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SevenSisters

REGENERATION

Part of the **Tottenham Regeneration Vision.**

- New and improved public spaces
- Improved underground station entrances
- Range of new shops and restaurants
- A new home for the Seven Sisters Market
- High proportion of shops for local independent businesses
- Shops for national names
- 196 new homes
- Safe, secure and managed environment



Established over 100 years ago, Grainger is the UK's largest listed residential landlord. Grainger excels through a unique mix of expertise and experience in owning, developing, managing, and trading residential and commercial property.

A recent local example of Grainger developments is Horsney Road Baths; this development was completed by Grainger plc in partnership with the London Borough of Islington in 2009. The development includes new council offices, a Sure Start Crèche, a community theatre and 212 new homes. The architect was the same architect used for the Seven Sisters Regeneration Project and the project was nominated for 'The best public/private partnership award 2009'. Grainger continues to manage the building and public realm.



The Case for Seven Sisters Regeneration

Seven Sisters is in need of change

- **Deprivation** is increasing in South Tottenham.
- The shop vacancy rate locally is **3 times** higher than 2007, whereas other local areas have improved.
- When delivered this scheme will deliver **£65million** of investment in Tottenham, as well as generate **£11 million of new spend** in local shops every year.
- When delivered this scheme will support over **600 new jobs**, in construction, in supply chains and in local businesses over the next 5 years.
- The Wards store has been vacant for **40 years**.
- The **independent poll** carried out by ComRes on Grainger's behalf concluded three quarters (**76%**) of respondents stated that they wanted to see the mix of national and local shops and restaurants, the flats and increased amount of publicly accessible space and well as the new market hall (**the Grainger proposal**). Only one in five (19%) wanted the site to remain the same as it is now, including the market and current shops.
- On top of the ComRes survey results, this planning application had over 400 local people expressing their support via our website, directly to the council or by a petition. We believe this is close to the **highest amount of support** for any application in Haringey over the last 30years.
- The ComRes poll also stated the results would appear to suggest that the campaign opposing the redevelopment in the area so far has been largely conducted by a **'vocal minority'** who oppose the proposed development and that there is an until now unheard **'silent majority'** who tend to favour the proposals.
- The development will provide **£150,000 of funding** to help further improve other parts of West Green Road, including grants to businesses for new shop fronts.

Methodology note: ComRes interviewed 577 adults in the Seven Sisters area of Tottenham, using a face-to-face, door-to-door interview methodology between 10th and 18th April 2012. The area was determined as properties with postcodes that begin with N15 4, N15 5 and N15 6. For the full data tables please go to www.comres.co.uk



Seven Sisters Regeneration Key Points

- Seven Sisters is the **first impression** for students, visitors, shoppers, football supporters and businesses arriving in South Tottenham by tube.
- Grainger, Haringey and the GLA have put in place a process that will deliver a new Seven Sisters Market, which is a **robust and viable proposition**. Indeed the Market is integral to the success of the whole scheme.
- The existing Seven Sisters Market provides **no security of tenure** or rights to compensation to those traders that operate within it.
- The existing traders **will be provided** a temporary location during construction, compensation for costs and a brand new market in the most prominent location on the site.
- The rents in the new market will be open market and constrained by the nature of the spaces and **therefore in-line** with other comparable London markets.
- Existing market traders will be provided a **30% discount** to open market rents for the first **18 months** in the new market.
- The heritage value of the Wards store has been misrepresented: it is in fact **not an early example** of a steel framed building as previously reported.
- A heritage specialist (appointed by the developer) has demonstrated that the loss of the existing buildings would not constitute substantial harm to the conservation area.
- A planning application was submitted to Haringey in July 2012 for the refurbishment of the Seven Sisters Market only. This application, known as the **'Alternative Plan' does not currently constitute a valid planning** application and provides no robust business case to support it.
- A number of assessments carried out by consultants in the past 5 years separately appointed on behalf of The Council, the GLA and Grainger clearly indicate an **'Alternative Plan' cannot be delivered** and would need a **multi-million pound public subsidy**.
- The majority, **55%** of the new retail space is for independent traders; a much higher proportion than usually seen in similar developments.
- Grainger has committed via the Section 106 agreement to a **prohibition** on betting, hot food takeaway and payday loan shops within the development.

