

# News

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## **Final phase at Hale Wharf to move forward following council deal to deliver 191 affordable homes**

Urban waterfront regenerators, Waterside Places - a joint venture between Muse Developments and the Canal & River Trust - together with partners Haringey Council and the Greater London Authority (GLA), have agreed a deal to deliver 191 new council homes at the striking Hale Wharf scheme on the banks of the River Lee Navigation.

In what will be the next generation of council homes, all will be available for rent in six blocks, with all meeting adaptability standards, with 27 being wheelchair accessible. McLaren Construction has been named as the contractor for the final phase of the scheme and are due to start imminently.

Haringey council, who have an ambitious programme to deliver a new generation of council homes to local residents, will identify disabled families and individuals on the housing register with specific needs, with a view to creating bespoke homes for them at Hale Wharf. New tenants will have the opportunity to live in stunning location beside the River Lea, overlooking Paddock Community Nature Park and the Walthamstow wetlands.

The first phase of development saw 249 homes delivered, with 108 delivered for rent through leading landlord, Grainger plc, and the remaining 141 - known as Navigation Point - for sale on the open market. A pedestrian bridge over the River Lee Navigation has also been installed, providing convenient access to transport infrastructure, while connecting communities together. The scheme has also delivered stunning canal-side public realm for all to enjoy.

Michael Orr, development director at Waterside Places, said: "As a business, we believe that everyone deserves to live in a great place and at Hale Wharf, we've been creating a vibrant, diverse and connected waterside community here that's accessible to all.

"Together with partners and our tenacious teams, we're working hard to repurpose this key area of the borough to leave a positive, long-lasting legacy, drive investment and opportunities, provide tenure choice for residents, as we breathe new life into this area of Tottenham Hale together."

Haringey Council's ambitious home building programme aims to deliver 1,000 high-quality, sustainable, affordable homes for local residents by March 2022. These next-generation homes will be specially designed to meet the needs of the community and enable residents to put down roots in the borough.

Haringey Council's cabinet member for house building, placemaking and development, Cllr Ruth Gordon, said: "This final phase at Hale Wharf will substantially contribute to the council's ambitious initiative to provide high quality, desirable and genuinely affordable housing for local residents; and all set in the fabulous surroundings of Tottenham Marshes, the Paddock and Walthamstow Wetlands.

"The bespoke elements of the council's housing programme is part of our strategy to build inclusive communities. As this project moves forward, we will continue to work with prospective residents to ensure individual needs and requirements are identified and supported throughout the delivery.

"These homes are part of our ambitious pledge to have a thousand homes starting on site by

March 2022.

Deputy mayor for housing and residential development, Tom Copley, said: “Waterside living is an ambition for many Londoners, so I’m pleased to see Muse and the Canal and River Trust make this dream a reality for Haringey council home tenants.

“We’re now building more council homes in London than at any time since the 1970s, and setting new standards for design and sustainability in municipal housing. I look forward to following the progress of this development on such an iconic London waterway.”

John Butten, managing director at McLaren Major Projects, added: “We are pleased to have secured this new contract with Waterside Places after our previous partnership on Phase 1, where the team delivered an outstanding development for the London Borough of Haringey. The first block posed many unique construction challenges working by the canal and installing full face brickwork on two high-rise buildings. In Phase 2, we now have a different set of challenges to build eight low-medium rise blocks on a constrained site next to the newly occupied towers, something we have been planning for over the past few months and are now ready to go on site. We look forward to once again working with the customer project team to facilitate Haringey’s positive impact here in Tottenham Hale.”

Hale Wharf is being delivered by Waterside Places – a strategic joint venture between Canal & River Trust and one of the UK’s most innovative urban regenerators, Muse Developments, in partnership with the Mayor of London and London Borough of Haringey. The scheme is part of the Mayor of London’s Housing Zones programme, and with 505 homes due to be delivered once complete, Hale Wharf will make an important contribution to the mayor and the Greater London Authority’s aspiration for 2,000 new homes in the borough.

It is anticipated that the final phase will take just over two years to complete.