 6254m2
 Black hatching - Land added to original site area 527m2
 Orange shading - Land acquired from TfL 1568m2

Overlay : HSS - misc.

Plan produced by Janice Dabinett on 20/01/2017

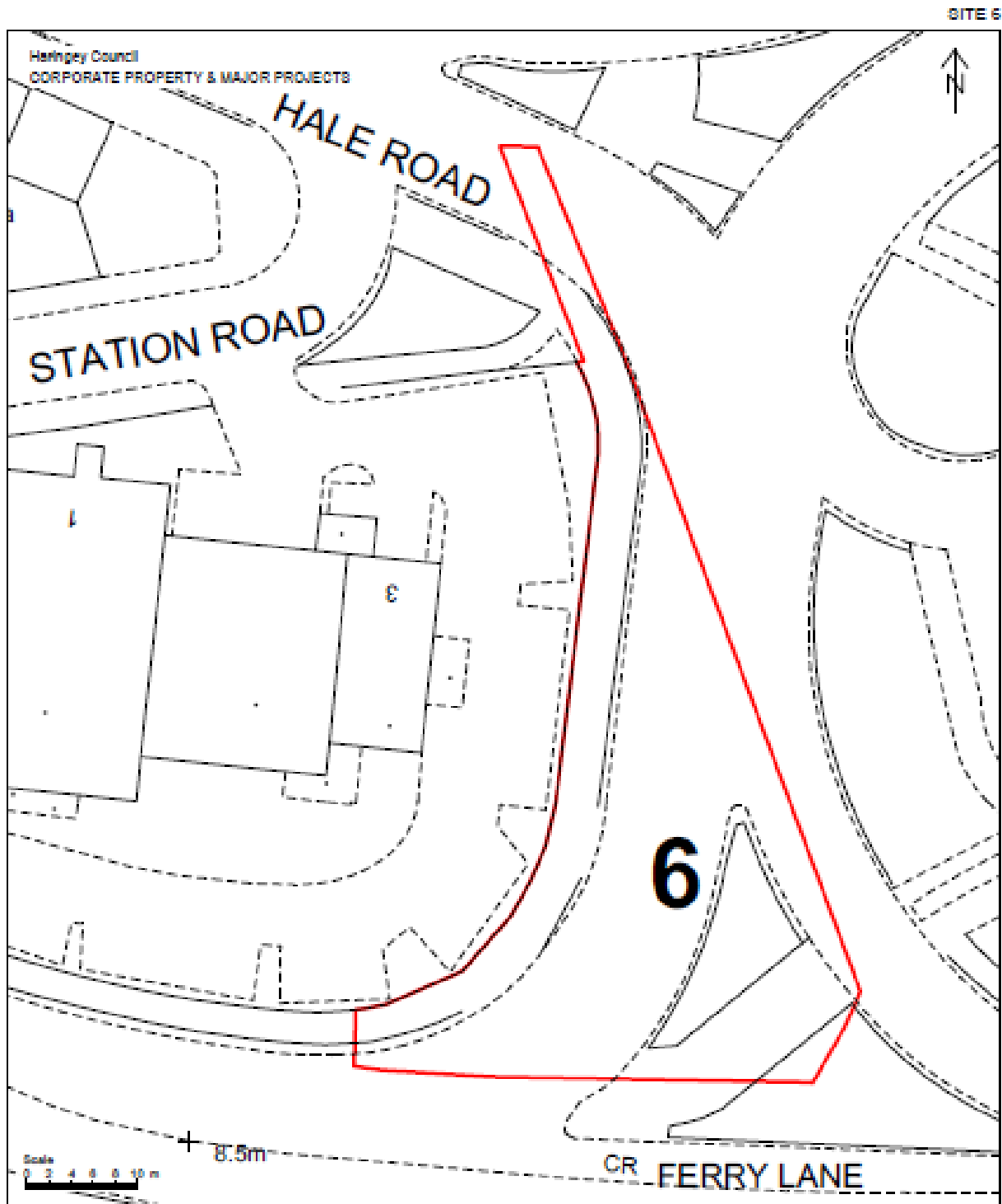
Deed document no. : 5280

LR title no. : NGL298625

Site Area (hectares) : 0.6254 ha

Scale 1:1250

Drawing No. BVES A4 2778q V2



Tottenham Hale Bus Station - Bus Stand lands
Tottenham
LONDON
N17

Red verging - Extent of site

Deed document no. : Watermead Way acquisition, Adopted
highway, 2150, 2166

LR title no. : EGL334111, EGL295699, Unregistered,
NGL149661, NGL147422

Site Area : 2834 m2

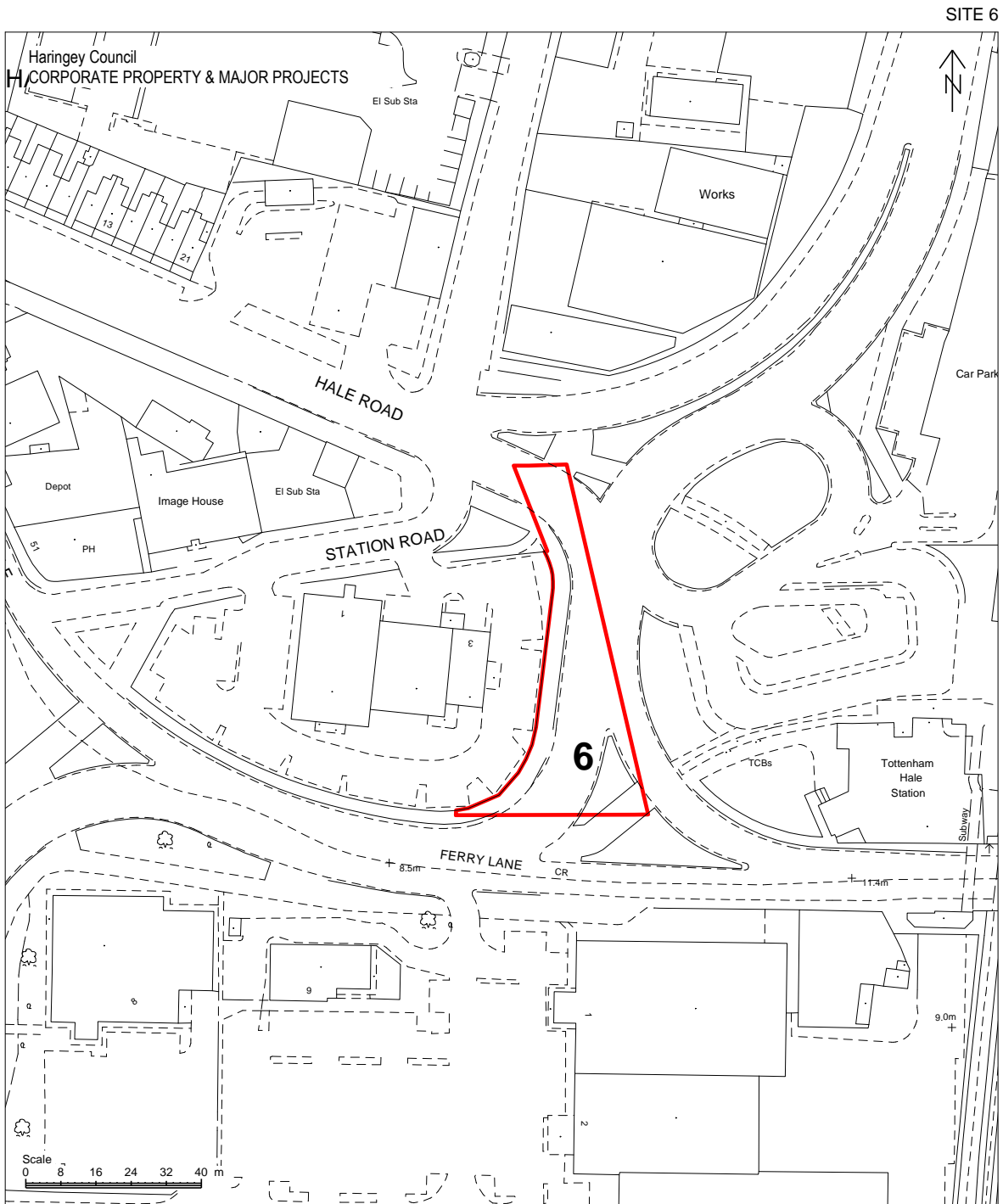
Overlay : RegenJAD

Scale 1:500

Plan produced by Janice Dabinett on 17/05/2016

Drawing No. BVES/A4 2834e Revision 1

Appendix D – Site Plan



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Tottenham Hale Bus Station - Bus Stand lands
 Tottenham
 LONDON
 N17

Red verging - Extent of site

Deed document no. : Watermead Way acquisition, Adopted
 highway, 2150,2166,418,2169
 LR title no. : EGL334111, EGL295699, Unregistered,
 NGL149661, NGL147422, MX333622, NGL167014

Site Area : 1347 m2

Overlay : RegenJAD

Scale 1:1250

Plan produced by Janice Dabinett on 19/01/2017

Drawing No. BVES A4 2834e Revision 2

Appendix E – Site Plan

