

13 January 2014

To: All Members of the Cabinet

Dear Member,

Cabinet - Thursday, 16th January, 2014

Please find attached Items 9 and 12 of the Cabinet agenda, which were marked to follow within the original agenda pack:

9. LEA VALLEY TECHNOPARK: ACQUISITION OF TECHNOPARK AND SALE FOR EDUCATION USE (PAGES 1 - 16)

(Report of the Director of Regeneration, Planning and Development. To be introduced by the Cabinet Member for Finance, Employment and Carbon Reduction). The report seeks approval of proposals with respect to Lea Valley Technopark.

12. LEA VALLEY TECHNOPARK: ACQUISITION OF TECHNOPARK AND SALE FOR EDUCATION USE (PAGES 17 - 32)

To consider exempt information pertaining to Item 9 above.

Yours sincerely

Xanthe Barker
Principal Committee Officer

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Haringey Council

Report for:	Cabinet 16 January 2013	Item Number:	
Title:	Lea Valley Technopark: Acquisition of Technopark and Sale for education use		
Report Authorised by:	Lyn Garner, Director of Planning, Regeneration & Development		
Lead Officer:	Laura Bridges, Property Review Programme Manager		
Ward(s) affected: Tottenham Hale	Report for Key/Non Key Decisions: Key Decision		

1. Describe the issue under consideration

- 1.1 Lea Valley Technopark is a multi- occupied serviced office/business centre currently part of the Council's Commercial Property portfolio.
- 1.2 The Council owns the freehold of the Technopark site. That freehold is subject to long leasehold granted to Singer and Friedlander Properties Plc by the Council for a term of 99 years commencing on 15 May 1992 with the option to renew for two further terms of 99 years. The Head Lease is now vested in Boistrous Holdings Limited ("Head Leaseholder"). Under the terms of the management provisions contained within the Head Lease the Council is obliged to manage the property. The property currently has a number of vacancies and currently runs at a loss for the Council due to the nature of the leasing arrangement. Details of the lease are included in the exempt section, Part B, of this report.
- 1.3 The Council have commissioned expert advice regarding retaining employment use on the Technopark site and have been exploring opportunities to improve occupancy levels and mitigate the annual financial loss. Advice has confirmed that demand is low because Tottenham is not a recognised office location or an established office market and therefore in considering any future options for the site, the least likely driver of value will be continued office use.
- 1.4 Technopark is therefore considered an onerous asset and financial liability with a significant annual net cost to the Council that is expected to continue in the long



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term. Please refer to the exempt section, Part B, for details of the average annual net cost to the Council over the past 5 years.

- 1.5 In the context of the ongoing financial liability of the Technopark site to the Council, consideration has been given as to how best to exit the lease and management arrangement with the Head Leaseholder and a strategy for achieving vacant possession should a viable option for the future of the site be found. Expert advice has been sought which has recommended that the Council look to purchase the Head Leasehold interest in the Technopark site to secure control of the site and be able to consider and implement alternative options for the future of the site in order to reduce or remove the asset as a financial liability.
- 1.6 The Head Leaseholder has been approached and has indicated they are willing to consider an offer for the Council to purchase their interest. Our advisors have indicated that this opportunity may not arise again in the short term and if the Council wishes to secure control of the site they should act now.
- 1.7 The Council has been approached by the Education Funding Agency (EFA) for the delivery of a new all through mixed 'Harris Academy' free school following an announcement by the Department for Education that it had granted approval to the Harris Federation to open in September 2014, in the Tottenham Hale area. These discussions are in the context that Haringey School admissions have indicated that additional pupil places will be required in this planning area from 2014/15 to meet projected demand.
- 1.8 The opportunity has therefore arisen for the Council to purchase the Head Leaseholder Interest enabling the ability to secure control of the Technopark site and then sell the freehold to Harris Federation for the conversion to an all through free school.
- 1.9 Financial modelling has indicated that the purchase and subsequent sale still represents a financially better option than a 'do nothing' scenario which maintains the current situation.
- 1.10 This report therefore seeks approval to purchase the Head Leaseholder interest enabling the ability to secure control of the Technopark site and then to secure vacant possession and a sale of the freehold for Technopark to Harris Federation for the conversion to an all through free school.

2. Cabinet Member introduction

- 2.1 This is an excellent opportunity to provide school places in an area of demand, offering more choice for parents in the heart of Tottenham.
- 2.2 The Harris Federation bring a high class educational offer and £30m investment into the borough.
- 2.3 The loss of employment use is disappointing but we will seek to reprovide this in other locations in the borough as is set out in the Tottenham Strategic Regeneration Framework.



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3. Recommendations

- 3.1 To note the current onerous leasing arrangement of Technopark and ongoing annual cost to the Council.
- 3.2 To note the interest from the Harris Federation for the purchase of the Technopark site for the provision of an all through free school in the context of local projected demand for pupil places.
- 3.3 To note the opportunity to reduce the financial liability of Technopark to the Council via the purchase of the Head Leasehold interest and then sale of the freehold to the Harris Federation to address projected pupil place demand in the local area.
- 3.4 That approval is granted for the Council to purchase the Head Leaseholder's interest in the Technopark site for a consideration not exceeding the purchase price detailed in the exempt section, Part B, of this report with delegated authority for the Section 151 Officer and the Director of Regeneration, Planning and Development Reduction to agree the final terms of the acquisition, following consultation with the Cabinet Member for Finance, Employment and Carbon Reduction.
- 3.5 That approval is granted to sell the freehold of the Technopark site to the Harris Federation, subject to the purchase of the head lease, for a consideration no less than the sale price detailed in the exempt section, Part B, of this report for the purpose of creating an all through free school on the site. This approval is with delegated authority for the Section 151 Officer and Director of Regeneration, Planning & Development and Lead Member to agree the final terms of the sale, following consultation with the Cabinet Member for Finance, Employment and Carbon Reduction.
- 3.6 That approval is granted to sell to the Harris Federation on the condition they will work in collaboration and partnership with Haringey Council to inspire high achievement and raise aspirations for students at this new Free School that will reach wider into the local community and beyond.
- 3.7 To agree that the addition of the capital cost of the purchase and any associated costs of vacant possession, as outlined in this report, be added to the Council's capital programme.
- 3.8 To agree to vacating the site in order to support the provision of the school. Tenants at Technopark will be given a minimum of 3 months notice and the Council will work with them to find alternatives sites within the Borough.
- 3.9 To note that the sale of the freehold to Harris Federation is subject to the deal being agreed with the Head Leaseholder.

4. Alternative options considered

- 4.1 The Council appointed Deloitte to provide expert advice on the options available to the Council to exit the current lease and management arrangement. Further information on the options appraised is included in part B of this report.



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4.2 The Council's Corporate Finance department has also undertaken a financial modelling exercise to compare the current position to a number of options for the future of the Technopark site in a cash flow form over a period of 40 years.

4.3 Aside from the financial business case for options, other non economic factors and benefits have been considered such as the potential to support regeneration and address pupil place need.

Option 1 – Do Nothing/maintain the current situation

4.4 The Council can decide not to pursue the opportunity presented by the Head Leaseholder interest and subsequent sale of the freehold for Technopark to the Harris Federation for an all through free school.

4.5 In this scenario, the Council will continue to suffer an annual net cost which could continue and may worsen for the remainder of the significant term of the lease. Actions can continue to be pursued to improve occupancy levels to mitigate against the voids that contribute to the overall net cost position. However, analysis of the demand for office use in this area suggests that demand is unlikely to support any major improvements to the lettings position.

4.6 The cost to the Council of doing nothing over a 40 year period is set out in part B of this report.

Option 2 – Purchase the Head Leaseholder interest only

4.7 The Council could purchase the Head Leaseholder interest only in order to remove the onerous management arrangement and lease.

4.8 Financial modelling has indicated that the Council would need to have implemented an alternative option for the future of the site within 3 years of the purchase of the Head Lease so as to not worsen the financial liability of the site to the Council due to the potential financing costs related to the acquisition.

4.9 The risk is therefore whether the Council could secure an alternative future use that would improve the liability within 3 years of the purchase.

4.10 Purchase of the Head leaseholder interest and then retention of the freehold of the Technopark site as employment use therefore is a financially worse option than 'do nothing' if the site is retained and an alternative future use not implemented.

4.11 The cost to the Council of purchasing the Head Leaseholder interest and then retaining the freehold over a 40 year period is set out in part B of this report.

Option 3 – Purchase the Head Leaseholder interest and sell freehold for educational use

4.12 This is the option recommended by this report.

4.13 Financial modelling indicates that this is a financially better option for the Council than a 'do nothing' scenario.

4.14 The cost to the Council of purchasing the Head Leaseholder interest and then selling the freehold of Technopark to the Harris Federation over a 40 year period is set out in part B of this report.



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4.15 In addition to the improved financial position for the Council, the all through free school will provide pupil places to address demand in this area thus avoiding the potential requirement for the Council to bear the land acquisition and/or construction costs associated with a new or expanded school. The Borough and local community will also benefit from the educational offer set out by Harris in Section 5 of this report.

4.16 It is therefore recommended that of those considered Option 3 – Purchase of Head Leaseholder Interest and subsequent sale of the freehold for educational use, is the financially better option for the Council than a do-nothing scenario whilst also securing an attractive educational offer for Tottenham which addresses the pupil place demand in the Tottenham Hale area and alleviates the Authority of potential land acquisition and/or construction costs in the short term for the provision of a new or expanded school in this area of the borough.

5. Background information

Current situation

- 5.1 Lee Valley Technopark is a multi occupied serviced office/business centre with planning consent for uses within class B1 (Business).
- 5.2 The Council owns the freehold of the Technopark site. That freehold is subject to long leasehold granted to a third party by the Council for a term of 99 years commencing on 15 May 1992 with the option to renew for two further terms of 99 years. Under the terms of the management provisions contained within the Head Lease the Council is obliged to manage the property. A more detailed description of the leasing arrangement is included in the exempt section, Part B, of this report.
- 5.3 The property currently has a number of vacancies and runs at a loss for the Council due to the nature of the leasing arrangement. Details of the loss are included in the exempt section, Part B, of this report.
- 5.4 Technopark currently accommodates up to 550 people (of which approx 250 are employed by the Council) through around 50 small business occupants. The number of these employees who live in the Borough is around 65% and the space is seen as flexible with good access and parking. Despite this over 50% of the space remains vacant or occupied by Haringey Council Departments or Business Units. The Council occupied units are due to be vacated in the future as part of the Office Accommodation Strategy to consolidate Council properties which will worsen the void position and financial losses on the site unless other tenants are found. A summary of occupation as at September 2013 is provided below:

	Sq ft net	% (approx)
Total Space*	70,914	
Space occupied by Leases	9,474	13
Space Occupied by Tenancy at Wills	23,572	33



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Space occupied by or within Haringey's control	14,193	20
Vacant Space	23,675	33

*NB as at September 2013

5.5 In order to sell the Technopark, vacant possession will need to be secured on the site.

5.6 Legal advice has been sought on terms of the Tenancy at Will arrangements. This advice is detailed in the exempt section, Part B, of this report.

Existing use market demand

5.7 The Council have commissioned expert advice regarding retaining employment use on the Technopark site and have been exploring opportunities to improve occupancy levels and mitigate the annual financial loss. Over the past twelve months, actions have been taken by the Council to change and increase advertising for Technopark and to review the size of available units. A specialist resource has also been appointed to manage lettings. The impact of these actions is not yet fully understood but it is believed to not have significantly reduced the annual financial liability.

5.8 Advice has confirmed that demand is low because Tottenham is not a recognised office location or an established office market. Where occupiers do have a requirement, they generally have to be located in the borough for a specific business purpose. Technopark was developed to offer Small & Medium Enterprises' (SME's) small office space on flexible terms. The general market trend is for SME's not to take on leases and to work remotely. Furthermore, Technopark was built in the 1990's so the office specification is dated. Even with a refurbishment, it has been advised that it will progressively become harder to let. The advice concluded therefore in considering any future options for the site, the least likely driver of value will be continued office use. See the Appendix in part B of this report for a copy of this advice.

5.9 Action taken by the Council to date to improve occupancy levels, including advertising and improvements to the website, has seen limited change to the number of vacancies.

Educational demand

5.10 Haringey School Admissions have confirmed the following regarding demand for pupil places in this part of the borough:

5.10.1 Technopark sits within Tottenham Hale ward. For the purposes of school place planning this ward falls within Planning Area 4 (PA4 along with the following wards – White Hart Lane, Northumberland, Bruce Grove and Tottenham Green.

5.10.2 Our projections show that we will require additional reception places in this planning area from 2014/15 to meet projected demand. Demand for places in this planning area has been rising since 2012/13 and will continue on an overall upward trajectory until approximately 2022, with only a slight dip for 2015/16 and 2016/17. Even allowing for the proposed additional two forms



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of entry provided by the proposed Harris Free School we anticipate that up to a further six reception classes may be required by 2022 in the local area to meet projected demand.

- 5.10.3 The position at secondary level is more complex. We currently have smaller cohorts working their way out of the primary sector and into the secondary sector. This means that we currently have some capacity in Y7 for the 2013/14 cohort (approximately 175 places across 11 secondary schools which equates to over six forms of entry). The provision of the additional Y7 places provided by Harris from 2014 will mean that, in the short term, our surplus capacity will be at a level where there is a surplus capacity at Y7 of approximately 11%. This falls well above the recommended surplus of 5% to allow for some parental preferences and movement.
- 5.10.4 However the long term year 7 trend is upward as we see the larger primary cohorts working their way into the secondary system and assuming we also continue to see the raised level of in year pupils to years 9, 10 and 11. We expect demand to exceed supply (even taking account of the additional forms of entry that the Harris free school would provide) in or around 2018. Without the Harris free school places at Y7 demand would outstrip supply at or around 2015. A table indicating the total number of preferences for year 7 2014 entry which gives an overview of the demand for our schools is included as an appendix to this report.
- 5.10.5 The forecasts of pupil place demand are cognisant of likely Tottenham growth in future years and the projections are adjusted to take account of this having used the GLA's school roll projections which correlate with Haringey's annually updated housing trajectory.
- 5.11 Following a successful application to the Department for Education, the Education Funding Agency has approached the Council to assist in finding a site in Tottenham for an all through free school to be run by the Harris Federation opening from September 2014. The new school will offer a 2FE primary school and 6FE Secondary school plus sixth form provision, with 60 Reception places, 180 Year 7 places and 150 Sixth Form places. Initial admissions will be taken from September 2014. New cohorts will then join both the primary and secondary phases each year. Following their own options appraisal considering a number of sites in the Tottenham area, Technopark was identified as the best site for the school.
- 5.12 The Technopark building will be converted and it is expected that additional new build accommodation, subject to planning, will be built on the Technopark site to meet the accommodation requirements for Harris. Due to the timescale for conversion and redevelopment, the initial intake for school admissions from 2014 is understood to be delivered from a temporary/alternative site with the Technopark site opening from September 2015.
- 5.13 If the Harris Federation were not to open a school on the Technopark site or in the Tottenham Hale area, the Authority will have three possible options to meet future pupil place demand in the area. These are:



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- 5.13.1 We agree with Department for Education (DFE) for the introduction of a new free school provider in the area. This would be the DFE responsibility to source the location and fund the building / conversion and all cost associated with the school. It is unlikely an alternative school could be agreed within the given timeframe (2014/15 shortage of places).
- 5.13.2 If no site or willing provider is found, demand is such that we would have to consider seeking political agreement to run a competition to open an Academy. (It is presumed that all new schools will be a free schools or academies.) The land acquisition and construction costs would sit with the Authority. Average cost for construction of a new 2FE primary school would be in the region of £7 million, excluding acquisition costs. Average cost of a new 6FE secondary school, including post 16 provision would range between £25m to £35m, excluding acquisition costs.
- 5.13.3 We continue to expand existing community schools, at an average cost of £3.5 million per form of entry, allowing for phasing and disruption. As well as the cost , there are a number of other limiting factors of this –including:
- limited capacity on existing sites
 - we have committed to additional places only being delivered at good and outstanding schools
 - expanding faith schools will not necessarily serve the local population
 - parental and governor support – we know from previous experience that local communities have real concerns about existing schools being expanded

Educational offer

- 5.14 Harris have confirmed the new school will offer the following:
- 5.14.1 Specialism focus on Mathematics and Enterprise with the Harris Free School Tottenham Mission Statement confirmed to be “Inspiring high achievement through Mathematics and Enterprise”. To deliver this they state ‘high achievement will be driven by a unique approach to the delivery of a cutting edge mathematics curriculum that will ensure every one of our students can compete internationally with the highest performing Mathematics students in the UK and abroad’.
- 5.14.2 To ‘create an environment of high aspirations and self-belief for everybody involved. We aim for our young people to be highly employable, self-confident citizens, successful professionals or entrepreneurs of the future’.
- 5.14.3 Harris Federation expect the success of the school to have an impact with parents and the local community who will feel good about the School and its students – and the success to permeate so that the confidence and “can do” attitude can spread well outside the School boundaries. They have achieved such effects in other “challenged” areas in South London. The School will itself be a major employer in the area, with over 200 staff. It will as an employer and an educator take an active part in local employer’s forums for Tottenham.



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5.14.4 The school will work collaboratively with the other Harris Schools, particularly those in this area of London, including the new Harris Academy Chobham, opened in East Village Stratford in September 2013 and the Harris Primary Schools at Harris Primary Academy Coleraine Park and Harris Primary Academy Philip Lane in Tottenham.

5.14.5 Their education vision will be underpinned by some key features in their curriculum planning which are highlighted to be:

- *A unique mathematics programme from reception to the end of Post 16, using best practice researched in the UK and abroad, raising expectations and delivering high achievement for all students.*
- *Through the Harris Federation Teaching school our teachers and leaders will be trained to the highest standards in Harris tried and tested strategies to ensure outstanding teaching, learning and progress.
All our teachers will have high levels of mathematical expertise and will participate in on-going development in this area.*
- *Students will have access to subject specialist teaching from reception classes, beginning with English, Mathematics, Languages, PE and the Arts. Progressing to all subjects in years 5 and 6.*
- *Regular screening of mathematical knowledge and skills will identify gaps - in this way we will ensure acquisition and development of mathematical concepts and knowledge is planned for throughout phases.*
- *A strong phonics reading programme will ensure students' reading ages are continuously accelerated from reception with other reading programmes in place right up to Post 16.*
- *We will compete internationally with the highest performing countries in Mathematics (Using PISA and TIMSS as bench marks).*
- *A Focus on learning to learn, through the concepts of **Resourcefulness** (being cognitively perceptive of learning and how to access learning opportunities), **Reciprocity** (being socially adept at learning and learning in partnership with others), **Resilience** (being emotionally in tune with learning and being able to cope with setbacks and distractions) and **Reflectiveness** (being strategically aware of learning potential)*
- *An enriching suite of after-hours intervention programmes that offer extension for the gifted in a variety of subjects, particularly Mathematics, but also Sport and Music.*
- *A longer than normal taught School day (adding up to a 27.5 hour week).*
- *Students will learn Mandarin or Spanish from reception.*
- *Our provision will be enriched by the Harris Tottenham student learning commission*, who will be actively engaged in curriculum redesign in all phases.*

5.15 Members are to note that it is recommended that approval is granted to sell to the Harris Federation on the condition they will work in collaboration and partnership with Haringey Council to inspire high achievement and raise aspirations for students at this new Free School that will reach wider into the local community and beyond. This will be supported through a focus on the specialisms of Mathematics and Enterprise and a target for its young people to become highly employable, self-confident citizens – the successful professionals or entrepreneurs



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of the future. The Harris offer also provides added value in terms of family learning with students, parents and carers receiving high quality advice and guidance in order to ensure a personalised curriculum pathway for students is in place that can benefit the family and wider community.

5.16 Initial discussions with the Education Funding Agency have also explored the potential opportunity for them to match fund the permitted MUGA (Multi Use Games Area) for Down Lane Park, opposite the Technopark site. This would enable additional external play space for the school whilst also delivering a facility for community use outside of school hours. Any use of the park or proposals for the MUGA will be made in consultation with local community groups prior to agreeing the final terms of the acquisition with the EFA.

5.17 The EFA will be funding the purchase on behalf of the Harris Federation, the details of each are in the exempt section, Part B, of this report.

5.18 The sale of the freehold to the Harris Federation is subject to a surrender of the Head Lease at Technopark.

6. Comments of the Chief Finance Officer and financial implications

6.1 The CFO confirms that the Technopark facility runs at a loss which is an annual cost to the Council. The details are set out in Part B to this report.

6.2 Financial modelling and risk sensitivity analysis has been undertaken to consider the various options available to the Council and to consider the relevant costs of the preferred future option compared to the current position.

6.3 In weighing up the financial implications of the options, it is also relevant to consider the costs of pupil place provision and how these are normally provided by the Council. As set out in para 5.13 where the Council undertakes to provide additional primary places either by expanding its own existing community provision, or by funding the establishment of a new academy, the costs of providing new places must be borne by the Council, either from its own resources, or by using its annual capital allocations from the DfE.

6.4 The full results of this analysis are set out in Part B to the report, but overall the conclusion is that the option to buy out the Head Lease and sell the site on for educational provision is financially beneficial to the Council, and provides an economic solution to the cost of providing new school places in the east of the borough.

6.5 The true deficit position at Technopark is also partially concealed by the fact that Council services are currently occupying parts of the site. However, as the Council consolidates its own occupation of property and reduces costs overall via the Smart Working programme, this will expose a deteriorating operating position for Technopark if it is unable to replace Council occupancy with new third party tenants.

6.6 There is a risk that the Council will acquire the site, but then fail to sell it on to the Harris Federation or the EFA. In this case, the Council would have the option of selling the site for other uses, including residential development. Although this



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option is likely to take longer to develop, and is subject to some planning risk, initial valuation advice and financial modelling suggest this outcome would still be better financially than the do nothing option, and is also better than retaining the site in existing use.

7. Head of Legal Services and legal implications

- 7.1 The Council owns the freehold of the property known as the Technopark site. That freehold is subject to long leasehold granted by the Council for a term of 99 years commencing on 15 May 1992 with the option to renew for two further terms of 99 years. Please refer to the exempt section of this report, Part B, for further details regarding the purchase price.
- 7.2 Members should note that the purchase will be subject to the tenancies subsisting at the time the contract for sale is entered into.
- 7.3 The Council has the power under section 120 of the Local Government Act 1972 to purchase the leasehold interest for the purposes of any of its function or the benefit, improvement or development of its area even if that land is not immediately required for that purpose.
- 7.4 The Council has the power to dispose of both the Technopark site under section 123 of the Local Government Act 1972 but must obtain best consideration otherwise it must seek the consent of the secretary of state.
- 7.5 Further advice has been given with regard to the onerous obligations in the Management provisions and the Head Lease for Technopark, a summary of which is contained in this report.

8. Equalities and Community Cohesion Comments

- 8.1 We are mindful that the Council has a public sector equality duty to consider the impact of this report to persons who share the characteristics protected by sections 4 – 12 of the Equality Act 2010. However, it is not possible at this stage to be specific about any possible implications this report may have for that duty. What we do know however, is (and as the report points out) that Technopark was developed to offer Small and Medium Enterprises (SMEs) small office spaces on flexible terms to encourage small business start-ups and sustainability. These, along with some 250 people they employ may be affected by the report. When an option has been chosen, an equality impact assessment should be undertaken to identify the implications for the public sector equality duty and where possible, what mitigations to put in place to reduce any adverse effects on any relevant protected characteristics.

9. Head of Procurement Comments

- 9.1 The Head of Procurement notes the current contents and recommendations within this report and that there is no current procurement process included.

10. Policy Implication

- 10.1 The recommendations in this report are related to a number of Council wide corporate policies and priorities and will help deliver the following Council outcomes and priorities as set out in the Corporate Plan 2013-2015: a better council:



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- 10.1.1 Outstanding for all: the new free school and the education offer put forward by the Harris Federation supports the Council priority to ‘deliver high quality education for Haringey children and young people’. Their vision and specialism focus on Mathematics and Enterprise and the target for its young people to become highly employable, self-confident citizens will also support delivery of the Council priority to ‘enable every child and young person to thrive and achieve’.
- 10.1.2 Opportunities for all: the creation of a school on the Technopark will support the Council priority to ‘deliver regeneration at priority locations across the Borough’. The Tottenham Hale masterplan refresh and the Site Allocations DPD indicate significant development opportunity in the Tottenham Hale area, including this site, to support and deliver regeneration in Tottenham.
- 10.2 The Council also sets out in the Corporate Plan an overarching principle to ‘work in partnership – leading local partnerships so that we achieve more, together’. The proposed collaboration and partnership working with the Harris Federation to inspire high achievement and raise aspirations for students is clearly aligned with this principle also.

11. Reasons for Decision

- 11.1 The Technopark site is an onerous asset with a significant and ongoing annual net cost to the Council. Even with improved lettings and occupancy levels it is expected that the site will remain a financial liability due to lack of demand for office/ employment use.
- 11.2 Expert advice, as to how best to exit the lease and management arrangement with the Head Leaseholder, has been sought which has recommended that the Council look to purchase the Head Leasehold interest in the Technopark site to secure control of the site and be able to consider and implement alternative options for the future of the site in order to reduce or remove the asset as a financial liability.
- 11.3 The Head Leaseholder has been approached and has indicated they are willing to consider an offer for the Council to purchase their interest. Our advisors have indicated that this opportunity may not arise again in the short term and if the Council wishes to secure control of the site they should act now.
- 11.4 The Education Funding Agency has identified the Technopark site as preferred for the provision of a new Harris Federation all through school. Should Harris not open a new school on the Technopark site or in the Tottenham Hale area, the Authority will have to consider alternative options to meet future pupil place demand in the area. This could result in the land acquisition and/or construction costs sitting with the Council to fund.
- 11.5 The opportunity has therefore arisen for the Council to purchase the Head Leaseholder interest to secure control of the Technopark site and then sell the freehold for Technopark to Harris Federation for the conversion to an all through free school. Financial modelling confirms that this option represents a financially better option than a do-nothing scenario whilst also securing an attractive educational offer for Tottenham which addresses the pupil place demand in the



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Tottenham Hale area and alleviates the Authority of potential land acquisition and/or construction costs in the short term for the provision of a new or expanded school in this area of the borough.

12. Use of Appendices

Appendix A: Plan of the Technopark site

Appendix B: Preferences for Year 7 entry 2014

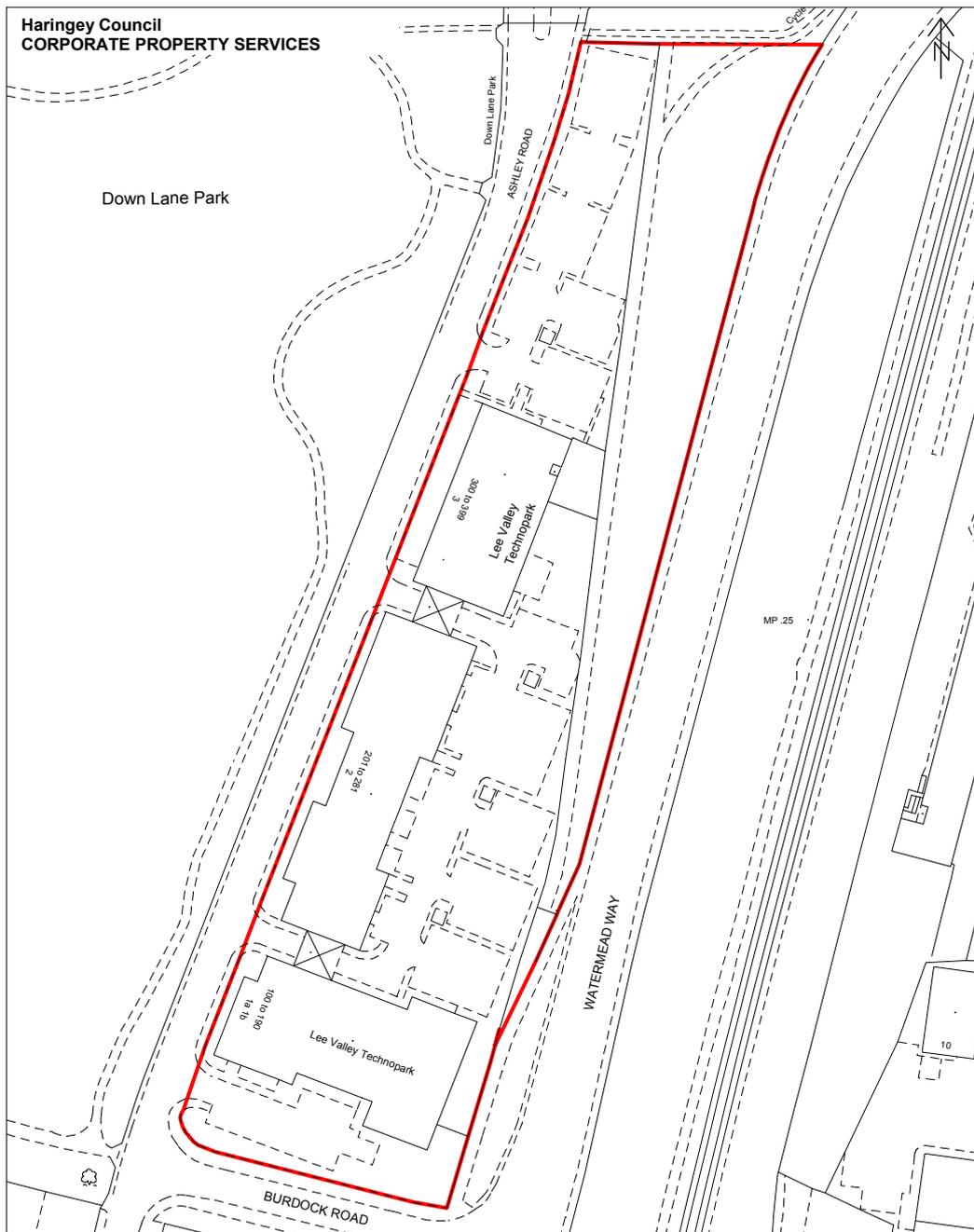
13. Local Government (Access to Information) Act 1985

Appendix C: Local Government (Access to Information) Act 1985 – Part B



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Appendix A: Plan of land to be sold



This product includes mapping data licenced from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright 2014 LBH. All rights reserved. Licence no. 100019199

Technopark & adj land
Ashley Road
Tottenham
LONDON
N17

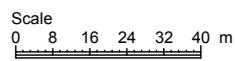
CPM no. 0189

Overlay : Corporate - Commercial

Plan produced by Janice Dabinett on 10/01/2014

Red verging - Extent of site
 Site Area : (hectares) 1.6300 ha

Deed packet : 1Z, 1W, 251
 LR title no. : FHO AGL204988 (part), EGL180946 (part)



Scale 1:1250

BVES Drawing no. A4 1066c



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Appendix B: Preferences for Year 7 entry 2014

**Secondary Transfer Total Preference Information -
2010, 2011, 2012, 2013 & 2014 Entry**

School	PAN 2014	Total Preferences				
		2010	2011	2012	2013	2014
Alexandra Park School	216	1342	1329	1196	1417	1504
Fortismere Secondary	243	1156	1244	1056	1238	1315
Gladesmore	243	748	738	741	756	782
Greig City	200	438	450	383	357	377
Heartlands	216	738	860	899	918	970
Highgate Wood	243	995	967	879	1009	1001
Hornsey School For Girls	162	517	515	397	386	374
Northumberland Park	210	407	339	317	301	328
Park View	216	551	473	446	464	517
St Thomas More Catholic School	192	220	154	119	264	479
Woodside	162	349	348	471	536	584
Harris Free School Tottenham	180	n/a	n/a	n/a	n/a	89
Grand Total	2483	7461	7417	6904	7646	8320

2010 data taken on 23rd Feb 2010

2011 data taken on 7th December 2010

2012 data taken on 1st December 2011

2013 data taken on 3rd December 2012

2014 data taken on 26th November 2013

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

Document is exempt

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