

## Landowners and Major Business Group - Minutes

**Date:** Wednesday 23<sup>rd</sup> May 2018, 09:30-11:30

**Venue:** Tottenham Regeneration Office, 639 Enterprise Centre, 639 High Road

<b>Attendees</b>	Helen Fisher	HF	LBH
	Peter O'Brien (Chair)	POB	LBH
	Rosie Cade	RC	Argent
	Joe Uzoka	MY	TfL
	Adam Gaymer	AG	Anthology
	Andrew Williams	AW	GLA
	Jonathan Carkeet	JC	Berkeley Square Developments
	Paul Wray	PW	Hermes
	Mike Hinch	MH	Newlon
	Emma Williamson	EW	LBH
	Donna-Maria Cullen	DC	THFC
	Jonathan Kiddle	JK	Grainger PLC
	Carla Segel	CS	LBH
	Michael Polledri	MP	Lee Valley Estates
	Nigel Brookes	NB	Met Police
	Neil Hook	NH	GLA
	Hanna Smith	HS	London Communications
	Jonny Popper	JP	London Communications
	Jordanne Robinson (Secretariat)	JR	LBH
	David Lee	DL	LBH
Christine Wood	CW	LBH	
Tracy Edghill	TE	LBH	
Christine Patterson	CP	Tottenham Traders' Partnership	
<b>Apologies</b>	Robert Evans	RE	Argent
	Shaun Dawson	SD	LVRPA
	Jamie Dean	JD	GLA
	Nathan Stevenson	NS	Bellway
	Chris Shellard	CS	Lee Valley Estates
	Fiona Fletcher-Smith	FFS	GLA
	Will Southward	WS	Network Rail
	Tav Kazmi	TK	Canal River Trust
	Hadrian Garrard	HG	Create London
	Chris Powell	CP	Anthology
	Zina Etheridge	ZE	LBH
	Kate Neill-Sneller	KNS	Network Rail
	Tom Goodall	TG	Argent

No	Agenda Item	Action
1.	Welcome and Introductions	POB
2.	Minutes and matters arising (paper attached) <ul style="list-style-type: none"> <li>• Agreed</li> </ul>	
3.	Chief Executive and Director's Update <ul style="list-style-type: none"> <li>• Formalisation of the new cabinet is in progress. Overview of lead members and portfolios presented.</li> <li>• Discussions have started on the focus and aims of the new cabinet</li> <li>• Focused attention on new affordable housing delivery, economic development, sustainability and youth crime is expected from the new administration.</li> </ul>	
4.	Programme Update <ul style="list-style-type: none"> <li>• HZ Funding Agreements are agreed and signed off</li> <li>• High Road West strategies are being agreed through close working with Lend Lease.</li> <li>• Wards Corner CPO report delayed</li> <li>• Second phase engagement on the <b>Tottenham Charter</b>, with 25 firm signups achieved thus far. TE noted positive interventions with the chartered and noted the help from the partners.</li> <li>• Ongoing work looking at achieving <b>4 trains per hour</b> at Northumberland Park. Second phase of study to explore a shuttle service between Tottenham Hale and Angel Road.</li> </ul>	
5.	LCA Feedback <ul style="list-style-type: none"> <li>• JP/HS presented LCA update</li> <li>• HF questioned the focus of the messages to be illustrated. JP stated that messages were to be further refined but still inclusive of a variety of messages. Tone is to be refocused to become less of an investment push and attractive to the wider audience.</li> <li>• Discussed the possibility of the residents survey being fed into the plan.</li> <li>• Suggested that a benchmark survey will be carried out to accurately record perceptions of the area</li> <li>• Discussion held on producing a local newsletter. To be looked into further. DC noted an ongoing review of current publications.</li> <li>• Feedback on recommendations requested within next two weeks</li> </ul>	ALL
6.	Partner Updates <ul style="list-style-type: none"> <li>• Argent are finalising designs and planning applications June/July '18 for start in March'19.</li> <li>• Apex House is progressing; noted delay at Wards Corner.</li> <li>• NB noted a decrease in crime over the past 3 months and the importance of police presence on the streets. Positive changes have been observed but for the long term there is still progress to be made.</li> <li>• AW noted the Housing strategy and Building council homes prospectus has been published. Highlighted the use of the London land fund for St. Anne's Hospital</li> </ul>	

	<ul style="list-style-type: none"> <li>• PW discussed recent squatting issue around the site and the possibility of upgrading to the use of hoardings. It was noted there was significant levels of crime within the retail park, introduction of stab vests and body cams for security staff. Possibility for extension of current CCTV.</li> <li>• SV noted NP bridge has been installed, third track has been laid, testing to commence. New signalling system is now on site.</li> <li>• Meridian Water Station- 1 year to programmed completion. Step free access bridge TH- in progress. Delivery will be a phased approach while works to forecourt are commencing.</li> <li>• 4TPH- looking in to pre-feasibility for third track. Noted shuttle service as one option. HF requested an update to be given. Timetable in draft, still looking at options. Possibility to invite NR to update at next meeting.</li> <li>• DC noted that perceived levels of crime in north Tottenham have risen to previous levels and expressed disappointment regarding the station delays. Noted improvements to the works to the shop fronts. Pitch works are ahead of schedule but there are issues with roof installation due to wind. Site tour to be arranged at a later date.</li> <li>• JU noted TH station works are progressing to Stage 3, completion for summer'19. WHL onsite considering previous delays, completion due spring'19.</li> <li>• Working through issues with HV link bridge, understanding of design and demand to be demonstrated.</li> </ul>	SV/NR  DC
7.	<p>Update from Anthology</p> <ul style="list-style-type: none"> <li>• Noted assistance could be given to TfL in the implementation of the bridge as it links to their residential aims.</li> <li>• DC enquired about access to the site as current works on Ferry Lane are causing a considerable amount of traffic in the area.</li> <li>• Progress noted as positive all round.</li> </ul>	
8.	<p>NPPF Update</p> <ul style="list-style-type: none"> <li>• EW noted a new Housing Delivery Test- examining how we can meet our housing targets.</li> <li>• Discussion on the use of smaller site and how best to utilise them</li> <li>• Discussed amendments to planning policy relating to the CIL, which will be subject to a new viability assessment.</li> <li>• Hackitt review- changes to regulations on materials and constructions decisions</li> <li>• Follow up requested with developers regarding accelerated starts on site</li> </ul>	
9.	<p>AOB</p> <ul style="list-style-type: none"> <li>• Next meeting to be held at THFC school</li> </ul>	DC