

Report for: **Housing and Regeneration Scrutiny Panel - 15th November 2018**

Title: **Tottenham and Wood Green Landowners Groups**

Report

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1. Describe the issue under consideration

1.1 The Housing and Regeneration Scrutiny Panel have requested an overview of the Tottenham and Wood Green Landowners Groups.

1.2 In Tottenham a "Landowners and Major Business Group" has existed since 2013, while a lighter touch Landowners Group has taken place in Wood Green since 2017.

1.3 The Tottenham meeting is typically chaired by the Lead Member for Strategic Regeneration, or the most senior council officer present. The meeting is attended by officers from the Housing, Regeneration and Planning Directorate and representatives from key partner organisations.

1.4 The Wood Green meeting operates on a more informal basis, and is not currently chaired by a political representative.

1.5 This briefing seeks to describe how these groups have operated to date.

2. Cabinet Member Introduction

N/A

3. Recommendations

3.1 That the Panel note the contents of this report.

4. Tottenham Landowners Group - Background

- 4.1 The Tottenham Landowners and Major Businesses Group was first set up in 2013 and its purpose was to work collaboratively in support of the council's vision for Tottenham following the riots.
- 4.2 Since its creation, the group has met on a regular basis (approximately every two months) with minutes published on the council's website¹.
- 4.3 Attendees at the group include local landowners, council officers, officers from the GLA, TfL and Network Rail, and a representative from the Tottenham Traders Partnership.
- 4.4 The focus of the meetings has been a mix of information sharing from the council and key partners in order to build strong working relationships. The locations for the meetings has varied between council and partner offices.
- 4.5 Terms of Reference (ToR) were agreed at the outset; these outlined the group's purpose, being to 'work collaboratively towards the transformation of Tottenham, building on its fantastic potential with its diverse populations, its heritage brand, its entrepreneurial spirit and good transport links making it a sustainable, thriving and more attractive place for residents, businesses and visitors'. It was to be a high-profile force for change, promoting and championing the area and supporting the case to public sector partners to secure important infrastructural and other investment to bring about significant improvements in Tottenham.
- 4.6 These ToR were amended in 2015, in order to refer specifically to the adopted Tottenham Strategic Regeneration Framework and accompanying Delivery Plan, working in partnership with the council, the GLA and TfL and other stakeholders. The amended ToR made clear that members were expected to share information on work planned and underway in order to identify synergies and raise risks, issues and opportunities.
- 4.7 Typical agenda items for this group include updates from the council on recent initiatives, discussion on local employment and access to construction jobs, updates from public and private sector partners on their activities, engagement on emerging council policy documents, updates on partner schemes/initiatives and discussion on communications.

¹ <https://tottenham.london/invest/tottenham-landowners-and-major-businesses-group>

5. Wood Green Landowners Group - Background

- 5.1 The Wood Green Landowners Group was set up in 2017 with its aim being to ensure that the Wood Green Programme is informed by key stakeholders, to set out dependencies with other major programmes and to maximise its deliverability.
- 5.2 The group is split into an 'Operational Meeting', which is attended by local landowners and Council officers, and a 'Strategic Meeting', when the invitation is extended to other strategic partners and public sector partners.
- 5.3 Since its creation, the group has met approximately six-weekly though this meeting has been more sporadic in nature. Every third instance is a 'Strategic Meeting', with other two instances being 'Operation I Meetings'.
- 5.4 The role of the group is to consult and be consulted by the Council on key issues affecting development, investment and spatial planning strategies and to coordinate overarching activities, for example communications and construction logistics.
- 5.5 The Group is not currently chaired by a political representative.

6. Status of Landowners Groups – Consultative Bodies

- 6.1 Both the Tottenham Landowners Group and the Wood Green Landowners Group exist as consultative or partnership forums only. These groups are not decision-making bodies and hence sit alongside a large number of groups that the council convenes to engage with partners of various types.
- 6.2 As these groups do not have any decision-making powers, there are no decisions to be reported to Cabinet, as would be standard procedure for Cabinet sub-groups or other council bodies with powers delegated under the council's constitution or by Full Council or Cabinet delegations. Council officers do not take instructions from stakeholder groups, but rather from Key Decisions (taken by Cabinet, the Leader, or Cabinet Members) and Non-Key Decisions (taken by senior council officers under limited conditions by Delegated Authority, and which are duly published and reported to Cabinet).
- 6.3 The council always seeks to work closely and collaboratively with stakeholders of various types, and this includes those seeking to take development and investment forward.
- 6.4 One useful function of the groups is that they act as a forum for the council's engagement with the development industry regarding key council policies and

strategies. This includes the Local Plan, or as at present the Borough Plan. As the main interface with local landowners, these two groups are currently the only forum available for this group engagement, without which this consultation would need to be undertaken directly with each individual stakeholder.

7. Review of Landowners Groups – emerging options and next steps

- 7.1 At the inaugural Housing and Regeneration Scrutiny Committee, a number of questions were raised regarding the purpose and membership of the Groups.
- 7.2 An initial revised Terms of Reference to apply to both groups was taken to the Housing and Regeneration Sub-Group in September 2018. At this meeting it was requested that an option paper should be prepared regarding the future of the Groups.
- 7.3 This paper is being prepared and will report back to the Housing and Regeneration Sub-Group in December 2018.
- 7.4 The ToR for the Tottenham Landowners Group is attached as Appendix 1. The Wood Green group does not yet have a formal ToR, but work is underway to prepare a ToR that is to be considered by the Housing & Regen Sub-Group.

8. Statutory Officers Comments

Legal

- 8.1. The Principal Lawyer for Property, Planning and Regeneration has been consulted on this report.
- 8.2. The Tottenham and Wood Green Landowners Groups were established under Directors' delegated authority.
- 8.3. Certain functions are delegated to Directors under the Council's Constitution. These include amongst others:
 - To exercise any functions, powers and duties of the Council to secure the effective management of their service areas including the authorisation of any procedures or contracts within the framework of Financial Procedure Rules and Contract Procedure Rules, and taking and implementing decisions to maintain the operational effectiveness of their service areas where these fall within a policy decision made by the Council or Cabinet.

- To implement and develop initiatives within the strategic policy framework and other Council plans and policy documents.
- To make arrangements to secure value for money in respect of their service areas, to secure continuous improvement in the way functions are exercised having regard to a combination of economy, efficiency and effectiveness, and to maximise economic, environmental and social value.
- To arrange consultation with tax payers, non-domestic rate-payers, service users and other local representatives about fulfilment of the best value duties and to involve representatives of local persons in the exercise of Council functions.

9. Use of Appendices

Appendix 1 – Tottenham Landowners and Major Businesses Group, Terms of Reference (as agreed in 2015)

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TERMS OF REFERENCE / OBJECTIVES OF GROUP –

1. Objectives of the Group to be:
 - a. To work collaboratively towards the transformation of Tottenham, building on its fantastic potential with its diverse populations, its heritage brand, its entrepreneurial spirit and good transport links making it a sustainable, thriving and more attractive place for residents, businesses and visitors.
 - b. Develop and progress actions to contribute to the delivery of the ambitions in the Tottenham Strategic Regeneration Framework and accompanying Delivery Plan (2014), working with the council, GLA and TfL and other stakeholders.
 - c. Support the case to Government to secure important infrastructure and funding to bring about the transformation of Tottenham.
 - d. Members will share information of work planned and underway in the area of interest to the Group, consider where there may be synergies, and raise risks, issues and opportunities.
 - e. Promote and champion the area.
2. Frequency – meet bi-monthly and at least five times per calendar year.
3. Membership of the Group be revised to:
 - Chair: Cllr Alan Strickland, Cabinet Member for Housing and Regeneration
 - Chief Executive, LBH
 - Director of Regeneration, Planning and Development, LBH
 - Programme Director , Tottenham Regeneration, LBH
 - Assistant Director, Planning, LBH
 - Head of Area North East, Housing and Land, GLA
 - Assistant Director, Regeneration, GLA
 - Principal Regeneration Officer, GLA
 - Head of Planning Projects, TfL
 - Inspector, Haringey Met Police
 - Bellway
 - Canal and River Trust
 - Circle Anglia
 - CONEL

- Grainger
- Hermes
- Lee Valley Estates
- Lee Valley Regional Park Authority
- Muse Development
- Newlon
- Network Rail
- THFC.

- a. Members may nominate a deputy to attend.
 - b. LBH officers or other stakeholders may be asked to attend to provide an update to the Group on specific items.
4. The Terms of Reference be reviewed annually.