

**Report for:** Housing, Planning & Development Scrutiny Panel, 20<sup>th</sup> September 2023

**Report Title:** Seven Sisters Market Scrutiny Review - recommendations implementation update

**Report authorised**

**by:** David Joyce, Director Placemaking and Housing

**Lead officer:** Toussainte Reba, Head of Area Regeneration

**Ward(s) affected:** Seven Sisters

**Report for Key/**

**Non Key Decision:** For information

**1. Describe the issue under consideration**

- 1.1. Housing Regeneration Scrutiny Panel agreed in September 2021 to start a review of the future of Seven Sisters Market (SSM) following Grainger's withdrawal from the Wards Corner Development.
- 1.2. In May 2022, HRSP approved 8 recommendations on the future of SSM and how the council can continue to work with interested groups to achieve the best outcome for the community.
- 1.3. On 5<sup>th</sup> July 2022, Cabinet approved responses to the recommendations of the HRSP review and agreed all 8 of the recommendations made by the review.
- 1.4. An update on progress with the implementation of the HRSP recommendations is included at Appendix 1.

**Summary of current position with the Seven Sisters Market**

- 1.5. Work is currently underway to create a temporary market with both indoor and outdoor spaces to enable the traders to resume their livelihoods in this area following 3 years of the market closure.
- 1.6. Transport for London Properties (TTLP) have confirmed that traders will soon be able to return to the market and are working to a November 2023 timeline for completing the works to both markets.
- 1.7. Seven Sisters Market closed in March 2020 and was not able to re-open when the pandemic restrictions were lifted because of health and safety concerns with the building.
- 1.8. Planning permission was granted earlier this year to enable the return of the Seven Sisters Market at Wards Corner. As a result, work has begun on the temporary replacement indoor market space which will house around 20 traders in vacant

retail units owned by TfL next to the existing market, along with a community space.

- 1.9. This will primarily include spaces for professional services, retail and hair/beauty salon uses.
- 1.10. The temporary outdoor market space, which will host around 20 food and beverage traders as well as retail, is also being brought forward to the rear on a vacant plot acquired from Grainger by Haringey Council.
- 1.11. The council is actively engaging with the traders community has been providing business support for the returning Seven Sisters Market traders and attending regular meetings to enable the markets' November opening.
- 1.12. Beyond the temporary markets, TTLP have appointed a chair for the Partnership Advisory Committee (PAC) – Sufiya Patel – that will be advising on the long-term community asset lease for the Seven Sisters Market that will deliver the full refurbishment and return of the main market building.
- 1.13. The council has been invited to sit on the PAC when it starts in an observer capacity. TTLP have indicated that the committee's first meeting will be in October this year.

### **Summary of current position with Wards Corner**

- 1.14. In July 2022, the Council approved decision to acquire property and land interests within Wards Corner and implement CPO to enable a new council-led approach for the site.
- 1.15. The council has been acquiring land previously in private ownership putting it in a unique position to implement a new public sector-led approach to improve and invest in Wards Corner.
- 1.16. The council implemented CPO in January 2023 and has 3 years to negotiate the remaining acquisitions.

## **2. Recommendations**

- 2.1. The Scrutiny Panel is asked to note the update on progress with the implementation of the HRSP recommendations relating to the Seven Sisters Market site, which were agreed by Cabinet in July 2022.

## **3. Reasons for decision**

- 3.1. Not applicable.

## **4. Alternative options considered**

- 4.1. Not applicable

## **5. Background**

## **Seven Sisters Market (SSM)**

- 5.1. In March 2020, SSM closed due the main power supply being disconnected as it was deemed unsafe and the introduction of Government Covid-19 restrictions requiring all non-essential retail premises to close.
- 5.2. The SSM main market hall did not reopen when Covid-19 restrictions were lifted in June 2020 as TfL identified serious Health & Safety issues and the risks were too high to safely reopen the market hall. Apart from 6 SSM units fronting the High Road, SSM has remained closed.
- 5.3. SSM trader businesses have been significantly impacted by the continued closure of SSM. Although it is understood that some traders have been able to find alternative premises to operate from the majority have been unable to trade for well over 3 years.
- 5.4. In late 2020, with support from the council SSM traders received funds from the governments Covid-19 grant scheme. In addition, TfL established a Hardship Fund which has paid out a total of £1.5m to 37 eligible SSM traders (i.e., approximately £40k each) in 3 equal tranches in December 2020, December 2021 and May 2023.

### **TTLP Immediate term proposals for SSM**

- 5.5. The ownership and future responsibility for the SSM buildings has been transferred to TTL Properties (TTLP) which is a wholly owned subsidiary of Transport for London (TfL), established to own, manage and develop TfL's commercial property assets.
- 5.6. In order to enable SSM traders to recommence trading whilst plans are finalised for the refurbishment of the main SSM buildings, TTLP have developed proposals for a temporary SSM.
- 5.7. The proposals include a temporary indoor market to accommodate approximately 20 traders and a community space within the ground floor of 245 – 249 High Road which are retail units owned by TTLP and situated adjacent to the SSM buildings. The proposals also include the provision of an outdoor market for approximately 20 mainly food related businesses on council owned vacant land adjacent and to the rear of 245 – 249 High Road.
- 5.8. Further details of the temporary SSM proposals are included at Appendix 2.
- 5.9. The indoor and outdoor SSM proposals were granted planning consent in May 2022 and June 2023 respectively. Both planning consents are for temporary use for a 3-year period.
- 5.10. Works commenced on the temporary indoor and outdoor SSM's on 3<sup>rd</sup> July 2023 with a 20-week construction period i.e., completion by end of November 2023. This should allow SSM traders to recommence trading for the Christmas period.
- 5.11. The council are developing a proposal to deliver an integrated offer across business support, employment support and learning for the SSM traders. Participating services include Economic Development, Haringey Works, Employment and Skills and Haringey Learns.

### **TTLP Long term proposals for SSM**

- 5.12. In a letter to SSM traders on 1<sup>st</sup> September 2021, TTLP advised traders that they support the development of the existing SSM buildings into a community-led asset creating both commercial and social returns for the wider community.
- 5.13. TTLP have advised that they will be inviting any group of linked SSM traders to bid for the long lease first.
- 5.14. The CBS are supported by the N15 Development Trust (the Trust) who are promoting the 'Community Plan' which is an alternative planning permission to the Grainger scheme which the council granted consent for in April 2014 (expired April 2017) and more recently in November 2019 which expired in November 2023. The Trust submitted a further planning application in October 2023 which in the main is requesting a renewal to the 2019 planning consent for 3 years.
- 5.15. The 'Community Plan' scheme involves the restoration of the existing TTLP SSM building and the former Wards Corner Department Store building for community uses with restaurant on the ground floor, a refurbished market hall at ground and first floor levels and office space at second floor level.
- 5.16. Further details of the 'Community Plan' proposals are included at Appendix 3.

#### **TTLP Partnership Advisory Committee**

- 5.17. TTLP are in the process of establishing an independently chaired Partnership Advisory Committee (PAC) which will have an advisory role to TTLP on the management of the temporary SSM provision and the award of the long lease of the main SSM buildings.
- 5.18. The membership of the PAC will include 6 advisory roles, up to 4 SSM traders and partner organisations including the council and TTLP. The first meeting of the PAC is scheduled for September 2023.

#### **Wards Corner development**

- 5.19. In July 2022, following the decision by Grainger not to proceed with their planning approved development scheme, the council agreed at Cabinet to acquire Grainger's residential and commercial property and land interests and other remaining third-party owned property interests within Wards Corner.
- 5.20. The July 2022 cabinet decision also approved the site development objectives that will guide the approach to a new council-led development strategy for the site which aligns with the Haringey Deal and complements existing proposal for 'The Community Plan'.
- 5.21. In November 2022, the council completed the acquisition of 24 residential properties, 8 commercial properties and 4 land parcels from Grainger.
- 5.22. In December 2022, the council served Compulsory Purchase Order (CPO) Notices to Treat (NTT) on the 6 remaining third-party owners/leaseholders of properties within the Wards Corner site. The NTT's give the council the power to gain possession of any of the properties which cannot be acquired by private treaty within 3 years i.e., by December 2025.

## **7. Use of Appendices**

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Appendix 1: SSM HRSP review recommendations implementation update  
Appendix 2: SSM temporary indoor and outdoor market proposals  
Appendix 3: 'Community Plan' proposals

**8. Local Government (Access to Information) Act 1985**

**Background Documents**

None