

NOTICE OF MEETING

Cabinet Member Signing

THURSDAY, 1ST OCTOBER, 2015 at 2.00 pm HRS - CIVIC CENTRE, HIGH ROAD,
WOOD GREEN, N22 8LE.

MEMBERS: Councillor Alan Strickland, Cabinet Member for Housing & Regeneration
(Chair)

AGENDA

1. FILMING AT MEETINGS

Please note that this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on.

By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual or may lead to the breach of a legal obligation by the Council.

2. URGENT BUSINESS

The Cabinet Member will advise of any items they have decided to take as Urgent Business.

3. GROWTH ON THE HIGH ROAD - HOLCOMBE ROAD PUBLIC REALM SCHEME (PAGES 1 - 28)

The report will seek Cabinet Member approval to enter into a contract on a lump sum basis for Holcombe Road Public Realm Scheme to the sum of £652,337 to Cosmur Construction (London) Limited, for a contract period of 25 weeks. The report also requests Cabinet Member approval to instruct Haringey Council's Legal Services to issue a Letter of Intent, not exceeding 10% of the contract sum, as allowed under CSO 9.07.3 whilst formal works contracts are being prepared.

4. NEW ITEMS OF URGENT BUSINESS

To consider any items of Urgent Business admitted under item 2 above.

5. EXCLUSION OF THE PRESS & PUBLIC

That the press and public be excluded from the remainder of the meeting as the items below contain exempt information, as defined under Paragraphs 3 & 5, Part 1, Schedule 12A of the Local Government Act 1972.

6. GROWTH ON THE HIGH ROAD - HOLCOMBE ROAD PUBLIC REALM SCHEME (PAGES 29 - 32)

As per Item 3.

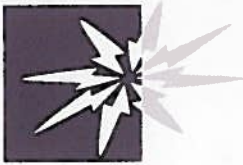
7. NEW ITEMS OF EXEMPT URGENT BUSINESS

As per Item 2.

Bernie Ryan
Assistant Director – Corporate Governance
and Monitoring Officer
5th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

Philip Slawther
Principal Committee Co-ordinator
Tel: 020-8489 2957
Fax: 020-8489 2660
Email: philip.slawther2@haringey.gov.uk

Published on 23rd September 2015

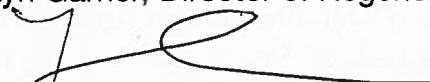


Haringey Council

PART A

Report for:	Cabinet Member for Regeneration and Housing	Item Number:	
-------------	--	-----------------	--

Title:	Growth on the High Road - Holcombe Road Public Realm Scheme
--------	---

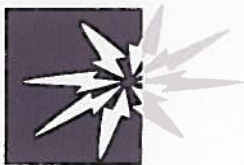
Report Authorised by:	Lyn Garner, Director of Regeneration, Planning and Development 
--------------------------	---

Lead Officer:	Jon McGrath, Assistant Director Property and Major Capital Projects
---------------	---

Wards affected: Tottenham Hale and Bruce Grove	Report for: Key Decision
--	--------------------------

1. Describe the issue under consideration

- 1.1 This report seeks Cabinet Member approval to enter into contract with the preferred bidder for the Holcombe Road Public Realm Scheme. This scheme comprises redevelopment of the Holcombe Road market and public realm works.
- 1.2 This contract is to be awarded on the basis of the most economically advantageous tender.
- 1.3 This report seeks Cabinet Member approval to enter into a contract on a lump sum basis for Holcombe Road Public Realm Scheme in the sum of £652,337 to Cosmur Construction (London) Limited, for a contract period of 25 weeks.
- 1.4 In addition, this report requests approval to instruct Haringey Council's Legal Services to issue a Letter of Intent permitting orders to be raised by Cosmur Construction (London) Limited with their supply chain; up to and not exceeding 10% of the contract sum as allowed under CSO 9.07.3 whilst formal works contracts are being prepared. The purpose of the Letter of Intent is to allow expedient contractor mobilisation.



Haringey Council

2. Cabinet Member introduction

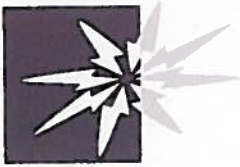
- 2.1 This important project aims to improve Holcombe Road Market, at the heart of Tottenham High Road. Working with local businesses and residents, we have agreed a plan which will bring real benefit to residents, shoppers and traders. As well as contributing to a stronger High Road, this project will make the area more accessible and safer
- 2.2 Holcombe Road public realm scheme is part of a wider programme of works known as Growth on the High Road a public realm programme aimed at improving spaces and places along Tottenham High Road with a particular focus around the Tottenham town centres of Bruce Grove and Seven Sisters/West Green Road. The aims of the programme are to: increase footfall and attract new visitors to the area, give the area a facelift, deliver heritage restoration and improvements to the public realm.
- 2.3 Growth on the High Road is primarily funded from the Mayor's Regeneration Fund with an element of match funding from the Council. The programme also includes; Shopfront improvements, Tottenham Green Public Realm scheme, Monument Way toilets architectural feasibility study, town centre events, Bruce Grove bridge painting and lighting, and alleyway painting and lighting.
- 2.4 The Holcombe Road project aims to transform this part of Tottenham by providing completely new market infrastructure comprising: new market kiosks, paving, signage, and CCTV in this area. The scheme will improve accessibility for pedestrians generally, particularly those with disabilities or pushchairs, and it is also expected that creating one access route will help to reduce anti-social behaviour by increasing natural surveillance. Due to its prominent location directly across from Bruce Grove station this scheme will have a significant impact on the town centre environment as well as encouraging more people to shop at the market, and in Bruce Grove generally.

3. Recommendations

It is recommended that the Cabinet Member for Regeneration and Housing:

- 3.1 Award the contract for the Holcombe Road Public Realm Scheme works to Cosmur Construction (London) Limited in the amount of £652,337.
- 3.2 Authorise a letter of intent to be issued, not exceeding 10% of the contract sum as allowed under CSO 9.07.3 whilst formal works contracts are being prepared.

4. Alternative options considered



Haringey Council

4.1 Holcombe Road Public Realm Scheme is a component of GotHR. Alternative options were considered for both the procurement and the design.

4.2 Regarding procurement, a design and build procurement exercise in 2014 identified a high level of risk inherent in the scheme. These risks included significant additional works to statutory utilities. In order that the Council could maintain control of mitigating these risks, the scheme was re-launched in 2015 under a fully designed traditional procurement route.

4.3 A 'do nothing' option has been discounted. Holcombe Road market sits at the heart of the High Road and is central to the public realm regeneration programme for Tottenham.

5. Background information

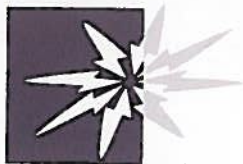
5.1 The project is part of a wider public realm programme for Tottenham's high streets, and specifically the High Road, which is known as Growth on the High Road (GotHR). The programme is funded by the Greater London Authority (£2.5 million of Mayor's Regeneration Fund) as well as match funding from Haringey and other partners making the total funding allocation £2.95 million. The programme was established in 2012 when the grant agreement with the Greater London Authority was signed. Other projects included in GotHR include shopfront improvements, Bruce Grove bridge signage and lighting, alleyway improvements (Albert Place and Brook Street), town centre events, Monument Way toilets, and Tottenham Green public realm scheme. The objectives of GotHR are to improve the image and perception of Tottenham by generating increased footfall in town centres and along the High Road, providing opportunities for local economic activity, delivering a more attractive and vibrant High Road with restored heritage assets and enhanced public realm, encouraging new visitors, generating economic uplift and increasing economic activity and inward investment in the area.

5.2 The project aims to transform the public realm at Holcombe Road including replacing the aging and unsuitable market with new market infrastructure for the existing traders, and providing additional new market kiosks to encourage new businesses to the area. The market has been in its current location for approximately 40 years and is very popular with the local community.

5.3 The key aims of GotHR are to revitalise and improve the environment and public realm along the High Road, enhance the economic performance of Tottenham's town centres, and contribute to the wider physical, social and economic regeneration of Tottenham.

5.4 Planning approval (ref HGY/2013/1613) is in place and the design team are currently in the process of discharging the associated planning conditions.

6. Scope of Work



Haringey Council

6.1 The design option, developed up to RIBA Stage 4, includes:

- Demolition of the old market stall units;
- Temporary accommodation for the market traders (to be situated on the high road);
- Statutory utilities diversions and connections;
- Construction and installation of new market kiosks;
- Installation of new pavers to pedestrian thorough-fare and public realm;
- Enhancement of existing drainage systems;
- Installation of new signage and car parking spaces to better manage the use of the public realm space;
- Installation of new CCTV camera to help reduce anti-social behaviour;
- Improved arrangement of the market infrastructure to provide more legible pedestrian routes;

7. Value Engineering

In order to keep the project within budget, value management was employed throughout the procurement. The following items are examples of how the project has maintained value for money. The priority has always been the installation of new market infrastructure, and therefore significant savings have been made in other areas:

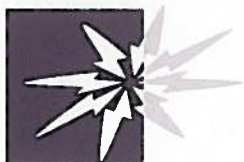
- Reduced scope of scheme: Removal of works to LBH housing area, and removal of proposal to re-tarmac service yard;
- Removal of external lighting on market stalls;
- Selection of best value products (for example awning and shutter products);
- Selection of best value materials (for example services containment);
- Selection of best value hardstanding build-up (for example long-lasting concrete pavers, compared to the original proposal for clay pavers, which were also not approved by LBH Highways).

8. Consultation & Communication

8.1 The project has been developed through engagement with the Bruce Grove Stakeholder Group (comprised of local residents, businesses and Ward Cllrs), A range of stakeholder meetings and events have been held to date. The scheme was also subject to a 21 day public consultation as part of the planning application process during August 2013.

9. Tender Procedure

9.1 Following the discontinued Design and Build procurement, in January 2015 the project board approved the revised project delivery plan for delivery of a



Haringey Council

traditional fully designed construction related project and authorised the project to proceed to construction tender invitation.

9.2 The construction stage design was completed in May 2015, and following finalisation of the tender documents, competitive tenders were invited from six contractors in June 2015. These contractors were selected from Constructionline (a fully owned and managed by Capita, UK register of pre-qualified construction services database). The companies were invited to tender for the construction works as identified in the tender documents drafted by the project's design team.

9.3 The Qualitative Delivery Proposals (QDP) were independently evaluated against pre-determined scoring criteria by independent assessors. The scores are summarised in table below. Each evaluator scored the bids independently in a meeting on 4th August 2015.

9.4 The table set out in the exempt information summarise the value of the tender returns received on the 29th July 2015.

10. Traditional Procurement Route – Re-Tender

10.1 Following tender return and evaluation, the project team decided that the scheme would have to be retendered due to technical discrepancies. The opportunity was also taken, with support from LBH Procurement to reverse the evaluation weighting, from the original tender, in order that it was assessed on 60% quality and 40% price.

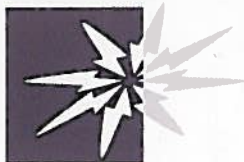
10.2 The revised tender documents were issued on 14th August 2015, and returned on 19th August 2015.

10.3 Both tenderers elected to participate in the re-tender. Cosmur Construction (London) Limited again emerged as the preferred bidder, opting to submit a Tender A in addition to a Tender B. The runner-up, Tenderer 2, tendered only a Tender A. The value of the re-tenders is set out in relevant table in the exempt information.

10.4 The price and quality scores for the re-tender exercise are as follows:-

TENDER A			
Contractor	Price 40%	Quality 60%	Total
Cosmur	40%	55.86%	95.86%
Tenderer 2	39.02%	37.17%	76.19%

TENDER B			
Contractor	Price 40%	Quality 60%	Total
Cosmur	40%	57.66%	97.66%
Tenderer 2	NA	NA	NA



Haringey Council

- 10.5 The recommended tender B bid offered by Cosmur Construction (London) Limited scored the highest marks for both price and quality. The difference between Cosmur Construction (London) Limited's tender A and their tender B is simply an alternative, longer, programme; and lower tender price.
- 10.6 Cosmur Construction (London) Limited's Tender B is compliant and is considered to offer good value for money. The design is in accordance with their tender submission and meets the employers' requirements as defined in the tender documents.
- 10.7 It is recommended that the contract for the works be awarded to Cosmur Construction (London) Limited for the lump sum amount of £652,337 (minus any other additional targeted value engineering savings). This is subject to further value engineering savings being agreed and instructed prior to contract award.

11. Comments of the Chief Finance Officer and financial implications

- 11.01 The total cost of this project including the amount of the contract awarded by virtue of this report can be contained within the budget available, which is £977,558 and comprised of GLA and Council funding. The detailed amounts are shown within the exempt section of this report. However, the funding position is very tight and the contingency allowance is less than would normally be required. Therefore if any further savings are identified through Value Engineering then in the first instance they should be used to increase the project contingency.

12. Comments of the Assistant Director of Corporate Governance and legal implications

- 12.1 The Assistant Director of Corporate Governance notes the contents of the report.
- 12.2 The Service now recommends an award to Cosmur Construction London Limited based on the most economically advantageous tender in accordance with CSO 9.06.1(b).
- 12.3 Should the Cabinet Member for Regeneration and Housing see fit to approve the award, approval is sought for issue of a letter of intent for 10% of the contract value. This is allowed under CSO 9.07.3.
- 12.4 This is a key decision and the Service has confirmed this has been included on the Forward Plan.
- 12.5 Please see additional legal comments in the exempt part of the report.

13. Equalities and Community Cohesion Comments



Haringey Council

13.1 The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:

- Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- advance equality of opportunity between people who share those protected characteristics and people who do not;
- foster good relations between people who share those characteristics and people who do not.

13.2 A full Equalities Impact Assessment (EqIA) has been carried out for the Holcombe Road Public Realm Scheme. The EqIA has found that the scheme's design should lead to positive equality outcomes across all groups of residents through:

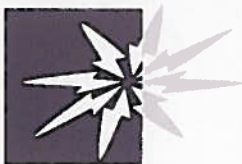
- Improvements to the accessibility of the area, for example through new surface and kerb transitions. This should improve navigability in particular for pushchairs, wheelchairs and those with mobility difficulties.
- Addressing anti-social and crime issues through design features – the scheme aims to reduce existing 'pinch-points' through widening alleys, improving sight-lines and new lighting. An improved perception of safety should encourage new groups of residents to visit the market and surrounding area.
- Providing economic / entrepreneurial opportunity for members of the local community through the additional stall provision in the scheme (3 additional kiosks). The two existing traders will continue to be located at the Holcombe Road site.

13.3 To monitor performance, two sets of surveys are to be undertaken of the built scheme; one upon the scheme's completion and the other after 2 years. Feedback will be sought from end users, stall holders, local businesses and local residents. Monitoring equalities outcomes should form part of this process.

14. Head of Procurement Comments

14.1 The contractors have been selected from Constructionline (a fully owned and managed by Capita, UK register of pre-qualified construction services database).

14.2 The re-tender has been prepared and tendered on a quality 60%, price 40% basis for this award.



Haringey Council

14.3 This award as stated above in paragraph 3.1 for Tender B option, the alternative contract period and in the table at paragraph 10.4 is the most economically advantageous tender for a contract period of 25 weeks. The recommended contract value includes some value engineering options which were included in the re tender and is comparable to the tender A option of 23 weeks. Further value engineering will need to be considered.

15. Policy Implications

As confirmed in this report, the regeneration ambitions for Tottenham, and specifically GotHR is focused along the High Road corridor. These ambitions and priorities for the area are set out in the Tottenham Strategic Regeneration Framework (2014) and Delivery Plan (2014), Haringey Corporate Plan (2015) and draft Tottenham Area Action Plan (2015).

This report, and the delivery of the project, are therefore in conformity with corporate priorities and policies.

16. Reasons for Decision

To award a contract which will enable the mobilisation and construction of works to Holcombe Road Public Realm which aims to support and form a significant milestone in the delivery the Council's GotHR Programme and the Tottenham Regeneration Programme.

17. Use of Appendices

Appendix 1 – Equalities Impact Assessment.

18. Local Government (Access to Information) Act 1985

List of background documents:

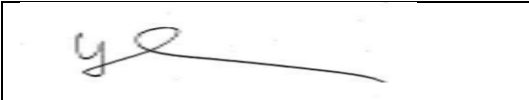
This report contains exempt and non-exempt information. Exempt information is under the following categories (identified in amended Schedule 12A of the Local Government Act 1972);

Information relating to financial or business affairs of any particular person (including the authority holding that information), and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.



Haringey Council

Equality Impact Assessment

Name of Project	Holcombe Road Public Realm Scheme (Growth on The High Road (GoTHR)).	Cabinet meeting date If applicable	Cabinet Member Signing – 1 st October 2015
Service area responsible	Directorate of Place and Sustainability		
Name of completing officer	Edward Knowles / Claire Barnes	Date EqIA created	21.07.15
Approved by Director / Assistant Director		Date of approval	22.09.15

The Equality Act 2010 places a 'General Duty' on all public bodies to have 'due regard' to:

- Eliminating discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advancing equality of opportunity between those with 'protected characteristics' and those without them
- Fostering good relations between those with 'protected characteristics' and those without them.

In addition the Council complies with the Marriage (same sex couples) Act 2013.

Haringey Council also has a 'Specific Duty' to publish information about people affected by our policies and practices.

All assessments must be published on the Haringey equalities web pages. All Cabinet papers **MUST** include a link to the web page where this assessment will be published.

This Equality Impact Assessment provides evidence for meeting the Council’s commitment to equality and the responsibilities outlined above, for more information about the Councils commitment to equality; please visit the Council’s website.

Stage 1 – Names of those involved in preparing the EqIA	
1. Project Lead	Edward Knowles / Claire Barnes
2. Equalities / HR	William Shanks
3. EqIA Adviser (where necessary)	Nigel Cushion

Stage 2 - Description of proposal including the relevance of the proposal to the general equality duties and protected groups. Also carry out your preliminary screening

Holcombe Road Public Realm Scheme is part of a wider suite of projects known as Growth on The High Road (GoTHR). GoTHR will revitalise and improve the environment and public realm along the High Road and contribute to the wider regeneration of Tottenham. The vision for this scheme is for Holcombe Market and its surroundings to be redesigned to make the space more attractive and easier to use, bringing more activity to the isolated area.

Holcombe Road Market lies to the south of Bruce Grove station. The market comprises two family run businesses (fruit & vegetable and fishmonger) which are popular locally but trade from very poor quality and poorly sited units. In addition the area around the site suffers from unattractive public realm, anti-social behaviour and poor access and legibility to surrounding streets (Stoneleigh Road and surrounding housing).

The project seeks to revitalise and improve this prominent site on the High Road by re-providing bespoke high quality market stalls for the two local businesses, create additional market stalls for local food businesses, improve the quality of the public realm and environment (repaving and improved lighting), address parking issues by creating designated bays. The designs are agreed by the market traders and the Bruce Grove Stakeholder Group who are fully supportive of the project.

This scheme has evolved from a broader public realm improvement of the Tottenham area. The market at Holcombe Road has been trading for many years and has many loyal customers and is a link between the residential area and high road.

The current market stalls are in a poor condition; their location on the road creates an alleysway for anti-social behaviour that has increased over

the years causing more and more nuisance for the local community. However the market itself is still vibrant attracting both local community and visitors to buy their goods.

In order for this market to remain open, the units need urgent replacement. This scheme not only meets this need but also will help improve the safety of the area. Local stakeholders are very supportive of the scheme.

The purpose of this EIA is to ensure that the investment in the Holcombe Road Public Realm Scheme considers and reasonably addresses the needs of different ethnic groups, those with disability, regardless of gender, faith or sexual orientation, ability, aspiration or background. The Holcombe Road Public Realm Scheme will have a particular emphasis on inclusion of identified stakeholders to enable stakeholders to more easily use the enhanced market provision. Specifically this EqlA looks at the implications on the key equality target groups of the implementation of the new Holcombe layout. The impacts, and hence this EqlA, is 3 fold, the impact on the users and potential users of the Holcombe Road Stalls, the impact on businesses in the immediate area and the impact on the 2 (to be expanded to 5) Market Traders. From an equalities perspective the aim of the new stall layout is to: - contribute to the fostering of good community relations and community cohesion by ensuring that every section of the community is able to access and enjoy the market stalls as a retail offer and public space - Address through design High Street ward crime issues - advance equality and eliminate harassment by increasing feelings of safety and reducing the fear of crime amongst people from equality groups - advance equality by providing good physical access for disabled people, disabled children and their carers and parents with pushchairs.

The vision for the investment in the Holcombe Road Public Realm Scheme has been informed by a number of consultation events, targeting the identified stakeholders and from the broader Tottenham Regeneration consultation process.

Stage 3 – Scoping Exercise - Employee data used in this Equality Impact Assessment
Identify the main sources of the evidence, both quantitative and qualitative, that supports your analysis. This could include for example, data on the Council’s workforce, equalities profile of service users, recent surveys, research, results of recent relevant consultations, Haringey Borough Profile, Haringey Joint Strategic Needs Assessment and any other sources of relevant information, local, regional or national.

Data Source (include link where published)	What does this data include?
<p>2011 Census</p> <p>The Census is a survey of all people and households in the UK and has been carried out every 10 years since 1801. The last Census was held on 27 March 2011.</p> <p>The Census is the most comprehensive source of information about the population available. It is important because every effort is made to include everyone so it sketches a detailed picture of the entire population.</p> <p>Email business.intelligence@haringey.gov.uk Tel 020 8489 6954</p>	<p>The Census provides information that allows central and local government and other organisations to target their resources more effectively to provide the best services possible.</p> <p>The Business Intelligence Team has produced ward profiles and other analysis from the 2011 Census. The profiles are used to inform decision making concerning service and infrastructure delivery in Haringey (Holcombe Road / Tottenham regeneration).</p>
<p>Strategic Regeneration Framework (SRF) Scoping Works</p> <p>The Tottenham Strategic Regeneration Framework (SRF) sets out an exciting vision for the future for Tottenham. It outlines the key strategies that will be used to revitalise Tottenham and help its residents meet their own ambition.</p> <p>Email business.intelligence@haringey.gov.uk Tel 020 8489 6954</p>	<p>The vision, strategies and actions within the SRF are driven by what the local community have told us - the ambition they have for their families, homes and neighbourhood.</p> <p>Over a five month period beginning in October 2013, the local community took time to share and discuss their views through the Tottenham’s Future consultation.</p> <p>The scoping exercise includes thousands of ideas from local Haringey residents about how regeneration can improve lives.</p>

Stage 4 – Scoping Exercise - Service data used in this Equality Impact Assessment	
This section to be completed where there is a change to the service provided	
Data Source (include link where published)	What does this data include?
2011 census	Ward profiles – informing decision making re meeting community need
Tottenham Strategic Regeneration Framework consultation data	Local resident ideas concerning suggested public realm improvements

Stage 5a – Considering the above information, what impact will this proposal have on the following groups in terms of impact on residents and service delivery.

	Positive	Negative	Details	None – why?
This proposal will have NO adverse impacts on any of groups identified				
Sex Gender Reassignment Age Disability Race & Ethnicity Sexual Orientation Religion or Belief (or No Belief) Pregnancy & Maternity Marriage and Civil Partnership (note this only applies in relation to eliminating unlawful	<p>Improvements in the Holcombe Road Public Realm Scheme will secure improved environmental utility for all Haringey residents including all identified groups.</p> <p>The improvements will include:</p> <ol style="list-style-type: none"> 1. Consideration of wheelchair users, pushchair users and other pedestrians through the improvement of surfaces, surface levels and access e.g. Proposed Clay paving with build-up suitable for pedestrians & vehicles – use of flush kerbs etc. 2. The re-siting of the two main market stall based businesses to new improved units. 3. The provision of three additional market stall units for local businesses. 4. Improvement to the public lighting of the immediate area (wall mounted – Santander / post mounted. 5. Improved sight lines (personal safety). 6. New channel drain installation. 		<p>Access for wheelchair users will be improved with the consideration of surface levels surface interface design (kerbs).</p> <p>The re-siting of the units will provide an improved pedestrian flow through the space addressing the anti-social behaviour issue (from a structural point of view).</p> <p>By providing provision for 5 units in new improved units the economic vibrancy and immediate public utility will be improved for all groups.</p> <p>The improvement of lighting in the project will benefit all users of Holcombe Road Public Realm Scheme . A more pleasant and safe environment will be supported through this</p>	

<p>discrimination (limb 1))</p>	<ol style="list-style-type: none"> 7. Security improvements, including enhanced lighting and improved vehicular management 8. Enhanced pedestrian flow design. 9. Traffic management measures including new parking signs, designated space for traders refrigerated van 10. Consideration of essential utility infrastructure positioning (to facilitate improved environmental layout). 11. Improved hygiene support through improved counters and work surfaces including new Stainless steel utility sink & hand washing sink with draining board on metal frame base. (Later installed in permanent Grocery stall Unit). 12. Improved function for traders with improved units including the use of new water storage heaters / wall mounted. 13. To open the public realm space between residential to the High Road, creating a more open environment. 		<p>provision.</p> <p>Surface quality will be improved through the use of new materials and drainage installation. Conditions underfoot will be improved.</p> <p>Clarity concerning traffic access and parking has been enhanced by this project.</p> <p>The greenest borough elements have been fully considered by this project and include the inclusion of bike stands, recycled/re-purposed materials and temporary unit equipment.</p> <p>Economic sustainability has been considered by the project through the provision of high quality units that will attract custom and enable traders to provide a service to the community for the long term.</p> <p>The open environment created by the scheme will enhance the</p>	
--	--	--	---	--

			feel and passive security of the immediate area.	
--	--	--	--	--

Stage 5b – For your employees and considering the above information, what impact will this proposal have on the following groups: Positive and negative impacts identified will need to form part of your action plan.

	Positive	Negative	Details	None – why?
This proposal will have NO adverse impacts on any of groups identified				
This is a public realm project and will not directly impact on Haringey employees other than in their role as residents of Haringey.				
The project will fully meet the protected characteristics of Haringey residents. This will be undertaken in full compliance with Haringey’s Spring of 2012 equalities policy update – which reflects the changes made by the government in the Equality Act 2010.				

Stage 6 - Initial Impact analysis	Actions to mitigate, advance equality or fill gaps in information
<p>The Holcombe Road Public Realm Scheme will contribute to the equalities agenda by providing a much needed enhancement to the market stall environment of the immediate area, enhancing its useability by te public.</p>	<p>The local authority will continue to monitor the equalities profile of service delivery (see benefits realisation in section 9).</p>

Stage 7 - Consultation and follow up data from actions set above
<ul style="list-style-type: none"> • There has been an intensive consultation process all of which have been subject to scrutiny by the steering group (Bruce Grove stakeholder group) • The steering group is made up of community members, stall holders, local authority officers, local business people, and the police. • Key workshops have dealt with a range of design development concerns. • The Holcombe Road Public Realm Scheme Progress Meetings have provided a key forum for LA officers and others to support the development and progress of the project. • The Holcombe Road Public Realm Scheme steering group provided feedback throughout the project At all design stages and major decision-making points, there has been formal consultation with the end users. • It is impractical to summarise the vast numbers of ongoing modifications to the design over the past year, but the key issues raised and resolved are as below. • Evidence of these design modifications and developments are recorded in workshop notes, Stakeholder Group minutes and the stage design review developments, and frequent design consultation meetings managed by the Project Manager. <p><i>How have you/will you inform the public and the people you consulted about the results of the consultation and what actions you are proposing in order to address the concerns raised?</i></p>

Feedback provided to major constituencies through:

- Members Project Up-dates/Briefings – (face to face sessions with ward member by Regeneration Manager)
- Members E- Bulletins (providing an electronic update to progress on the programme) by Regeneration Manager (with assistance from Project Manager)
- Meetings – as requested by Members and at board meetings – provided by Regeneration Manager
- Letters & Correspondence – by Regeneration Manager (may be assisted by Project Manager)
- Area Assembly update
- Report – Cabinet reports, Exception reports as required – details provided by Project Manager presented and signed off by Regeneration Manager.
- GLA Officer Project - Up-dates/Briefings Regeneration Manager
- Letters & Correspondence – by Regeneration Manager (may be assisted by Project Manager)
- Report – Monthly Highlight report
- Meetings – Led by Project Manager
- Site Visits – led by Project Manager but may also be members of design team or wider project delivery team.
- Feedback opportunities
- Letters and correspondence – led by Regeneration Manager and assisted by Project Manager

Data Source (include link where published) – SEE BELOW**What does this data include? – SEE BELOW*****Who have you consulted on your proposal and what were the main issues and concerns from the consultation?***

Group /Body consulted	Focus of consultation	Frequency & timing of consultation	Concerns/Issues raised by consultees	Overall message from consultees
Members / Councillors	The need for the enhancements to the local area and stall holder provision.	Monthly - Members Project Up-dates/Briefings – (face to face sessions with ward member by Regeneration Manager).	Positive endorsement of planned project.	In favour of the Holcombe Road Public Realm Project

		Monthly - Members E-Bulletins (providing an electronic update to progress on the programme) by Regeneration Manager (with assistance from Project Manager).		
GLA	The need for the enhancements to the local area and stall holder provision.	GLA Officer Project - Updates/Briefings Regeneration Manager	Positive endorsement of planned project.	In favour of the Holcombe Road Public Realm Scheme
Stall Holders	The need for the enhancements to the local area and stall holder provision.	Weekly - Site visits and emails/telephone calls	Disruption caused through the project to business.	In favour of the Holcombe Road Public Realm Scheme
Local Businesses	The need for the enhancements to the local area and stall holder provision.	Monthly / as needed through specific development – Letters and correspondence – led by Regeneration Manager and assisted by Project Manager	Disruption caused through the project to business.	In favour of the Holcombe Road Public Realm Scheme
Local Residents	The need for the enhancements to the local area and stall holder provision.	Monthly / as needed through specific development – Letters and correspondence – led by Regeneration Manager and assisted by Project Manager	Disruption caused through the project to local access, local utility (use of the stalls), and local safety concerns that a project	In favour of the Holcombe Road Public Realm Scheme

			site could bring.	
Community	The need for the enhancements to the local area and stall holder provision.	Monthly / as needed through specific development – Letters and correspondence – led by Regeneration Manager and assisted by Project Manager	Disruption caused through the project to local access, local utility (use of the stalls), and local safety concerns that a project site could bring.	In favour of the Holcombe Road Public Realm Scheme

Stage 8 - Final impact analysis

Who will be impacted by the proposal?

- Stall Holders
- Local businesses
- Stakeholders Group
- Community
- Local residents

Have they been consulted?

Yes (see section 7 for detail)

What did they say?

Approval of project/proposal – consultation minutes – notes of events contain the detail of respondent comment.

Were the consultation responses considered in the final proposal?

Yes.

Are they summarised/extracts included a project report?

Yes.

How the proposal will remove barriers to and/or advance equality?

- Improved access and enjoy the street market as a retail offer and public space (surface levels, kerb transitions, surface transitions).
- Address through design anti-social /crime issues (stall positioning/lighting enhancements)
- Advance equality and eliminate harassment by increasing feelings of safety and reducing the fear of crime amongst people from equality groups
- Advance equality by providing good physical access for disabled people, disabled children and their carers and parents with pushchairs.
- Provide economic / entrepreneurial opportunity for members of the local community through the additional stall provision in the scheme (3 additional stalls).

What specific actions are you proposing in order to respond to the existing barriers and imbalances you have identified?

Group	Impact assessment Status
Gender: Positive with improved movement through the street.	Positive impact Child friendly environment • Designing out crime – addressed through the reduction of pinch points and improved visibility • Improved accessibility for those with prams/ pushchairs
Ethnicity/Race Positive with, increased local area viability through a better offer of retail and other uses to meet different needs based on race, religion/ beliefs and sexual orientation/ gender reassignment, improved public realm	Positive impact Improved Stall offer, provided for all sectors of the community • Designing out crime – addressed through the reduction of pinch points and improved

environment.:	visibility
Age Positive with improved movement for the elderly and those with children, increased utility / viability with a visually improved market and greater offer of stalls (will now be 5).	Positive impact Child friendly environment • Improved Accessibility for older people and those with prams/ pushchairs • Designing out crime – addressed through the reduction of pinch points and improved visibility
Disabled Positive with improved movement through the market stalls for the physically disabled, including the visually impaired.	Positive impact Improved physical access through the market stalls area • Increased feelings of safety as a result of Designing out crime – addressed through the reduction of pinch points and improved visibility
Religion or other Beliefs / Belief: Positive with improved movement through the street.	Positive impact • Increased feelings of safety as a result of Designing out crime – addressed through the reduction of pinch points and improved visibility / sight lines & lighting
Gender Reassignment Positive with improved movement through the street.	Positive impact • Increased feelings of safety as a result of Designing out crime – addressed through the reduction of pinch points and improved visibility / sight lines & lighting
Sexual Orientation Positive with improved movement through the street.	Positive impact • Increased feelings of safety as a result of Designing out crime – addressed through the reduction of pinch points and improved visibility / sight lines & lighting

Stage 9 - Project Success Measurement:

The project brief KPIs will be addressed in the survey as highlighted below:

- i. *KPI 1* - To achieve a 90% positive feedback from END USERS
- ii. *KPI 2* - To achieve a 90% positive feedback from STALL HOLDERS
- iii. *KPI 3* – To achieve 70% positive feedback from LOCAL BUSINESSES
- iv. *KPI 4* – To achieve 70% positive feedback from LOCAL RESIDENTS

Benefit Realisation

- To be carried out at the conclusion of the project – with reference to KPIs 1 – 4 inclusive
- To be carried out 2 years after the conclusion of the project – with reference to KPIs 1 – 4 inclusive

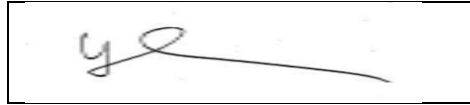
Conclusion

The evidence suggests that an improved physical layout, improved unit quality and visual amenity of the Holcombe Road Public Realm Project will increase usage and visitors to the locality, therefore increasing the spend and viability of the market stalls for both the shops and the traders in the market, therefore being a positive outcome for all ethnic, religious, sexual orientation and gender groups.

The implementation of the new stall layout market has the potential to be positive for users of the market, particularly for the elderly, all racial and religious groups and sexual orientations, all ages and all genders; as the new layout will increase accessibility and usability of the market space, improve access, improve the visual amenity of the market space, therefore increasing the viability and vibrancy of the immediate locality. It will decrease the incidence of crime and the perception of crime through addressing the 'alleysway' created by the current layout and through creating greater visibility, will make the area safer for all sections of the community to use.

Stage 9 - Equality Impact Assessment Review Log

Review approved by Director / Assistant Director



Date of review

22.09.15

Review approved by Director / Assistant Director



Date of review



Stage 10 – Publication

Ensure the completed EqIA is published in accordance with the Council's policy.

This page is intentionally left blank

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank