Tottenham Regeneration Programme

Overview and Key Projects

Landlord Forum
20th November 2013
Scale of opportunity bigger than Olympic Park or a new town

Regeneration in Tottenham is the most significant development opportunity in London for the next ten years. By 2025, there will be:

• Over 10,000 new high quality homes

• Over 5,000 new jobs created

• 1 million square feet of employment and commercial space added
Progress to date

- Over the last 18 months planning approvals for over 1,000 new homes
- £41m GLA / LBH investment programme
- £500m + borrowing guarantee – housing and transport
- £150m+ committed to transport infrastructure
- Strong partnership with GLA, developing relationship with Treasury
- Broad range of studies and frameworks in partnership with Arup
- Established a Project Management Office
Tottenham Programme Objectives

1. Creating jobs and providing skills and training
2. Improve healthcare and community facilities
3. Improve educational facilities and opportunities
4. Improve housing conditions and housing choice
5. Improve transport infrastructure
6. Support local businesses and traders
7. Encourage appropriate development – retail, offices and housing
8. Reduce crime, fear of crime and improve community safety
9. Stimulate diverse cultural offer – inc. leisure and entertainment
10. Create a green and better environment inc street scene, cleansing and waste
Tottenham – Places, Change & Growth

- Tottenham Hotspur & High Road West
- Tottenham Green & Seven Sisters
- Bruce Grove
- Northumberland Park
- Tottenham Hale
High Road West - Scale of Opportunity

- A vibrant neighbourhood and sports and leisure destination for North London
- Adjacent to Spurs £430m development: stadium, superstore, University Tech. College
- **Catalyst** for transformational change across 12 hectare site and wider area
- Potential to deliver between 650 and 1600 homes - replacement of existing social housing
- Between **350-750 new jobs**
New station, public space, homes & High Street

• New entrance to White Hart Lane Station with new safe public square.
• Open space linking the station with the High Road and new stadium.
• Reinvigorate the High Road.
• New community facilities- library, learning & education hub, health centre, community park.
Scale of Opportunity – Northumberland Park

• Knowledge hub- Attract higher education/major institution- provide learning & job opportunities.

• New station and improved transport – West Anglia Mainline, improved bus services/Crossrail 2.

• Improved access to Lee Valley Park.

• Explore ambitions for estate renewal and deliver new homes.
Scale of Opportunity – Tottenham Hale

- Major Gateway to London-International Transport Hub.

- A new centre for growth – 5,000 New Homes; 4,000 New Jobs.

- New District Centre.

- Safe, Vibrant Evening Economy.

- £20m committed to ‘gateway’ station.
International transport hub, new district centre, new housing and employment

- **Better links** - Access to Lee Valley Regional Park and linking Hale and Tottenham Green.

- **Retail Park** - Shift Away From Big Box Retail to create a wider Range of Shops & Amenities.

- **Creative industries** and leveraging student presence.

- **Longer term** – residential overlooking the park.
Scale of Opportunity – Seven Sisters and Tottenham Green

• A strong identity – culture and civic heart of Tottenham.

• Seven Sisters- attractive gateway to Tottenham.

• Tottenham Green – public realm improvements compliment civic heart.

• Housing growth – 568 new homes planned.

• Upgraded retail offer- shop front improvements.
Tottenham Programme Next Steps

- Tottenham’s Future Consultation (October-February 2014).

- Strategic Regeneration Framework: Creating an overarching vision which has community support;
  - Combining the physical, economic and social regeneration

- 28th November 2013 Cabinet.

- Area Action Plans: setting the policy for change.
• Questions?