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Agenda item

High Road West Regeneration Project - Master Plan Option Consultation Feedback and Next Steps

- Meeting of Cabinet, Thursday, 28th November, 2013 6.30 pm (Item 556.)

(Report of the Director of Place and Sustainability. To be introduced by the Cabinet Member for Housing and Regeneration). The report sets out the feedback received from the High Road West options consultation earlier this year and the next steps for the High Road West Regeneration Project.

Minutes:

(As set out above Item 10 was moved forward within the agenda)

Prior to consideration of the report Cabinet received a deputation led by Mr Tryfonos.

Deputation

Mr Tryfonos began by noting that many of the businesses that would be affected by the regeneration of the High Road were family owned and had been in operation for many years. He contended that the views of small business owners had not been gathered as part of the consultation process to date and argued that if they had been taken into account the results of the consultation process outlined in the report would be very different.

Mr Tryfonos expressed concern that small businesses were being pressurised to move out of the area and suggested that there was a feeling that plans for the redevelopment of the area had already been agreed.

In conclusion Mr Tryfonos noted that regeneration of the area should primarily focus on improving the lives of existing residents and businesses rather than changing the character of an area entirely. He noted that a key part of the Council's 'I love Tottenham' campaign had been about supporting local traders and asked that Cabinet continue to support that sentiment by taking on board the objections raised by small business owners in relation to the consultation process to date.

Cabinet Members then put questions to Mr Tryfonos with respect to the comments made as part of his deputation.

In response to a question as to how the Council had engaged with local businesses Mr Tryfonos advised that he had had numerous meetings with Council officers regarding his concerns over the last year. However, he noted that these had been initiated by him rather than the Council and he suggested that the Council should have been more proactive in seeking the views of local businesses. He also noted that prior to the Council formally beginning to look at the regeneration of the area there had been no informal consultation with residents and he contended that this would have been useful.

When asked whether he thought that no change was an option for the area Mr Tryfonos noted that he was not against the regeneration of the area in principle; however, he was concerned that longstanding small businesses would be forced out of the area and he reiterated earlier comments regarding the need to focus on improving the lives of existing residents rather than changing the character of the area entirely.

In response to a question as what form he would like to see changes to the area take Mr Tryfonos advised that he felt that Compulsory Purchase Orders (CPOs) and demolition should not be used and that, instead, existing businesses and buildings should be incorporated into regeneration plans. He also noted that creating better homes and new jobs should be the primary focus of regeneration work and that this should be achieved without losing existing businesses.

When asked whether he would take up the opportunity to relocate his business if the opportunity was given as part of the regeneration work, Mr Tryfonos noted that he owned the property that his business operated from and that this was also his home. Therefore he would not want to relocate to rented premises.

Following questions to Mr Tryfonos from Cabinet Members, Councillor Strickland, Cabinet Member for Housing and Regeneration, responded to Mr Tryfonos' deputation statement.

Councillor Strickland began by noting that he understood the concerns expressed by Mr Tryfonos and he stated that whatever the final outcome was in terms of plans for the area it was important that the process was conducted in a fair and inclusive way.

With regard to concerns expressed by Mr Tryfonos regarding the consultation process to date Councillor Strickland noted that an extensive consultation process had taken place over an eight week period between April and June 2013, which had resulted in four hundred and thirty-five feedback forms

being returned. As part of this local businesses were encouraged and given the opportunity to give their views on the proposals during the consultation.

In addition, following concerns that information had not been received by some business, officers had hand delivered newsletters to two hundred businesses in the area in early May and wrote to businesses directly, once information was received from the land registry in mid May 2013.

Councillor Strickland advised that two dedicated consultation events had been held for businesses on 8 and 16 May. Thirty-three businesses had attended these sessions and had been able to see and discuss the proposals with Council officers. When it became apparent some businesses had not received letters the consultation was extended by two weeks. Councillor Strickland noted that as the Lead Member for Regeneration and Housing he had always welcomed the opportunity to meet with businesses and that also he welcomed the opportunity to continue this dialogue.

It was noted that the consultation process was ongoing and the High Road West Master Plan options consultation formed part of this. Councillor Strickland noted that further consultation would take place as the Master Plan was developed between January and March next year and that he was committed to continuing to work with residents and local businesses as part of this process in order to achieve the best outcomes possible for the community.

Question from Mr Tryfonos

Following Councillor Strickland's response to the deputation Mr Tryfonos put the question set out below to Councillor Strickland:

'Why were all the existing local business and local shops excluded and not incorporated in the regeneration and why is it that the only option that was ever given was demolition. We worked round here through difficult times, through recessions and through the riots and now the opportunity arises to improve the area you just want to kick us all out of our business and homes and give our land to some developer to make money, and why the council never help and supported the existing local business'.

In responding to the question Councillor Strickland noted local businesses and shops had not been excluded from the consultation and that the High Road West consultation area had been extended 300m beyond the High Road Master plan area included approximately 4000 properties. In addition all of the properties in this area were sent newsletters advertising the consultation, which consisted of over four thousand newsletters, nine drop in sessions, door knocking, meetings and briefing sessions. The consultation events were also advertised through newsletters, press releases and Tottenham News, which went to every home in Tottenham.

Councillor Strickland contended that it was unfair to suggest that the Council advocated one particular option and noted that demolition was only one of many options being considered. In conclusion Councillor Strickland again reiterated that he was keen to continue to work with residents and local businesses through the next phase of consultation and as plans were developed.

As a point of clarification Mr Tryfonos asked why the consultation forms issued had not given the opportunity for people to comment specifically on demolition. In response Councillor Strickland reiterated again that demolition formed just one potential option as part of a range of proposals that were consulted on.

Prior to formal consideration of the report both the Leader and Councillor Strickland thanked Mr Tryfonos for making his deputation and for the question he had submitted.

Consideration of Report

Cabinet considered the report, introduced by the Cabinet Member for Housing and Regeneration, which provided an overview of the feedback received as part of the High Road West Master Plan options consultation. The report also detailed the next steps for the High Road West Regeneration Project.

Councillor Strickland noted that the regeneration of north Tottenham was a key priority for the Council and that the eight week consultation undertaken by the Council and Homes for Haringey on the proposals for High Road West had shown that there was clear and substantial support for regenerative change amongst the local community. The most significant issues for local people had included; improving employment prospects; improving housing with a better mix of housing and quality of housing and creating a town centre in the area.

In response to a question as to why all three options had referred to demolition and whether an additional option would be provided whereby existing businesses would be retained, Councillor Strickland noted that the company commissioned to look at the overall objectives of the regeneration work (Arup) were working to a brief that included the creation of public open space between the station and stadium. It was not proposed to bring forward a further fourth option; however, based on the consultation response and views expressed that ways of incorporating local businesses should be considered, Arup had been asked to bring forward revised plans to take account of this.

It was noted that residents had expressed concern to their local Ward Member that they had been approached and made offers to sell their properties and that in making this approach they had been given the impression that Spurs and the Council had already agreed plans with respect to the area, which would mean their properties would be subject to a CPO. The Leader of the Council noted that Spurs were in no way working on behalf of the Council and that she did not condone any attempt to pressurise local businesses to move out of the area to make way for redevelopment.

In response to a question Councillor Strickland noted that it was not the intention of the Council to create a planning 'blight' in the area and that any resident or business with concerns should seek advice from the Council's Property Team. He also noted that he strongly objected to the term 'social cleansing' being used and that ensuring that existing residents were able to live in high quality, affordable homes, was a key aspiration for the regeneration work.

RESOLVED:

1. That the results of the High Road West regeneration proposals consultation set out in the High Road West Consultation Feedback, as a supporting document to the report, be noted;
2. That the development of a Master Plan for comprehensive regeneration of the High Road West area building on the desire of residents for significant change identified in the recent consultation be approved (Key elements of the Master Plan will form part of the emerging Area Action Plan and Sites Allocation DPD against which any development proposals would, in due course, be tested);
3. That proposals to consult and engage with the local community as the Master Plan is developed be approved. (This will include working closely with the Love Lane residents, the High Road West businesses and wider stakeholder);
4. That it be agreed that work with the Love Lane Residents Association and Independent Tenant and Leaseholder Advisor to develop a Residents' Charter continue, with the Residents' Charter clearly setting out Love Lane Residents' aspirations for the regeneration proposals and build on the housing assurances given to residents as outlined in paragraph 7.11 of the report to ensure that they were not adversely affected by any future regeneration proposals; and
5. That the North Tottenham Area Action Plan and the Strategic Regeneration Framework Cabinet reports and their proposed forthcoming consultation, which would provide further opportunity for the local community to give their view on the proposals for regeneration in the area and in Tottenham as a whole be noted.

Alternative Options Considered

On 12 February 2012 the Council's Cabinet agreed to develop a Master Plan for the High Road West area in order to capture the £430m Tottenham Hotspur Football Club (THFC) development as a catalyst for wider change in the area.

Creating a Master Plan for this area will draw regeneration opportunities and investment across the High Road to the west of the THFC development allowing for wider change as a master plan will allow change and investment to be planned in a cohesive manner. If a Master Plan is not developed the opportunities offered from the THFC will not be captured and any development that could come forward would happen on a piecemeal basis and would fail to deliver regeneration and coordinated investment to the wider area.

In order to facilitate the development of a master plan and to gain an understanding of the community's views on scale and type of change they would like to see in a master plan, between the 29 April and 21 June 2013 the Council undertook an eight week engagement process on the master plan regeneration proposals for the High Road West area.

The regeneration proposals included the Council's plan for change moving White Hart Lane Station entrance south and creating a new public space linking the station with the High Road and three further

development options. Each option suggested varying levels of intervention and provided different levels of new housing, new facilities and new jobs and businesses. The options are summarised below:

Option 1-

Provides between 600 and 650 new homes and 300-350 new jobs and a new modern health centre.

Option 2-

Provides between 1400-1450 new homes, between 400-450 new jobs and some leisure and community space, including a new library and learning centre, a gym and new crèche and play facilities.

Option 3-

Provides between 1600-1650 new homes and 600-650 new jobs and significant leisure and community space facilities, including a cinema, new sports and community centre and a new community park.

As is detailed in the report the consultation has shown that the local community are clearly supportive of regenerative change in the High Road West area and that option three, which suggested the most comprehensive regeneration of the area, was the most favoured option. The community were supportive of the benefits outlined in option 3 including a new community library, learning and education hub, a new community park, a cinema, a new sports centre and more new housing and maximising the job opportunities for local people.

Reasons for decision

To deliver comprehensive regeneration across the High Road West area and maximise the number of homes, Jobs and benefits for local people.

To make best use of the existing Council homes and assets.

To maximise the provision of a range of housing tenures across the Borough and to contribute to the creation of mixed and balanced communities.

Supporting documents:

- [High Road West - 3PM, item 556.](#)  PDF 682 KB
- [High Road West Consultation and Feedback - Appendix, item 556.](#)  PDF 2 MB

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