



TOTTENHAM STRATEGIC REGENERATION FRAMEWORK DELIVERY PLAN

INTRODUCTION

Launched in 2014 alongside our Strategic Regeneration Framework (SRF), the SRF Delivery Plan sets out in detail how we aim to deliver the 20-year vision for the future of Tottenham and how local people's priorities could be achieved through long-term regeneration.

Together with the local community and our delivery partners, we are working hard to realise local people's aspirations through a number of projects grouped under the programme's four priorities: People, Place, North Tottenham and Tottenham Hale.

Published yearly, the Delivery Plan is an important reflection on what's been achieved and progress to date as well as providing a clear direction for the future.

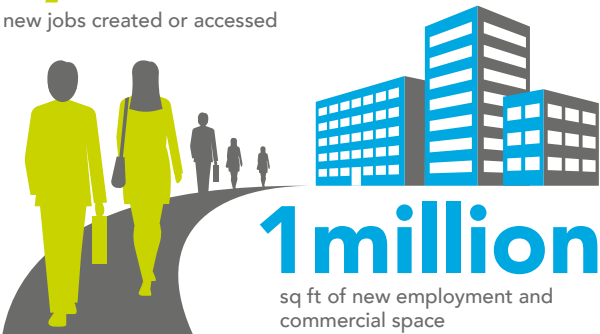
This 2017 edition lists all current projects and for the first time a summary of the current and forthcoming development sites. This reflects an exciting progression for the delivery of the Tottenham Regeneration Programme as we clearly evolve from strategy to action.

We remain on track to deliver the commitment that by 2025 there will be:

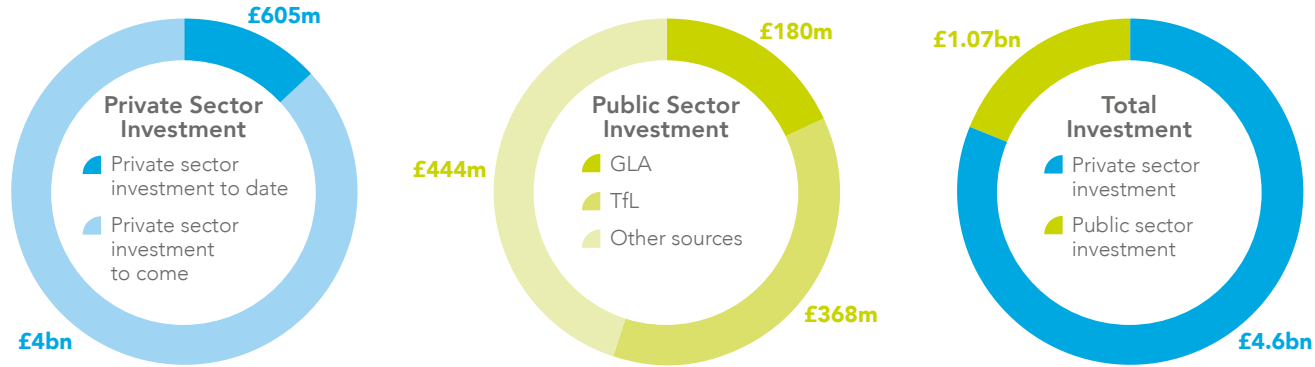
- 10,000 new high quality homes
- Over 5,000 new jobs created or accessed with 1million sq ft of employment and commercial space added

5,000+

new jobs created or accessed



Investment to date:



Private:

Schemes consented to date will result in private sector investment of £605 million.

Estimates of consents to come, through the Tottenham Area Action Plan sites, indicate that a total of at least £4bn in further private investment would be secured through the delivery of development sites.

Public:

To date, the Council has worked with partners to secure £1.07bn of public sector funding for Tottenham: £180m from the GLA, £368m from the TfL and £444m from other sources, including Central Government, significantly outweighing the investment the Council has made.

COUNCIL TAX

It is estimated that of the new homes to be delivered between 2018/19 and 2026/27 will result in approximately £5.3m in extra Council Tax revenue retained by Haringey Council yearly by 2026.



PROGRESS TO DATE AND EVALUATION

Since the launch of the SRF, there have been three years of extensive work laying the foundations from which to build significant regeneration across Tottenham. Foundations that include; further detailed strategies, sourcing funding, procuring partners as well as engaging and working with the local community to build more detailed understanding of needs and aspirations.

It's not all been about planning and strategies there have been significant deliveries too – including renovation and improvement projects across the seven strategies for success.

This year, 2017 marks an exciting new phase for the programme, moving into the physical delivery of a number of large scale development projects with contractors on site and work commencing. Significant progress is underway at the Tottenham Hotspurs Stadium and Tottenham Hale station.

In addition to updating on programme progress, this edition of the SRF Delivery Plan gives further detail of development sites across Tottenham; including where possible the delivery partner and projected deliverables.

Key achievements to date (2014-17) against the SRF seven strategies for success:

<p>1. World-class education and training</p>	<ul style="list-style-type: none"> • Ada, The National College for Digital Skills, opened in September 2016 in a converted job centre in Tottenham Hale and offers the latest digital skills training and qualifications – from software programming and data science to games design and app development. Named in memory of 19th century mathematician and writer Ada Lovelace, the College plans to move to £31 million premises in Tottenham Hale with capacity for 2,500 students • Opening in September 2017 in north Tottenham, the London Academy of Excellence Tottenham is an academically selective, 16-19 free school. The principal education sponsor is Highgate school, Tottenham Hotspur Football Club the Business Sponsor, and LAE Tottenham has a partnership with nine other leading independent schools from London and the South-East. It is based on the successful model of its sister school LAE Stratford, named by the Sunday Times as the State Sixth Form of the Year for 2015-16 • STEM Commission: A ground-breaking report recommending major changes to the teaching and learning of science, technology, engineering and maths was published in 2016 by the independent Haringey STEM Commission, set up by the Council. The Council is working with schools, other education institutions, employers and national organisations to implement the 12 recommendations • The Harris Academy, Tottenham was rated Outstanding by Ofsted in 2017
<p>2. Improved access to jobs and business opportunities</p>	<ul style="list-style-type: none"> • K10 have been appointed to deliver a construction employment service, capitalising on the volume of jobs which will be available as part of the delivery of regeneration sites. As part of the THFC stadium project, the commission will deliver approximately 250 local jobs, 60 apprenticeships, opportunities for residents to take up work placements, and engagement with local participating schools • The Council's Discretionary Business Rates Relief policy, introduced in 2016, provides support for voluntary and community sector organisations, new office and workspace, and meanwhile activities locating in the borough • Through the delivery of Ada College and proposed establishment of a business acceleration hub for fast growth digital companies with Telefonica at Tottenham Hale, the Council expects to establish at least 10 new knowledge or technology led businesses in the borough by March 2018 • The Haringey Construction Employment Service is ensuring that there is a pipeline of construction-related jobs connected with new developments upcoming in Tottenham • The Tottenham Opportunity Investment Fund has resulted in 78k sqft of employment floorspace brought into use, 35 workspace units, 88 jobs and 3 apprenticeships <p>Over the current Corporate Plan period (2015-18):</p> <ul style="list-style-type: none"> • A total of 913 residents have been supported into work and 345 people have increased their skill level to date • 58 new apprenticeship placements have been achieved • 295 more businesses now have access to superfast broadband

<p>3. A different kind of housing market</p>	<p>Over £100m of Greater London Authority (GLA) Housing Zone funding has been secured, unlocking the delivery of key development sites in Tottenham Hale and North Tottenham, and increasing the proportion of affordable housing</p> <ul style="list-style-type: none"> • 1,460 new homes have been consented • The Council has confirmed its Right of Return policy, with homes to be reprovided for all those impacted by redevelopment or regeneration schemes • The team is working collaboratively with Housing colleagues to explore alternative models of affordable housing, beyond traditional shared ownership units
<p>4. A fully connected community with even better transport links</p>	<ul style="list-style-type: none"> • Station upgrade in Tottenham Hale – redevelopment of the station with an extended ticket hall and new entrance which has started on site in 2017 and to be completed in 2018 • White Hart Lane station: TfL-led station upgrade work and the Council-led public realm project aims to develop an enhanced and more accessible station and gateway to the public transport network for this important growth area. Design work is underway with start on site expected later in 2017 • Cycle Superhighway 1 – delivery of a high quality five-mile cycling route between Tottenham and the City completed in 2016 • Tottenham Hale gyratory scheme – removal of the Tottenham Hale gyratory traffic system and construction of a new bus station at Tottenham Hale was successfully completed in 2015 • Streets and Spaces Strategy (Tottenham Hale) – the strategy which was approved by the Council’s Cabinet in February 2016 sets out key principles guiding the improvements to streets and public spaces around Tottenham Hale, some of which are already underway, to make them more user friendly, inviting and safe • West Anglia Main line Upgrade – a new third track is being constructed by Network Rail. The Council is working with partners in order to explore opportunities to secure regular 4 trains per hour service at regular intervals at Northumberland Park • Electrification of the London Overground Gospel Oak – Barking line (which passes through South Tottenham) and an uplift in the capacity on the line is expected to complete in 2017
<p>5. A strong and healthy community</p>	<ul style="list-style-type: none"> • A new, permanent health centre is to be delivered at the previous site of the Welbourne Community Centre in Tottenham Hale, as part of a new mixed-use scheme, and in order to address both the existing and projected shortfall in GP spaces in the local area. The temporary GP facility opened on site in Hale Village in October 2016 • Community Safety initiatives have included local safety champions, a dedicated Council officer, regular community fun days and street clean-ups in Northumberland Park • The team is working collaboratively with Homes for Haringey on an Estates Watch programme, to tackle antisocial behaviour on estates in north Tottenham • Community Voting Day held with the Northumberland Park Partnership Board, allocating £200k of funding to community projects <p>Further community engagement projects have included: Well Communities, North Tottenham Growing Project, Down Lane Park Bowling Green and Love Lane Design Panel</p>

6. Great places	<ul style="list-style-type: none"> • Since 2012, 22,552m² of public realm has been improved, with another 222,300m² being planned or underway to be delivered by 2030 • The Council secured significant investment along Tottenham High Road, where multiple public realm improvement projects have been completed, including Tottenham Green, Tottenham Green war memorial, Shopfront improvement project, West Green Road Tropical (Pocket) Park, West Green Road Bridge Art, 639 Enterprise Centre, Bruce Grove public realm improvements, Holcombe Road Market and N17 Design studio. The council has also commenced the delivery of improvement schemes to the currently vacant Monument Way toilet block, with an operator procured to open the building as a bar, restaurant and community space • A programme of activities delivered to animate Tottenham Green, including establishment of the Tottenham Green market, Winter Festival and Haringey Food and Drink Festival • A TfL public realm scheme will make improvements to Bruce Grove, public consultation completed in early 2017 and works are expected to commence in early 2018 • The North Tottenham Townscape Heritage Initiative Project of shopfront improvements along the High Road is on site • The Tottenham Area Action plan was adopted by the Council in July 2017. The AAP establishes the planning policy framework for managing significant development and growth within the Tottenham area over the period 2011 – 2025
7. The right investment and quality development	<ul style="list-style-type: none"> • In March 2017, the Council entered into a Strategic Development Partnership with Argent Related to enable the delivery of key sites in the Tottenham Hale District Centre • The preferred bidder for the High Road West estate regeneration scheme in north Tottenham is due to be determined by Cabinet in September 2017 • Northumberland Park estate is a 'category 1 site' for the Haringey Development Vehicle (HDV), which Cabinet approved the establishment of in July 2017. This means that the scheme is proposed to be taken forward by the HDV, but the Council has not yet taken any decisions on whether Northumberland Park (or any part of it) will be redeveloped by the HDV

EVALUATION

As set out in the 2014 SRF Delivery Plan, programme evaluation is being undertaken this year. There are three main strands of evaluation work underway:

1. GLA-led evaluation of the Mayor's Regeneration Fund, from which Haringey was granted over £20m for projects across Tottenham.

Regeneris Consulting was appointed by the GLA to undertake a long term evaluation of the Mayor's Regeneration Fund (MRF). This evaluation is to understand the performance of the programme across London, including:

- The performance of MRF against its original objectives
- The strengths and weaknesses of the delivery processes

- The impacts achieved by individual projects and the programme
- The strategic added value realised by the programme
- The lessons learnt to inform future policy making.

The final evaluation of the MRF programme will be undertaken in winter 2017 once the majority of programme spend is complete.

2. Social impact of Greater London Authority (GLA) interventions in Tottenham

The GLA commissioned Social Life to undertake a study due to conclude in autumn 2017 assessing the social impact of a range of GLA supported interventions in the Tottenham area. The study will seek to capture data and stories with a view to understanding whether interventions in Tottenham

have delivered inclusive growth that provides opportunities for all local groups. Furthermore, the commission seeks to pilot and develop a framework for the GLA that can be applied to assess the social impact of place-based interventions across London and that it is intended will be applied to future GLA grant programmes.

It is intended that the Council adopts the monitoring framework for the Tottenham Regeneration programme to evaluate its socio-economic regeneration impact (that of the People Priority), which is a core part of the regeneration programme.

3. As most of the Mayor's Regeneration Fund (MRF) programme-funded projects in Tottenham have been completed, the Council and GLA are looking to complete the evaluation for each project by Autumn 2017 and to capture lessons learnt.

PROJECTS UPDATE BY PRIORITY

Place:

- BID feasibility study (2015)
- Down Lane Park refurbishment Phase 1 (2015)
- Shopfront improvement project – Phase 2 (2015)
- Tottenham Leisure Centre Improvement (2015)
- West Green Road Bridge Art (2015)
- West Green Road Tropical (Pocket) Park (2015)
- 639 Enterprise Centre (2016)
- GotHR Tottenham Green and War Memorial (2016)
- Holcombe Market improvements (2016)
- Monument Way toilet improvement works (2017)
- GotHR Bruce Grove (2017)
- N17 Design studio (2017)
- Tottenham Area Action Plan (2017)

North Tottenham:

- HRW masterplanning (2015)
- Northumberland Park Estate Master Plan Framework (2015)
- Northumberland Development Project – Highway Improvements & Controlled Parking Zone (2017)

Tottenham Hale:

- Tottenham Hale gyratory scheme (2015)
- Cycle Superhighway 1 (2016)



PRIORITY 1: PEOPLE – 2017 UPDATE

The Tottenham People Priority is one of the four key priorities in the Tottenham Strategic Regeneration Framework. All projects and programmes under the People Priority activity deliver against the following three SRF strategies: Improved access to jobs and business opportunities, world class training and education, and a strong and health community.

We have identified four key areas that we are focusing on in order to deliver our strategic vision that:

“A child born in Tottenham today will have a quality of life and access to the same level of opportunity that is at least as equal to the best in London.”

These four areas are to:

- Improve educational outcomes
- Improve health outcomes
- Improve residents’ access to employment support and training
- Reduce levels of crime and a create a safer environment.

Our approach is to **Lead** ‘place-shaping’ by establishing and implementing plans and policies that set a high standard and expectation about the type of developments that we want to come forward in Tottenham; **Leverage** funding and opportunities from physical developments, procurement of goods and services and relationships with business; and **Deliver** improvements by driving changes in services to address underlying social issues and pump-prime initiatives that enable local people to better connect with opportunities.

World Class Education

The Council’s DCLG Transformation Challenge Award (TCA) funding (£935,000) for the Northumberland Park ward pathfinder aimed to re-shape service delivery in the area, with initiatives focused around employment and skills, health, community safety, and education.

The second phase of the project is a resident-led commissioning programme where local residents have been recruited and trained as a board – the Northumberland Park Partnership board (NPPB). NPPB had £210K to commission local initiatives which will connect residents with opportunities to improve their lives and give them a real chance to make a positive change in Northumberland park. NPPB awarded to eight projects focused on improving educational outcomes and providing positive activities for young people. These projects range from reading support in schools to a holiday activity programme.

In June 2017 we launched the Tottenham Charter. The Tottenham Charter aims to work with businesses, developers and other stakeholders in the Tottenham area to secure additional in-kind or financial support to help deliver on our focus areas. The initial focus of the Charter is on working with schools to secure support to delivered improved educational outcomes. Pledges to date include work experience opportunities, world of work experiences, mentoring and reading support volunteers.

Delivering improved socio economic outcomes is at the heart of our approach to regeneration and we have built this into our procurement processes for both High Road West and for the Haringey Development Vehicle. As part of both of these procurements we have bidders to outline how they will deliver improved socio economic outcomes both through changes to the physical infrastructure and buildings but through other additional activity. These include working closely with local schools and young people.

Our Engagement Officers in the North Tottenham area organise and support a stay and play session and activities that encourage young people to engage in the Regeneration Programme.

Access to employment support and training

The Council developed and implemented an employment and skills strategy for Tottenham focusing on pathways to sustainable employment, with projects to:

- Capture opportunities from redevelopment
- Build skills and resilience of entry-level job seekers
- Signpost and support adult skills development
- Equip young people to compete on an equal footing in the wider labour market
- Support SMEs, new business growth and inward investment

Through the Haringey Employment and Recruitment Partnership Board we are leading a co-ordinated response to employment opportunities generated from the regeneration programme and other initiatives in the Regeneration area such as the Opportunity Investment Fund.

Our skills and employment programme is dedicated to construction employment and skills, helping to maximise the number of local people accessing job opportunities from construction work on the Spurs stadium development and other key regeneration projects.

To date:

- 896 people supported into employment
- 345 people supported to increase their skill levels or earnings
- Over 100 apprenticeships created

The TCA programme has delivered to date 230 volunteers trained, 221 residents trained, supported 70 people into work, and created 48 jobs. In addition to this, phase two of the TCA programme has supported a further two projects focused on business and employment support for local people. Based on the findings of the Mapping Pathways report, we are commissioning a higher level skills project, with match funding from the European Social Fund. The project is expected to commence delivery by January 2018.

In partnership with Birkbeck University, we have been delivering an extensive outreach programme from 639 Tottenham High Road offering their Higher Education Introductory Studies (HEIS) course, a one-year degree-level programme which equips people without formal academic qualifications to progress to a full undergraduate degree. All the teaching takes place in the evenings so people can combine study and work. To date we have 17 successful graduates and a further cohort of 15 students are due to start the HEIS course in September 2017.

Ada: National College for Digital Skills

The establishment of Ada, the new specialist National College for Digital Skills, in Tottenham Hale enhances the skills infrastructure and enable local people to gain skills needed for jobs in growth sectors. The College provides sixth form and higher levels skills apprenticeships and will be recruiting its second intake in September 2017. The College has submitted a planning application to build its permanent facility in Tottenham Hale and a decision is expected on this by September 2017. At full size the college will educate 700 sixth form students (350 year 12 and 350 year 13) and 400 apprenticeship students each year.

Delivering improved access to jobs and training is at the heart of the regeneration process and this will be embedded in our approach to securing s106 skills and training contributions as well as through the procurement processes for High Road West and the Haringey Development Vehicle. We are piloting a new approach with K10 to co-ordinate the delivery of s106 skills and training commitments from both Apex House and the THFC stadium and associated development (schemes already on site) and we will review this approach in 2018 to see whether it can be extended across the whole regeneration programme.

A Strong and Healthy Community – Health

Well Communities (formerly Well London) is a city-wide health and wellbeing community development programme. It enables new ways of working with communities on health and wellbeing initiatives, particularly helping to develop community social support networks. These formal, and informal, support networks are key to community mental wellbeing and resilience. The end result is that the community are able to lead on their own health and wellbeing initiatives. The project works in Northumberland Park Ward helping residents to become more resilient and empower them to support themselves. The project is funded through Haringey Council, DCLG and the Big Lottery Fund. Well Communities ran a Community Voting Day in March 2017 which funded 9 health based projects led by local groups including an over 55 exercise group, a community cooking project and a language fun club.

To date the project has recruited 28 volunteers,

20 Completed RSPH Certified Well Communities Training of which:

- 15 went on to achieve Level 2
- 6 Trained as DIY Happiness Facilitators
- 3 signed up to attend university for the first time through the Haringey and Birkbeck University partnership

6 Well Communities volunteers have gone on to employment of which:

- 1 is working in the Council as Community Safety Engagement Officer
- 3 have new or improved jobs in Health and or Social Care
- 3 volunteers were included on the commissioning panel for the Well London Mobile Food Growing and Healthy Eating project

We have worked closely with Public Health Colleagues to develop a Local Area Co-ordinator project. Local Area Coordinators are a single, local point of contact, working with people of all ages with mental health conditions, physical disabilities, learning disabilities and older people. The programme will be commencing in Haringey in 2017 with Tottenham being one of the initial areas.

Delivering improved Health Outcomes is at the heart of our approach to regeneration and we have built this into our procurement processes for both High Road West and for the Haringey Development Vehicle. As part of both of these procurements we have asked bidders to outline how they will deliver improved health outcomes both through changes to the physical infrastructure and buildings but through other additional activity. In 2017 we have been working closely with bidders to ensure that their proposals support our socio-economic ambitions. We expect to move into delivery of these programmes in 2017/18. Our Resident Engagement team organise health improvement activities at community hubs in the Grange and Whitehall Street bringing in local health and prevention services to connect with local people and support better health outcomes.

We continue to work closely with Haringey Clinical Commissioning Group (CCG) colleagues on the shape of Health provision in North and South Tottenham including the service model for the new Welbourne Health Centre in Tottenham Hale.

A Strong and Health Community – Crime and Safety

£25k of the Transformation Challenge Award was allocated towards community safety, specifically the creation of a Community Safety and Engagement Post. An active member of the local community (previously the chair of the Northumberland Park Resident Association) was appointed to this position on a three day per week fixed term contract for 12 months. Based on the significant successes achieved and feedback from key agencies, the TCA will continue to fund the post for a further year (2017/18) to embed activities and roll out learning. The role was created to pilot innovative ways of engaging with the local community and supporting the creation of Community Safety Champions who could advocate the need for improved relationships with the police and the benefit of reporting crime.

Key achievements are as follows:

- 10 residents including young people have been recruited and trained to champion civic pride, good relations with the Police and act as liaison point between the community and the Police
- Community Safety Forum established
- Strong presence in the community – successful community events held with residents, community champions, local businesses and Police to cascade and promote priorities of the project

We have carried out regular walkabouts where local stakeholders from across the council walk around Northumberland Park ward with the Police to identify areas of concern. An action plan is then drawn up identifying where responsibility lies with Homes for Haringey (estate services and tenancy management), ASBAT, the regeneration team (community engagement) or the Police. These walks occur on a quarterly basis and are administered by the Estate Regeneration Manager. Examples of action taken include funding the reconfiguration of dead space being used for anti-social behaviour into a well-lit car park (consultation currently underway), tenancy enforcement on poorly kept gardens and repair issues addressed.

Improved safety is at the heart of our regeneration plans and we have embedded this in our procurements on High Road West and for the Haringey Development Vehicle, both in our expectation for the new physical infrastructure as well as the proposed socio-economic programmes.

A Strong and Healthy Community – Community Capacity

Community Hubs such as the Grange Centre and 163 Park Lane continue to provide a place where people can access support and where ideas can be exchanged, to shape physical and co-design services that address key issues within communities. This approach was used to develop the focus of the Well London programme, as residents participated in a series of 'Well London' workshop sessions held at various community hubs across Northumberland Park. Residents identified mental health and wellbeing as a priority for their communities and developed solutions to address these concerns, including community food growing and peer support training in Mental Health First Aid and DIY Happiness. We have continued this approach across future funding programmes.

We are supporting a meanwhile community hub project in Down Lane Park Pavilion run by Living Under One Sun and Hail (a Haringey-based mental health charity). It will provide a café and hub for local residents, providing a place that can facilitate community activity and interaction.

We continue to support Team North Tottenham magazine to keep residents informed about the regeneration and activities going on in their area, highlighting residents' stories. It is delivered to 10,000 households in Northumberland Park ward, community centres and libraries, with a reach of approximately 28,000 residents. As part of our successful Estate Regeneration Fund bid to DCLG we have secured £2.37 funding for Estate Regeneration Activities in Tottenham and £500k of this funding has been allocated to support the continued roll out of People Priorities activities across Northumberland Park and we will use this funding to focus on community safety and building on the success of our Transformation Challenge Award programme.

We plan to roll out the next phase of Tottenham Charter activity to support third sector organisations within the Tottenham area and this will commence in late 2017/18.

PRIORITY 2: PLACE

Better caring for the place and delivering improved public realm in all of the local centres that comprise Tottenham

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
<p>A cleaner, safer environment</p> <p>Lead Officer: Keith Trotter, Tottenham Town Centre Growth Manager; Head of Operations (Ann Cunningham); Head of Community Safety & Enforcement (Eubert Malcolm)</p>	A targeted enforcement project focusing on Seven Sisters, West Green Road and Bruce Grove specifically	<p>Veolia</p> <p>Council – Environmental Services and Community Safety; Planning; Highways</p> <p>TfL</p> <p>Residents</p>	£50k	<p>Work with Veolia to improve service delivery focusing on:</p> <ul style="list-style-type: none"> • Reducing commercial waste collection times (length of time on street) • Removal of fly tipping, posters and stickers • Deep cleaning of bins and pavements • Graffiti removal • Enforcement action against untidy front gardens • Community clean sweeps • Dedicated Tottenham clean up van patrolling area • Pilot fixed penalty notices for spitting, chewing gum and littering • Resurfacing and reconstruction of 28 streets, street lighting maintenance in seven streets 	Ongoing	<p>An established officer group to join up all enforcement work across Tottenham has been reconvened.</p> <p>Several hotspots have been identified along the High Road with a dedicated enforcement officer to oversee and liaise with local businesses and residents.</p>
<p>Tottenham Green – establish events and food market programme</p> <p>Lead Officers: Head of Area Regeneration – Tottenham Green, Bruce Grove and Seven Sisters (Suzanne Johnson)</p> <p>Tottenham Town Centre Growth Manager (Keith Trotter)</p>	Establishment of regular events on Tottenham Green including a Sunday food market	<p>Friends of Tottenham Green</p> <p>Holy Trinity Church, Tottenham Green</p> <p>Tottenham Green Stakeholders Group</p> <p>Bernie Grant Art Centre</p> <p>CONEL</p>	£8.5k	<p>Haringey Food and Drink Festival established and held in September 2016</p> <p>Market now a permanent weekly feature with associated activities and entertainment</p>	Deliver programme including regular food market throughout the year	A weekly Sunday market continues to be held and is increasingly popular. The operator has recently been awarded a three year contract subject to annual reviews.
<p>Tottenham Winter Festival</p> <p>Lead officer: Tottenham Town Centre Growth Manager (Keith Trotter)</p>	To deliver an annual winter festival in Tottenham – Tottenham Green	<p>Tottenham Traders Partnership</p> <p>Friends of Tottenham Green</p> <p>Holy Trinity Church, Tottenham Green</p> <p>Tottenham Green Stakeholders Group</p> <p>Bernie Grant Art Centre</p> <p>CONEL</p>	£10k	<p>Winter Festival held on first Saturday of December to coincide with Small Business Saturday</p> <p>Evaluation undertaken</p>	Winter Festival held prior to Christmas 2016 on time and to budget	Winter festival held in December 2016 including Tottenham Green Market and entertainment throughout the day.

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
Bruce Grove public realm improvements Lead Officer: Head of Area Regeneration – Tottenham Green, Bruce Grove and Seven Sisters (Suzanne Johnson)	TfL public realm scheme to make improvements to Bruce Grove Town Centre (repaving, decluttering, rationalisation of crossings etc)	TfL	Funded by TfL	A project which will deliver substantial public realm outcomes for Bruce Grove Town Centre	Confirmation of scope of public realm scheme with TfL – September 2014 TfL public consultation on the scheme – completed early 2017	Work is ongoing with Transport for London to conduct highway and public realm improvements works around Bruce Grove, with public consultation carried out in 2017 and works expected to commence in early 2018.
Bruce Grove station forecourt scheme Lead Officer: Head of Area Regeneration – Tottenham Green, Bruce Grove and Seven Sisters (Suzanne Johnson)	The transformation of one of Tottenham's oldest rail stations into a landmark building with a copper-coloured steel façade; Bruce Grove Station, on Tottenham High Road, will be extended with new space for a café or restaurant. The design features a raised roof that will connect the Victorian station, to the high street with the railway arches visible from inside and outside the building.	Network Rail	TBD Council match funding	Residents who took part in the Council's Tottenham's Future consultation said they would like to see new, high-quality places to eat and drink in Bruce Grove as part of regeneration work. The current forecourt area in front of the station, which is set back from the High Road, has been plagued by illegal street trading and fly-tipping, as well as narrow footpaths on the street causing overcrowding near bus stops. The scheme will deliver a new landmark building.	The Network Rail planning application for the amended station forecourt scheme (single A3 restaurant unit) was granted permission in November 2015 Technical design work to be completed by September 2017	Technical design work is underway on the scheme, with the designs due to be completed by September 2017. The Council will then review these with Network Rail to determine the delivery approach.
(NEW) Tottenham Green public realm – phase 2 Lead Officer: Head of Area Regeneration – Tottenham Green, Bruce Grove and Seven Sisters (Suzanne Johnson)	To open the new Marcus Garvey Library door and entrance to visitors, improve the wider public realm outside the new Library entrance along with improving east-west connections for visitors attending the Marcus Garvey library and Bernie Grant Art Centre (BGAC).	Bernie Grant Art Centre Fusion Ltd Friends of MGL Friends of Tottenham Green	£400K	Improved public realm and route connections	RIBA stage 2 – August 2018 RIBA stage 4 – December 2018 Start on Site – Early 2019 Practical completion – 2019	Project Initiation document approved and supported by key external stakeholders, including Bernie Grant Art Centre & Fusion Ltd. Design team has been commissioned and appointed. Currently the team is working on. RIBA stage 2 concept design.
Monument Way and Bruce Grove toilet blocks (Council owned) Lead Officers: Head of Area Regeneration – Tottenham Green, Bruce Grove and Seven Sisters (Suzanne Johnson) Tottenham Town Centre Growth Manager (Keith Trotter)	Bring new use to the exterior site of former toilet block on Monument Way by landscaping, and moving of car parking to create exterior terrace, rear door to make building DDA compliant.	Tottenham Traders Partnership Bruce Grove Residents' Network	£105k	Monument Way former toilets: A new café operator and improved public realm	Monument Way: Onsite works to commence before April 2018.	In June 2017, the council approved renovation works and a letting strategy for the Monument Way toilet site, a preferred operator was chosen to lease the building following a competitive selection process. Bruce Grove toilet block: The Council remains committed to work with members of the Bruce Grove Residents' Network to scope improvement works to the listed Bruce Grove toilet building and progress to seek heritage funding for its restoration. Due to officer capacity, it has not been possible to dedicate resource to this work.

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
<p>(NEW) Tottenham High Road Strategy</p> <p>Lead Officer: Head of Area Regeneration – Tottenham Green, Bruce Grove and Seven Sisters (Suzanne Johnson)</p>	<p>Preparation of a 5 year strategy and delivery plan for Tottenham High Road with a specific focus on the district town centres of Bruce Grove and Seven Sisters/ West Green Road. The strategy will provide a clear and up to date position on the economic health and performance of the High Road district town centres and set out a clear vision for the different centres along the High Road (and the areas in between the defined town centre boundaries) over the next 5 years. The strategy will be accompanied by a detailed delivery plan which identifies priority regeneration projects and initiatives</p>		£100k	<p>Town Centre healthchecks</p> <p>Community and stakeholder engagement on the draft High Road Strategy</p> <p>Strategy and detailed Delivery Plan identifying priority regeneration projects and initiatives</p>	<p>Appointment of consultants Tibbalds CampbellReith following open procurement process – August 2017</p> <p>Community and stakeholder engagement – Winter 2017</p> <p>Final Strategy and Delivery Plan – February 2018</p>	N/A – New project
<p>Opportunity Investment Fund (Workspace provision)</p> <p>Lead Officer: Tottenham Town Centre Growth Manager (Keith Trotter)</p>	<p>The Opportunity Investment Fund (OIF) was launched in March 2015 to enable the development of workspace and commercial space to activate Tottenham's High Streets. It is jointly funded by the GLA and LBH. The Fund is for investment in growth projects in Tottenham; projects that create new jobs and new/ improved workspace.</p>	<p>GLA</p> <p>Workspace providers</p>	£2.67m GLA £1m Council	<p>Deliver new workspace and jobs in Tottenham</p>	<p>At least £2.8M loaned to Tottenham businesses by March 2018</p>	<p>£1.8M has been loaned to 12 businesses to date including StackN15, Stronghold, High Cross, Five Miles, Pressure Drop, Smoothies and Cream and Inspiral. 88 jobs have been created to date and a further 150 pledged.</p>

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
Tottenham Area Action Plan (AAP) Lead Officer: Head of Strategic Planning and Policy (Matthew Patterson)	To produce a Statutory Development Plan Document to guide all new development in Tottenham	Council	£285k	The AAP will deliver a spatial strategy which will include planning policies in the relevant thematic areas and a delivery and infrastructure plan	AAP adoption – July 2017	<p>The Tottenham Area Action Plan (AAP) was formally adopted by Full Council at its meeting of 24 July 2017. The Plan was prepared with significant input from local interest groups, residents, businesses and a range of statutory bodies and delivery partners.</p> <p>The AAP establishes the planning policy framework for managing significant development and growth within the Tottenham area over the period 2011 – 2025. It identifies Tottenham Hale and Northumberland Park as growth areas, accommodating 5,000 and 4,000 new homes respectively as well as commercial floorspace providing 5,000 new jobs. Along the High Road, the plan seeks to enable development that conserves and enhances the area's special heritage values and helps to strengthen and improve the vitality of the district and local town centres. The planned growth and regeneration will be supported by significant public and private investment in social and physical infrastructure that everyone across the Tottenham area will benefit from, including better pedestrian and cycling connections, improved bus, rail and tube services, and enhancements to healthcare, parks and new schools.</p>
Wards Corner Lead Officer: Head of Area Regeneration – Tottenham Green, Bruce Grove and Seven Sisters (Suzanne Johnson)	Redevelopment of existing market site into 196 residential units and 40,000 sq ft of retail space	Grainger Wards Corner Council Wards Corner Community Coalition	Private sector funded plus possible public sector loan	Reprovision of existing market Delivery of 196 residential units and 40,000 sq ft of retail space	Delivery date dependent on outcome of CPO public inquiry	Grainger do not own all of the land on the Wards Corner site and are required to acquire the land before works can commence. Grainger have commenced discussions with landowners on the site to acquire the remaining land and in November 2015 Cabinet gave approval to make a CPO in order to acquire the remaining land. A public inquiry into the CPO was held in July 2017 and the result of this is awaited.
Apex House Lead Officer: Head of Area Regeneration – Tottenham Green, Bruce Grove and Seven Sisters (Suzanne Johnson)	Redevelopment of site for mixed-use housing and retail	Grainger	Build to Rent bid being considered by HCA	163 units Retail use on ground floor Relocation of office function to Leisure Centre		Planning permission was granted for the redevelopment of Apex House in May 2016 and demolition commenced in summer 2017.
Tottenham business engagement and support Lead Officer: Tottenham Town Centre Growth Manager (Keith Trotter)	To engage with Tottenham businesses and retailers to enhance opportunities of regeneration for local business, and work together to improve the locality	Local businesses and retailers Tottenham Traders Partnership Associated Council departments (Single Frontline, Neighbourhood Action Team, Anti-social behaviour)	Resourced by Tottenham Town Centre Growth Manager	Increase membership of the Tottenham Traders Partnership (TTP) by 10% Improve attendance and participation at non-executive TTP meetings	4 July 2017 ran a competition for shoppers to win local produce from 10 businesses as part of national Independents Day campaign. This will now be an annual event	Ongoing work with the Tottenham Traders Partnership. More details can be found in this website: http://tottenham.london/ttp

PRIORITY 3: NORTH TOTTENHAM INCLUDING HIGH ROAD WEST

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

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
<p>High Road West Regeneration scheme Delivery</p> <p>Lead Officer: Head of Area Regeneration – North Tottenham West (Sarah Lovell)</p>	<p>This project takes forward the findings of the masterplan to develop a more comprehensive programme of regeneration and improvement activity. The successful bid to the GLA secured a significant amount of Housing Zone funding for the High Road West Scheme to deliver new homes and infrastructure improvement projects.</p>	<p>GLA Development partner to be appointed</p>	<p>Housing Zone funding Development partner Council</p>	<ul style="list-style-type: none"> • A minimum of 1,400 new homes including replacement homes for residents living on the Love Lane estate • A stronger business economy delivering hundreds of new jobs and training opportunities through the provision of modern, flexible workspaces in addition to new leisure, sports and culture related business and employment opportunities • A major new public square – linking a revamped White Hart Lane Station to the new stadium with a park, restaurants, bars, cafés, library and learning centre and a public amphitheatre • A world class new Library and Learning Centre • A new community park 	<p>Procurement process for a development partner launched – 31 May 2016</p> <p>Consultation with Love Lane residents on replacement housing – April 2017</p> <p>Cabinet determination of Preferred Bidder – September 2017</p> <p>Development Agreement with Preferred Bidder – December 2017</p> <p>Planning application submitted – 2018</p>	<p>Significant progress has been made in securing the delivery of the Council and local communities' shared vision for High Road West. This has included securing £62m of Housing Zone funding and undertaking a competitive procurement process to select a development partner to deliver the scheme. The procurement process has included the Resident Procurement Team – elected residents from the Love Lane Estate – meeting with bidders to help shape their proposals. A preferred bidder will be recommended to the Council's Cabinet on the 12th September 2017.</p> <p>It is anticipated that a planning application for the High Road West area will be consulted on and submitted in 2018 and that the first new homes will be delivered in 2020.</p> <p>Since the rehousing process commenced in December 2014, the Council has established a successful and efficient Rehousing Team that offer residents much more than rehousing advice. The rehousing team have successfully rehoused over 143 residents. A programme of community engagement activity and support services for local residents continues to be run from the Grange community hub and a procurement process has also been undertaken to secure a partner to deliver a package of business support to all businesses within the High Road West area, this will include one-to-one coaching, visual merchandising interventions and a coordinated training programme responding to needs and demand.</p>

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
Tottenham Hotspur Stadium and associated development Led by Tottenham Hotspur Football Club	<p>This project aims to deliver the remaining elements of the Northumberland Development Project (NDP) – this includes the new 61,000 seat stadium and 579 homes</p>	Led by Tottenham Hotspur Football Club	Funded by THFC	<ul style="list-style-type: none"> • A world class leisure destination for London promoting sports, health and well-being and cutting edge education facilities • A 61,000 seat stadium that will be the biggest Premier League venue in London, as well as being able to host an NFL franchise and up to 50 event days per year • Substantial, high quality public realm that will become a focal point for community events and activities • Almost 20,000 sqm of commercial space • 579 homes • 180 room 4* hotel with 49 serviced apartments • A new club megastore, museum and café 	<p>Mayoral approval of Planning application – February 2016</p> <p>S106 agreement finalised – Spring 2016</p> <p>New stadium opening for 2018/19 season</p>	<p>Planning consent was granted in December 2015, with reserved matters satisfied in January 2016.</p> <p>Construction works underway on site with THFC holding 2017/18 home fixtures at Wembley stadium.</p>
White Hart Lane Station and Public Realm Project Led by Transport for London (TfL) and Haringey Council Lead Officers: Regeneration Officer (Matthew Maple)	<p>The White Hart Lane Station and public realm project aims to develop an enhanced and more accessible Station and gateway to the public transport network for this important growth area.</p> <ul style="list-style-type: none"> • Creating new space for commercial and community uses that will provide employment opportunities and animation of the public realm • Create a well-designed piece of public realm for Love Lane, White Hart Lane and parts of Penshurst Road • Improved accessibility, reduced accident rates, better environment for investment and enhancement of the local centre, catalyst and precedent for future HRW scheme 	TfL Greater Anglia Network Rail GLA	<p>£3.8m land acquisitions funding from Mayor's Regeneration Fund (MRF). Additionally, £1m from MRF for public realm development, on top of previous funding provided to TfL for design development.</p> <p>TfL LIP funding secured for scheme development (£122k), with future funding (£4m) secured based on successful delivery of the scheme.</p> <p>TfL funding station redevelopment works.</p>	<p>A refurbished White Hart Lane station building</p> <p>Associated public realm improvements</p> <p>A meanwhile strategy that lists a series of tasks and meanwhile uses that would fit into the Now and Soon timescales to help instigate some immediate change and build community confidence and support in the area. Combined with employment and skills approach to engage local people</p>	<p>Station Planning Decision – January 2017</p> <p>Public realm resident engagement – July 2017</p> <p>Station works start on site – October 2017</p> <p>Public realm works commence – October 2017</p> <p>Station works complete – Spring 2019</p>	<p>On 1, 4 and 5 July 2017, engagement with local residents took place at the Love Lane Fun Day and engagement events to seek views and comments regarding proposals for public realm improvements on White Hart Lane, Love Lane and Penshurst Road. Responses were favourable, with a general approval for the increase in space for walking and activities (e.g. gym equipment). The design team were asked to look at issues such as crossing points, parking and congestion.</p> <p>On 11 July 2017, Transport for London (TfL) announced Taylor Woodrow, part of VINCI Construction UK, as the successful bidder to design and rebuild the station by spring 2019. The approved scheme provides an improved design that will improve accessibility and reduce congestion on match days.</p> <p>The station will be available for fans travelling to and from the stadium when it opens in summer 2018 as it will continue to operate throughout the improvement works.</p>

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
<p>Tottenham High Road Heritage Initiative</p> <p>Lead Officer: Project Officer – North Tottenham Townscape Heritage Initiative (Catherine Cavanagh)</p>	<p>Townscape Heritage Initiative to repair and restore historic buildings in the North Tottenham Conservation Area.</p> <p>The scheme aims to deliver heritage led regeneration in North Tottenham, within a period of four years, to make the best use of the funds available (just over £2m) and maximise the benefit to the area.</p>	<ul style="list-style-type: none"> Heritage Lottery Fund (HLF) Participating property owners and businesses 	<ul style="list-style-type: none"> £2.3 m project comprising £1.5m Heritage Lottery Fund, £0.5m Haringey Council and £0.3m property owners 	<ul style="list-style-type: none"> Improve frontages of 28 properties to create a more attractive area, encouraging more customers and an increasing return for local businesses Provide construction conservation training opportunities. Implement an activity plan for local residents to get involved with understanding and caring for their local heritage 	<p>Start on site June 2017</p> <p>Completion of work on site – 2018/19</p>	<p>Haringey Council's £2.3m project to restore 28 historic buildings in North Tottenham is underway with the start of conservation work. This will improve the appearance of historic buildings to make North Tottenham a more attractive destination to live, work and shop, and involve the wider community in caring for it. It is supported by a £1.5m grant from Heritage Lottery Fund and local businesses.</p> <p>The restoration work will focus on the North Tottenham Conservation Area, the eighteenth century village core clustered around the junctions of Northumberland Park and White Hart Lane. The North Tottenham Conservation Area is currently identified as being 'at risk'.</p> <p>There are opportunities for local people to learn about the heritage of Tottenham and become involved in its restoration and maintenance through a range of heritage activities, offering talks, tours and training, as well as events for schools and families. This has included the training of Heritage Champion volunteers, a film project with Haringey Sixth Form, High Street Heritage workshops for schools and colourful scaffold banners designed by pupils. Activities in 2017 include two traineeships, heritage tours and construction apprentices.</p>
<p>Northumberland Park Regeneration Scheme Delivery</p> <p>Lead Officer: Acting Head of Area Regeneration – North East Tottenham (Edward Richards)</p>	<p>This project is focused on taking forward the delivery of regeneration in Northumberland Park following the Strategic Masterplan Framework report completed in 2015. Northumberland Park is included as a Category 1 site for the Haringey Development Vehicle (HDV)</p>	<ul style="list-style-type: none"> Residents and businesses in the Northumberland Park regeneration area GLA Network Rail 	<p>HDV – subject to wide ranging community engagement, and Cabinet determination of Business Plan</p> <p>Network Rail</p>	<ul style="list-style-type: none"> Up to 5,000 homes, delivered across a 10-15 year programme within Northumberland Park, creating vibrant, mixed-use neighbourhoods. Delivery of new employment, education and training, public open and community spaces A delivery, regeneration and investment partner for Northumberland Park (as part of the Haringey Development Vehicle) New bridge at Northumberland Park station following closure of level crossing (Network Rail delivery) for three-tracking works 	<p>Cabinet appointment of preferred bidder for HDV – January 2017</p> <p>Cabinet decision to establish HDV – July 2017</p> <p>Northumberland Park station level crossing closed – July 2017</p> <p>New bridge across railway to be completed by end 2018</p>	<p>HDV establishment decision confirmed by Cabinet in July 2017.</p> <p>Stakeholder mapping exercise being completed, this has included initiating dialogue with local businesses who may be directly affected.</p> <p>Discussions continue with Network Rail around delivering a 4 train per hour service to Northumberland Park station and the quality of the new station bridge and public realm.</p>

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
<p>North Tottenham Engagement and Projects</p> <p>Lead Officer: Acting Head of Area Regeneration – North East Tottenham (Edward Richards) and Head of Area Regeneration – North West Tottenham (Sarah Lovell)</p>	<p>This project is focused on embedding and widening the necessary engagement infrastructure to ensure the local community are fully involved in the development of regeneration plans in North Tottenham; and delivering a range of community led regeneration projects in the local area.</p>	<ul style="list-style-type: none"> Residents and businesses of Northumberland Park ward Homes for Haringey 	Haringey Council	<ul style="list-style-type: none"> A core team of engaged local residents (Place Champions) who are well informed about the process, of estate regeneration but who very much retain their independence from the Council An informed group of residents who understand the impact of place-making and urban design on quality of life issues, such as safety, health, belonging and beauty An understanding within that core team of where and from whom they can access more information or independent advice and when they are likely to have to do that As far as possible, a shared understanding within the local community of what their neighbours want, aspire to or (just as importantly) do not want in the future 	<p>Place Champions project has now delivered three cohorts. Focus now on relaying this information to wider community and champions training future champions</p> <p>Estate “pop up” programme underway. Staff meeting with residents across the estate to get their views and questions on regeneration</p> <p>Engagement and communications approach key to gaining support of the wider community. Community engagement review completed and implementation plan to be launched</p> <p>Masterplan to be prepared</p> <p>S105 consultation to commence at appropriate time</p>	<p>Once the HDV is established work will commence on detailed engagement with residents, continuing the work already undertaken by the Council over the last five years. A centrally located community hub (Eric Allin Centre) will be created which will include a drop in facility to enable residents to influence the masterplanning process at their own convenience. There will also be door knocking, pop ups, focus groups and other approaches to engage with as wide a range of residents as possible.</p> <p>The business plan that was developed by the HDV Preferred bidder, Lendlease, will be further developed informed by this detailed engagement work with a masterplan to be prepared. The exact timing is still to be worked through but initial thoughts indicate that S105 consultation will commence once the masterplanning exercise has been completed so that residents can be consulted on a clear proposal and will have been involved in the creation of the document they are being consulted on.</p>
<p>Social Supermarket – project no longer progressing</p> <p>Lead Officer: Acting Head of Area Regeneration – North East Tottenham (Edward Richards)</p>	<p>This project was to establish a social supermarket to provide residents in Northumberland Park currently on some form of benefit the opportunity to improve their current circumstances through a success plan while accessing heavily subsidised food for a membership period of six months. During this time, members would have access to a subsidised cafe serving healthy food.</p>	Community Shop GLA		Project no longer progressing	Project no longer progressing	<p>Project no longer progressing due to provider having supply chain issues, the GLA withdrawing funding to all boroughs involved in the project and insufficient reassurance from the provider that they could resolve the issues.</p> <p>The Council is now exploring the potential to identify an alternative scheme which may be able to operate on the road and or on a more occasional basis from the community hub. Key principles of access to cheap/free food acting as a way of helping people take up a programme to improve their life circumstances will be a requirement of any project should it be developed further.</p>

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
Northumberland Development Project – Worcester Avenue Improvement Lead Officer: Operations, Engineering Projects Manager (Danny Gayle)	<p>The key programme objectives are to grow the local economy by attracting inward investment and improving public space and transport links.</p> <p>Phase 1 – to provide highway infrastructure to facilitate the development of the superstore and technical college complex on Northumberland Park and the extension of the Northumberland Park controlled parking zone (CPZ) into the surrounding area.</p> <p>Phase 2 – extend the improvements from Phase 1 southwards along High road, N17 past the Moselle Place down to Park Lane, then east towards the junction with Worcester Avenue and then northwards in Worcester Avenue for the full length to Northumberland Park to join up with Phase 1 works.</p>	GLA Council	£3.5m funding from GLA Mayoral Regeneration Fund, £500k match from Council	<ul style="list-style-type: none"> • Bus priority measures in Northumberland Park, Willoughby Lane and Lansdowne Road • Road resurfacing, and converting existing on-street parking to 'two-wheels up' footway parking • Installing junction tables, crossing points, improved street lighting and footway repaving on Park Lane • Extending the Cycle Superhighway from its current planned termination point through to Northumberland Park Station. Work also includes converting speed cushions to sinusoidal speed humps, road resurfacing, street lighting improvements and provision of cycle stands • Converting the zebra crossing on Willoughby Lane, near its junction with Park Lane, to a 'green man' crossing • Re-phasing the High Road/Park Lane traffic signals, repositioning an existing zebra crossing, and installing a new 'green man' pedestrian crossing on the High Road. This will help improve the pedestrian route to the stadium 	<p>Highways Phase 1 works completed – 2013/14</p> <p>CPZ Phase 1 works completed – 2013/14</p> <p>CPZ Phase 2 construction – Summer 2016</p> <p>CPZ Phase 2 go live – Autumn 2016</p> <p>Highways Phase 2 works completed in 2016/17:</p> <p>Park Lane Walking and Cycling Route; Northumberland Station Toucan Crossing; two new signalised pedestrian crossings on the High Road;</p> <p>stadium coach drop off area; walking route improvements to Tottenham Hale station via Chestnut Road;</p> <p>wider transport strategies in improving the connection from TH station to Stadium and Paxton Road stopping up measures)</p>	The Council has successfully delivered multiple carriageway and pavement improvements in the North Tottenham area. The remaining funding has been allocated for Worcester Avenue improvement. The council is currently working with THFC on the future plan for Worcester Avenue works to align with the stadium and associated development construction which will then inform how the funding will be spent in improving Worcester Avenue.
(NEW) Estate Regeneration Fund Lead Officer: Acting Head of Area Regeneration – North East Tottenham (Edward Richards)	<p>£2.371m award from the DCLG Estate Regeneration Fund to explore options to improve estates in Tottenham. Four estates covered by fund:</p> <ul style="list-style-type: none"> • Broadwater Farm • Brunel Walk/Turner Avenue • Northumberland Park • Reynardson Court <p>Funding to be used for combination of socio-economic funding and feasibility studies/options appraisals/action plans.</p> <p>Two dedicated staff to be appointed</p>	DCLG (funding) GLA (monitoring)	£2.371m DCLG grant funding	<ul style="list-style-type: none"> • £1.5m for socio-economic projects including community voting day, continuation of successful Transformation Challenge Award projects and other projects to be determined on a co-design basis • An action plan for Broadwater Farm based on the priorities identified through comprehensive engagement with residents 	<p>Appointment of dedicated officers by Autumn 2017</p> <p>Transport study for Broadwater Farm to be commissioned – end of 2017</p>	The Council will be leading resident-led approach to identify potential improvements and solutions for the identified estates. A dedicated engagement officer will work with residents to deliver the socio-economic programme and to go through previous engagement and drill down into the detail behind some of the answers. This will help to shape the objectives and direction of the project.

PRIORITY 4: TOTTENHAM HALE

Tottenham Hale as a key area for opportunity, building on the delivery of a new station and a range of mixed use development

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
<p>Tottenham Housing Zone</p> <p>Lead Officer: Assistant Director Area Regeneration (Peter O'Brien)</p>	<p>The Council successfully bid for GLA Housing Zone funding, which will bring greater cohesion to development proposals coming forward, ensure the delivery of quality schemes and a quality place, with a balanced mix of tenure options.</p> <p>The Tottenham Housing Zone with £44.115m of indicative GLA funding comprises:</p> <ul style="list-style-type: none"> opportunities to build almost 2,000 new homes around and on top of Tottenham Hale station (560 of which will be affordable, and an ambition for 50 percent to be affordable homes) 4,000 construction jobs redevelopment of Tottenham Hale station open up Lee Valley Regional Park with two new bridges make Tottenham easier to travel around give new opportunities for retail, commercial and community space community infrastructure: a primary and secondary Harris Federation Academy, a health centre and associated community facilities 	<p>GLA TfL Local landowners Lee Valley Regional Park Authority</p>	<p>Funding from:</p> <ul style="list-style-type: none"> Housing Zone grant (£44.115m indicative funding allocation) GLA Regeneration Build to Rent Affordable Housing Programme Site Acquisition Fund (Council) Council contribution to Harris Academy 	<ul style="list-style-type: none"> 2,000 homes across eight priority sites, with additional sites taking total potential development level to 3,300 homes A further set of sites can come to, or are already coming to the market bringing the total number of new homes at Tottenham Hale to 5,000 4,000 jobs created in the Tottenham Hale area To develop a model delivery approach to meet local and London housing demand Deliver a Green Grid with improvements to existing green spaces and improvements of the links between them, including opening up the Lee Valley Regional Park Tottenham Hale District Centre public realm strategy and delivery of suite of public realm works to include improved connections to the High Road 	<p>Completed:</p> <p>Cabinet consideration of the Housing Zone approach including authority to enter into grant agreements – July 2014</p> <p>Mayor of London announced that Tottenham is one of 11 Housing Zones to be designated – February 2015</p> <p>Signing of Overarching Borough Agreement (OBA) with GLA – September 2015</p> <p>Tottenham Hale District Centre Framework and Delivery Strategies adopted as the Council's preferred regeneration framework – February 2016</p> <p>Upcoming:</p> <p>Enter into Borough Intervention Agreements – from Summer 2017</p> <p>First homes delivered in 2019</p>	<p>Housing Zone</p> <p>Since the signing of overarching funding agreement with the GLA, work is underway between the GLA and Council officers to complete the due diligence required to enter into individual grant agreements (Borough Intervention Agreements) for the interventions which include affordable housing and infrastructure delivery such as bridges.</p>

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
<p>Tottenham Hale District Centre Framework (DCF) including public realm strategy and test projects</p> <p>Lead Officer: Assistant Director Area Regeneration (Peter O'Brien)</p>	<p>District Centre Framework [DCF]: a new centre for Tottenham Hale that will provide a focal point for the neighbourhoods surrounding it and create a place to meet, socialise, work, shop, be entertained as well as access to important services such as healthcare. It is a masterplan demonstrating how the Council's planning policy could be implemented and new development co-ordinated, including the reorientation of the retail park to a new District Centre.</p>	<p>GLA TfL</p>		<ul style="list-style-type: none"> • Completion of District Centre Framework and all supporting strategies 	<p>Completed:</p> <p>Community information days – March and June 2015</p> <p>Mill Mead Road Lee Valley Park entrance improvement project completed – Summer 2015</p> <p>Cabinet approval of DCF and supporting strategies – February 2016</p> <p>Formal adoption of all DCF supporting strategies by end 2017</p>	<p>The DCF was developed over a two-year period where the Council engaged with internal and external partners including residents, businesses, landowners, developers and statutory partners. The DCF was adopted by Cabinet in February 2016 as Haringey Council's preferred delivery framework for Tottenham Hale.</p> <p>Related, supporting delivery strategies for Tottenham Hale, which focus on important themes, such as the quality of the public realm, the green and open spaces and social and economic regeneration were also developed. The three strategies that have been developed are:</p> <ul style="list-style-type: none"> • Tottenham Hale Streets and Spaces Strategy: setting out a public realm and movement strategy • Tottenham Hale Green and Open Spaces Strategy: setting out our approach to enhancing our green and open spaces and the links between them • Tottenham Hale Test Project Approach: where enterprise or community development ideas can be tested in a low-risk, short-term environment and allowed to grow before being considered for longer term investment. <p>Financing has been secured to deliver this plan to better connect the green spaces in the area. A team has been appointed to reflect on the previous plans and develop a deliverable network of changes that will green the 'grey areas' of Tottenham Hale.</p> <p>All supporting strategies of the DCF are due to be formally adopted by end 2017.</p>

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
<p>Delivering the DCF:</p> <p>Green & Open Spaces Strategy</p> <p>Streets & Spaces Strategy</p> <p>Test Projects Approach</p> <p>Lead Officer: Assistant Director for Area Regeneration (Peter O'Brien)</p>	<p>The Green and Open Spaces Strategy sets out how our green and open spaces can be improved, alongside improved links between them as part of Haringey's contribution to the All London Green Grid.</p> <p>The Streets and Spaces Strategy sets out key principles guiding the improvements to streets and public spaces around Tottenham Hale, to make them more user friendly, inviting and safe.</p> <p>The Test Projects Approach sets out the Council's approach to meanwhile projects at Tottenham Hale.</p>	<p>Lee Valley Regional Park Authority</p> <p>Canal and River Trust</p> <p>Developers</p> <p>GLA</p> <p>TfL</p>	<p><i>Capital projects with funding secured through the Housing Zone</i></p> <p>Hale Wharf, Pymmes Brook Bridges – £2.72m</p> <p>Station Square – £1m</p> <p>Ashley Road N-S and E-W links – £2.305m</p> <p>Monument Way – £1.3m</p> <p><i>Projects funded through other sources</i></p> <p>Broad Lane Pocket Parks – £440k</p> <p>Markfield Road – £800k</p> <p>Chesnut Road Phase 1 – £830k</p> <p>Down Lane Park – £2.5m</p> <p>The Paddock – £1m</p> <p>Park View Road Underpass – £370k</p>	<p>Delivery of nine capital projects:</p> <ul style="list-style-type: none"> • Central Rail Bridge (TBC) • Hale Wharf Bridge and Pymmes Brook Bridge • Ferry Lane/Forest Road Improvement project • The Paddock (including the Paddock Bridge) Improvement project • Down Lane Park Improvement project • Chesnut Road Phase 1 • Broad Lane Gateway • Park View Road Underpass • Markfield Road 		<p>As the delivery of the District Centre Framework in Tottenham Hale moves from a strategic planning stage to a delivery stage the Tottenham Regeneration Team will continue to engage residents about specific projects coming forward.</p> <p>The delivery of the GOSS will see tender packages produced by the end of 2017 for the following three projects: Broad Lane, Chesnut Road and Ferry Lane. Works are programmed to start onsite early in 2018 for Chesnut Road and Broad Lane with Ferry Lane intended to start onsite in spring 2018. All other projects are in their early phase of feasibility studies.</p> <p>The highways improvement scheme on Markfield Road has now commenced, with the works due to be completed in 2018. The measures include the introduction of a cycle lane, widening of the footway and the resurfacing of the road.</p>
<p>Industrial living programme</p> <p>Lead Officer: Assistant Director – Planning (Emma Williamson)</p>	<p>A managed response to unauthorised occupation of industrial units aimed at supporting a safe, sustainable community whilst safeguarding economic outcomes for Tottenham/Haringey</p> <p>The overall objective remains to ensure the implementation of the cabinet resolution (January 2014) to address the proliferation of the unauthorised change of use to residential of land within and surrounding the South Tottenham Industrial estates and facilitate the improvement in the quality of the existing residential accommodation</p>		<p>£600k over two years (Funding now completed)</p>	<ul style="list-style-type: none"> • Planning policy framework for unauthorised living to safeguard employment land • Action plan to secure safe occupation (where appropriate) of industrial premises • Inspection of all units within the project scope (230) • Issue and service of enforcement notices on 100% of units where there is an alleged breach of planning control • Issue remedial notices under the Housing and Building Control Acts on 100% of units where there is scope to improve the quality of accommodation provided • Increasing the amount of floorspace set aside for employment uses • Facilitating the delivery of a masterplan-led regeneration of some of the sites 		<p>This project will be taken forward as part of the South Tottenham Employment Area work, targeted interventions in sites in order to maximise opportunities for employment-led regeneration and working closely with Enforcement to ensure safe living and working conditions.</p>

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
Tottenham Hale Station – integrated package of improvements and meanwhile project Led by Transport for London (TfL)	Redevelopment of the station with an extended ticket hall and new entrance. TfL, the Council and the GLA are considering potential development opportunities in the station vicinity.	TfL GLA	£32m	<ul style="list-style-type: none"> Extended ticket hall providing greater capacity and improved interchange between National Rail and Underground services A new gateway entrance Enhanced step-free access Improved retail offer Improved local connectivity to the east of the station 	Start on site – Summer 2016 Completion – by Spring 2018	Project started on site in 2016 and is progressing through interface between the London Underground scheme to upgrade the station and the Network Rail scheme to provide step-free access and a third track through the station. The taxi loop has been moved to its new permanent location and a revised design for the new Hale Village entrance to the station is being agreed. Meanwhile units are expected to be installed in Autumn 2017 to help enliven the area whilst the works are ongoing.
West Anglia Main line Upgrade(STAR) Led by Network Rail	A new third track will be constructed on the section of the West Anglia Mainline (Lea Valley Rail Improvement Project) between Coppermill Junction, to the south of Tottenham Hale to a new station at Meridian Water, to the south of Angel Road.	Network Rail GLA TfL	£167m	<ul style="list-style-type: none"> The infrastructure to allow for the operation of an additional 2 trains per hour service between Meridian Water and Stratford Closure of Northumberland Park station level crossing and delivery of new footbridge to provide step free access across the railway Step free access at Tottenham Hale station A new station at Meridian Water 	Completion by 2019	Construction of the project is now underway. The Council is working with partners in order to explore opportunities to secure regular 4 trains per hour service at regular intervals.
Further West Anglia Main line Upgrades (including potential four-tracking) Led by Network Rail	Opportunities to further segregate local and regional services through the Lea Valley by constructing four tracks along the West Anglia main line.	Network Rail GLA TfL	TBC	<ul style="list-style-type: none"> Further West Anglia Mainline upgrade work to be developed Increased local and regional service frequencies 	Potential implementation within Control Period 6/7 (2024-2029)	The Chancellor and Mayor of London announced the establishment of the West Anglia Task Force in February 2015. This considered options for improving connections between London, Cambridge and Stansted. The Taskforce recommended early four tracking as a precursor to Crossrail 2. The Council is exploring other opportunities to improve service delivery along this corridor in order to deliver further benefits to regeneration areas.

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
<p>London Overground upgrade</p> <p>Led by Transport for London (TfL)</p>	<p>Electrification of the London Overground Gospel Oak – Barking line (which passes through South Tottenham) and an uplift in the capacity on the line</p> <p>Station redevelopments across the devolved West Anglia network to deliver station consistency across the TfL network</p>	TfL	£115m + cost of rolling stock acquisition and platform lengthening £27m	<ul style="list-style-type: none"> • New, longer electric trains • Reduction in overcrowding • Improved air quality • Better station ambience 	Completion by end of 2017	<p>Electrification of Gospel Oak – Barking line (South Tottenham station)</p> <p>Electrification of the line started in 2016 and was originally planned to be completed in 2017. Following difficulties with the project experienced by Network Rail, the electrification will now be completed in January 2018 in time for testing of the new double-length (four-car) trains to begin. Two additional long closures will be required in autumn and winter 2017 to deliver this. Upon completion in 2018 there will be substantial benefits for passengers with brand new trains offering around double the capacity of existing services.</p> <p>Work has been completed at South Tottenham station, improving the ticket hall and building two new lifts and walkways which make the station step-free.</p> <p>The £2.5 million programme means the 600,000 passengers using the station each year will have step-free access from platform to street as well as a new entrance and bike stand area. The CCTV has also been upgraded and the new gateline will mean more space for customers travelling through the station.</p> <p>London Overground operation of Liverpool Street to Enfield Town line</p> <p>London Overground assumed responsibility for operating the line from 31st May 2015 (Seven Sisters, Bruce Grove and White Hart Lane stations). TfL will invest £27m across the West Anglia network over 2 years in overhauling the stations now coming under its control, enhancing the stations and the train fleet over the period to 2018 (with new Overground trains from 2018).</p> <p>TfL recently announced Taylor Woodrow, part of VINCI Construction UK, as the successful bidder to design and rebuild White Hart Lane station by spring 2019. Improvements will include a new ticket hall and station entrance as well step-free access from street to platform for the very first time.</p>


Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
Crossrail 2 Led by TfL and Network Rail	Delivery of a high frequency, high capacity cross-London rail line <ul style="list-style-type: none"> • Greater connectivity • Boosting economic growth and regeneration 	TfL Network Rail Department for Transport (DfT) GLA	Scale of investment: £12-20bn (project funding to be confirmed)	<ul style="list-style-type: none"> • Stations could be located in Tottenham Hale, Northumberland Park, Seven Sisters, Turnpike Lane and Alexandra Palace (locations not finalised) 	Safeguarding was last refreshed in 2015 Crossrail 2 consultation on preferred route option took place between – October 2015 and January 2016 Strategic Outline Business Case submitted to Government March 2017 Anticipated submission of hybrid Bill early 2020s Estimated construction completion: early 2030s	The Strategic Outline Business Case (SOBC) was submitted to Government in March 2017. Crossrail 2 are still awaiting a decision on the preferred route. Crossrail 2 aims to seek permission to build the new line in the early 2020s and the Bill process is expected to last 2-3 years. Subject to approval, construction is expected to start in the early 2020s with an opening of new line in 2033.
(NEW) Strategic Development Partnership Lead Officer: Assistant Director for Area Regeneration (Peter O'Brien)	Entering into a Strategic Development Partnership (SDP) with Argent Related, given the significant extent of their controlled land at the heart of Tottenham Hale, and in order to ensure that the Council's aspiration for comprehensive redevelopment, as set out in the Tottenham Area Action Plan, is achieved.	Argent Related	<ul style="list-style-type: none"> • The delivery of mixed-use schemes at key Tottenham AAP sites: <ul style="list-style-type: none"> – TH4 – Station Square West – TH5 – Station Square North – TH10 – Welbourne Centre • A place stewardship role for the SDP; working with other developers to resolve delivery challenges and deliver the SRF vision for Tottenham Hale as London's next great neighbourhood • A minimum of 25% affordable housing at SDP sites, with proceeds from Council land sales used to increase the proportion of affordable housing at other sites in Tottenham Hale 	Completed: Cabinet consideration of the Tottenham Hale SDP – July 2016 Formal completion of the SDP Development Agreement – March 2017. Upcoming: Land assembly complete – end of 2017. First planning applications expected – Spring 2018. First housing units delivered – 2019.		

Project name	Description	Partners	Cost / funding	Outputs	Key milestones	2017 Update
<p>(NEW) Creative Tottenham Action Plan</p> <p>Lead Officer: Assistant Director for Area Regeneration (Peter O'Brien)</p>	<p>Tottenham has always been a place that artists and makers have been proud to call home, and is becoming an increasingly attractive choice to a rapidly growing cluster of creative organisations.</p> <p>In order to ensure that the value of the creative sector is captured and rooted, the regeneration team are developing a 'Creative Tottenham Action Plan'. The plan will set out the Council's aspiration to protect, harness and grow the emerging cluster of creative industries.</p>	<p>Bernie Grant Arts Centre</p> <p>Lift</p> <p>Argent Related</p>	TBC	<ul style="list-style-type: none"> • Completion of the Creative Tottenham Action Plan, including detailed delivery plans for the following workstreams: <ul style="list-style-type: none"> – Arts & Culture – Workspace Provision – Business Support & Skills • Policy 	Report to be considered by Cabinet in October 2017	


TOTTENHAM HALE

The site summaries below are schemes either with planning permission, with applications due to be submitted, or identified future development sites. The references refer to the site allocations in the Tottenham Area Action Plan.



STRATEGIC DEVELOPMENT PARTNERSHIP (SDP) SITES

Site Map	 <table border="1" data-bbox="380 821 560 1085"> <tr><td>1</td><td>Hale Wharf</td></tr> <tr><td>2</td><td>Hale Village Tower</td></tr> <tr><td>3</td><td>Tottenham Hale Station</td></tr> <tr><td>4</td><td>Welbourne Centre</td></tr> <tr><td>5</td><td>Monument Way</td></tr> <tr><td>6</td><td>Ashley Road Depot</td></tr> <tr><td>7</td><td>Futon Factory</td></tr> <tr><td>8</td><td>Cannon Street Jersey Fabrics</td></tr> <tr><td>9</td><td>Berol House & Yard</td></tr> <tr><td>10</td><td>Ashley House & Bp</td></tr> <tr><td>11</td><td>Ashley Road South East</td></tr> <tr><td>12</td><td>Station Island West</td></tr> <tr><td>13</td><td>Station Island Centre</td></tr> <tr><td>14</td><td>Retail Park West</td></tr> <tr><td>15</td><td>Retail Park Central</td></tr> <tr><td>16</td><td>Over Station Development</td></tr> <tr><td>17</td><td>Retail Park East</td></tr> </table> <p>SDP Sites, including parts of Station Square North (TH5) and Station Square West (TH6). Over-Station Development (TH2) also shaded, to potentially be delivered by the SDP in future. The SDP makes up most of the core of the District Centre highlighted above.</p>	1	Hale Wharf	2	Hale Village Tower	3	Tottenham Hale Station	4	Welbourne Centre	5	Monument Way	6	Ashley Road Depot	7	Futon Factory	8	Cannon Street Jersey Fabrics	9	Berol House & Yard	10	Ashley House & Bp	11	Ashley Road South East	12	Station Island West	13	Station Island Centre	14	Retail Park West	15	Retail Park Central	16	Over Station Development	17	Retail Park East
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Developer	Argent Related/Strategic Development Partnership (SDP)																																		
Site Overview	861 homes , delivered across sites at the core of the new district centre in Tottenham Hale. Delivery will include a significant amount of public realm, a new public square and retail in order to enable the delivery of the District Centre Framework and provide for the movements needed through to the station and, eventually, south into a redeveloped Retail Park.																																		
Employment Space	Expected intensification of use, with predominantly retail alongside high-quality public realm, and some opportunity for workspace.																																		



TH10 – WELBOURNE CENTRE

Site Map	
Developer	Argent Related/SDP
Site Overview	141 homes Scheme is to include 1500sqm Welbourne Health Centre over two floors on Monument Way frontage, as well as a retail unit on corner of Monument Way and The Hale. The site is to the east of the map.
Estimated Timeline for Delivery	<ul style="list-style-type: none"> • Planning: 2017 • Start On Site: 2018-2019 • Completion: 2019-2020


TH6 – ASHLEY ROAD SOUTH – NHHG SITES

<p>Site Map</p>	
<p>Developer</p>	<p>Notting Hill Housing Group (NHHG)</p>
<p>Site Overview and Social Infrastructure</p>	<p>265 homes at northeast and southwest corners of the Ashley Road South (TH6) site designation. Site is currently low-density employment space and former industrial buildings.</p> <p>The Ashley Road South site as a whole involves a significant investment in public realm, in order to shift the experience of the district centre, improve north-south and east-west links and therefore improve connectivity between Down Lane Park, the Lea Valley Regional Park and the district centre through the 'green grid' concept. This intervention is partly Housing Zone funded. A new nursery will also be provided adjacent to Down Lane Park</p>
<p>Affordable Housing</p>	<p>Planning permission was granted for 50% affordable housing. The Council is exploring utilising Housing Zone funding in order to further increase the proportion of affordable housing at this site.</p>
<p>Images</p>	
<p>Estimated Timeline for Delivery</p>	<p>Planning Permission Granted: July 2017 Start On Site: 2018-2019 Completion: 2021-2023</p>



TH6 – ASHLEY ROAD SOUTH – BSD SITES

<p>Site Map</p>																																					
<p>Developer</p>	<p>Berkeley Square Developments (BSD)</p>																																				
<p>Site Overview and Social Infrastructure</p>	<p>551 homes at northwest and southeast corners of the Ashley Road South (TH6) site designation. Site is currently low-density employment space and former industrial buildings. Berol House to be re-activated and converted as part of this development, with employment space retained and intensified and complementary retail spaces introduced. The permanent home for the National College for Digital Skills (Ada) will be delivered at the southeast corner of the site.</p> <p>The Ashley Road South site as a whole involves a significant investment in public realm, in order to shift the experience of the district centre, improve north-south and east-west links and therefore improve connectivity between Down Lane Park, the Lea Valley Regional Park and the district centre through the 'green grid' concept. This intervention is partly Housing Zone funded.</p>																																				
<p>Images</p>																																					
<p>Employment Space for both TH6 sites</p>	<table border="1"> <thead> <tr> <th>Existing sqm</th> <th>Existing jobs (est.)</th> </tr> </thead> <tbody> <tr> <td>6,033-B1c</td> <td>350</td> </tr> <tr> <td>7,223-B2</td> <td></td> </tr> <tr> <td>1,360 (D2)</td> <td></td> </tr> </tbody> </table>	Existing sqm	Existing jobs (est.)	6,033-B1c	350	7,223-B2		1,360 (D2)		<table border="1"> <thead> <tr> <th>Existing jobs (est.)</th> <th>Predicted sqm (app)</th> </tr> </thead> <tbody> <tr> <td>350</td> <td>6,287-B1a</td> </tr> <tr> <td></td> <td>2,600-A1</td> </tr> <tr> <td></td> <td>7,775-D1</td> </tr> </tbody> </table>	Existing jobs (est.)	Predicted sqm (app)	350	6,287-B1a		2,600-A1		7,775-D1	<table border="1"> <thead> <tr> <th>Predicted sqm (app)</th> <th>Predicted jobs (est.)</th> </tr> </thead> <tbody> <tr> <td>6,287-B1a</td> <td>877</td> </tr> <tr> <td>2,600-A1</td> <td></td> </tr> <tr> <td>7,775-D1</td> <td></td> </tr> </tbody> </table>	Predicted sqm (app)	Predicted jobs (est.)	6,287-B1a	877	2,600-A1		7,775-D1		<table border="1"> <thead> <tr> <th>Predicted jobs (est.)</th> <th>Net sqm</th> </tr> </thead> <tbody> <tr> <td>877</td> <td>+2,046</td> </tr> </tbody> </table>	Predicted jobs (est.)	Net sqm	877	+2,046	<table border="1"> <thead> <tr> <th>Net sqm</th> <th>Net jobs</th> </tr> </thead> <tbody> <tr> <td>+2,046</td> <td>+527</td> </tr> </tbody> </table>	Net sqm	Net jobs	+2,046	+527
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<p>Estimated Timeline for Delivery</p>	<p>Planning: 2017-2018 Start On site: 2018-2019 Delivery: 2020-2023</p>																																				

TH7 – ASHLEY ROAD NORTH

Site Map																																			
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Indicative Development Capacity	Net residential units 147	Other m ² 5,100																																	
Site Overview and Social Infrastructure	<p>182 homes to be delivered at the current site of the Council depot following its relocation. Adjacent Lee Valley Technopark is being decommissioned with Harris Academy extension delivered in its place. This site is to provide larger family units due to its proximity to Down Lane Park, and will provide an opportunity for innovation in housing delivery.</p>																																		
Estimated Timeline for Delivery	<p>Planning: 2018-2019 Start On Site: 2020-2021 Completion: 2022-2023</p>																																		



TH10 – MONUMENT WAY

Site Map																																			
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Indicative Development Capacity	Net residential units 298	Other m ² 2,300																																	
Developer	Newlon																																		
Site Overview and Social Infrastructure	<p>54 homes configured as end-block units at the end of Chesnut Estate terraces. Development site enabled through the Housing Zone intervention of a relocated Fairbanks Road, releasing developable land and improving the local area.</p>																																		
Affordable Housing	<p>The Monument Way site has been identified as an ideal location for the provision of much-needed social rented units, providing new homes for those on the Council's waiting list. All units (100%) will be affordable rent.</p>																																		
Images																																			
Estimated Timeline for Delivery	<p>Planning: 2017-2018 Start On Site: 2018 Completion: 2019-2020</p>																																		


TH8 – HALE VILLAGE (TOWER)

Site Map							
Address	Hale Village, Ferry Lane, N17						
Site Size (Ha)	4.37		PTAL Rating		6a		
Timeframe for delivery	2011-2015		2015-2020		2020 onwards		
Current/Previous use	Currently under construction for residential-led mixed use development.						
Ownership	Private						
How site was identified	Existing planning permission						
Planning designations	SINC Borough Grade II: Tottenham Hale to Northumberland Park Railisides Flood zone 2 Tottenham Hale Growth Area Archaeological priority area						
Indicative Development Capacity	Net residential units		Commercial m²		Town Centre m²		
	Permitted	Tower	Permitted	Tower	Permitted	Tower	
	2,175	253	4,000	0	4,300	1,800	
Developer	Anthology						
Site Overview and Social Infrastructure	250 homes to be delivered at southern end of Hale Village development.						
Images							
Employment Space	We expect to see a minimum of 1,800sqm of A1 (Retail) space as per the Tottenham AAP.						
Estimated Timeline for Delivery	Planning: 2017 Start On Site: 2018-2019 Completion: 2020-2022						

TH9 – HALE WHARF

Site Map			
Address	Land north of Ferry Lane from Pymmes Brook to the River Lea, including Hale Wharf and "The Paddock" N17.		
Site Size (Ha)	6.39	PTAL Rating	4-5
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Employment, petrol filling station, the Paddock Community Nature Park		
Ownership	Mix of private and public freeholds and leaseholds		
How site was identified	Tottenham District Centre Framework		
Planning designations	Ecological corridor Blue Ribbon network Green belt (part) Lea Valley Regional Park Flood zone 2 and surrounded by FZ 3 SINC Metropolitan: Lea Valley Tottenham Hale Growth Area Local employment area: Hale Wharf regeneration area Archaeological priority area		
Indicative Development Capacity	Net residential units		Commercial m²
	405		3,200
Developer	Waterside Places		
Site Overview and Social Infrastructure	505 homes on a linear site on the Lea River currently in use as low-density industrial and employment space. Planning permission was granted in 2017. Site is to deliver a Housing Zone intervention of a series of connecting bridges which link the district centre to the Paddock and onto the Lea Valley Regional Park.		
Affordable Housing	35% affordable housing, including larger family-sized affordable rented units.		
Images			
Estimated Timeline for Delivery	Planning: 2017-2018 Start On Site: 2018-2019 Completion: 2020-2023		

TH2 – OVER-STATION DEVELOPMENT

Site Map																																							
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Indicative Development Capacity	Net residential units	Town Centre m ²	Other m ²																																				
	138	2400	12,000																																				
Developer	TfL																																						
Site Overview and Social Infrastructure	190 homes to be delivered directly adjacent and above the upgraded Tottenham Hale tube and rail station. Delivery is heavily impacted by emerging Crossrail 2 plans as the land take of new rail infrastructure is not yet known.																																						
Employment Space	We expect this site to include at least 2,400sqm of A1 (Retail) space.																																						
Estimated Timeline for Delivery	Planning: 2019-2020 Start On Site: 2021-2022 Completion: 2023-2024																																						

TH3 – RETAIL PARK

Site Map																																									
	<table border="1"> <tr> <td>Address</td> <td colspan="3">Corner of Broad Lane and Ferry Lane, N17</td> </tr> <tr> <td>Site Size (Ha)</td> <td>4.76</td> <td>PTAL Rating</td> <td>4-6</td> </tr> <tr> <td>Timeframe for delivery</td> <td>2011-2015</td> <td>2015-2020</td> <td>2020 onwards</td> </tr> <tr> <td>Current/Previous use</td> <td colspan="3">Retail Park</td> </tr> <tr> <td>Ownership</td> <td colspan="3">Private</td> </tr> <tr> <td>How site was identified</td> <td colspan="3">Tottenham District Centre Framework</td> </tr> <tr> <td>Planning designations</td> <td colspan="3">Flood Zone 2 Tottenham Hale Growth Area Archaeological priority area Tottenham Hale District Centre</td> </tr> <tr> <td>Indicative Development Capacity</td> <td>Net residential units</td> <td>Town Centre m²</td> <td>Commercial m²</td> <td>Other m²</td> </tr> <tr> <td></td> <td>992</td> <td>13,900</td> <td>13,900</td> <td>2,800</td> </tr> </table>				Address	Corner of Broad Lane and Ferry Lane, N17			Site Size (Ha)	4.76	PTAL Rating	4-6	Timeframe for delivery	2011-2015	2015-2020	2020 onwards	Current/Previous use	Retail Park			Ownership	Private			How site was identified	Tottenham District Centre Framework			Planning designations	Flood Zone 2 Tottenham Hale Growth Area Archaeological priority area Tottenham Hale District Centre			Indicative Development Capacity	Net residential units	Town Centre m ²	Commercial m ²	Other m ²		992	13,900	13,900
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Indicative Development Capacity	Net residential units	Town Centre m ²	Commercial m ²	Other m ²																																					
	992	13,900	13,900	2,800																																					
Site Overview and Social Infrastructure	<p>At least 1008 homes to be delivered through comprehensive redevelopment of existing retail park with residential units and additional B1 (Office) provision above.</p> <p>Significant leisure and entertainment provision could be delivered alongside substantial A1 (Retail) and B1 (Office) floorspace. Predominantly car-focused, out-of-town-centre retail park environment to be transformed into an urban centre environment, together with upgraded public realm.</p>																																								
Employment Space	It is assumed in the Tottenham AAP and DCF that this site will include at least 30,000sqm of employment space, including A1 (Retail) and B1 (Office)																																								
Estimated Timeline for Delivery	Planning: 2021-2022 Start On Site: 2023-2025 Completion: 2026-2030																																								

TH4 – ONE STATION SQUARE

<p>Site Map</p>						
<p>Developer</p>	<p>Berkeley Square Developments</p>					
<p>Site Overview and Social Infrastructure</p>	<p>128 homes in a 22-storey tower, with a 7-storey block along Hale Road. Retail space below.</p>					
<p>Affordable Housing</p>	<p>Planning consent was granted for 91% affordable housing.</p>					
<p>Images</p>						
<p>Employment Space</p>	<p>Existing sqm</p> <p>231 (B1c)</p>	<p>Existing jobs (est.)</p> <p>5</p>	<p>Predicted sqm (app)</p> <p>434 (A1)</p>	<p>Predicted jobs (est.)</p> <p>23</p>	<p>Net sqm</p> <p>+434</p>	<p>Net jobs</p> <p>+23</p>
<p>Estimated Timeline for Delivery</p>	<p>Planning: 2019-2020 Start On Site: 2021-2022 Completion: 2023-2024</p>					

SEVEN SISTERS

SS5 – WARDS CORNER



Site Map						
Address	Wards Corner Site, High Road London N15					
Site Size (Ha)	0.7		PTAL Rating		6a	
Timeframe for delivery	2011-2015		2015-2020		2020 onwards	
Current/Previous use	Retail and residential					
Ownership	Public and private freeholds and leaseholds					
How site was identified	Strategic Housing Land Availability Assessment and extant planning permissions					
Planning designations	Seven Sisters / Page Green Conservation Area Tottenham High Road Corridor West Green Road / Seven Sisters District Centre Primary shopping area Primary frontage Locally listed buildings: High Road west side					
Indicative Development Capacity	HGY/2012/0915			HGY/2014/0575		
	Net residential units	Town Centre m²	Net residential units	Town Centre m²		
	163	3,693	0	3,680		
Developer	Grainger					
Site Overview and Social Infrastructure	<p>196 homes within a redeveloped site adjacent to Seven Sisters tube and rail station.</p> <p>The development will provide significant amounts of new retail space for both national and local traders including an reprovided Seven Sisters Market with upgraded facilities, a café or restaurant at first floor level and two kiosks and a public space around the entrances to the tube station.</p> <p>The existing Seven Sisters Market will be relocated to temporary premises within the neighbouring Apex House development, until completion of the Wards Corner Scheme.</p>					
Employment Space	Existing sqm	Existing jobs (est.)	Predicted sqm (app)	Predicted jobs (est.)	Net sqm	Net jobs
	3,182 (A1)	115	3,693 (A1)	210	+511	95
Estimated Timeline for Delivery	Compulsory Purchase Order determination: likely early 2018 Start on site: 2019-2020 (subject to CPO confirmation) Completion: 2022-2024					

SS6 – APEX HOUSE



Site Map						
Address	Apex House, 820 Seven Sisters Rd, and Seacole Court, Tottenham High Road					
Site Size (Ha)	0.55		PTAL Rating		6	
Timeframe for delivery	2011-2015		2015-2020		2020 onwards	
Current/Previous use	Offices & residential					
Ownership	Mix of public and private freeholds and leaseholds					
How site was identified	Strategic Housing Land Availability Assessment (SHLAA)					
Planning designations	Seven Sisters / Page Green Conservation Area Tottenham High Road Corridor					
Indicative Development Capacity	Net residential units			Town Centre m²		
	63			1,600		
Developer	Grainger					
Site Overview and Social Infrastructure	<p>163 homes with retail at ground floor in mixed-use scheme on corner site adjacent to Seven Sisters tube and rail station. 39% of homes at this site will be affordable.</p> <p>The site is to host a relocated Seven Sisters Market in upgraded facilities.</p>					
Affordable Housing	39% affordable housing					
Images						
Employment Space	Existing sqm	Existing jobs (est.)	Predicted sqm (app)	Predicted jobs (est.)	Net sqm	Net jobs
	231 (B1c)	5	434 (A1)	23	+434	+23
Estimated Timeline for Delivery	Planning: 2019-2020 Start On Site: 2021-2022 Completion: 2023-2024					

NORTH TOTTENHAM

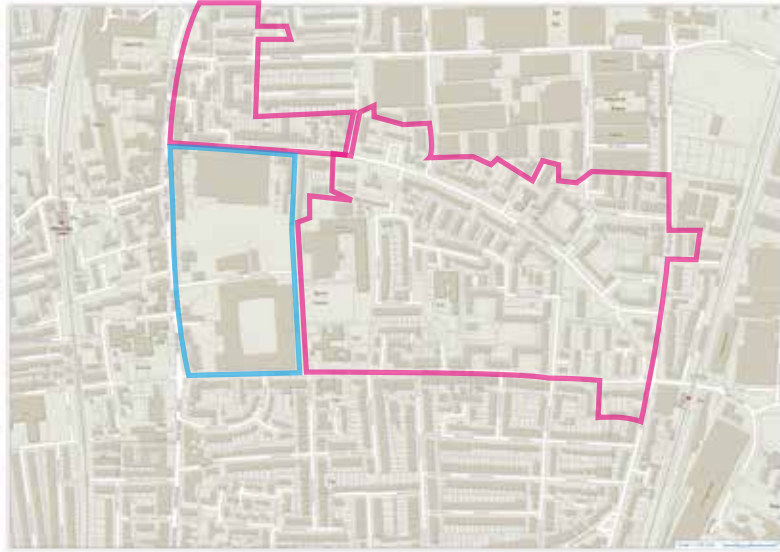

NT7 – TOTTENHAM HOTSPUR FOOTBALL CLUB STADIUM DEVELOPMENT

Site Map	 <table border="1"> <tr> <td>Address</td> <td colspan="3">748 High Road, Tottenham, London N17 0AP</td> </tr> <tr> <td>Site Size (Ha)</td> <td>9.31</td> <td>PTAL Rating</td> <td>3</td> </tr> <tr> <td>Timeframe for delivery</td> <td>2011-2015</td> <td>2015-2020</td> <td>2020 onwards</td> </tr> <tr> <td>Current/Previous use</td> <td colspan="3">Football Stadium (Leisure), Technical College and Sainsbury's (as a result of the extent of planning permission)</td> </tr> <tr> <td>Ownership</td> <td colspan="3">Multiple private freeholders and leaseholders</td> </tr> <tr> <td>How site was identified</td> <td colspan="3">Existing planning permission</td> </tr> <tr> <td>Planning designations</td> <td colspan="3">North Tottenham High Road conservation area North Tottenham Growth Area Local shopping centre: 34 Locally listed buildings: High Road Tottenham east side Listed buildings: 744 (Warrington House), 774 (Fletcher House), 790 (Dial House), 792, 794, 796 (Percy House), 798, 800, 808 & 810 High Road Tottenham N17 Partially in Flood Zone 2</td> </tr> <tr> <td>Indicative Development Capacity Nov/2015/2020</td> <td>Net residential units</td> <td>Leisure m²</td> <td>Community m²</td> <td>Commercial m²</td> <td>Hotel m²</td> </tr> <tr> <td></td> <td>285</td> <td>122,045</td> <td>6,000</td> <td>4,000</td> <td>18,820</td> </tr> </table>	Address	748 High Road, Tottenham, London N17 0AP			Site Size (Ha)	9.31	PTAL Rating	3	Timeframe for delivery	2011-2015	2015-2020	2020 onwards	Current/Previous use	Football Stadium (Leisure), Technical College and Sainsbury's (as a result of the extent of planning permission)			Ownership	Multiple private freeholders and leaseholders			How site was identified	Existing planning permission			Planning designations	North Tottenham High Road conservation area North Tottenham Growth Area Local shopping centre: 34 Locally listed buildings: High Road Tottenham east side Listed buildings: 744 (Warrington House), 774 (Fletcher House), 790 (Dial House), 792, 794, 796 (Percy House), 798, 800, 808 & 810 High Road Tottenham N17 Partially in Flood Zone 2			Indicative Development Capacity Nov/2015/2020	Net residential units	Leisure m ²	Community m ²	Commercial m ²	Hotel m ²		285	122,045	6,000	4,000	18,820
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Developer	Tottenham Hotspur Football Club																																								
Site Overview and Social Infrastructure	<p>THFC were granted planning permission in 2011 for the redevelopment of White Hart Lane Stadium and the surrounding land; Phase 1 of this scheme has been completed, and included a Sainsbury's superstore on Northumberland Park Avenue and Lilywhite House, which is home to the London Academy of Excellence Tottenham and the football club's offices.</p> <p>Phase 2 was granted permission in December 2015 through reserved matters, for a larger, 61,000 seat stadium, and a total of 579 homes on the wider site. The development will also deliver a new club store and museum ('The Tottenham Experience'), an extreme sports centre, a 180-bedroom hotel, a community medical centre and a new public square.</p>																																								
Employment Space	Including the stadium (85k sqm) and new retail space (27k sqm), this development will deliver a total of 115k sqm of employment space.																																								
Images																																									
Estimated Timeline for Delivery	<p>On Site: From 2016</p> <p>Stadium reopens: From 2018</p> <p>Housing Delivery: From 2020 to 2023</p>																																								

NT5 – HIGH ROAD WEST

Site Map	 <table border="1"> <tr> <td>Address</td> <td colspan="3">High Road West regeneration area, High Rd, Tottenham N17</td> </tr> <tr> <td>Site Size (Ha)</td> <td>11.69</td> <td>PTAL Rating</td> <td>4</td> </tr> <tr> <td>Timeframe for delivery</td> <td>2011-2015</td> <td>2015-2020</td> <td>2020 onwards</td> </tr> <tr> <td>Current/Previous use</td> <td colspan="3">Mix of housing estates, industrial estate, high street buildings, and other uses.</td> </tr> <tr> <td>Ownership</td> <td colspan="3">Mix of public and private freeholds and leaseholds</td> </tr> <tr> <td>How site was identified</td> <td colspan="3">High Rd West Masterplan</td> </tr> <tr> <td>Planning designations</td> <td colspan="3">North Tottenham Growth Area Listed buildings: 7, 32, 34 & 34a White Hart Lane and 797 & 799, 819 & 821 and 867 & 869 High Road Tottenham North Tottenham Conservation Area (part of Tottenham Historic corridor) Locally listed buildings: Whittington Road Blue ribbon network Archaeological priority area Adjacent to the ecological corridor Partially in Flood Zone 2</td> </tr> <tr> <td>Indicative Development Capacity</td> <td>Net residential units</td> <td>Commercial m²</td> <td>Town Centre units</td> <td>Other m²</td> </tr> <tr> <td></td> <td>1,200</td> <td>4,353</td> <td>11,740</td> <td>1,200</td> </tr> </table>	Address	High Road West regeneration area, High Rd, Tottenham N17			Site Size (Ha)	11.69	PTAL Rating	4	Timeframe for delivery	2011-2015	2015-2020	2020 onwards	Current/Previous use	Mix of housing estates, industrial estate, high street buildings, and other uses.			Ownership	Mix of public and private freeholds and leaseholds			How site was identified	High Rd West Masterplan			Planning designations	North Tottenham Growth Area Listed buildings: 7, 32, 34 & 34a White Hart Lane and 797 & 799, 819 & 821 and 867 & 869 High Road Tottenham North Tottenham Conservation Area (part of Tottenham Historic corridor) Locally listed buildings: Whittington Road Blue ribbon network Archaeological priority area Adjacent to the ecological corridor Partially in Flood Zone 2			Indicative Development Capacity	Net residential units	Commercial m ²	Town Centre units	Other m ²		1,200	4,353	11,740	1,200
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	1,200	4,353	11,740	1,200																																			
Developer	To be confirmed. Procurement process to be concluded in September 2017 by Cabinet determination of preferred bidder.																																						
Site Overview and Social Infrastructure	The High Road West Masterplan Framework delivers a minimum of 1,400 homes , with a mix of housing types and tenures. A major new public square – linking a revamped White Hart Lane Station to the new stadium with a park, restaurants, bars, cafés, library and learning centre and a public amphitheatre, a world class new Library and Learning Centre and a new community park.																																						
Employment Space	From the Tottenham AAP we expect a minimum of 17k sqm of employment space in the redeveloped High Road West area.																																						
Images																																							
Estimated Timeline for Delivery	<p>Procurement process: 2017</p> <p>Planning: 2018-2019</p> <p>On Site: 2019-2020</p> <p>Construction: TBC depending on Preferred Bidder</p>																																						

NT3, NT4 – NORTHUMBERLAND PARK

<p>Site Map</p>	
<p>Site Overview and Social Infrastructure</p>	<p>Up to 5,000 homes, delivered across a 10-15 year programme within Northumberland Park, creating vibrant, mixed-use neighbourhoods.</p> <p>Delivery of new employment, education and training, public open and community spaces.</p> <p>This site is identified as a Category 1 site in the Haringey Development Vehicle (HDV) business plan. The Council has not taken any decisions on whether Northumberland Park (or any part of it) will be redeveloped by the HDV.</p>
<p>Images</p>	
<p>Estimated Timeline for Delivery</p>	<p>Planning: 2018-2020 Start on site: 2020-2022 Completion: 2022-2032</p>

Haringey
LONDON