

184 Tottenham Lane

Social Impact Objectives

July 2026

1. Introduction

- 1.1. This Social Impact Statement sets out the anticipated social, community and public value benefits of the proposed development at 184 Tottenham Lane. The document has been prepared to explain why the scheme is needed, how it builds on YMCA London City and North's experience, and how the development will provide long-term benefits for young people, the local community and public services.
- 1.2. The proposed development at 184 Tottenham Lane is intended to replace outdated accommodation with a modern, purpose-designed housing scheme for young people who have experienced homelessness or are at risk of homelessness. The proposal provides high-quality accommodation with spaces that can support wider community use. The new accommodation and facilities, supported by YMCA's management arrangements which provide structured support, signposting and progression pathways for young residents, is not solely a housing intervention; it is a long-term social infrastructure investment for Crouch End and for young Londoners more widely.
- 1.3. The approach is informed by evidence from the LandAid House Social Impact Report, which assessed outcomes from YMCA London City and North's previous development project in Islington (completed in 2021) over a 60-year period. That evidence demonstrated that high-quality housing, combined with integrated support and effective signposting, can generate substantial social value. Our approach to the Tottenham Lane site applies this learning to a new development, with the aim of creating a safe, stable and aspirational environment where young people can move from crisis towards sustained independence.

2. Organisational Context and Track Record

- 2.1. YMCA London City and North is a registered charity and social housing provider with more than 120 years of experience supporting young people and communities. The organisation works across multiple London boroughs and delivers a broad range of integrated services, including supported housing, youth

and community provision, health and wellbeing programmes, and routes into education, training and employment.

- 2.2. The organisation's track record includes significant housing schemes such as LandAid House (£24m offering 146-bed development opened in 2021) as well as smaller accommodation such as Monarch Court (£2m refurbished care home offering 87 ensuite bedrooms). These schemes demonstrate the organisation's ability to deliver and manage accommodation at scale, while also supporting young people through structured opportunities for personal development, independence and move-on. The proposals for 184 Tottenham Lane build on this established experience and applies proven models in a new, enhanced setting.
- 2.3. The existing Crouch End site has a long-standing relationship with the local area. The proposed development therefore seeks to continue that legacy while improving the quality, accessibility and functionality of the accommodation. By investing in a modern building, YMCA London City and North will be better able to provide a setting that reflects dignity, safety and aspiration for residents, while also strengthening the relationship between the site and the wider community.

3. Purpose of the Development

- 3.1. The central purpose of the proposed Tottenham Lane development is to provide 174 high-quality bedspaces for young people experiencing or at risk of homelessness. Over the long term, the scheme is projected to support up to 13,000 homeless-experienced young people over a 60-year period. This scale creates a significant opportunity to improve life chances, reduce repeat homelessness and lessen demand on public services.
- 3.2. The development is designed to do more than provide accommodation. It creates a pathway from homelessness or housing insecurity towards independence. Residents will be supported through a combination of stable housing, structured routines, tenancy-readiness support, life-skills development, wellbeing services and access to education, training and employment pathways. This integrated model is intended to help residents develop confidence, resilience and the practical skills needed to sustain independent living.
- 3.3. The scheme also has a wider civic purpose. By providing spaces for community activity, partnership working and local engagement, the building will operate as a community asset as well as a housing scheme. This dual role is central to the project's social impact: the building will support residents directly while also creating opportunities for wider community participation, prevention and early intervention.

4. Social Impact Objectives

- 4.1. The overarching objective of the Tottenham Lane development is to deliver transformational outcomes for young people while generating long-term public value. The scheme will provide safe and stable accommodation, but its wider purpose is to help residents move towards sustained independence and improved wellbeing.
- 4.2. Through the development process itself young people will be given opportunities to learn through training and work experience programmes coordinated by the main contractor.
- 4.3. The development will support young people by combining housing with holistic and trauma-informed support. This will include practical support around tenancy readiness, budgeting, cooking and daily living skills, alongside access to wellbeing advice, employment pathways and specialist referral networks. By strengthening these foundations, the scheme will help residents establish positive routines and prepare for successful move-on into independent or shared accommodation.
- 4.4. The project is also intended to reduce long-term reliance on statutory services. By helping young people stabilise their housing position, build skills and progress into education, training or employment, the scheme can contribute to reductions in repeat homelessness, demand for emergency accommodation and pressure on health, housing and justice systems.

5. Anticipated Social Outcomes

- 5.1. The Tottenham Lane project is expected to deliver a series of connected social outcomes. Stable accommodation is the foundation for improved wellbeing, but the scheme's impact depends on the relationship between housing, support, daily routine and opportunity. By providing a secure environment, the project will help residents focus on personal development rather than immediate housing crisis.
- 5.2. The scheme is expected to support improved mental health and wellbeing through the provision of stable housing, structured signposting and access to appropriate support services. It will also enhance employability and financial resilience by linking residents to training, employment opportunities and budgeting support. These interventions are intended to help residents develop the confidence and capability required for long-term independence.
- 5.3. The scheme will also support the development of independent living skills, including tenancy management, cooking, budgeting and positive neighbour relations. These skills are critical to successful move-on and help reduce the risk of repeat homelessness. As residents build stronger routines and social connections, the scheme is also expected to reduce isolation and foster a stronger sense of belonging.

- 5.4. The accommodation will offer 16 accessible bedrooms with associated accessible ensuite and kitchens facilities bringing our offer in line with current disability and inclusivity standards.

6. Social Return on Investment

- 6.1. The LandAid House evidence base demonstrates a social return of £2.70 for every £1 invested. This provides a clear benchmark for the public value that can be generated when high-quality housing is combined with structured support and progression pathways.
- 6.2. The principal value drivers include reduced costs to local authorities through lower reliance on temporary accommodation, reduced pressure on NHS services because of improved health and wellbeing outcomes, increased economic participation through education, training and employment, and reduced interaction with the justice system through improved stability. These benefits are mutually reinforcing: residents who are safely housed and properly supported are better able to build independence and contribute positively to their communities.
- 6.3. The Tottenham Lane development is expected to meet and potentially exceed this benchmark because of its scale, enhanced design and integration with community provision. The proposed 174-home scheme creates a substantial long-term platform for social value, with benefits expected to accrue across residents, local communities and public services over the lifetime of the building.

7. Design-Led Public Benefit

- 7.1. The design of the 184 Tottenham Lane development directly supports the delivery of social outcomes. The project moves away from the existing outdated institutional accommodation and towards a modern, psychologically informed environment that promotes dignity, privacy, independence and stability.
- 7.2. Ensuite bedrooms will provide residents with greater privacy and dignity, while cluster flats with shared kitchens will support the development of everyday life skills and positive social interaction. The inclusion of accessible homes will improve inclusivity, and the provision of communal areas will support wellbeing, structured activity and community-building within the scheme.
- 7.3. The layout and design are expected to reduce trauma triggers and support a calmer residential environment. By creating a building that feels safe, well managed and aspirational, the development will help residents establish positive routines and a stronger sense of personal agency. This design-led approach is central to the scheme's ability to deliver meaningful social impact.

8. Pathways to Independence

- 8.1. YMCA residents at Tottenham Lane will be supported through a structured pathway that combines accommodation with practical and personal development opportunities. The pathway will include support into education, training and employment, as well as life-skills development focused on budgeting, cooking, tenancy readiness and daily living capability.
- 8.2. The model recognises that young people experiencing homelessness often require more than a roof over their heads. Sustainable independence depends on confidence, resilience, access to advice, positive routines and a clear route into future accommodation. The building is designed to provide this combination of stability and progression.
- 8.3. Through signposting, partnership working and access to specialist referral networks, residents will be connected to services that address their individual needs. This may include wellbeing support, employment advice, training opportunities, financial guidance and support to prepare for move-on into independent or shared accommodation. The outcome sought is successful transition into independent living and a reduction in the likelihood of future homelessness.

9. Community Integration and Public Benefit

- 9.1. 184 Tottenham Lane is designed as a community asset as well as a housing scheme. The development will include flexible spaces that can support local organisations, community groups, residents and partner-led activity. This will help the building contribute positively to the wider neighbourhood and create shared value beyond the direct YMCA resident population.
- 9.2. Subject to funding, the proposed community spaces could support early intervention and prevention work. This is important because many social challenges become more difficult and costly to address once they reach crisis point. By creating spaces for local engagement, advice, activities and partnership working, the scheme can support preventative approaches that benefit both residents and the wider community.
- 9.3. Community integration will also help reduce stigma. By opening parts of the building to local use in a controlled and managed way, the development will create opportunities for positive contact between residents, community organisations and local people. This will strengthen social cohesion, build a feeling of local 'ownership' and support a more inclusive relationship between the scheme and its neighbours.

10. Illustrative Community Use

- 10.1. The community spaces within the development (see plans below) are intended to support a broad range of activities. These may include youth clubs, mentoring, training sessions, health and wellbeing activities, parent-and-baby/toddler activities, advice sessions, community meetings, skills workshops, light exercise groups, cultural events, volunteering opportunities and partner-led projects.
- 10.2. At LandAid House we operate a youth hub based on a drop-in model. The hub offers a cutting-edge sound and music studio, radio studio, a versatile open access creative space, informal educational activities, holiday clubs and counselling, career mentoring and health services.
- 10.3. The offer is intended to be inclusive and flexible. Children, young people, adults and older people could all benefit from access to well-managed community space. For young people, activities may focus on wellbeing, training and mentoring. For adults and older people, the spaces may support learning, advice, social connection and health-related activity. Cross-community activities can also strengthen local networks and encourage civic participation.
- 10.4. Spaces will be promoted at discounted rates for local charities and community groups where appropriate and may also be made available for hire by local businesses. This approach supports accessibility while also contributing to the sustainability and active use of the building. Community use will be managed carefully to protect resident wellbeing, security and neighbourhood amenity.

Ground Floor



Fifth Floor



11. Governance, Management and Accountability

- 11.1. The building at 184 Tottenham Lane will operate within YMCA London City and North's established regulatory framework as a Registered Provider of Social Housing. This provides an important foundation for accountability, governance and service quality.
- 11.2. The scheme will be managed by professional on-site housing teams and supported by structured tenancy and behaviour management systems. A formal complaints process aligned with Housing Ombudsman standards will provide clear routes for issues to be raised and addressed. Continuous monitoring of outcomes and service quality will help ensure that the scheme remains responsive and effective over time.
- 11.3. This governance approach is important to the delivery of social impact. The benefits of the scheme depend not only on the building but on how it is operated, managed and reviewed. Transparent management arrangements will help maintain high standards, support resident outcomes and sustain positive relationships with the local community.

12. Environmental Sustainability and Social Value

- 12.1. Environmental sustainability is an important part of the scheme's wider social value. The building will bring the site up to modern environmental standards through efficient energy systems, including air-source heat pumps and mechanical ventilation with heat recovery. These systems will support efficient heating, hot water and fresh air provision without reliance on gas-based solutions.
- 12.2. Photovoltaic panels are proposed to generate renewable energy and help reduce operational energy costs. Existing street trees will be retained where possible, with the building set back from root protection zones to avoid harm during construction. Surface water attenuation will be incorporated to improve on-site drainage, while additional planting and landscaping will enhance ecology and the quality of external spaces.
- 12.3. The building will be designed to be highly energy efficient, following sustainable design principles through high levels of insulation and low-energy electrical and water systems. Natural daylight will be maximised while overheating is mitigated through appropriate glazing, deep window reveals, openable windows and comfort cooling measures. Day-to-day operations will also encourage recycling, reuse and reduction of single-use plastics.

13. Long-Term Impact and Scale

- 13.1. Over its lifetime, 184 Tottenham Lane is projected to create positive futures for up to 13,000 homeless-experienced young people. This long-term scale is central to the project's significance. The development will not only address immediate housing need but will create a lasting platform for wellbeing, employment, independence and community resilience.
- 13.2. The scheme is expected to deliver sustained improvements in residents' wellbeing, housing stability and access to education, training and employment. It will also generate long-term savings for public services by reducing repeat homelessness and supporting earlier intervention. These outcomes are expected to strengthen community cohesion and resilience over time.
- 13.3. By combining high-quality housing, structured support, community facilities and environmental responsibility, the proposed development represents a strategic investment in people, place and public value. The development will continue YMCA London City and North's long-standing legacy in Crouch End while creating a modern, inclusive and sustainable home for future generations.

22 June 2026

Crouch End Housing
184 Tottenham Lane, London, N8 8SG

1. Contact Details

Title:	Mr
Forename:	Chris
Surname:	East
Correspondence Address:	YMCA LandAid House, 10 Errol Street, London
Post Code:	EC1Y 8SE
Contact Number:	0208 340 2345 ext 219
Email:	chris.east@ymcalcan.org
Mobile Number:	+44 7809 469480

If we need to contact you, are there any special communication requirements?

If Yes, please tell us what they are:

NO

2. Organisation Details

Name of organisation:	YMCA London City and North		
	A company limited by guarantee	Company Number:	3169665
	A registered charity	Charity Number:	1053864
Which of these best describes your organisation? (Tick all that apply)	A community or cooperative benefit society	Mutuals Register Number:	n/a
	An unregistered voluntary organisation		n/a
	Affiliated to a regional or national organisation		n/a
	Other – please state what type of organisation	Type of Organisation	n/a

When was your organisation established or founded?

19/03/1996

Does your organisation operate in Haringey or benefit Haringey residents?

Yes

Please describe who takes part in the activities you run, what you do and a detailed overview of the services you currently provide.

YMCA London City and North has a vision of a society where young people thrive. We collaborate with young people and their communities, using our rich heritage to create pathways, so they make informed and supported choices.

YMCA London City and North works primarily with young people aged 16–30 who are at risk of or experiencing homelessness, alongside children, families, and wider community members who engage in our services. Many of the young people we support face multiple and complex challenges, including housing instability, financial hardship, poor mental health, and trauma. We work across diverse communities in North and East London, including individuals from Black, Asian and other ethnically diverse backgrounds who are often disproportionately affected by poverty and inequality. Our services are inclusive and trauma-informed, ensuring that all young people can access safe, supportive environments that build confidence, resilience, and independence.

To deliver this vision, housing is at the core of our work. We provide a substantial portfolio of supported accommodation across multiple sites, offering safe, affordable homes for young people experiencing or at risk of homelessness. Residents are supported through a structured pathway from crisis accommodation to greater independence, with an average stay that enables them to stabilise their circumstances and plan for their future. Our housing provision is underpinned by intensive, personalised support, including one-to-one keyworking, trauma-informed wellbeing support, and specialist advice on benefits, budgeting, and move-on options. Alongside this, residents are actively engaged in education, training, and employment programmes to build the skills needed for independent living.

Beyond accommodation, we offer a comprehensive range of services that support young people and the wider community. Our youth hubs and outreach programmes provide accessible spaces for engagement, personal development, and social connection, while our fitness and wellbeing services – including gymnastics, sport, and creative programmes – promote physical and mental health for children, young people, and families. We work closely with local authorities, community partners, funders, and employers to create pathways into stability, skills development, and employment. Across all of our work, we prioritise those facing the greatest barriers, ensuring equitable access to opportunities that enable young people to move towards independent living and contribute positively to their communities.

Which sections of the community will benefit from your activities? E.g. women, older people, young people, Black or other diverse heritage communities. *You can attach your latest Annual Report or other document which describes this in more detail.*

Our primary beneficiaries are young people, particularly those aged 16–30 who are at risk of or experiencing homelessness. Many of the young people we support face multiple and complex challenges, including financial hardship, poor mental health, trauma, and limited access to stable housing and employment opportunities. Within this group, we work with diverse communities across North and East London, including individuals from Black, Asian and other ethnically diverse backgrounds, who are often disproportionately affected by poverty and housing insecurity. Our services are inclusive and trauma-informed, ensuring that young women, young men, and non-binary young people can access safe and supportive environments tailored to their needs.

Crouch End Housing will offer 174 bed spaces at any one time with accommodation arranged around 6-bed flats with ensuite bedrooms and shared kitchens offering individual lockable fridges and cupboards. Shared spaces will include a living room, faith-room, training and education spaces, one-to-one rooms, laundrettes, outdoor garden, bike and scooter stores and ancillary facilities such as bin stores.

In addition, meeting spaces for the wider local community will offer spaces for youth clubs, community social group and meetings, health and wellbeing programmes and spaces for local businesses and charities. Engaging with volunteers and local residents will create opportunities for community cohesion, skills development, and social inclusion. Across all of our work, we prioritise reaching underserved communities and those facing the greatest barriers, ensuring equitable access to opportunities that enable people to build resilience, improve wellbeing, and contribute positively to their communities.

Our site will impact over 218 homeless experienced young people every year plus children and young people in their communities, their families and the wider community.

Annual turnover and net profit (loss) for the property your organisation is delivering from for the previous financial year? If a new organisation please use forecast from your business plan.

Turnover: Whole Organisation	£933,100
Turnover: Crouch End	£366,285
Annual surplus: Whole Organisation	£873,850
Annual surplus: Crouch End	£7,128
Whole Organisation	www.ymcalondoncan.org

Your organisation's website (if available):

Strand 1

Access - Opening hours & Inclusion (maximum score of 25 under this strand).

Please add your points at the bottom of the table

184 Tottenham Lane

	Yes or No	Notes	Score	Max Score
22 June 2026				
50 hours +	Yes		10	10
40 hours +				
30 hours +				
20 hours +				
10 hours +				
Less than 10 hours				
B. Inclusive Public Access to Facilities				
Public toilets Evidence of opening hours and availability / accessibility will be required				
Open and accessible to general public during opening hours or after hours (30 hours to 50 hours+ per week) (3)	Yes	Monday - Sunday 8am -8pm	3	3
Open and accessible to general public during opening hours (<10 hours to 29 hours per week) (2)				
Open to users only during opening hours (1)				
Changing Places facilities (2)				
	Yes	Monday - Sunday 8am -8pm	2	2
Subsidised food & drink (café) offer Evidence of pricing and opening hours will be required				
Full, affordable, F&B offer accessible to general public during opening hours (3)				3
More limited or less affordable F&B offer or open for less time (2)				
Limited teas & coffees / snacks offer only available sometimes (1)	Yes	Vending machines during opening hours	1	
Socialising space (warm / cool spaces to combat social isolation and promote cohesion) (2)				
	Yes	We have space and seating areas available to the public from 8am to 8pm seven days a week.	1	2
Information and Promotion of facilities to wider public and take-up from diverse range of under-served or excluded communities (5) Evidence of how the facilities are being widely promoted and who is using them will be expected, as set out on the last page				
	Yes	YMCA City London and North www.ymcalondoncan.org Instagram: @ymcalondoncan Facebook: YMCA London City and North Google ads Flyers/posters – local schools, libraries, shops etc Users include: Elderly residents seeking safe, social, low-impact activity. Youth Hub for Children & Young People who benefit from structured activity, social interaction and development. Local residents who need a place to meet for social groups and meetings.	3	5
Total Score			20	25

Strand 2

Health & Well-being (maximum score of 40 under this strand).

184 Tottenham Lane

Category	Description of the activities your organisation delivers or provides space for others to deliver that fall under the categories listed and how does the activity benefit Haringey residents. (i.e. How long has this activity been running? How many people benefiting from the activity are Haringey residents? How do you ensure the activity is open to all, including charging policies of your organisation or others who use the space? How do you monitor outcomes, including quality and user feedback? How will people find out about planned activities?)	Total attendance figures over the last 12 months	Annually (1)	Quarterly / 6 monthly (2)	Monthly or 2-3 times a month (4)	Weekly or 2-3 times a week (7)	Daily (10)
Preventing / reducing demand for statutory social	We deliver specialist supported housing and community activities that reduce demand on statutory services by providing safe accommodation and early intervention for homeless-experienced young people. This model has operated for over 100 years in Crouch End and will be expanded through a new facility delivering 174 bedspaces. Local authorities, including Haringey, refer and nominate residents, ensuring those most at risk benefit.	174 rooms + community use of 4 spaces					10
22 June 2026	Our core offer combines safe, stable housing with tailored support. Residents receive one-to-one keyworking, trauma-informed mental health support, and access to education, training and employment pathways, alongside help with budgeting and independent living skills. We also deliver and host wellbeing sessions, employability workshops, youth engagement and advice services. The site will include affordable community space for charities, faith groups and social enterprises, with subsidised or free access for residents and low-cost hire for partners supporting the local community and increasing social cohesion.	174 rooms + community use of 4 spaces					10
Reducing loneliness and social isolation	The LandAid House Social Impact Report evidences strong outcomes, including improved mental health, increased engagement in education and employment, and the development of essential life skills. Residents gain stability, confidence and social connection, enabling successful move-on and reducing repeat homelessness. The model delivers a social return of £2.70 for every £1 invested.	174 rooms + community use of 4 spaces					10
Supporting families and vulnerable people with the cost of living	All residents on the site are from a vulnerable background.	174 rooms + community use of 4 spaces					10
Providing homelessness support and advice	The centre directly supports around 220 homeless experienced young people every year, providing them with routes out of homelessness and into meaningful engagement.	174 rooms + community use of 4 spaces					10
Other – provide details in the description column							
TOTAL			0	0	0	0	50
GRAND TOTAL							50

Strand 3

Opportunities (maximum score of 25 under this strand).

184 Tottenham Lane

Category	Description of the activities your organisation delivers or provides space for others to deliver that fall under the categories listed and how does the activity benefit Haringey residents. (i.e. How long has this activity been running? How many people benefiting from the activity are Haringey residents? How do you ensure the activity is open to all, including charging policies of your organisation or others who use the space? How do you monitor outcomes, including quality and user feedback? How will people find out about planned activities?)	Total attendance figures over the last 12 months	Annually (1)	Quarterly / 6 monthly (2)	Monthly or 2-3 times a month (4)	Weekly or 2-3 times a week (7)	Daily (10)
High quality volunteering opportunities:	Volunteers will be able to contribute to youth activities, community programmes and resident support, gaining practical experience in areas such as mentoring, event delivery and community engagement. For young people living on-site, volunteering will form part of their progression pathway, helping them build employability skills, work experience and a sense of responsibility. For Haringey residents, the site will also provide opportunities to engage in structured volunteering roles delivered in partnership with local organisations, strengthening community networks and inclusion. Volunteering opportunities will be accessible and supported, with clear roles, supervision and opportunities for progression into training or employment. Activities will be promoted through partner networks and local engagement, with low barriers to entry. By providing meaningful volunteering opportunities, ReGEN will support skill development, improve confidence and create stronger community connections, helping individuals move towards employment while reducing social isolation and long-term reliance on public services.	12			4		
22 June 2026	Our offer includes one-to-one employment support, CV writing, interview preparation, work placements and volunteering, alongside life skills training such as budgeting, communication and tenancy readiness. We work with over 25 partner organisations to provide routes into employment, apprenticeships and further education. Crouch End Housing will strengthen this by providing space for training workshops and employability programmes, with free or subsidised access to ensure inclusion. These activities improve employability, increase income potential and build confidence, helping young people sustain tenancies and achieve independence. Outcomes are monitored through case management systems and support plans, tracking engagement in education, training and employment.	220					10
Providing opportunities and activities for young people	ReGEN Crouch End will provide a wide range of opportunities and activities for young people, building on YMCA London City and North's long-standing youth offer. The development will include dedicated spaces for wellbeing sessions, creative activities, mentoring and peer-led programmes delivered by YMCA and local partners. For residents, these activities will be embedded into daily life, helping build confidence, social skills and routine. Safe communal spaces and group activities will promote connection, reduce isolation and improve mental health and resilience. Crouch End Housing will also offer accessible community space for local organisations to deliver youth-focused programmes, expanding opportunities for young people across Haringey. Activities will be promoted through referrals and partnerships, with free or low-cost access to ensure inclusion. By providing consistent, high-quality activities in a safe environment, ReGEN will help young people build confidence, improve wellbeing and engage in positive pathways, reducing the risk of crisis and supporting long-term independence.	220					10
Sharing and celebrating the many different cultures in our borough	We actively recognise and celebrate the rich cultural and religious diversity within our borough. We do this by raising awareness of different events and traditions through a variety of activities and communications. For example, we organise themed cake sales, put up decorations, and display informative notices to educate and engage our community. These efforts help foster understanding, respect, and inclusivity, allowing all members of our borough to feel valued and represented. The centre will also offer chaplaincy services to young people and a dedicated multi-faith room.	220					10
Paying a London Living Wage to staff	All staff are on the London Living Wage and above.	-					10
Other – provide details in the description column							
TOTAL			0	0	4	0	40
GRAND TOTAL							44

184 Tottenham Lane

Category and the maximum score that could be achieved is in brackets	Is this category relevant to your organisation? Yes or No	Information	Score	Max Score
Active Travel policy / programme / cycle to work scheme / infrastructure (2) (i.e. number of staff that walk / cycle to work)	YES	Most of our staff and users live within the local community around the site and chose to walk to the site. We will have active Travel Policies in place utilising the train, tube, bus and cycling networks. The site is car free with only two delivery spaces available. Bike and scooter stores are provided on site.	2	2
Recycling / upcycling events (2)	YES	ReGEN Crouch End will deliver a modern, energy-efficient redevelopment that replaces an outdated building with a sustainable, purpose-designed facility. The scheme incorporates biophilic design principles, energy-efficient systems and high-performance building infrastructure to reduce energy consumption, lower carbon impact and improve long-term operational efficiency. By improving environmental performance and reducing energy use per home, the development will lower running costs and create a more sustainable model of supported housing. In addition, the high-quality design supports residents' wellbeing through improved living conditions and connection to natural elements, contributing to better mental health and stability. These impacts will be conveyed to residents alongside full recycling facilities. Overall, ReGEN will deliver long-term environmental and social sustainability, providing efficient, low-impact housing that can operate effectively for decades while supporting positive outcomes for young people and the wider community.	2	2
Environmental (or energy saving) information, advice and guidance (2)	YES	ReGEN Crouch End will deliver a modern, energy-efficient redevelopment that replaces an outdated building with a sustainable, purpose-designed facility. The scheme incorporates biophilic design principles, energy-efficient systems and high-performance building infrastructure to reduce energy consumption, lower carbon impact and improve long-term operational efficiency. By improving environmental performance and reducing energy use per home, the development will lower running costs and create a more sustainable model of supported housing. In addition, the high-quality design supports residents' wellbeing through improved living conditions and connection to natural elements, contributing to better mental health and stability. These impacts will be conveyed to residents alongside full recycling facilities. Overall, ReGEN will deliver long-term environmental and social sustainability, providing efficient, low-impact housing that can operate effectively for decades while supporting positive outcomes for young people and the wider community.	2	2
Energy reduction policies. Environmental/ energy improvement works (2) (i.e. boilers or any lighting improvements)	YES	ReGEN Crouch End will deliver a modern, energy-efficient redevelopment that replaces an outdated building with a sustainable, purpose-designed facility. The scheme incorporates biophilic design principles, energy-efficient systems and high-performance building infrastructure to reduce energy consumption, lower carbon impact and improve long-term operational efficiency. By improving environmental performance and reducing energy use per home, the development will lower running costs and create a more sustainable model of supported housing. In addition, the high-quality design supports residents' wellbeing through improved living conditions and connection to natural elements, contributing to better mental health and stability. These impacts will be conveyed to residents alongside full recycling facilities. Overall, ReGEN will deliver long-term environmental and social sustainability, providing efficient, low-impact housing that can operate effectively for decades while supporting positive outcomes for young people and the wider community.	2	2
Community Garden (4)	YES	We have a community garden that is used by young people to meet and socialise.	4	4
Plastic Free policy / infrastructure (2)	YES	We are committed to a plastic free environment and ensuring that residents understand and embrace this.	2	2
Total Score			14	14

3. Scoring Totals

184 Tottenham Lane

Strand 2: Health & Wellbeing (maximum score of 40 under this strand)

Strand 3: Opportunities (maximum score of 25 under this strand)

22 June 2026

Total Score

Your Score	Max Score
20	25
50	40
44	25
14	10
128	100