

Report for: **Housing and Regeneration Scrutiny Panel, 12th Sep 2019**

Title: **High Road West - update**

Report

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Report for Key/

Non Key Decision: Report for information

1. Introduction

- 1.1 Cabinet agreed in September 2017 for the Council to select Lendlease as the preferred bidder for the High Road West scheme. In doing so, the Council confirmed a budget of over £10m for social and economic support for both businesses and residents to be provided by Lendlease as part of the agreement as well as delivery of socio-economic benefits provided through the scheme.
- 1.2 As noted previously (see App 1), the Council is currently reviewing the High Road West scheme, not least in order to increase the number of Council owned social rent homes and address the consequent viability gap. As such, spend of this funding is predominantly on hold while this is done. This is providing an opportunity for the budget to be reviewed in line with current Council priorities.
- 1.3 This briefing note provides more information about the High Road West socio-economic programme, with a particular focus on:-
 - Further clarification of the themes (e.g. 'building community capacity', 'enabling healthy lives' etc)
 - Timeframes for next steps
 - How local stakeholders (including residents and businesses) can get involved in shaping the programme as well as benefitting from it

2. Approach to Development of Themes and Timescales

- 2.1 As part of their successful bid, Lendlease provided a strong response regarding the socio-economic programme as described below. Since that time, the Council has adopted a new Borough Plan and progressed a number of other strategic approaches, such as the commitment to increasing Council homes, a strategic focus on Community Wealth Building, an emerging Economic Development Strategy and the Communities First programme. The Council is taking the opportunity to review the High Road West scheme, including the socio-economic programme to ensure that it optimises its delivery in response to the needs of local people.
- 2.2 This review includes an assessment of how elements of the scheme can best meet the needs of local people, using an evidence-based approach to help ensure a high

likelihood of success of the scheme interventions in relation to the Council's core priorities (as described in the Borough Plan and supporting evidence such as last year's borough wide Residents' Survey). The scheme can address these issues in a cross-sector manner, working together with initiatives such as Communities First, through interventions such as providing healthy homes and neighbourhoods, providing new community facilities such as the Library and Learning Centre and promoting employment that relates to local need.

- 2.3 It is hoped this work will be complete in Autumn to support progress of the scheme.
- 2.4 The Council understands that in delivering the new homes and facilities provided through High Road West, that the lives of residents and businesses living within the area will face disruption and difficulties. This is why engagement and allowing people to have a say over their future has been, and will continue to be, an important priority in the delivery of the scheme.
- 2.5 Residents and businesses have already shaped the scheme, initially through consultation that initiated the scheme and defined the masterplan design, and thereafter, through initiatives such as the Resident Charter, the Resident Design Panel and the Resident Procurement Panel, which have provided residents with greater control over the types of homes and neighbourhood being created. Regular engagement with residents through these and other activities has helped the Council to understand local needs and issues, so that the scheme and specifically, the socio-economic programme can be targeted towards the most pressing local priorities.
- 2.6 A business engagement programme is being delivered through the Council's engagement team, supported by Retail Revival. Through a mix of face to face meetings, business breakfast events and business support initiatives, the Council has a good understanding of the needs of the business community both within and outside the development area, aimed at protecting and enhancing the local businesses and strengthening employment opportunities in the area.

THE COMPONENTS OF THE PROGRAMME

- 2.7 As part of the tendering process for High Road West, the Council required that bidders commit to delivering a socio-economic programme to improve the lives of people in and around the High Road West area, in accordance with the vision and themes of the Tottenham Strategic Regeneration Framework's People Priority. We asked bidders to structure their response around 3 themes: (i) creating better prospects; (ii) enabling healthy and safe lives; and (iii) building community capacity; bidders were required to outline a funded and resourced programme that met the Council's aims and objectives.
- 2.8 Lendlease responded strongly to this requirement with a structured programme of interventions that support the Borough Plan ambitions on employment, skills and young people and provides a £10m funding contribution and officer resources.
- 2.9 Following the signing of the Development Agreement in December 2017, the Council worked with Lendlease officers to develop a HRW Socio Economic Strategy which outlines how the scheme will deliver improved socio economic outcomes for local

residents. In line with the bid and tender requirements, the socio-economic strategy and programme is structured around five areas:-

- (i) Building Community Capacity
- (ii) Creating Better Prospects
- (iii) Enabling Healthy and Safe Lives
- (iv) Business Support
- (v) Physical Changes

- 2.10 The Council is currently reviewing the High Road West scheme, not least in order to increase the number of Council owned social rent homes and address the consequent viability gap. It is likely that there will be a corresponding review of the use of the £10m funding in order that its use can be optimised to support the objectives of the scheme, in accordance with recent Council directions provided by the Borough Plan and other related strategy and policy documents. As such, apart from the ongoing Haringey Community Gold project under Building Community Capacity, work has been put on hold until this review is completed. The following descriptions are provided as a current position it has been agreed that the programme will be re-scoped in the Autumn in line with the new Borough Plan and Economic Development Strategy.
- 2.11 **Building Community Capacity** is currently based around two main areas: funding to support preventative work around Youth Crime through the Haringey Community Gold project and building community capacity through the creation of a new “Community Impact Group”. The Community Impact Group has been set up to allocate funding to community projects on Love Lane Estate and the wider North Tottenham area and is represented by local residents, stakeholders and members of the project team.
- 2.12 **Creating Better Prospects** provides funding for skills and employment programmes. This strand will deliver employment and skills programmes to support local residents to access construction, end use and wider employment and apprenticeship opportunities. Any programmes will be developed through the Haringey Construction Partnership in partnership with Conel. The theme also includes a bespoke programme to provide wrap around support and employment opportunities for those furthest from the job market via Lendlease’s Be-Onsite Service. All support will be targeted at residents who have a number of barriers to entering employment and will align will and complement existing provision. This theme also includes funding to support a youth apprenticeship programme.
- 2.13 **Enabling Healthy Lives** includes work with young people in schools to build self-esteem through promoting opportunities in STEM subjects and entrepreneurship, as well as promoting sports for young people and families through the ‘Sports Inspired’ programme.
- 2.14 The **Business Support** theme includes funding to support businesses in the area, including support by Retail Revival, who have been delivering a range of support

activities with businesses in north Tottenham, as well as funds for start-ups and relocation of existing businesses.

- 2.15 The **Physical Changes** theme sets out the schemes aspiration to ensuring that delivering better socio-economic outcomes is embedded into the to the physical design of the scheme, designing out crime and activating spaces to support healthy and active lifestyles. It also includes funding for the refurbishment of the Grange as a community facility to support community interaction and funding set aside to provide a nursery, subject to securing premises.