

Appendix 7 Cabinet November 2015

Initial Procurement Brief

1. Introduction

The Council has established its objectives and priorities in the 2015-18 Corporate Plan '*Building a Stronger Haringey Together*':

Outstanding for All

Children, young people and adults are healthy, thrive and achieve their potential

- *Priority 1: Enable every child and young person to have the best start in life, with high quality education*
- *Priority 2: Enable all adults to live healthy long and fulfilling lives*

Clean and Safe

A place which is clean, well maintained and where everyone feels safe and is proud to live and work

- *Priority 3: Create a clean and safe borough where people are proud to live, with stronger communities and partnerships*

Sustainable Housing, Growth and Employment

Building a base for communities to thrive

- *Priority 4: Drive growth and employment from which everyone can benefit*
- *Priority 5: Create homes and communities where people choose to live and are able to thrive*

The Haringey development vehicle is being created to deliver regeneration that will help achieve these objectives and priorities, and the supporting objectives of the Economic Development and Growth strategy, and the draft Housing Strategy (outlined in the Appendix at the end of this brief).

2. The Context

Haringey is a place of great opportunity with enormous potential for growth – a growing economy, more and better housing and flourishing communities. There are many great businesses, fast transport links into and out of London. Residents come from many different cultures but the communities are comfortable with one another and get on well together.

To enable all Haringey residents to participate in the success and benefit fully from the place and its assets, the Council needs to address challenges in:

- Improving social housing and dealing with overcrowded and poor quality homes.
- Getting residents into good sustainable employment
- Combating child poverty and overall inequality
- Ensuring all children receive a world class education

3. The Vision

The Council's Vision is to give Haringey residents the best so that they can make the most of their own opportunity and ambition. The purpose of regeneration is to enable residents to fulfil their own ambition and compete in an increasingly globalised world.

Residents need good and affordable housing, safer streets, easier access to healthcare and support to build strong social and family networks. They need the best education the country can provide,

from pre-school through to University –level, delivering both academic and vocational excellence to enable residents to succeed in an increasingly competitive job market.

The aim is to have:

- World class education and training
- Improved access to jobs and business opportunities
- A different kind of housing market
- A fully connected community with even better transport links
- A strong and healthy community
- Great places
- The right investment and high quality development

For Tottenham, the council has a specific regeneration vision which says that *'by the age of twenty, a child born in Tottenham today will have a quality of life and access to the same level of opportunity that is at least equal to the best in London.'*

4. The Brief

The Council wishes to understand from bidders how as part of the development partnership they can contribute to those aims, creating a short term impact and a long term legacy so that residents can benefit from social, community and environmental initiatives that extend beyond the core regeneration outputs of the developments themselves. What added value do they propose and how will it be delivered?

Any solutions proposed by bidders should be delivered as part of the partnership itself, over and above s106/CIL contributions and any investment the Council may choose to make from its own returns. The Council is committed to delivering regeneration, social and economic benefits and welcomes contributions from its partner, particularly where proposals demonstrate innovation. Bidders will be invited to respond to this challenge, and the evaluation of bids will take account of the response to this challenge.

Haringey still includes some areas that scored extremely highly on the 2015 Index of Multiple Deprivation. The Council naturally wishes to address the issues that contribute to this, moving areas such as Northumberland Park away from this position, and the Borough's progress on these specific measures will play a significant part in how we measure our overall progress. This may be one useful angle from which bidders can consider what interventions might be most effective, and how their impact can be measured.

The following range of issues is provided as a prompt rather than as an exhaustive checklist.

Core regeneration outputs

- New homes (Priority 5):
 - Social (or social rent levels)
 - Affordable
 - Private rented
 - Market sale
 - Mix of types
 - Innovative tenures e.g.
 - Rent to buy
 - Bespoke fit out
 - Self build

- Others

- Social Housing replaced and improved (Priority 5)
- Retail Space created (Priority 4)
- Employment Space created (Priority 4)
- Jobs created (Priority 4)
 - Approach to job creation
 - Construction
 - Non-Construction
 - Apprenticeships

Social and Economic benefits

How will bidders contribute to:

- Employment and skills
- Business
- Education
- Improving outcomes for children, young people and adults
- Long term care, health and support
- Carbon performance and affordable warmth
- Community capacity building and engagement

Appendix: Headline aims from the Economic Development and Housing Strategies

Haringey Economic Development and Growth Strategy – A plan for jobs, growth and prosperity

Our long – term aim for the borough is to ensure that, by 2030, we are:

A Fully Employed Borough, by which we mean:

- 75 % of Haringey’s working age population is in work
- Residents’ full time earnings are in line with London averages for bottom quartile and median earners
- The proportion of working age residents qualified to NVQ Levels 3 and 4 is increased from 65% (2013 figures) to 70%

A more Dynamic Borough, by which we mean:

- The number of jobs in Haringey has increased by 20,000 from the 2011 London Plan baseline position.
- The profile of Haringey-based jobs changes so that retail and public sector employment are less dominant, and there is a better range of jobs, including a greater proportion of jobs in more highly skilled sectors, such as sustainable technology, digital design and skilled/ craft manufacturing.
- The number of jobs per square metre of employment land has increased by 20% reflecting a shift to more intensive and productive employment

Haringey’s Housing Strategy 2015-2020 (Draft)

Objective 1: Improve help for those in housing crisis

Objective 2: Ensure that housing delivers a clear social dividend

Objective 3: Drive up the quality of housing for all residents

Objective 4: Achieve a step change in the number of new homes built