

Tottenham Area Action Plan

LBH/Responses to **Matter 3 – Neighbourhood Areas and Opportunity Sites – Housing Renewal (SS3, TG3, NT3, NT4, NT5)**

9. The housing capacities quoted in the AAP on the above sites are net figures, based on masterplanning work undertaken on the estate where known, or the London Plan's density matrix where masterplans have not been completed. As such the uplift on the site has been identified, and these figures are net, not gross.

The supporting text of SP2 sets out that there should be no net loss of social housing floorspace. This is considered the most appropriate way to ensure that what social floorspace that can be reprovided will meet identified need. In North Tottenham the High Road West Masterplan and Northumberland Park Strategic Masterplan Framework 2015 provide evidence of the potential deliverable mix on these sites.

10. All of the site allocations set out that a masterplanned approach to achieving the aims of optimizing public housing stock on each of the sites should be considered. The allocations do not select the preferred method of achieving this, including identifying that demolition and rebuild will be preferred over refurbishment and/or infill. Each site is at a different stage, and some have been through masterplanning processes which have identified some demolition as an appropriate way to create new housing stock. All schemes will be required to abide by appropriate national legislation, and the Council's Estate Renewal Re-housing and Payments Policy, which requires resident involvement in the masterplanning of housing estates.
11. These sites have been included in the Plan as the Strategic Housing Authority (the Council) considers that they have the potential for renewal over the plan period. An important factor in these sites being selected, is that they are viable, taking into account factors of potential densities that could be achieved, and existing maintenance/refurbishment costs.