

NOTICE OF MEETING

CABINET

Tuesday, 5th July, 2022, 6.30 pm - George Meehan House, 294 High Road, Wood Green, N22 8JZ (watch the live meeting [Here](#) watch the recording [here](#))

Councillors: Peray Ahmet (Chair), Mike Hakata, Zena Brabazon, Dana Carlin, Seema Chandwani, Lucia das Neves, Julie Davies, Ruth Gordon, Adam Jogee and Sarah Williams

Quorum: 4

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. APOLOGIES

To receive any apologies for absence.

3. URGENT BUSINESS

The Chair will consider the admission of any late items of Urgent Business. (Late items of Urgent Business will be considered under the agenda item where they appear. New items of Urgent Business will be dealt with under Item 12 below. New items of exempt business will be dealt with at Item 15 below).

4. DECLARATIONS OF INTEREST

A Member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A Member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct.

5. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS

On occasions part of the Cabinet meeting will be held in private and will not be open to the public if an item is being considered that is likely to lead to the disclosure of exempt or confidential information. In accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 (the "Regulations"), members of the public can make representations about why that part of the meeting should be open to the public.

This agenda contains exempt items as set out at Item 13: Exclusion of the Press and Public. No representations with regard to these have been received.

This is the formal five clear day notice under the Regulations to confirm that this Cabinet meeting will be partly held in private for the reasons set out in this Agenda.

6. DEPUTATIONS/PETITIONS/QUESTIONS

To consider any requests received in accordance with Standing Orders.

7. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE (PAGES 1 - 40)

To Consider the Scrutiny Panel Review on The Future of the Seven Sisters Market Site (Wards Corner)' and the Response to Scrutiny Recommendations

The Scrutiny Review will be presented by the Chair of the Housing, Regeneration Scrutiny Panel.

The Cabinet response will be presented by the Cabinet Member for Council House-Building, Placemaking, and Development.

8. WARDS CORNER: ACQUISITIONS PROGRAMME (PAGES 41 - 128)

Report by the Assistant Director for Regeneration and Economic Development and the Assistant Director for Capital Projects and Property. To be presented by the Cabinet Member for Council House-Building, Placemaking, and Development.

This report sets out a delivery approach for the Wards Corner site in Seven Sisters and seeks approval to acquire a number of third party land interests within the site, including those held by Grainger Seven Sisters Limited which are subject to the option in favour of the Council, and where necessary make use of the existing Compulsory Purchase Order.

9. WOLVES LANE HORTICULTURAL CENTRE LEASE AMENDMENT (PAGES 129 - 174)

Report of the Director of Environment and Neighbourhoods. To be presented by the Cabinet Member for Communities and Civic Life.

The report will seek approval to amend the proposed lease offered to OrganicLea for the Wolves Lane Horticultural Centre. The new lease will reflect the establishment of the onsite consortium. It will also vary the red line boundary of the site.

10. MINUTES OF OTHER BODIES (PAGES 175 - 176)

To note the minutes of the following:

Cabinet Member Signing
16 June 2022

11. SIGNIFICANT AND DELEGATED ACTIONS (PAGES 177 - 188)

To note the delegated decisions taken by directors.

12. NEW ITEMS OF URGENT BUSINESS

As set out in item 3.

13. EXCLUSION OF THE PRESS AND PUBLIC

Note from the Democratic Services and Scrutiny Manager

Items 15 allow for consideration of exempt information in relation to item 8.

TO RESOLVE

That the press and public be excluded from the remainder of the meeting as item 15 contain exempt information as defined under paragraphs 3 and 5, Part 1, Schedule 12A of the Local Government Act 1972:

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

14. WARDS CORNER: ACQUISITIONS PROGRAMME (PAGES 189 - 196)

As per item 8.

15. NEW ITEMS OF EXEMPT URGENT BUSINESS

As per item 3.

Ayshe Simsek, Democratic Services and Scrutiny Manager / Fiona Rae, Acting Committees Manager

Tel – 020 8489 2929

Fax – 020 8881 5218

Email: ayshe.simsek@haringey.gov.uk

Fiona Alderman

Head of Legal & Governance (Monitoring Officer)

George Meehan House, 294 High Road, Wood Green, N22 8JZ

Monday, 27 June 2022

Report for: Cabinet – 5th July 2022

Report Title: Response to the Housing and Regeneration Scrutiny Panel Review: ‘The Future of the Seven Sisters Market Site (Wards Corner)’

CLG Lead: David Joyce, Director – Housing, Regeneration and Planning

Report Authors: Toussainte Reba, Head of Area Regeneration

Contact No: x1219

Ward(s) affected: Seven Sisters

Report for Non Key Decision

1. Describe the issue under consideration

- 1.1. The report sets out the proposed Cabinet response to the recommendations of the Housing and Regeneration Scrutiny Panel (HRSP) on the Future of the Seven Sisters Market Site (Wards Corner) – attached as Appendix 1 to this report.

2. Cabinet Member Introduction

- 2.1. I welcome the recommendations by the Housing and Regeneration Scrutiny Panel (HRSP) on the Future of the Seven Sisters Market Site (Wards Corner).
- 2.2. The 8 recommendations put forward by Scrutiny have been carefully considered and accepted, these responses are set out in Appendix 2 of this report. The council is keen to work with TfL and is supportive of a Partnership Board approach to identify a sustainable community asset operator for the Seven Sisters Market.

3. Recommendations

Members are asked:

- 3.1. To consider the recommendations of the Housing and Regeneration Scrutiny Panel (HRSP) attached at Appendix 1.
- 3.2. To agree the response to these recommendations attached at Appendix 2.

4. Reasons for decision

- 4.1. In September 2021, Housing and Regeneration Scrutiny Panel (HRSP) started a review of the future of the Seven Sisters Market Site following long time developer announcing their withdrawal from the development at Wards Corner.

- 4.2. This report provides a response to the 8 recommendations made by HRSP in their May 2022 Report: The Future of the Seven Sisters Market (Wards Corner).

5. Alternative options considered

- 5.1. None.

6. Background information

TfL's Seven Sisters Market

- 6.1. TfL's ownership interest in the Wards Corner site includes the Seven Sisters Market (SSM) and adjacent former Wards Corner department store buildings and a small portion of land off Suffield Road.
- 6.2. The Grainger planning approved scheme for the Wards Corner site included the provision of a new market hall for SSM. The s106 agreement connected with Grainger's planning consent for the Wards Corner development includes the requirement for Grainger to provide a temporary SSM on the ground floor of their Apex Gardens development, located directly opposite the Wards Corner site. This was to provide SSM traders with space to occupy whilst their new permanent home within the Wards Corner development was completed.
- 6.3. 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. 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 units fronting the High Road, SSM has remained closed.
- 6.4. Following the announcement that Grainger would not be progressing with the Wards Corner development including the temporary SSM at Apex Gardens, Transport for London (TfL) indicated their intention to work with SSM traders and the community to secure the SSM and former Wards Corner Department Store buildings as a community asset into the future.
- 6.5. TfL's intended approach is in line with the principles of the planning approved 'Community Plan' scheme. This scheme involves the restoration of the existing SSM and former Wards Corner Department Store buildings for community and commercial uses including a refurbished market hall for SSM.

The Housing and Regeneration Scrutiny Panel Review

- 6.6. Under its agreed terms of reference, the HRSP can assist the Council in developing or updating local policies to improve local service provision.
- 6.7. In this context, HRSP agreed in September 2021 to start a review of the future of the SSM following Grainger's withdrawal from the Wards Corner Development. The terms of reference for the review were: "to better understand to the proposals put forward for the site and the views of key stakeholders on these. The Panel put forward recommendations on the future of Seven Sisters Market and how the

council can continue to work with interested groups to achieve the best outcome for the community”.

7. Contribution to Strategic Outcomes

- 7.1. The Tottenham Area Action Plan (2017) sets out the regeneration ambitions for Wards Corner as part of the Seven Sisters/West Green Road neighbourhood area. It identifies it as a key site for redevelopment to deliver a mixed-use development including an improved Seven Sisters market.
- 7.2. More recently, the Strategy for Tottenham High Road (2019-29) includes a vision for the wider Seven Sisters area, including West Green Road and Broad Lane that will be identifiable as an exciting and new destination and the gateway to Tottenham; focussing on building on its healthy international food offer inspired by the market; and a high-quality, safe and welcoming atmosphere for visitors and locals alike.
- 7.3. The Council launched the ‘Good Economy Recovery Plan’ in Autumn 2020 in response to challenges posed by Covid-19 to High Streets, Town Centres and individual businesses. Key priorities include:
- Re-opening and supporting high streets and town centres.
 - Supporting businesses through recovery and into renewal; and
 - Securing social and economic value through investment in neighbourhoods and communities.
- 7.4. TfL’s proposals for the temporary and permanent provision for Seven Sisters Market will deliver a ‘good economy’ model – good jobs, greater fairness, recognising the link between health and wellbeing, business resilience and environmental sustainability.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance

- 8.1. The recommendation to consider the recommendations of the Housing Regeneration Scrutiny Panel in itself does not give rise to any financial implications.
- 8.2. Appendix 2 is the recommended response to the recommendations of the Housing Regeneration Scrutiny Panel. These recommendations, if agreed, do not give rise to any financial implications for the Council.

Procurement

- 8.3. Strategic Procurement notes the contents of this report; however, comments are not applicable in relation to any of the individual recommendations.

Legal

- 8.4. The Assistant Director of Corporate Governance has been consulted on the content of this report. Legal advice has been given and incorporated into the Response attached at Appendix 2 of this report.

Equality

- 8.5. The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - 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
- 8.6. The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 8.7. This report sets out the proposed Cabinet response to the recommendations of the Housing and Regeneration Scrutiny Panel (HRSP) on the Future of the Seven Sisters Market (Wards Corner).
- 8.8. Cabinet will have due regard for the need to achieve the three aims of the Public Sector Equality Duty in developing its response to the review. Haringey Council will equally have due regard for the need to achieve the three aims of the Public Sector Equality Duty in the full course of any implementation of any of the Scrutiny Panel's recommendations.

9. Use of Appendices

Appendix 1: Housing and Regeneration Scrutiny Panel Review: The Future of the Seven Sisters Market Site (Wards Corner)

Appendix 2: Response to the Housing and Regeneration Scrutiny Panel Review Recommendations

10. Local Government (Access to Information) Act 1985

Background Documents

None



Scrutiny Review: The Future of the Seven Sisters Market Site (Wards Corner)

**A Scrutiny Review by the Housing and Regeneration Scrutiny Panel
2021/22**

Panel Membership	Cllr Matt White (Chair)
	Cllr Charles Adje
	Cllr Kirsten Hearn
	Cllr Ermine Ibrahim
	Cllr Noah Tucker
	Cllr Dawn Barnes
	Cllr Bob Hare

Support Officer: Philip Slawther, Principal Scrutiny Officer

philip.slawther2@haringey.gov.uk

0208 489 2957

CONTENTS

1. Chair's Foreword	Page 3
2. Recommendations	Page 4

BACKGROUND INFORMATION

3. History of Wards Corner and Background to the Review	Page 6
4. Terms of Reference and Membership	Page 10

EVIDENCE RECEIVED

5. Transport for London	Page 11
6. The Market Traders	Page 17
7. The West Green & Seven Sisters Development Trust	Page 20
8. The Council	Page 26
9. Appendix A	Page 29
10. Appendix B	Page 31

1. Chair's Foreword

- 1.1 The starting point for this review was the Panel's September meeting, which took place shortly after Grainger withdrew from the Wards Corner development scheme and the Council expressed support for the Community Plan. The meeting was addressed by two deputations from parties interested in the future of the Wards Corner Market site with differing views over what the Council's role in the future of the market should be and the form the pledged support should take. The panel noted that there are deep-seated divisions among traders and were concerned that the Council's expression of support for the Community Plan could be seen as privileging the interests of one group of traders over another.
- 1.2 The Panel therefore decided to run a review focussed on the future of the Wards Corner market site and the role of the Council in facilitating a solution that works for all the traders and the wider community, as well as helping to heal the divisions among traders.
- 1.3 The Panel has heard evidence from two groups representing market traders, TfL, the West Green & Seven Sisters Development Trust and Council officers and has put questions in writing to the Cabinet Member, who unfortunately was unable to provide evidence in person.
- 1.4 This report sets out the evidence we have heard and the conclusions we have drawn and provides a set of recommendations that we hope can help to bring about a secure future for the Wards Corner Market site that works for the benefit of all the existing market traders as well as the wider community.

Cllr Matt White

Chair of Housing & Regeneration Scrutiny Panel

2. Recommendations

1. That the Council has representation on the partnership board and that the role of the Council's representative should be clear in respect of its safeguarding and fiduciary responsibilities. The administration should actively engage all sides and ensure that the Council is part of any future governance arrangements both in the immediate and long term. The Panel notes that TfL have advised that the Council will be excluded from the decision making process around the award of the lease.
2. That the Cabinet seek assurances about how the Community Benefit Society (CBS), or any other organisation that gets the leasehold of the market, will work to bring the different groups of traders together in the hope that, whatever the outcome of the bidding process and the establishment of the temporary market, the ongoing and future arrangements for the development and management of the market and the site are not seen as being at the expense of one group over another. The way forward for Seven Sisters Market should be through consensus between the two groups of traders.
3. That the Council seeks assurances from TfL that the terms of any lease to a third party explicitly and completely prohibit that lease being transferred to a party that is neither a community organisation nor a public body, or used as collateral in any future sale or development of the site.
4. That, prior to committing any financial resources or other forms of material assistance, Cabinet should conduct due diligence, including reference to external expertise, regarding the viability of the Community Plan (or other similar proposals), in potential future financial climates and the indicative costs attached to any proposal. Of particular concern to the Panel is the impact external financial shocks could have on the borrowing assumptions in the Community Plan, particularly regarding the need to pay interest, principal and returns on loans and investments.
5. That the Council uses its influence and explores what action it can take to ensure that the governance and ownership arrangements for the Seven Sisters Market will keep the site, including the long leasehold on the site, in public ownership.
6. In the eventuality that the Council decides to provide funding to the CBS via a loan, investment or grant, the Council should ensure that it has direct representation on the CBS. In the case of a grant that representation should be permanent. In the case of a loan or an investment, the representation should last at least until the loan or investment is repaid or recovered.
7. In the event that the Council wishes to support the project financially, whether through a loan, an investment, a grant or a gift, that the advice of both the Council's Director of Finance and the Head of Legal & Governance Services form part of a public report to Cabinet. We note that the provision of support to commercial

concerns, whether market traders or any other businesses operating in the Wards Corner buildings, is not a primary role of the Council, and that investment must be justified in terms of wider community and social benefit.

8. That the Council is clear about what its role in the governance process would be in the eventuality that a decision is made by TfL and the partnership board to grant the CBS as the leaseholder of the market. The Panel notes that the Cabinet has already publicly backed the Community Plan and that the Council needs to be seen as above any conflicts of interest.

3. History of Wards Corner and Background to the Review

- 3.1 The Wards Corner building at Seven Sisters was originally a department store, Wards Department Store, open from 1901 until 1972. Next to the former department store is an adjoining terrace of retail units, including a market hall to the rear. TfL's predecessors acquired the site by compulsory purchase in 1973, after the opening of the Victoria line. Since the mid-1980s TfL have leased out the terrace of retail units and market hall, with the tenants operating an indoor market. The market became home to a large number of African and Caribbean and then Latin American traders. It is also known by some as Latin Village.
- 3.2 The Wards Corner Development, near Seven Sisters underground station in Tottenham Green ward, was intended to deliver 196 new homes and commercial space. The scheme led by Grainger PLC was enabled through a Development Agreement with the Council signed in 2007 and updated in 2015. A separate Development Agreement was in place with Transport for London (TfL) / London Underground Limited (LUL) [a subsidiary of TfL] for lands in public ownership.
- 3.3 One of the main elements of the Wards Corner redevelopment scheme was a new market to replace the existing Seven Sisters Market (SSM). The indoor market hosted around 40 businesses of mainly Latin American origin. The businesses affected by the scheme were to be offered a temporary space to use in Apex Gardens while the redevelopment of the Wards Corner site went ahead. The temporary market was intended to operate until a new market space was built as part of the redevelopment. The SSM site is owned by LUL and managed by TfL. The Council is not party to the lease arrangements between TfL and the SSM traders.
- 3.4 Many businesses in the market were concerned about the disruption that moving to temporary market would cause and were also concerned that they would be unable to afford higher levels of rent. A number of local campaign groups, businesses and local residents were opposed to the development proposals and have been active in opposing the redevelopment for a number of years.

History of the Wards Corner Redevelopment.

- 3.5 Plans for regeneration of the site date back to 2002, with planning permission for the site first granted in 2008 and then planning permission for a revised application granted in 2012. A Compulsory Purchase Order (CPO) was issued by Haringey Council in September 2016 to enable the acquisition of the remaining properties required for Grainger to go ahead with the redevelopment. Objections to the CPO led to the establishment of a Public Local Inquiry heard by a Planning Inspector which was held in July 2017. The Planning Inspector recommended that the CPO should go ahead, and, in January 2019, the Secretary of State for Housing, Communities and Local Government (MHCLG) confirmed the Planning Inspector's recommendation. In April 2019, a claim was lodged in the High Court bringing a case for a Statutory Review of the Secretary of State's decision to confirm the CPO. The case was dismissed in the High

Court in October 2019. In December 2019, an application was filed at the Court of Appeal requesting permission to lodge an appeal against the High Court judgement. On 17th March 2020, the Court of Appeal confirmed their decision not to grant permission for an appeal to be lodged.

Previous Scrutiny Review on Wards Corner

- 3.6 At its meeting on 19th November 2018, the Overview and Scrutiny Committee agreed the scoping document for a Scrutiny Review of the Wards Corner regeneration proposals by the Housing and Regeneration Scrutiny Panel. Due to a change in membership of the Overview & Scrutiny Committee and the Housing Scrutiny Panel, it was agreed at the meeting of the Overview & Scrutiny Committee on 3rd June 2019, that the Review would be transferred from the workplan of the Housing & Regeneration Scrutiny Panel to that of the Overview & Scrutiny Committee. The review was then overseen by the Overview & Scrutiny Committee in consultation with the previous (2018/19) membership of the Housing & Regeneration Scrutiny Panel. The recommendations from the Scrutiny Review were agreed by the Overview and Scrutiny Committee on 25th November 2019. The recommendations covered a number of different areas in relation to Wards Corner, such as the Seven Sisters Market Steering Group, Market Facilitator role, future options for the site, evictions, maintenance and the Section 106 Agreement. Cabinet considered and responded to the recommendations from the Scrutiny Review at its meeting on 21st January 2020.

The End of the Council's Development Agreement with Grainger

- 3.7 In March 2020, Seven Sisters Market (SSM) closed due the main power supply being disconnected as it was deemed unsafe, this was immediately followed by the introduction of Government Covid-19 restrictions requiring all non-essential retail premises to close. The SSM 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.¹ TfL took over control of SSM from the previous Market Operator, Market Asset Management (MAM) in July 2020.
- 3.8 On 7th April 2021, Grainger issued a notification to Seven Sisters Market traders indicating that they were unable to instruct the works to open the Apex Gardens temporary SSM. The reason Grainger cited was viability challenges being encountered with the main Wards Corner development scheme. On 12th April 2021, TfL wrote to SSM traders advising that they were accelerating a review of options for a temporary SSM and assessing the work required to restore the market hall and wider buildings.
- 3.9 On 5th August 2021, Grainger made a public statement and wrote to the Council confirming that, due to viability issues they were not progressing with the Wards Corner development scheme including the Apex House temporary SSM. On 6th August 2021, TfL and the Council made a joint public statement

¹ Six retail units on the High Road were subsequently opened.

([Click here](#)) in response to Grainger's statement confirming their agreement to work collaboratively alongside traders to explore the vision of delivering a new community-led development and work as quickly as possible to identify appropriate short and long-term solutions for SSM.

- 3.10 Following Grainger's notification that the Wards Corner development scheme had viability challenges, the Council commissioned an independent viability review, which has concluded that the scheme is not viable under the terms of the development agreement with Grainger. The Council is continuing to work with Grainger to ensure an orderly exit from the development agreement which has been in place since 2007 and exploring overall options for the Wards Corner site. The Council are engaging with TfL and the GLA throughout this process.
- 3.11 The current and immediate responsibility for SSM remains with TfL as the landlord and owner of the SSM site. The withdrawal of Grainger resulted in TfL missing a capital receipt of £4m. This has left TfL in a challenging position due to their current financial position. TfL advised the Panel that, with a complex backdrop of poor relationships and a lack of strategic presence over the years to shape the site, TfL were left in a precarious position and that the options for TfL to progress the site in a more commercial way were very limited. TfL were also under a degree of political pressure to move forward with the site at pace, especially with traders not able to work as the building had been closed.
- 3.12 In response to this challenge, TfL began a review of the short and long-term solutions for market beginning in November 2021 and as part of this exercise they undertook a consultation and engagement work on these proposals with key stakeholders, including the Council, the market traders and community groups. TfL is due to publish its final proposals for the site later in Spring 2022.

A short follow-up Scrutiny Review on the future of the Seven Sisters Market site

- 3.13 At the Housing and Regeneration Scrutiny Panel meeting on 13th September, the Panel received an update on the recommendations from the 2019 Scrutiny Review and also received two deputations from some of the market traders and from the West Green Road & Seven Sisters Development Trust. In light of the information put to the Panel at this meeting, it agreed to do a short, focused follow-up piece of work on Wards Corner, centred on the future of the market site. The scoping document and terms of reference for the Scrutiny Review were agreed by Overview and Scrutiny Committee on 29th November 2021. In focusing on the future of the market site, the Panel hoped to be able to pull together some relevant recommendations within a short space of time. The review was considered timely given the events that have unfolded since the previous Scrutiny Review was undertaken in 2018/19, and in light of TfL drawing up plans for the future of the site at the same time as the review was taking place.
- 3.14 In focusing on the future of the market, the Panel is aware that this is only part of the picture for the overall site and that there are a number of other issues involved in the wider redevelopment, such as the constrained timetable for the Council to exercise its CPO powers. The decision to focus on the market site

was done in the interests of time and in order to review and make recommendations on TfL proposals as they are being developed, so that the panel has an opportunity to influence them. A broader review into the wider Wards Corner site would have required more time and would be unlikely to have been completed before the end of the municipal year. The next iteration of the panel may wish to build on the work done as part of this review and examine the wider Wards Corner development.

- 3.15 In light of the outcome of the independent viability review, the Housing and Regeneration Scrutiny Panel believes that there are a number of different possible options for taking this site forward. The N15/West Green Road Seven Sisters Development Trust, with the support of some of the traders and community representatives have promoted an alternative Community Plan for the site. They are seeking to set up a Community Benefit Society to manage the future market and market building. However, some of the other market traders and interested groups are concerned with this proposal and would like to see the Council take a leading role in the future of the site. It is worth noting that the site put forward in the Community Plan is not the same as the Grainger site, it is a smaller portion of the overall site, focussing on the TfL owned properties, including the former Wards department store and also the neighbouring row of terraced housing within which Seven Sisters Market is housed on the ground floor.

Scope/Terms of Reference

- 3.16 The Scrutiny Panel sought to have a better understanding of the position of the key stakeholders on the future of the Seven Sisters Market, the options being considered, the role the Council could play and to comment on possible next steps for the Seven Sisters market. The terms of reference for the review were as follows:

“To better understand to the proposals put forward for the site and the views of key stakeholders on these. The Panel will put forward recommendations on the future of Seven Sisters Market and how the council can continue to work with interested groups to achieve the best outcome for the community”.

Sources of Evidence:

- 3.17 Sources of evidence were:

- Experience of traders, residents and the Development Trust
- Guidance, research and policy documents;
- Interviews with Council officers
- Written responses to questions from the Cabinet Member.
- Interviews with TfL, along written information and data.

- 3.18 A full list of all those who provided evidence is attached as Appendix A.

Membership

3.19 The membership of the Panel is as follows:

Councillors: Matt White (Chair), Dawn Barnes, Bob Hare, Noah Tucker, Charles Adje, Ermine Ibrahim and Kirsten Hearn.

Evidence Gathering

4. Transport for London (TfL).

- 4.1. TfL have given evidence to the Panel on their emerging plans for the future of the SSM and on the outcome of their consultation and engagement work with interested groups, including the traders. During the course of the evidence gathering process, TfL have given evidence in person and also submitted further evidence in writing.
- 4.2 TfL advised that they are not able to sell the site because it is just above an operational asset (Seven Sisters Underground Station). So, instead, they are seeking to lease it on a long lease and have it run in such a way as to enshrine its continued use as a community asset. TfL will be looking to the traders in the first instance to see if they are able to manage the site, whether that is through the Development Trust or through some other trader-led organisational model. If no group of traders can fulfil the criteria required to take on the lease, then TfL will go out to open market, albeit any successful bidder would need to ensure it remained a social value led asset, creating both a commercial and social return for the community. This would be enshrined in the terms of any future lease agreement.
- 4.3 TfL's strategy for the future of the site covers three key principles: Stabilise the livelihoods of the traders; adopting a unified approach in order to realise the opportunity for Seven Sisters market, in an inclusive and professional manner; and supporting the development of the existing site into a community led asset creating both commercial and social returns for the wider community, and to create local wealth. These principles are titled Stabilise, Reform and Looking to the Long Term.

Stabilise

- 4.3 TfL acknowledges that it needs to stabilise the livelihoods of the traders and provide safe space and facilities for a temporary market and improve safety conditions of existing traders. Step one involves the creation of short term space by vacating 245-249 High Road to give small indoor 'dry' market and community hub on upper floor. Step two is letting out the land at 249 High Road and creating space for outdoor market for food production. Step three of the plan was to develop a medium term market on Westerfield Road. However, subsequent to the evidence session with the Panel, TfL has reviewed the cost and value of the medium-term market and discounted that option. Instead, traders in the High Road units that are currently open will move to the outdoor market, when TfL commences the wider building safety works on the main market building.
- 4.4 TfL will look to appoint a market operator to manage the site on a day to day basis. The partnership board, with its independent chair, will be responsible for choosing that operator who will be funded by, and contracted to, TfL. The latest timescales for the new markets are that the indoor market would be in place for October 2022 and the outdoor market would be opened in December 2022. It

is worth noting that any temporary space will need support from the traders in order to facilitate it opening to these timescales. Hence, the need for engagement and mediation with the market traders as a central part of these proposals.

- 4.4. The Panel received evidence that the current SSM site is unsafe after years of neglect and the main power supply has been disconnected as it was deemed dangerous. Furthermore, the steel frame of the building is unprotected and constitutes a significant fire risk. As a result of this the SSM site has been closed since March 2020. TfL have advised the Panel that one of their key tasks is to make the site safe before it can be leased out as a community asset. This will require funding in order to undertake the work and TfL are facing long-term funding pressures as a result of the Covid-19 pandemic. TfL are in ongoing negotiations with the government about their future funding settlement and TfL's capacity to invest significant sums of money into the site is limited by its current financial outlook. Nevertheless, TfL have advised the Panel that they will do what is needed in order to make the site safe.
- 4.5 There was illegal subletting of market stalls taking place onsite when TfL took over management of the site, both within the main market stall and at 247-249 High Road. 247-249 High Road is, at the time of writing this report, being illegally occupied by previous sub-tenants. TfL are taking legal action to recover the site, but this has set back timescales for the project, including the opening of an indoor and outdoor temporary market, by several months. Significant ongoing delays could impact the opening of the temporary markets further. TfL have very recently obtained a court order to reoccupy this site and are attempting to engage with those occupying the site to leave peacefully and reiterating their offer of compensation.
- 4.6 Initial outline costings put forward by TfL are that the costs for putting the temporary market in place are approximately £1m. TfL have advised the panel that they have been able to secure the funding for the temporary market and the Panel welcomes this. The establishment of a temporary indoor market is a crucial step towards reopening of the market and the traders being able to return to their businesses. The long-term costs for subsequent steps and investment in the existing site are estimated to be £10m plus. It is apparent that the site will need significant investment up-front before a long-term solution is in place. TfL are not able to provide that funding and the Panel queries the extent to which some or all of this funding may need to come from the Council.
- 4.7 Licenses to secure occupancy in the temporary market were issued to traders in October 2021. To date, a number of these licences remain unsigned by the traders. TfL have not had any feedback or explanation from the traders about the reasons for this. The Panel is keen to see the temporary market up and running as soon as possible and encourages the traders to engage in the process of acquiring a market license

Reform

- 4.8 TfL gave evidence that, after years of fractious relationships, a unified approach was needed; to get the Seven Sisters market back up and running, and to do so in an inclusive and professional manner. As part of this, TfL will establish a partnership board comprised of traders, the Council, community groups and TfL as members. The partnership board will steer the decision making for the site in the short and long term.
- 4.9 Phase one of this will be based around mediation which has involved the development of a lessons learned review, so that lessons can be learnt from the past and that parties can share and take on board each other's opinions in safe space. A key element of the mediation will be to create a set of principles in which the partnership will work to mediate the disputes between traders and seek to build a coalition between the two main trader groups. Mediation also provides TfL with an opportunity to explore the traders' views on the future of the market, including, a temporary market, and to work with the traders to establish the parameters of the partnership board.
- 4.10 TfL have brought in a mediating expert to help them, with the aim of finding common ground between the two groups. TfL acknowledge that this will be difficult but have been clear that they don't want one group to be the successful bidder at the expense of excluding traders from the other group. A unified group of traders and an agreed way forward would be the preferred outcome for everyone involved.
- 4.11 Central to the TfL proposals, is the establishment of a partnership board to steer the decisions made about the site. The board will be representative of the parties involved with the SSM. The partnership board will have an independent chair and will be responsible for appointing the market operator.
- 4.12 At the time of writing this report, TfL's latest project timescales were that the independent chair would be appointed in April 2022 and the board would be in place in June 2022. Some of the decisions for the partnership board to take forward include; communications about the site, temporary market operational set up, ongoing management of the market, parameters for a long leasehold and management of the long leasehold process.
- 4.13 The Panel believes that the partnership board model is a good way forward and will hopefully allow the various interested groups and parties to come together and work collaboratively. As a key stakeholder in the market and the wider Wards Corner site, the Council needs to sit on the partnership board to ensure that the board represents the interests of the Council and the wider community. In the eventuality that the Council contributes some form of funding to the market site, it will be crucial that a representative of the Council sits on the partnership board to safeguard any financial commitments made by the Council. It is suggested that the Council should be represented by elected members to ensure that it has democratic accountability, as councillors are ultimately accountable to the local electorate.

Recommendation - That the Council has representation on the partnership board and that the role of the Council's representative should be clear in respect of its safeguarding and fiduciary responsibilities. The administration should actively engage all sides and ensure that the Council is part of any future governance arrangements both in the immediate and long term. The Panel notes that TfL have advised that the Council will be excluded from the decision making process around the award of the lease.

Looking to the Long Term

- 4.14 TfL advised the Panel that, in the long term, they are committed to the development of the existing site into a community and social value-led asset, creating both commercial and social returns for the wider community. Step one of this process will involve opening up a 6 month window for any trader based interested parties to bid for a long leasehold on the site. It is anticipated that this will take place in the first half of 2022. Step Two will involve opening up a long leasehold option to the market to find a community interest company to take on the site (in 2023). TfL advised the Panel that social value and commercial output would be enshrined through a concession agreement and the usual rigor required for a deal like this would be in place. The partnership board would create the parameters for a successful bid, and these would be publicly available. The partnership board would ultimately select the winning long-term leaseholder for the site. It is likely that whoever wins the lease would need to be able to demonstrate the ability to manage a market site of this size.

Supporting the long-term leaseholder

- 4.15 TfL have been explicit when engaging with the Panel about the need to provide support to the bidders, in order to both support the existing traders to have an opportunity of bidding for the site and to ensure the ongoing viability of the site as a community-led asset, as well as a source of local wealth. TfL have given assurances that this will be managed neutrally, in recognition that things need to be done differently and in order to ensure that there is a viable community-led asset at the end of this process. A GLA team will support this phase with TfL funding support. TfL have advised that the initial stage will be to create a matrix of support for each group to assess what they require. The support required will then be procured. Initial suggestions for likely areas of support include:
- Support with governance
 - Property and legal advice
 - Business plan advice
 - Strategy design, factoring in community engagement
 - Understanding of the London and local plan
 - Scrutiny/testing of design
 - Help with dealing with an operational asset
 - Set up of an operating strategy

Issues/Areas of Concern

- 4.16 The Panel are concerned that prioritising trader groups for a long term lease, whilst desirable, has the potential to exacerbate existing divisions between the traders. Given the mistrust between the different group of traders, it seems unlikely that any group would fairly represent the other. However, it is also crucial that, given the history of the site, public bodies such as TfL and the Council seek to put the traders at the heart of plans for the development of SSM and prioritise their input. TfL set out that they hoped that mediation would help in terms of ensuring that all the traders can be involved with the winning bid and that there is agreed outcomes between the different trader groups.
- 4.17 The Panel acknowledge and support the efforts of TfL trying to bring people together through mediation, and the work that has taken place to date to try and develop the partnership board. The partnership board will need to be established in such a way as to have broad representation and to protect one group from dominating the other. The Panel believes that every effort should be made to facilitate further mediation and ensure that both the partnership board and whoever ends up as the long leaseholder of the market, prioritises bringing the traders together. The future market site must be for the benefit of all the traders and the wider community not just one section of traders.

Recommendation

That the Cabinet seek assurances about how the Community Benefit Society (CBS), or any other organisation that gets the leasehold of the market, will work to bring the different groups of traders together in the hope that, whatever the outcome of the bidding process and the establishment of the temporary market, the ongoing and future arrangements for the development and management of the market and the site are not seen as being at the expense of one group over another. The way forward for Seven Sisters market should be through consensus between the two groups of traders.

- 4.18 The Panel were advised that TfL were not offering the freehold for the market site; they are offering a long leasehold. As a result, the winning leaseholder would not own the site, it would be retained by TfL. The length of that lease was still to be determined but the terms of the leasehold were considered a point of control which TfL could use to ensure that the site's remained a community-led asset. The terms of any future lease with TfL would stipulate whether or not the lease could be assigned to a third party. It is also anticipated that there will be some sort of service level agreement between TfL and whoever is the winning bidder around the community and social value that the leaseholder would deliver for TfL.
- 4.19 The Panel were pleased to receive these assurances but believe that it is absolutely vital that the community interest for this site is maintained going forwards. Under the TfL proposals, if none of the traders are able to secure the

long leasehold, then a second stage of the process would be opened up for other community organisations or social enterprises to bid for the lease. Although TfL have advised that the terms of the lease would be constructed in such a way as to ensure its continued use as a community asset, the Council needs to assure itself that that this is the case. It is envisaged that proposals put forward will be long term and there is an inherent risk that nobody can predict what will happen in five, ten or even twenty years' time. Consequently, the panel feels it is crucial that the terms of the lease prevent the market transferring out of the hands of the community. The lease may need to be assigned in future due to poor performance or in the eventuality that the leaseholder is no longer operating. Similarly, it is conceivable that the lease could be used as collateral in any future sale of the wider site. This also highlights the importance of the Council being on the partnership board, in order to safeguard the continued community interest and to hold any future leaseholder to account.

Recommendation

That the Council seeks assurances from TfL that the terms of any lease to a third party explicitly and completely prohibit that lease being transferred to a party that is neither a community organisation nor a public body or used as collateral in any future sale or development of the site

5. The Market Traders

Market Traders and Workers Union for Seven Sisters.

- 5.1 The Panel received evidence from the Market Traders and Workers Union for Seven Sisters (MTWUSS). The traders from MTWUSS advised the Panel that Seven Sisters Market (SSM) was a community asset and functioned as a meeting point and social space. SSM had also been used as a focal point for crowd funding a number of legal challenges over the years. The continued existence of a vibrant community market space was seen as crucial. The vision of the MTWUSS was for a market where all were welcome and included social and cultural activities.
- 5.2 A number of the traders from MTWUSS gave evidence that they had initially been supportive of the proposals in the Community Plan and had even been involved the development and fundraising for it. Unfortunately, towards the end of 2017, internal relations between traders in the market broke down. Some of the traders said that since then they had been excluded from further involvement and they had concerns about transparency and accountability of some aspects of the Community Plan. In particular they voiced concerns about where the money had been spent that was collected through donations and fundraising, and how this had been accounted for.
- 5.3 MWTUSS expressed concerns about the fact that the Development Trust had no experience of working in a market and did not understand how to manage such an enterprise, particularly one of this size and given the complexity and history of the site. The MTWSS gave evidence that they were concerned about the viability of the Community Plan, given that the Trust would have to leverage significant investment to purchase the site, at least some of which would be from private banks, given the figures involved. The MTWSS were concerned about the impact of debt leverage on profitability of the site and the need for rent rises as a result. Fears were expressed that the Community Plan could lead to eventual privatisation. Concerns were also raised about how robust the financial costings for the Community Plan were given that they were a couple of years old and that there had been a significant rise in the costs of materials recently, alongside rising inflation costs.
- 5.4 The MTWUSS advised the Panel that they did not see how they could reconcile with a number of other traders due to years of deteriorating relations. The MTWUSS traders also advised that did not want to see a situation where a small group of people ran the market and excluded others. The MTWUSS' preferred option was that Haringey Council step up as the democratically accountable public body to ensure fair treatment of the traders.
- 5.6 The Panel was advised that MTWUSS would like to see the Council take a leading role on the management of the market and appoint a market operator to take over the lease. It was felt that having an experienced market operator in place, which was managed by an accountable local public body, to run the

premises would ensure fairness and transparency.

- 5.7 The traders advised that TfL had historically been very much hands-off and had managed the site at arm's length. It was suggested that the running of a market seemed to be much more suitable to an organisation such as the Council rather than TfL, who were primarily a transport operator. However, following questioning, MWTUSS also agreed that they would be happy to engage with TfL further and explore the possibility of a TfL managing the market.
- 5.8 The Panel notes that the report that was produced by an independent consultant on behalf of the Wards Corner Policy Group in 2019, ruled out the model of having a local authority ran market. The report stated that "The council is not currently adequately set up to run and manage markets. In order to do this, they would need to recruit a team of experienced market professionals to help establish a team that would be specifically responsible for Seven Sisters Market".² However, the Panel notes that it is also the case that a number of other local authorities do successfully run markets and that this is something that could conceivably be done in the future.
- 5.8 The Panel believes that there is, understandably, a degree of confusion of the respective roles of the Council and TfL and that the Council needed to work with TfL to better communicate and publicise the proposals once they were finalised. The Council also needs to be clear that this is a TfL owned and managed site and that the Council is therefore limited in how much agency it has at this stage.

Seven Sisters Market Traders Association

- 5.9 The Panel received evidence from the Seven Sisters Market Traders Association (SSMTA). SSMTA advised the panel that the organisation was created to represent the interests of the majority of Seven Sisters traders and to safeguard and champion those interests. Their aim is to maintain and improve the market for now and for future generations, for the benefit of traders and the public alike. The association was incorporated in 2018 in order to have a collective organisation that could speak on the traders' behalf when dealing with a number of stakeholders such as Grainger and TfL.
- 5.9 The SSMTA gave evidence that working at SSM had been very difficult and that they were deeply concerned that Grainger and MAM seemed to be primarily interested in making money rather than looking after the market itself or the wellbeing of the traders. As a result, the building ran into a state of neglect. The Panel were concerned to hear the traders describe how the market operator and Grainger seemed to create division and effectively play the traders off

²https://www.haringey.gov.uk/sites/haringeygovuk/files/seven_sisters_market_possible_future_management_models_final_report.pdf

See paragraph 7.5.2, pp49.

against each other. The SSMTA felt that they did not respect the traders and failed to provide adequate support. This resulted in a long struggle over many years for a lot of the market traders. The SSMTA set out that they welcomed the fact that Grainger had pulled out and that the focus should now be on delivery of the Community Plan and the restoration of SSM.

- 5.10 The Panel were interested to hear from the SSMTA about what role they thought the Council could play moving forwards. Whilst the SSMTA did not feel able to comment on the extent of any financial support that may be required in implementing the Community Plan, they advised that they saw a role for the Council in helping them to develop the association further and providing support, particularly in terms of negotiating with TfL and engagement on the partnership board going forwards. In response to further questions after they gave evidence, the SSMTA clarified that the support that they required was more about capacity building, as opposed to financial remuneration, this could be done through providing space for meetings or workshops. Another idea put forward by the SSMTA was assistance to further develop their association through the Council's in-house expertise in community development.
- 5.11 The SSMTA acknowledged that there had been divisions amongst the traders in the past but emphasised that it was important to move forward and to understand the stresses that everyone involved was going through and the impact that it had on traders' lives, over what was a very long period of time. The SSMTA advised that they were keen to try and remedy some of the divisions of the past. In light of this, the Panel wanted to hear how trust could be rebuilt and how the market could be run for the benefit of all in the future. In response, SSMTA were clear that the key element was the need for a proper market operator to be brought in, someone who had the experience and the ability to build trust and confidence amongst traders. Key to this, it was suggested was that the market operator had to be open, transparent and to treat all the traders fairly. The SSMTA also gave evidence that they saw the TfL partnership board as the main forum for the traders to get together and be able to reconcile. It was felt that if the market operator was independent, this would contribute to a sense of equality amongst traders and being able to work together.
- 5.12 A key line of questioning for the Panel was around whether there was scope for the Council to play a bigger role in the market going forwards. The Panel heard evidence from SSMTA that there was fundamentally a lack of trust and a lack of faith in the Council and other bodies, given years of underinvestment in the market and a feeling that they had been let down at every turn by a number of different organisations that should have been helping them. Indeed, the SSMTA contended that the traders had ran the market for twenty years, with very little help from others, so why should they want the Council's help now. It was suggested that the market operator would be running the site (who would be better suited to the job than the Council) and the Traders would have a say in how the operator was run and that operator would be accountable to the partnership board. The SSMTA stressed that proposals were still being finalised and that they did not have a definitive position as yet. However, it was felt that the partnership board would be the key governance and facilitative body and that the Council would likely have a role in that.

6. West Green Road/Seven Sisters Development Trust

- 6.1 The Panel received evidence from Trustees of the West Green Road/Seven Sisters Development Trust, (referred to as the Development Trust or the Trust here after) along with supporters of the Trust, a consultant working with the Trust on forming a Community Benefit Society and Unit 38, the architectural designers working to develop the Wards Corner Community Plan. The Development Trust was established as a not for profit company limited by guarantee in order to function as a vehicle for the community and business- led development of the West Green Road/Seven Sisters town centre. The Trust is currently in the process of registering as a charity. The Trustees outlined that they saw themselves as the guardian of the Community Plan, while the Grainger development plans were in place, acting as an interim development vehicle until a separate dedicated organisation could be established (a Community Benefit Society).

The Community Plan

- 6.2 The Panel received evidence that the Community Plan seeks an alternative model of urban development, which is centred on community wealth building and prioritises the retention of the existing traders and communities served by the Wards Corner site. Unit 38 and the Trust advised that the market was a platform for social activity and Latin American identity that was not replicated anywhere else. Its ongoing existence was considered of great importance to the local area and the wider community it served. The Trust advised the Panel that 28 out of the 38 licensed indoor market traders supported the Community Plan.
- 6.3 The area that the Community Plan has received planning permission for is smaller than the Wards Corner development site identified in the Council's Local Plan. The Community Plan is focused on the historic corner building and the neighbouring row of terraced housing, within which Seven Sisters Market is housed on the ground floor. Unit 38 gave evidence that there remained the potential to deliver housing, specifically either council housing or community- led housing, on the wider Wards Corner site.

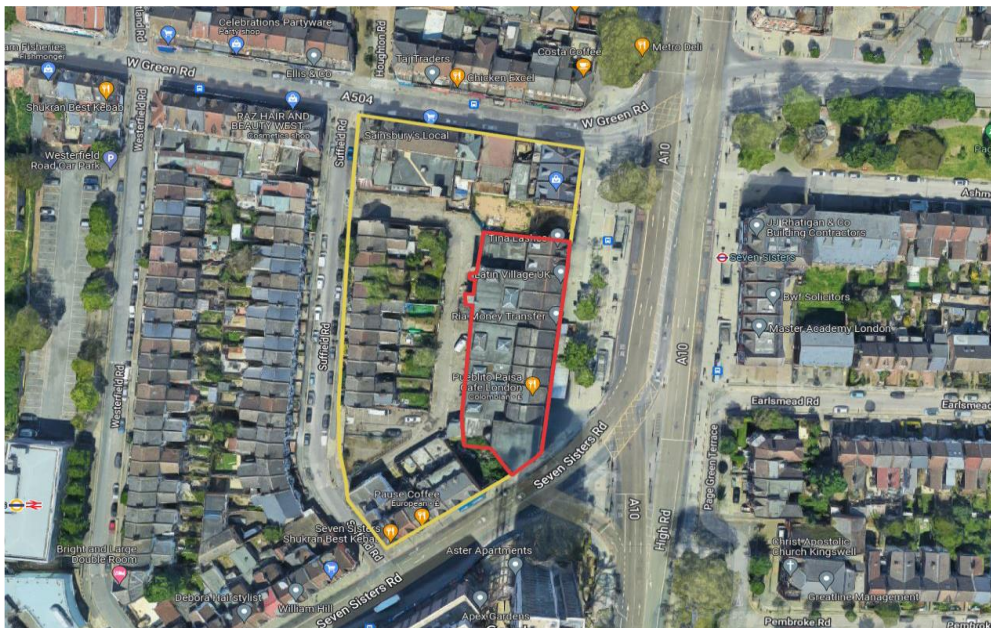


Image 1 – Shows the wider Wards Corner Site in yellow and the area that the Trust has received planning permission for the Wards Corner Community Plan in red (Image supplied by WGSSTDT).

6.4 The Panel were advised that the Community Plan was the result of 15 years of organising in local neighbourhoods, with dozens of workshops, panels and public discussions feeding into the current proposals. The Community Plan is currently on its fourth iteration, which received planning permission in 2019. The key themes of the Community Plan are:

- Retention and expansion of the existing market
- Provision of new space for a community market
- Provision of low-cost space for business start-ups and community organisations within Tottenham
- A generalised wider ambition to see council or community-led housing delivered on the rest of the Wards Corner site

6.5 The Community Plan involves a comprehensive refurbishment of the corner building (formerly the Wards Corner department store) and the neighbouring row of terraced housing, including the existing SSM. The Panel received evidence that, under the plan, the ground floor space of the market building would be used as a restaurant or some other anchor business, which would be used to help subsidise affordable rents for small businesses and community groups in the rest of the restored building. A ground floor expansion would be done through removal of the existing partition. The rest of the ground floor and the first floor would be given over to market stalls. All market tenants would be offered the same sized floor space as they had previously at existing rent rates. The primary space and corner building would be given over community use, as determined by community members.

6.6 It was commented that the principle underpinning the development of the market was that there would be the lowest possible rents for all traders. The

model developed by the Development Trust includes a community fund of up to £1m per year (depending on the level of external funding received). A minimum balance would be built up within this community fund before repayments on any loans needed to finance the restoration project were made. This community fund would be used for reinvestment in other community initiatives and projects in Tottenham. The Trust gave evidence that they hoped that the community fund could total £84m over a 60-year period (depending on the length of the lease). It was emphasized that this was, therefore, not a one-off project but the beginning of a series of further cycles of re-investment in community- and business-led initiatives in the town centre.

Costings/Financial Viability of the Community Plan

- 6.7 The Trust gave evidence to the Panel that they had engaged Robert Lombardelli Partnership, a quantity surveying firm, to undertake a professional construction cost estimate for the proposals set out in the Community Plan. The upper cost estimate was £12.9m. The funding breakdown for this cost estimate was made up of a £0.5m-£1m community share issue, up to £6m in identified grant funding, a significant investment from TfL – the value and scope of the initial investment is yet to be clarified by TfL. Other funding options were also being looked at to meet any funding gap, including social and ethical investment. The Trust advised that they were working to agree heads of terms with a number of investors.
- 6.8 As part of the questions put to the Trust by the Panel, the Trust advised that they saw a role for the Council as being able to provide financial support to deliver the Community Plan. The Panel notes that the extent of this funding and whether this would be a loan or was a one-off investment would obviously have to be determined by the Council and informed by its wider financial commitments and its fiduciary duties. In terms of loan funding, the Trust advised that their preference was for the Council to access funding from the Public Works Loan Board on behalf of the Trust, as the PLWB tended to offer very low borrowing costs. The Trust advised that they were hoping to pursue further dialogue with the Council about possible funding options and to develop an ongoing working relationship around further development of the town centre site.
- 6.9 Subsequent to the evidence session with the Trust, the Panel has received advice from officers in the Council's finance team that the Council is not able to borrow money from the Public Works Loan Board on behalf of third parties.
- 6.10 The Trust gave evidence to the Panel that they had commissioned a company called Altair to produce a bespoke financial modelling report, which assessed a number of funding models for the Wards Corner Community Plan. The Altair model showed that with 0% grant funding and 100% debt funding, the loans would be paid back after 42 years. With 25% grant funding and 75% debt funding, the loans would be repaid after 28 years and with 50% grant funding and 50% debt funding, the loans would be paid back after 17 years.

Recommendation

That, prior to committing any financial resources or other forms of material assistance, Cabinet should conduct due diligence, including reference to external expertise, regarding the viability of the Community Plan (or other similar proposals), in potential future financial climates and the indicative costs attached to any proposal. Of particular concern to the Panel is the impact external financial shocks could have on the borrowing assumptions in the Community Plan, particularly regarding the need to pay interest, principal and returns on loans and investments.

Community Benefit Society

- 6.11 The Trust gave evidence to the Panel that a Community Benefit Society (CBS) is being set up to deliver the Community Plan. The Wards Corner Community Benefit Society (WCCBS) will bid for the long leasehold of the Wards building, including SSM. TfL have said there will be a 6 month window to bid for the lease which, due to delays, is expected to begin around October 2022. Community Benefit Societies are registered under the Co-operative and Community Benefit Societies Act 2014 and are legal entities that are collectively owned by their members and exist for the benefit of a defined community. In a CBS, the Members directly elect the directors. Community shares are different to company shares as no matter the value of a member's shareholding; they only have one vote. Therefore, CBSs are governed by a one member one vote system. An asset lock is usually introduced with a CBS to ensure that any surplus is used for the benefit of the defined community and that its assets cannot be transferred.
- 6.12 The Panel received evidence that the Wards Corner CBS would be a democratic and community owned body whose purpose was the restoration and management of the Wards building, for the benefit of the community. A number of workshops have taken place with traders and community members as well as presentations with TfL and the Council, in order to develop the CBS and agree how it will be constituted. The founding members of the Trust are in the process of finalising the governing rules for the CBS, following workshops and having received a draft report and recommendations from CMS, a consultant that provides the Trust with advice on setting up the Wards Corner CBS. The CBS will be registered with the Financial Conduct Authority once the report and governing rules are agreed by the founding members.
- 6.13 The Trust advised that the CBS would work with traders to explore options for managing the new SSM. The Trust stressed that all management options were being considered and that none were precluded by a CBS model. Ultimately, the traders would decide this themselves through discussions with the CBS. The Panel were keen to understand the possible role of the Council in the proposals put forward. In response to this, the Trust advised that the CBS could, subject to the decision of traders, decide to appoint a third party market

operator. This operator could be the Council in theory. However, the Trust noted that the Council has no experience of running markets, that this option had been ruled out by a previous independent review commissioned by the Council, and that trust levels between the traders and the Council were low.

Issues/Areas of Concern

- 6.14 One of the main concerns raised by the Panel was around how the community that the CBS is seeking to benefit would and should be defined. The Panel received evidence from different parties to the review around the lack of trust between the different groups of traders. This is something that seems has been exacerbated by the development of a Community Plan and a sense that one side feels increasingly marginalised, whilst another is actively engaging with Council on the Community Plan. The Panel is very aware that whatever happens with the future site of SSM, it is imperative that everything possible is done to try and heal some of the divisions that exist in order that the Market can be of benefit to all of the traders. The Panel believes that the Council has to avoid a situation where it effectively chooses one side at the expense of the other. No one group should have an effective veto over another group, and it is imperative that the future market works for all.
- 6.15 In response to these concerns, the Trust set out that defining the community had been a main topic of discussion in the many workshops and events that they held, and this remains an ongoing area of focus. The Trust advised that at present, the founding members of the CBS were considering its draft terms of reference, with a view to formally establishing the CBS at the earliest opportunity. Exactly who that community is, was one of the key questions to be resolved as part of the process of formally establishing the CBS. However, the Panel did receive assurances that anyone who supported the CBS would be able to become a member of it and that the community of benefit will be drawn very broadly, to ensure that it benefited the people who use, work and live near Wards Corner.
- 6.16 Another key area of concern for the Panel was transferring the site away from public ownership and a strong sense that this was a community asset that was publicly owned and that it needed to remain so. Of particular concern, is what would happen if the CBS became insolvent in the future and the possibility that the public asset could then end up in private hands. The example of Hastings Pier was a source of concern for the Panel. This site ended up being sold to a private company by receivers for a fraction of its value following the charitable society, which owned the site, going into administration and subsequently being wound up.³ Given the example of what happened to Hastings Pier, the Panel is not convinced that the asset lock proposed as part of the CBS provides cast iron guarantees that the site cannot be transferred in future, under any circumstances, to another organisation that does not represent or respect the community and social value of the site.

³ Hastings Pier - <https://www.thirdsector.co.uk/hastings-pier-sold-charity-owner-went-administration/finance/article/1485301>

For further information: <https://www.theguardian.com/artanddesign/2019/mar/24/end-of-pier-hastings-drm-abid-gulzar-bust-closed>

- 6.17 The Panel believes that the only guarantee that the site will remain in the hands of the public and will remain operating in the interests of the community in perpetuity, is for that site to be publicly owned and to be accountable to a public body. The Panel is sympathetic to the points raised by the Trust about the site having being neglected whilst in public ownership and that fact that the Council has a lot to do to rebuild trust with the traders and the wider community, given its partnership with Grainger. However, the Council's hands were tied by the development agreement with Grainger, which is no longer the case. The Council, working in conjunction with TfL, is well placed to ensure continued community access and control over the site, in the long term. The Panel believes that public ownership provides the best and surest safeguards against SSM falling into private or commercial hands.

Recommendation

That the Council uses its influence and explores what action it can take to ensure that the governance and ownership arrangements for the Seven Sisters Market will keep the site, including the long leasehold on the site, in public ownership

- 6.18 The Panel is very aware that the existing SSM site is not accessible, and we sought assurances that, under the Community Plan, the refurbished market would be. The Trust provided assurances that the refurbished market will be fully compliant with Disability Discrimination Act (DDA) 1995 regulations and would also go above and beyond the regulations set out in the legislation. The key elements of this were accessible bathrooms, accessible lifts to every floor, accessible lighting and wide access points and corridors to allow wheelchair user and buggies to be used in the market.
- 6.19 The Panel were keen to receive assurances that the Trust had adequate processes in place to manage the risks involved in project of this size and one that would, by the Trust's own costings, require £13m worth of funding. The Trust advised that the project was working according to the Royal Institute of British Architects (RIBA) Plan of Work to manage and progress through the stages of construction the project, and that stage 1 (preparation and briefing) was completed, and RIBA stage 2 (concept design) was almost completed. At the end of each of stage in this model, a detailed analysis of the key risks and how to manage them was undertaken. Furthermore, the Trust advised that the CBS was being supported by specialist financial consultants and has undertaken robust business and financial planning to ensure the viability of the project. It was suggested that the scheme was seeking millions of pounds worth of grant funding from a range of investors and that none of those investors would loan the CBS money unless adequate financial and governance procedures were in place.
- 6.20 The Panel believes that if, in future any Council funding is given to the CBS, then it should have direct representation on that organisation to ensure that it has oversight of how that money was spent and that the CBS was acting in line

with the Council's interests. It is acknowledged that multiple governance options were possible and that no final decisions had been taken. Nevertheless, the Panel feels that any funding decisions taken by the Council need to be properly assessed and that any future public investment is protected.

Recommendation

In the eventuality that the Council decides to provide funding to the CBS via a loan, investment or grant, the Council should ensure that it has direct representation on the CBS. In the case of a grant that representation should be permanent. In the case of a loan or an investment, the representation should last at least until the loan or investment is repaid or recovered.

7. The Council

- 7.1 The Panel received evidence from officers from the Regeneration and Economic Development team. Officers advised the Panel that they had met with the Development Trust on a number of occasions and that this had included political meetings to understand their views about the future of SSM. The Council agreed with the Trust that, in line with the support available to any community organisation, the most appropriate support they could offer in the short term would be through the Council's Voluntary and Community Sector Coordinator, who provides information, advice and guidance to third party VCS organisations. This support was aimed towards developing the Trust's community development goals and interim projects.
- 7.2 The Panel was also advised that the Council officers meet regularly with TfL to discuss their proposals for taking forward proposals for SSM. The Panel also noted that TfL had also had meetings with the Cabinet Member for House Building, Place Making and Development on this scheme. Officers advised the Panel that during these meetings, the Council had consistently been pushing three main themes: Securing financial compensation for the traders in the interim; advocating for TfL to open an interim market at the earliest possible opportunity; and the need to establish and communicate a transparent process to secure a community partner for the Wards Corner Site.
- 7.3 A key question for the Panel to understand was what kind of support the Council was looking to provide to the Development Trust in their push for the implementation of the Community Plan. It was noted that the Council was broadly supportive of the partnership board but that the Council's involvement with the board would, to a large extent, be shaped by the terms of reference for the board. The terms of reference were still being developed by TfL as this was an iterative process. Officers were clear that until TfL had put forward agreed proposals and more clarity on the leaseholder bidding process, it was very premature for the Council to agree the support it could offer. To emphasise this point, officers commented that the temporary market was not in place and who the leaseholder would be was still to be determined.
- 7.4 The Panel wanted to understand whether the Council was planning to offer financial assistance to the CBS as part of its support for the Community Plan. We received evidence from the Trust that it would be seeking a range of funding options, from a range of different providers, one of which could be Haringey Council. The Panel received evidence that the Trust had held discussions with the Council about possible funding. Officers clarified that this was not an approach in the sense that no request was made, and neither were any specific figures discussed. Instead, this was characterised as being part of a wider avenue of discussions with the Trust to explore different ways in which the Council could offer assistance.
- 7.5 Officers reiterated that TfL were in the process of undertaking an exercise and that there were still a lot of unknowns, including who the leaseholder would be and the extent of TfL grant funding that would be available. It was suggested that there was a significant timing question in terms of tying the Council's hands

to avenues that it may or may not wish to explore in future. It would be very premature of the Council to consider providing any funding at this stage when they did not even know who the successful bidder would be. Instead, the Council would need to adapt its approach to whatever eventualities unfold.

- 7.6 Officers gave evidence that the responsibility for investing money to bring the site back up to use sat squarely with TfL, as it was their building. Whilst the Panel recognises this, we are also aware that TfL are in a very difficult financial position and that they have only committed to an initial tranche of funding to make the site safe and establish a temporary market. The Panel notes that there is still around £10m of funding to be found and that at some point, the Council will need to be explicitly clear about whether it is prepared to contribute funding and the extent and nature of that funding. Furthermore, the Council will need to be clear in terms of justifying the wider community and social benefits of providing any funding.
- 7.7 The Panel believes any investment into supporting the Community Plan, or any other long term options for the market site, must be mindful of the Council's fiduciary responsibilities. Members need to know whether the form of financial support would be a grant, a loan or an investment. The Panel believes that this should also include a clear understanding of at what interest rate the Council was loaning money. The Panel assumes that there is scope for the Council to make an investment into the Community Plan, even if this is on a commercial basis with an agreed rate of return.

Recommendation

In the event that the Council wishes to support the project financially, whether through a loan, an investment, a grant or a gift, that the advice of both the Council's Director of Finance and the Head of Legal Services form part of a public report to Cabinet. We note that the provision of support to commercial concerns, whether market traders or any other businesses operating in the Wards Corner buildings, is not a primary role of the Council, and that investment must be justified in terms of wider community and social benefit.

- 7.8 Throughout the evidence gathering process, the Panel have been keen to understand the role of the Council and one aspect of this is the extent to which the Council will be able to influence the outcome of the long leasehold bidding process. The Panel notes that Cabinet has effectively given its support to the community plan and that, given the Cabinet Member's previous role in chairing a previous Scrutiny Review on Wards Corner, the Council must ensure that it is seen as acting in a fair minded and open manner. The Panel believes that the Council needs the trust of all sides in this issue and any accusations that support for the community plan being any sort of fait accompli should be avoided. This is especially the case, given the lack of trust in the Council from both groups of traders. The Council should be working with TfL to build

relationships with the traders and the wider community. Whoever gets the leasehold for the long term SSM will need to work to bring everyone together.

- 7.9 During the evidence gathering process, officers indicated that the Council would not be seeking to have any say in the outcome of the bidding process for the long leasehold of SSM. TfL also advised that it was their understanding that the Council would not have voting rights on who was awarded the market site on a lease. The Panel were not able to follow up on this point with the Cabinet Member directly.

Recommendation

That the Council is clear about what its role in the governance process would be in the eventuality that a decision is made by TfL and the partnership board to grant the CBS as the leaseholder of the market. The Panel notes that the Cabinet has already publicly backed the Community Plan and that the Council needs to be seen as above any conflicts of interest.

- 7.10 The Panel notes evidence from officers that the Council is reviewing options for the wider site including securing the future land interests within the wider Wards Corner site. It is the Panel's understanding that there is a hard deadline to acquire the land in question and that a Cabinet report which makes recommendations relating to the future land interest and regeneration of wider the site, is being developed. This topic is outside the scope of this Scrutiny Review. However, it is felt that this it is important just to note this information for the sake of completeness and by way of background information on the wider Wards Corner site.

The Cabinet Member

- 7.11 The majority of the evidence gathering process for this review was done in a fairly short space of time and was organised around competing demands on Member's and officer's time in the run up to the Purdah pre-election period in March 2022. The Panel were not able to have an evidence session with the Cabinet Member for House Building, Placemaking and Development as she was unwell on the day of the scheduled evidence session and we were unable to reschedule, due to time constraints. Instead, the Panel put a number of questions to the Cabinet Member in writing. As the Panel did not have the opportunity to discuss the responses in a group setting or to ask follow-up questions prior to the report being published, the questions and responses are set out in Appendix A, for information purposes. One of the questions has been omitted from this report as it was outside the terms of reference for the Scrutiny Review.

Appendix A – Responses from the Cabinet Member to written questions submitted as part of the evidence gathering for the Scrutiny Review.

Question 1

The Panel have asked for a statement from the Cabinet Member on what the Council Leadership's political position is in relation to the future of the Seven Sisters Market and the Community Plan. What are the views of the Cabinet Member and her Cabinet colleagues on how this goes forward?

Response:

- The council's leadership position is set out in the Leader statement of 6th August 2021 following Grainger's announcement that they would not be progressing with the Wards Corner Development. The Leader of the council expressed concern about the plight of the traders who haven't been able to trade since March 2020 and called on TfL to set out their plans for a temporary market asap. The Leader expressed support for the Community Plan led by West Green Road/Seven Sisters Development Trust to bring the existing market building into use as a community-led development. The leader further called on TfL to work with the Trust to co-produce the long term future of the market.
- [Leader statement of 6th August 2021 in support of the Community Plan](#)
- [Joint statement from the Leader and TfL](#)

Question 2

Given that the administration has effectively declared its position is to back the community plan -how does the Cabinet Member think this will impact relations between the traders and the ongoing lack of trust between the two groups? What can the Council do to mitigate some of these tensions? Particularly given the mistrust that exists between the some of the traders and the Council.

Response:

- The council is supportive of TfL's approach to set up a Partnership Board with an Independent Chair to lead on the process to grant the long term TfL community asset lease for the market. The Cabinet notes that over very many years there has been widespread support from all traders and from a broad section of the community in Seven Sisters for the Community Plan and welcomes TfL's commitment to provide a community asset lease for the market.
- The council is currently offering Information, Advice and Guidance to the Trust through the VCS Coordinator within the council's Commissioning service. This is advice that is available and can be provided to any other community organisation.
- The council has not been approached by the Community Interest Company [Market Traders and Workers Union for Seven Sisters] with their own requirement for similar advice but would equally provide it.

Question 3.

What is being proposed is a structure (the community plan) that one group is enthusiastically supportive of, but the other group are worried will exacerbate an existing lack of representation and will add to their sense that they are being marginalised. How can we make sure this doesn't happen?

Response:

- As above.

Question 4.

The Panel believes that there is a political awareness that some suggestion has been put forward by the Development Trust about the possibility of the Council making a contribution to the funding for the community plan. What is the latest position in regard to this and have any discussions been had around whether this would be a grant, loan or a one off investment and possibly even seeking funds from the Public Works Loan Board? On what terms would a loan be offered?

Response:

- No formal approach for funding has been made by the Trust to the council.
- The council has been clear on its funding position in the response to OSC Budget session in the lead up to February Full Council: "The financial responsibility for the Market resides with TFL. With regard to the market building (and adjacent TfL premises), TfL have signalled that they are to run a process to secure a community partner to take forward the development of their interests. It is understood that TFL will also undertake as yet unspecified works to the building."

Question 5.

Have any discussions been had by Cabinet colleagues about whether any financial help in support of the community plan could be linked to a proviso that the Council would like direct representation, or a degree of control within the CBS, in order to ensure that any such a financial contribution was used in the best interests of the Council and wider community.

Response:

No.

Appendix BA list of contributors who gave evidence to the Scrutiny Review

Contributor	Organisation	Date
Marta Hinestroza	Director, MTWUSS & Market trader	27 th October 2021
Matthew Stiles	Secretary, MTWUSS & Market trader	27 th October 2021
Chan Seenandan	Director, MTWUSS & Market trader	27 th October 2021
Lita Kawajigashi	Director, MTWUSS & Market trader	27 th October 2021
Sanday Patrick Nyerende	Director, MTWUSS & Market trader	27 th October 2021
Claudia Turbet-Delof	Translator for MTWUSS	27 th October 2021
Graeme Craig	Director of Commercial Development - TfL	7 th December 2021
Siobhan Jared	Commercial Development - TfL	7 th December 2021
Stephen Mann	Communications - TfL	7 th December 2021
Victoria Alvarez	Chair of SSMTA & Market trader	10 th Feb 2022
Nicholas Amayo	Deputy Chair of SSMTA & Market trader	10 th Feb 2022
Yesenia Cuevas Ramirez	Market trader	10 th Feb 2022
Maria	Market trader	10 th Feb 2022
Johanna Delgado Varon	Market trader	10 th Feb 2022
Dave Hollings	CBS advisor to WGSSDT	22 nd Feb 2022
Susan Penny	Local resident	22 nd Feb 2022
Carlos Burgos	Chair of WGSSDT	22 nd Feb 2022
Dr Myfanwy Taylor	Trustee of WGSSDT & Research Fellow at Bartlett School of Planning - UCL.	22 nd Feb 2022
Elara Shurety	Local resident and Development Manager for WGSSDT	22 nd Feb 2022
Ben Beach	Architect –Unit 38	22 nd Feb 2022
David McEwen	Architect –Unit 38	22 nd Feb 2022
Peter O'Brien	Assistant Director for Regeneration – Haringey Council	25 th Feb 2022
Reba Toussainte	Head of Area Regeneration – Haringey Council	25 th Feb 2022
Neil Taylor	Programme Officer, Regeneration & Economic Development – Haringey Council	25 th Feb 2022
Cllr Ruth Gordon	Cabinet Member for House Building, Placemaking and Development	Written evidence

Appendix 2 – Responses to the Housing and Regeneration Scrutiny Panel Review Recommendations

The Future of the Seven Sisters Market site (Wards Corner)

	Recommendation	Response (Agreed / Not agreed / Partially agreed)
1.	That the Council has representation on the partnership board and that the role of the Council's representative should be clear in respect of its safeguarding and fiduciary responsibilities. The administration should actively engage all sides and ensure that the Council is part of any future governance arrangements both in the immediate and long term. The Panel notes that TfL have advised that the Council will be excluded from the decision-making process around the award of the lease.	<p>The council is supportive of TfL's approach to set up a Partnership Board with an Independent Chair to lead on the process for TfL to grant a long-term community asset lease for the Seven Sisters Market (SSM) buildings.</p> <p>The council's involvement in TfL's Partnership Board will to a large part be shaped by the Board's precise Terms of Reference. The council will not for example be able to participate in a decision to award a community asset lease for the SSM buildings.</p> <p>This recommendation is therefore agreed.</p>
2.	That the Cabinet seek assurances about how the Community Benefit Society (CBS), or any other organisation that gets the leasehold of the market, will work to bring the different groups of traders together in the hope that, whatever the outcome of the bidding process and the establishment of the temporary market, the ongoing and future arrangements for the development and management of the market and the site are not seen as being at the expense of one group over another. The way forward for Seven Sisters market should be through consensus between the two groups of traders.	<p>The council understands that as part of the process for the establishment of the Partnership Board and the bidding process for the community asset lease TfL are leading on undertaking mediation to bring the different trader parties together.</p> <p>This recommendation is therefore agreed.</p>
3.	That the Council seeks assurances from TfL that the terms of any lease to a third party explicitly and completely prohibit that lease being transferred to a party that is neither a community organisation nor a public body or used as collateral in any future sale or development of the site.	<p>The council is not able to dictate the terms of the TfL community asset lease. The council understand that TfL will retain the freehold of the land whilst granting a long lease of the SSM buildings to a third-party community asset operator. The council would wish the asset to be retained as a community asset in perpetuity and will use its strategic relationship with TfL to advocate this position.</p> <p>This recommendation is therefore agreed.</p>

Appendix 2 – Responses to the Housing and Regeneration Scrutiny Panel Review Recommendations

4.	That, prior to committing any financial resources or other forms of material assistance, Cabinet should conduct due diligence, including reference to external expertise, regarding the viability of the Community Plan (or other similar proposals), in potential future financial climates and the indicative costs attached to any proposal. Of particular concern to the Panel is the impact external financial shocks could have on the borrowing assumptions in the Community Plan, particularly regarding the need to pay interest, principal and returns on loans and investments.	<p>Whilst the council has no current plans to invest in the SSM buildings (largely as responsibility for the buildings rests with TfL), were it ever to do so this would require a cabinet report which received input and statutory comments from the borough monitoring and s151 officers.</p> <p>This recommendation is therefore agreed.</p>
5.	That the Council uses its influence and explores what action it can take to ensure that the governance and ownership arrangements for the Seven Sisters Market will keep the site, including the long leasehold on the site, in public ownership.	<p>The council understand that TfL will retain the freehold of the land whilst granting a long leasehold of the SSM buildings to a third-party community asset operator.</p> <p>It is the council's strong view that the SSM buildings should remain as a community asset in perpetuity and will use its strategic relationship with TfL to advocate this position. Although the council cannot dictate the terms of the TfL community asset lease it can take comfort that due to the need to protect their rail infrastructure TfL will retain the freehold ownership of the land.</p> <p>This recommendation is therefore agreed.</p>
6.	In the eventuality that the Council decides to provide funding to the CBS via a loan, investment or grant, the Council should ensure that it has direct representation on the CBS. In the case of a grant that representation should be permanent. In the case of a loan or an investment, the representation should last at least until the loan or investment is repaid or recovered.	<p>Whether or not it would be possible or appropriate to make a financial investment to any party connected with Seven Sisters Market would need to be subject to full consideration of all related circumstances at the time of any assessment. This assessment would require a cabinet report which received input and statutory comments from the borough monitoring and s151 officers.</p> <p>This recommendation is therefore agreed.</p>

Appendix 2 – Responses to the Housing and Regeneration Scrutiny Panel Review Recommendations

7.	In the event that the Council wishes to support the project financially, whether through a loan, an investment, a grant or a gift, that the advice of both the Council's Director of Finance and the Head of Legal Services form part of a public report to Cabinet. We note that the provision of support to commercial concerns, whether market traders or any other businesses operating in the Wards Corner buildings, is not a primary role of the Council, and that investment must be justified in terms of wider community and social benefit.	<p>Whilst the council has no current plans to invest in the SSM buildings (largely as responsibility for the buildings rests with TfL), were it ever to do so this would require a cabinet report which received input and statutory comments from the borough monitoring and s151 officers.</p> <p>This recommendation is therefore agreed.</p>
8.	That the Council is clear about what its role in the governance process would be in the eventuality that a decision is made by TfL and the partnership board to grant the CBS as the leaseholder of the market. The Panel notes that the Cabinet has already publicly backed the Community Plan and that the Council needs to be seen as above any conflicts of interest.	<p>The council's involvement in TfL's Partnership Board will to a large part be shaped by the Boards precise Terms of Reference. The council will not for example be able participate in a decision to award a community asset lease for the SSM buildings.</p> <p>This recommendation is therefore agreed.</p>

This page is intentionally left blank

Report for: Cabinet – 5th July 2022

Report Title: Wards Corner: Acquisitions Programme

CLG Lead: David Joyce, Director – Housing, Regeneration and Planning

Report Authors: Toussainte Reba – Head of Area Regeneration (South Tottenham)

Contact No: Ext. 1219

Ward(s) affected: Seven Sisters

**Report for Key/
Non Key Decision:** Key

1. Describe the issue under consideration

- 1.1. The purpose of this report is to seek approval to acquire a number of third-party property and land interests within the Wards Corner site; including those held by Grainger which are subject to the Development Agreement (DA) option in favour of the council, and where necessary make use of the existing Compulsory Purchase Order (CPO), to enable a new council led approach to be developed.
- 1.2. The Wards Corner site has long been identified by the council as a key gateway site for improvement and regeneration. In 2004, the council published a development brief for Wards Corner/Seven Sisters Underground, which stated its vision as delivering a “landmark development that acts as a high-quality gateway to Seven Sisters, providing mixed uses with improved facilities”.
- 1.3. The proposed acquisitions will put the council in a unique position to pursue a new council-led delivery approach for the Wards Corner site that aligns with the council’s strategic priorities for housing, economy, place and community wealth building and complements Transport for London’s (TfL) plans for Seven Sisters Market (SSM).
- 1.4. The report is also seeking cabinet approval for the site objectives set out at paragraph 4.11 of this report, which will guide the new delivery approach.

2. Cabinet Member Introduction

- 2.1 The long-term renewal of Wards Corner is critical to support the vibrant and diverse communities of Seven Sisters. The council has, for the first time in almost 20 years, an opportunity to look at this area afresh and consider a new council led delivery approach for this site that is closer in line with the new Haringey Deal and placemaking ambitions.
- 2.2 A new council led delivery approach provides the opportunity to deliver new council homes alongside a retail offer to support local jobs; Seven Sisters' unique

food and culture offer and drive wider local benefits in line with our Good Economy Recovery Plan.

- 2.3 Importantly, we want to ensure a different approach to the new scheme – one which seeks to engage and work with residents, businesses, and local partners on a new design that compliments TfL's Seven Sisters Market and delivers on the aspirations of the "Community Plan" with the Latin Village at its heart.
- 2.4 This decision is not without risk; however, we must recognise that the council is uniquely placed to finally deliver a renewed high-quality town centre in Seven Sisters.

3. Recommendation

3.1 Cabinet agrees:

- a.) To approve the Option 3 - alternative council led delivery approach to the Wards Corner site (as set out in paragraphs 5.15 to 5.24 of this report) and the site objectives which will guide this approach (as set out in paragraph 4.11 of this report).
- b.) To acquire for planning purposes the third-party property and land interests shown coloured pink on the Site Acquisition Plan attached at Appendix 1, all within the Wards Corner site shown edged red on the Site Plan attached at Appendix 2; and
- c.) To the termination of the Development Agreement dated 3rd August 2007 (as amended by the Supplemental Agreement dated 23rd January 2015) for the reasons set out in paragraph 8.11 of this report, and to acquire for planning purposes the entirety of Grainger Seven Sisters Limited's property and land interests in the Wards Corner site (as set out in the schedule at Appendix 3 in Part B of this Report) by exercising the option contained within the Development Agreement for a total sum set out in Part B of this report: and
- d.) To acquire for planning purposes any remaining third-party property and land interests as set out in the schedule at Appendix 3 in Part B of this report, by serving the requisite CPO General Vesting Declaration notices or by agreement with third parties on this site for a total sum set out in Part B of this report.
- e.) To approve a budget for these acquisitions being a total sum set out in Part B of this report, to be funded from the Strategic Acquisitions Fund.
- f.) To give delegated authority to the Director of Housing, Planning and Regeneration after consultation with the Cabinet Member for Finance and Local Investment and the Cabinet Member for Council House Building, Placemaking and Development to agree the price for each acquisition and the final heads of terms and legal documentations.

- g.) To approve a further budget from the Strategic Acquisition Fund, as set out in Part B of this report, to fund the costs associated with developing a strategy which will guide the new council led delivery approach for the Wards Corner site.
- h.) To consult with the Bridge Renewal Trust and the Department for Levelling Up, Housing and Communities, to request that the £1,500,000 (plus interest) of New Deal for Communities 'Interim Gap Funding' paid by the council to Grainger Seven Sisters Limited, and recoverable under the termination provisions of the Development Agreement, is used as a funding contribution to the costs of delivering an alternative development scheme on the Wards Corner site.
- i.) To note that VAT will be payable on certain of the acquisitions and that the council will recover the VAT.
- j.) To note that a capital bid as set out in Part B of this report will be submitted for the substantive investment, as part of the next budget setting round.

4. Reasons for Decision

Termination of the Development Agreement with Grainger

- 4.1. In July 2004, the Bridge New Deal for Communities, and the council selected Grainger plc as its development partner to bring forward proposals for the redevelopment of the Wards Corner Site. In August 2007, the council entered into a Development Agreement (varied through a Supplemental Agreement in January 2015) with Grainger Seven Sisters Limited (Grainger), which set out the form of development required at Wards Corner and regulated the relationship between the parties.
- 4.2. In April 2021, Grainger advised the council that they were experiencing viability challenges with the Wards Corner development and subsequently provided the council with information to support their view that the planning approved scheme was not viable as set out in Part B of this report.
- 4.3. The council commissioned BNP Paribas (BNPP) to independently interrogate and analyse Grainger's viability assessment. The outcome of this review is set out in Part B of this report.
- 4.4. As a result, In August 2021 Grainger confirmed that they will withdraw from the Wards Corner development. Grainger's DA with the council included a longstop date of 3rd August 2021 when all preconditions had to be satisfied. As all preconditions were not satisfied, this means that either Grainger or the council can trigger the DA termination provision at any time. Once the DA is terminated, the council has 6 months to exercise its option under the DA to acquire (or nominate a third party to acquire) the entirety of Grainger's property interests in the site.

- 4.5. Following the announcement that Grainger would not be progressing with the Wards Corner development including the temporary SSM at Apex Gardens, TfL indicated their intention to work with SSM traders and the community to secure the SSM and former Wards Corner Department Store buildings as a community asset into the future.
- 4.6. The Wards Corner site represents a significant strategic site above a major transport interchange and has the potential to act as a better gateway to Seven Sisters and West Green Road. The opportunity to complement a refurbished SSM building presents a significant potential to reinforce the local high street economy.
- 4.7. As a result of the viability issues with the Grainger scheme for the Wards Corner site the council's focus has been on reviewing options for an alternative council led delivery approach to the site.
- 4.8. Three main alternative delivery approaches have been considered. The first is based on externally commissioned feasibility work and envisages the council acquiring the Grainger and remaining third-party property interests for short-term comprehensive redevelopment. The second is a “do not acquire” option. The third option involves the council acquiring the relevant land interests under an alternative council led delivery approach. The main features of each option are set out below with a summary and assessment of these options together with a key risk assessment included at Appendices 5 and 6 respectively of Part B of this report.

Strategic objectives

- 4.9. Further to the vision for the Wards Corner site as set in the 2004 development brief for this site to act as a new high-quality gateway to Tottenham in Seven Sisters, the Tottenham Area Action Plan (2017) sets out the regeneration ambitions for Wards Corner as part of the Seven Sisters/West Green Road neighbourhood area. It identifies it as a key site for redevelopment to deliver a mixed-use development with town centre uses; a replacement market and residential uses.
- 4.10. More recently, the Strategy for Tottenham High Road (2019-29) includes a vision for the wider Seven Sisters area, including West Green Road and Broad Lane that will be identifiable as an exciting and new destination and the gateway to Tottenham; focussing on building on its international food offer inspired by the market; and a high-quality, safe and welcoming atmosphere for visitors and locals alike.

Site development objectives

- 4.11. Given the site's contribution to the wider strategic priorities and the Seven Sisters area, the following four key development objectives have been set out to guide the approach to a new Wards Corner development.

Objective 1 – A Placemaking Approach to Seven Sisters Gateway

- Involve the current occupants and landowners of the site in the project from the outset and as it develops, seek to closely engage with and look to accommodate businesses that wish to remain on site.
- Work with and empower local communities to participate in the design process to ensure that key objectives for the masterplan align with local aspirations/needs.
- Work with local communities, particularly young people and underrepresented groups, to shape the future of commercial, community and public spaces proposed on this scheme.
- Greater focus on promoting Seven Sisters strengths, such as its unique international food and beverage offer.
- Help to foster strong, vibrant, diverse and culturally rich town centre by celebrating its uniqueness, diversity of communities and their heritage and culture.
- Enhance the reputation and safety of the area, such that it might be competitive with other Victoria Line destinations.
- Improve visitor experience, including through smart technologies and public realm improvements.

Delivering on the above objectives will promote the social well-being of the Seven Sisters area

Objective 2 – Delivering a Good Economy

- Deliver on the council's Community Wealth Building Agenda through commissioning
- Drive wider local benefits relating to place making and social value
- Enable greater town centre activity with activation of retail on High Road frontage, Seven Sisters and West Green Road to support local employment opportunities.
- Improve linkage between creative clusters on West Green Road and Seven Sisters Road.
- Encourage the development of a suitable day and evening economy.

Delivering on the above objectives will promote the economic well-being of the Seven Sisters area

Objective 3 – Delivering council homes

- Provide secure, high quality and affordable housing which residents are proud to call home.
- Aim to maximise the quantum of council rented homes, consistent with a viable scheme.
- Deliver inclusive, mixed and sustainable communities. Mixed tenures should be 'tenure blind' with no distinction in terms of design or space standards.

Delivering on the above objectives will promote the social and environmental well-being of the Seven Sisters area

Objective 4 – Climate change and sustainability at its heart

- Target net zero for new development, prioritising renewable energy sources
- Retain buildings where possible to enhance local character and deliver on Circular Economy principles
- Delivering on the Council's 'Health in All Policies' agenda, by responding to air and noise pollution, minimising parking and promoting use of sustainable transport (walking and cycling).

Delivering on the above objectives will promote the environmental well-being of the Seven Sisters area

5. Alternative Options Considered

Option 1 – Short Term Comprehensive Redevelopment

- 5.1. This option requires the council to acquire both the DA property and land interests from Grainger, and the acquisition of the remaining property and land interests from third parties either by agreement or using the existing CPO powers. The redevelopment of the site would start as soon as possible thereafter.
- 5.2. The council commissioned architects (Levitt Bernstein) to review comprehensive development options for the site and BNPP to undertake viability testing of those options.
- 5.3. The review considered two main comprehensive development options, the first being a 'moderate' development scheme which was based on an indicative residential development scenario included as part of the 'Community Plan' planning application. The second option is a more intensified 'maximised' development scheme. The two development options are illustrated at Appendix 7.
- 5.4. The options review took into account changes required to the Grainger scheme as a result of the requirement to comply with current building regulations and design standards which have been updated since the scheme received planning approval in 2012. These changes along with generally increasing construction costs have had a substantial negative financial impact on the costs of delivering a scheme on the site. The review allowed for 50% of residential units being provided for council social rent which has also had a negative impact on viability (the Grainger planning approved scheme did not include any affordable housing provision).
- 5.5. The options review process has also afforded the council an opportunity to secure the views of the Planning Authority, with the advice being that it was likely that the 'maximised' development option is excessively ambitious and unlikely to be supported. However, advice was that in planning terms the

'moderate' development option is likely to be supported and that there is some modest opportunity for some limited intensification of that option.

- 5.6. The BNPP viability review of the 'moderate' development option set out the full costs of immediate land assembly, construction and the likely returns on development and identified a substantial viability gap for the comprehensive redevelopment of the site as set out in Part B of this report.
- 5.7. Following the completion of the BNPP viability review the Greater London Authority (GLA) advised the council of a new approach they will be taking to all mixed tenure projects receiving funding from the 2021-2026 Affordable Housing Programme (other than those already approved as 'named schemes'), the new rules are as follows:
1. The GLA's starting position will be that, as a rule, they will not look to fund the first 35% of all homes on a given site
 2. The first 20% of all homes on a given site are not eligible for funding under any circumstances
 3. In exceptional circumstances, the GLA will be willing to hear viability cases that clearly demonstrate that a project requires capital grant funding for all affordable homes above the 20% limit (with the key point being that the project would not be delivered at all without the additional funding).

The impact of the GLA's new approach on the 'moderate' development option viability gap is set out in Part B of this report.

- 5.8. There are specific delivery challenges connected with this option, notably the interaction with the neighbouring TfL scheme to improve the existing SSM buildings, and in particular the need to use some of the land currently owned by Grainger to provide a short-term outdoor market during the development period.
- 5.9. This option is likely to deliver on the council's strategic placemaking objectives in the medium term as it would result in a comprehensive development of the site.
- 5.10. There are some options remaining to be considered which could potentially improve the viability of the scheme (notably on design, construction/delivery and potential external funding options), however the order of deficit is still likely to be significant. As such, at this point in time it is not recommended that given the unknowns and the potential scale of loss to the council, this option is pursued.

Option 2 – 'No Acquisition'

- 5.11. In this scenario, the council would not exercise its option under the DA to acquire Grainger's land interests, nor would it complete the acquisition of remaining third-party land interests by agreement or using existing CPO powers.

- 5.12. A central feature of this option is the lack of control the council would then have over the site (outside of its statutory planning and related powers), and significant uncertainty regarding what would occur in the future. The most likely outcome for the site would be a piecemeal and unstructured evolution, which is very difficult to define with any great certainty.
- 5.13. This option is least likely to secure the delivery of the council's strategic placemaking for the site.
- 5.14. This option does however result in no immediate financial outlay for the council.

Option 3 – Alternative council led delivery approach

- 5.15. The comprehensive development of the Wards Corner site is a long-standing strategic objective of council. In this context, the council will continue to explore further options to improve the viability of a comprehensive redevelopment scheme. However, it is clear from the independent viability review (see paragraphs 5.1 to 5.10 of this report) that a comprehensive redevelopment (i.e. Option 1) has significant viability challenges. Also, there are challenges with securing the council's strategic objectives with Option 2. In this context and having particular regard to the tight timescales dictated by the existing CPO, the council has sought to identify a third alternative council led delivery approach.
- 5.16. This option (as set out in Part B of this report) would see the council acquiring Grainger's and the remaining third-party property and land interests and then developing a more detailed delivery strategy for the site that could include a range of options from demolition and rebuild, to retain and refurbish, to disposal. Each of these options could apply to some, none or all of the acquired interests and the council would need to keep in mind the protection of its financial interests during this process. It is important to note that the council will not be acquiring the SSM buildings and TfL have indicated their intention to work with SSM traders and the community to secure the buildings as a community asset into the future. The council will need to work with TfL and the community to ensure that the plans for this key part of the Wards Corner site are realised.
- 5.17. The rationale for this delivery approach begins with a number of important deliverability considerations. The first relates to the TfL programme requiring the use of some of the current Grainger land for a period of up to 3 years to facilitate the short-term provision of SSM whilst the substantive works are undertaken to the market hall. The delaying of the delivery of a council led scheme addresses this challenge.
- 5.18. The second is financial (as set out in Part B of this report), where the up-front compensation payable to buy out 3 leasehold property interests is not required and thus reduces the total third-party property acquisition cost (this has been reflected in BNPP's viability assessment of the 'moderate' comprehensive development option).
- 5.19. A slower, more nuanced delivery approach gives the council the time to develop a placemaking approach to implementing a viable development strategy

working closely with the local community. It also gives the council the opportunity to explore further external funding opportunities to help bridge the gap between the council's strategic objectives and the current viability of the scheme.

- 5.20. There is a strong likelihood that any delivery strategy will come at a net cost to the council and in the event that these costs are viewed to not represent good value for money in the future it is critical that the council considers what its exit strategy would be. In this event, the council would implement a disposal strategy which could include disposing of all or some of the acquired property interests in order to recoup the capital outlay.
- 5.21. An assessment of a reasonable worst case financial scenario based on the council having acquired the properties, held them for five years, and then disposing (having failed to identify a viable delivery route) of all the property interests acquired has been undertaken. The outcome of this assessment and resulting financial implications is detailed within paragraphs 8.1 to 8.9 of this report.
- 5.22. While in the short term this option is likely to have a reputational benefit, there are significant medium-term risks in the event that the pace of improvements is slower than the community may hope for, or a viable delivery strategy cannot be identified.
- 5.23. This option allows the council to develop a scheme for the Wards Corner site that secures the best likelihood of the council delivering on the strategic placemaking objectives set out at paragraphs 4.9 to 4.11 of this report. Delivering on these objectives will promote the social, environmental and economic well-being of the Seven Sisters area. However, there still remains a risk that the council will not be able to deliver on its objectives for the site.
- 5.24. The total budget to fund the costs associated with developing a strategy which will guide the new council led delivery approach for the Wards Corner site is set out in Part B of this report.

6. Background

Site background

- 6.1. The Wards Corner development site is located on the western side of Tottenham High Road and comprises 227 - 259 High Road, 709 – 723 Seven Sisters Road, 1a – 11 West Green Road and 8 – 30 Suffield Road, which are all 2/3 storey Victorian residential and commercial properties. The site also includes the TfL owned Seven Sisters Market (SSM) and former Wards Corner Department Store buildings which are situated partially above the Seven Sisters Victoria Line Underground Station and tunnels. A Site Plan is included at Appendix 2 of this report.

- 6.2. In July 2004, the Bridge New Deal for Communities and the council selected Grainger as its development partner to bring forward proposals for the redevelopment of the Wards Corner Site. In August 2007 Grainger entered into a DA (varied in January 2015) with the council, which set out the form of development required at Wards Corner and regulated the relationship between the parties.
- 6.3. In July 2012, the council granted planning permission to Grainger for a mixed-use development including new retail and leisure space, a re-provided SSM and 196 new homes for private rent.
- 6.4. Since 2004, Grainger have been acquiring land and property within Wards Corner and so far, have acquired c60% ownership of the site. The rest of the land and property is owned by London Underground Limited (subsidiary of TfL) – c. 28% including the Seven Sisters Market and former Wards Corner Department Store building; the Council – c.10% made up of 2 residential properties on Suffield Road and a retail unit on Seven Sisters Road; the remaining c.2% of the site is owned by other third parties. A Site Ownership Plan is included at Appendix 4 of this report.

Seven Sisters Market

- 6.5. TfL's ownership interest in the Wards Corner site includes the Seven Sisters Market (SSM) and adjacent former Wards Corner department store buildings and a small portion of land off Suffield Road.
- 6.6. The Grainger planning approved scheme for the Wards Corner site included the provision of a new market hall for SSM. The s106 agreement connected with Grainger's planning consent for the Wards Corner development includes the requirement for Grainger to provide a temporary SSM on the ground floor of their Apex Gardens development, located directly opposite the Wards Corner site. This was to provide SSM traders with space to occupy whilst their new permanent home within the Wards Corner development was completed.
- 6.7. 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. 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 units fronting the High Road, SSM has remained closed.
- 6.8. Following the announcement that Grainger would not be progressing with the Wards Corner development including the temporary SSM at Apex Gardens, Transport for London (TfL) indicated their intention to work with SSM traders and the community to secure the SSM and former Wards Corner Department Store buildings as a community asset into the future.

- 6.9. TfL's intended approach is in line with the principles of the planning approved 'Community Plan' scheme. This scheme involves the restoration of the existing SSM and former Wards Corner Department Store buildings for community and commercial uses including a refurbished market hall for SSM.
- 6.10. In order to enable SSM traders to recommence trading whilst refurbishment works are undertaken to the SSM buildings, TfL have developed proposals for a temporary SSM. The proposals include a temporary indoor market to be provided within the ground floor of 245 – 249 High Road which are retail units owned by TfL and situated adjacent to the SSM buildings. The indoor temporary indoor SSM received planning consent in May 2022 and TfL have advised it is targeted to open in early 2023.
- 6.11. TfL's temporary SSM proposals also include the provision of an outdoor market on vacant land adjacent and to the rear of 245 – 249 High Road. The land is currently owned by Grainger and is included in the property interests to be acquired by the council under the DA option. TfL require a 3 year lease of the land which would impact on the timing of any council led development.

Compulsory Purchase Order

- 6.12. The council have a CPO in place to acquire third part property and land interests which cannot be acquired by agreement. The CPO was confirmed by the Secretary of State in January 2019 and the final legal challenge to the CPO was dismissed in March 2020. The council has until October 2022 to commence the CPO implementation process prior to the end of January 2023, when the CPO expires.
- 6.13. The council, as acquiring authority entered into a CPO Indemnity Agreement (CPOIA) with Grainger in January 2015. The CPOIA governs the CPO process and requires Grainger to fund all the council's costs associated with the making and implementation of the CPO. However, on termination of the Development Agreement, the CPOIA will also terminate, and Grainger will have no further liability in this respect.

New Deal for Communities (NDC) Funding

- 6.14. The council as Accountable Body for the Government funded New Deal for Communities programme (NDC) paid £1.5m of 'Interim Gap Funding' to Grainger in 2008. The NDC 'Interim Gap Funding' payment was made against reasonable evidence received from Grainger that it had incurred costs and expenses in the acquisition of part of the land assembly needed for the Wards Corner development scheme.
- 6.15. The council's DA with Grainger includes a provision requiring Grainger to repay the £1.5m (plus interest from when it was paid to when it is repaid) of Interim Gap Funding when the DA is terminated either by the council or Grainger.

- 6.16. The NDC programme ended in March 2011 and as part of the programme's succession and legacy arrangements the Bridge Renewal Trust was established as a successor body to ensure that the outcomes of the NDC programme were sustained beyond the life of the programme.
- 6.17. The cabinet approved NDC succession arrangements made specific recommendations on the position with the use of the £1.5m of Interim Gap Funding paid to Grainger if this is repaid under the terms of the DA. This recommendation was as follows:

Any future repayments of the £1.5 million (plus any interest) interim Gap Funding paid back under the Development Agreement dated 2 August 2007 for the Wards Corner redevelopment being ring fenced in a special Council escrow account and used to address housing needs in the NDC area, the Council to ensure that both the Trust and CLG were consulted on the use of the funds.

Property and Land Interests to be Acquired

- 6.18. The properties and land interests to be acquired under the DA option with Grainger and from third parties comprise a mix of freehold and leasehold residential, commercial and vacant land interests. The properties and land are shown coloured pink on the Site Acquisition Plan included at Appendix 1 of this report and are set out in the schedule attached at Appendix 3 of Part B of this report.

1- Grainger

- 6.19. The council's contractual position with Grainger has been set out within paragraph 8.11 of this report. The DA with Grainger gives the council the option to purchase all the property interests within the Wards Corner site which have been acquired by Grainger. The DA option splits the properties as follows:
1. 16 commercial, residential and land acquired prior to the completion of the 2015 Supplemental Agreement to the DA. The DA sets out that the purchase price for these properties is based on the price paid by Grainger (including acquisition costs) plus a 6% annual return from the date of acquisition until sale completion. The purchase price agreed with Grainger for these properties is set out at Appendix 3 of Part B of this report.
 2. 21 commercial and residential property interest to be acquired at Market Value. The purchase price agreed with Grainger for these properties is set out at Appendix 3 of Part B of this report.
- 6.20. Thirteen of the residential properties to be acquired from Grainger are occupied by tenants on Assured Shorthold Tenancy (AST) agreements granted by Grainger. Under the terms of the DA option the council are required to acquire all of these properties with the residential tenants in situ. As the properties are being acquired for planning purposes pending redevelopment as part of the wider Wards Corner site they will be held in the General Fund and occupied by the AST tenants on a temporary basis.

2- TfL

- 6.21. TfL's relevant holding within the development site is a single vacant plot of land located off Suffield Road. The position with the council's acquisition of this land is set out in Part B of this report.

3- Private Third Parties

- 6.22. Grainger have previously been in contact with all private third-party freeholders and leaseholders and those that remain in this category are those with which Grainger have either failed to reach agreement on terms or have ceased negotiations based on the realisation that their development proposals had become unviable. The council proposes to step into Grainger's shoes and restart discussions with these private third-party interest holders which are set out at Appendix 3 of Part B of this report.
- 6.23. The council envisages that discussions could take the form of a twin track format with formal negotiations being undertaken strictly in accordance with the CPO timescales and protocols (as set out in Part B of this report). This formal CPO route represents the backstop scenario and provides certainty on acquisition.
- 6.24. A Project Cost Estimate for the acquisition of the remaining private third-party land interests to be acquired is set out at Appendix 3 of Part B of this report.
- 6.25. The total acquisition budget for the Grainger DA, third-party and TfL property interests including estimated Stamp Duty Land Tax, acquisition fees/costs and contingency allowances is set out in Part B of this report.
- 6.26. The proposed acquisitions have been assessed against the following criteria as set out in the Council's Disposal and Acquisitions Policy and summarised below:

Policy	Comments	
MTFS contribution	Allocation in MTFS includes Strategic Acquisitions Fund (Council capital funding).	✓
Asset Management Plan	Acquisitions support objectives of the Borough Plan in terms of Economy, Place and Housing	✓
Business Case	Strong case to acquire in accordance with council's Masterplan and placemaking strategy for the Wards Corner site	✓

Deliverability	Acquisitions will initially form a standalone investment and the council will seek to secure flexible interim lease arrangements pending future development of the site.	✓
Valuations/ Development appraisal supports	Acquisitions will be supported by RICS Red Book valuations	✓
Affordability	Acquisitions will be financed using Strategic Acquisition Fund funding from the Council's Capital Programme	✓
Legal assessment	See separate Statutory comments at paragraphs 8.11 to 8.16 of this report	✓
Alternative options considered	See Appendix 5 of Part B of this report – Summary of options considered	✓
Risk assessment	See Appendix 6 of Part B of this report – Key Risk Assessment	✓
Political	See Appendix 5 of Part B of this report – Summary of options considered	✓

Expected rental income

- 6.27. The commercial properties to be acquired from Grainger and third parties currently generate an aggregate £270,550 per annum under the terms of the existing leases. There are however four outstanding rent reviews which, if settled at rent levels advised by BNPP, would increase the gross aggregate rent to £302,250 per annum. This rental increase would be backdated to the relevant review dates which pre-date the anticipated property acquisition date.
- 6.28. The strategy during the course of this year is to agree wherever possible new leases to existing occupiers to cover the anticipated pre-development period and the revised level of rent payable by those tenants subject to outstanding rent reviews would form part of the overall negotiations. Thus, the anticipated aggregate rental income from these commercial units is projected to be £302,250 per annum during the entirety of the pre-development period.
- 6.29. The thirteen residential properties to be acquired from Grainger with Assured Shorthold Tenants in situ are currently generating a total gross income of £196,060.

7. Contribution to Strategic Outcomes

- 7.1. The project will support the council in delivering the following priorities in the council's Borough Plan.

Economy - a growing economy which provides opportunities for all our residents and supports our businesses to thrive

- 7.2. The Council launched the 'Good Economy Recovery Plan' in Autumn 2020 in response to challenges posed by Covid-19 to High Streets, Town Centres and individual businesses. Key priorities include:
- Re-opening and supporting high streets and town centres.
 - Supporting businesses through recovery and into renewal; and
 - Securing social and economic value through investment in neighbourhoods and communities.
- 7.3. This project will seek to invest in the physical environment to bring poor quality and underutilised property on the site into productive use through commercial uses. This will deliver a 'good economy' model – good jobs, greater fairness, recognising the link between health and wellbeing, business resilience and environmental sustainability.

Place - a place with strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green

- 7.4. The Wards Corner project will support the Place Priority by:
- Transforming the physical environment and public realm on the site, to deliver a safe, lively and welcoming place where people can have greater pride in their local area; and
 - Building on the site's existing character and working closely with the existing community to ensure that the development reflects its local context.

Housing - a safe, stable and affordable home for everyone, whatever their circumstances

- 7.5. One of the Council's highest priorities is to deliver high quality council homes on council land. The project will seek to provide secure, high quality and affordable housing as part of a new urban neighbourhood, delivering inclusive, mixed and sustainable communities with the right mix of tenures to meet local needs.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance

- 8.1. The recommendations of this report are for the council to exercise its right to acquire the properties from Grainger under the development agreement dated 2015 as Grainger have determined that their proposed scheme does not meet the viability test of the development agreement. In addition, it is proposed that the council acquire the non-Grainger properties by CPO or agreement and a piece of TfL land by agreement.
- 8.2. During the period of acquiring and holding the properties the council will incur interest costs on the borrowing to fund the expenditure. It will also have to make the statutory minimum revenue provision (MRP) to repay the borrowing.

Offsetting this, the council will receive rental income from the tenants. The table below sets out the costs and income on a full year basis. For 2022/23 it is anticipated that there will be minimal rental income as the programme for acquisition is expected to conclude in the latter part of 2022 which would generate only a quarter of the annual rent roll. In 2023/24 it is assumed that there will be rent reviews in line with the tenancy agreements, thus providing additional income.

Estimated expenditure pressure

	2022/23	2023/24	2024/25	2025/26	2026/27	Total
	£m	£m	£m	£m	£m	£m
Net rent	-0.06	-0.35	-0.35	-0.35	-0.35	-1.47
MRP	0.0.0	0.52	0.53	0.55	0.56	2.16
Pressure	-0.06	0.17	0.18	0.20	0.21	0.69

- 8.3. The estimated net income in 2022/23 is highly dependent on the timing of acquisitions. The pressure identified in future years will be managed through the next iteration of the MTFS. In addition to the above the Council will incur interest charges on its borrowing. In line with the revised policy on major schemes the interest will be deferred until the project is completed. The total deferred interest is estimated to be £1.25m over the five year life of the project.
- 8.4. In 2021/22 the Strategic Acquisition Fund budget was £57.1m. Expenditure of £3.311m was incurred during the last financial year, and a carry forward of £53.76m. The Strategic Acquisition Fund for 2022/23 is £14.0m which when added to the carry forward results in a budget of £67.76m. Cabinet at its meeting of the 8th March 2022 allocated £26.8m to the Gourley Triangle project.
- 8.5. This allocation means that there is an uncommitted budget of £40.96m. The recommendation of the report is that there should be an allocation of £24.743 to cover acquisition costs, SDLT and scheme development costs. If this allocation is agreed there will be an unallocated budget of £16.217m in 2022/23. A number of the property acquisitions will involve the Council in paying VAT. To the extent that VAT is payable it will be reclaimed as part of the Council's normal VAT arrangements. It is not possible to estimate accurately the VAT payable at this stage but as the Council will reclaim the VAT there is no net cost to the Council.
- 8.6. The estimated profile of the expenditure is given in the table below.

Anticipated spend profile

2022/23	2023/24	2024/25	2025/26	2026/27	Total
£m	£m	£m	£m	£m	£m
23.33	0.45	0.2	0.2	0.55	24.74

- 8.7. The estimated acquisition cost in the table below includes the anticipated all-in costs of purchasing the properties under the Development Agreement, acquiring all other land interests (through the CPO or agreement), the costs of

developing a draft scheme and minor capital expenditure on the properties for 5 years. This expenditure would be funded by borrowing. The table also includes the deferred interest discussed above.

- 8.8. Should a scheme not proceed, and the Council decided to exit its ownership of all the property on Wards Corner then it is anticipated that the properties would generate sale proceeds of £17.88m. It is expected that this capital receipt will be used to pay down the debt incurred. As is required by statute, the Council would have made £2.16m of minimum revenue provision for the borrowing undertaken as a result of the acquisitions and development expenditure during the development period. The table below shows that should the Council not be able to take a scheme forward it is estimated that there will be a residual debt of £5.95m. The table also shows what would happen if the sale proceeds were 10% less and 10% more.

	Baseline	-10%	10%
	£m	£m	£m
Acquisition cost	24.74	24.74	24.74
Deferred interest	1.25	1.25	1.25
Minimum Revenue Provision	-2.16	-2.16	-2.16
Sale proceeds in 2028	-17.88	-16.09	-19.67
Net residual debt	5.95	7.738	4.162
Net Annual Revenue Cost	0.33	0.43	0.23

- 8.9. The residual debt of £5.95m will increase the Council's revenue cost of borrowing by £0.327m per annum for 30 years.

Procurement

- 8.10. Strategic Procurement note the content of the paper. There are no current procurement implications associated with the content of the report.

Legal

- 8.11. As set out in this report, Grainger has informed the Council that they will not be taking their scheme forward although they have not as yet served a termination notice. The DA can be terminated if all the conditions set out in the DA have either not been satisfied or waived by the relevant date of 3 August 2021. Then either the Council or Grainger may serve notice electing to terminate the DA with immediate effect. Also, where Grainger does not consider that the Development will satisfy the viability condition and serves notice upon the Council to that effect, then either the Council or Grainger may serve notice electing to terminate the DA with immediate effect. The Council can therefore terminate the DA if Grainger does not want to do it.
- 8.12. The recommendation is to acquire two lots of properties contained within the development site. Those that are currently owed by Grainger and those that are still owed by third parties. The Grainger properties can be acquired using the option contained in the DA. The Council have the right within 6 months of termination to serve notice on Grainger requiring them to sell the whole of their interest in the site to the Council. There is a very strict time limit of 20 working

days for completion of the purchase. The DA sets out how the properties should be valued. The Council is proposing to continue using the CPO to acquire the other properties.

- 8.13. The Council has the power under section 227 of the Town and Country Planning Act 1990 to acquire by agreement any land which they require for any purpose for which a local authority may be authorised to acquire land under section 226. Under section 226 has authority, on being authorised to do so by the Secretary of State, have power to acquire compulsorily any land in their area:
- (a) if the authority think that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land
 - (b) it is required for a purpose which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated.
- 8.14. But the Council must not exercise the power under paragraph (a) unless it thinks that the development, re-development or improvement is likely to contribute to the achievement of any one or more of the following objects:
- (a) the promotion or improvement of the economic well-being of their area;
 - (b) the promotion or improvement of the social well-being of their area;
 - (c) the promotion or improvement of the environmental well-being of their area.
- 8.15. In addition the Council also has the power under section 120 of the Local Government Act 1972 to acquire by agreement any land for any purpose for which they are authorised any enactment to acquire land, notwithstanding that the land is not immediately required for that purpose; and, until it is required for the purpose for which it was acquired, any land acquired under this subsection may be used for the purpose of any of the council's functions.
- 8.16. The Council also made a payment of £1.5m (described as an 'Interim Gap Funding' to Grainger. The Interim Gap Funding (plus interest) will be repaid if the DA is terminated prior to all of the conditions (as defined in the DA) have been satisfied and the Council ask for repayment. Paragraph 6.17 of this report sets out how that money should be spent and who the council needs to consult with prior to spending the monies.

Equality

- 8.17. The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act

- Advance equality of opportunity between people who share protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not
- 8.18. The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 8.19. In April 2022, the council commissioned Mott MacDonald (MM) to undertake an Equalities Impact Assessment (EqIA) to assess any equality effects associated with the recommended new council led delivery approach for the Wards Corner site including the possible use of CPO powers to acquire third-party property interests. The EqIA is included at Appendix 8 of this report.
- 8.20. The EqIA considered the impact of the recommended delivery approach on equality, and particularly the impact on the existing community of the site, including residents and businesses. The assessment of equality effects was undertaken considering the characterisation of the effects including the sensitivity of the affected parties, distribution of those groups on and around the site, the nature of the anticipated effects, and mitigation measures in place to address them. This included reference to COVID-19 where relevant.
- 8.21. The EqIA identifies that the scheme has the potential to provide improved living conditions, housing quality, accessibility, public realm, and community benefits. However, the EqIA advises that these potential positive effects must be weighed against several potential risks and in particular the lack of clarity for businesses and occupiers of residential properties regarding their future on the site.
- 8.22. As recommended by MM, the council will undertake a further EqIA in order to assess any other potential impacts relating to the final development delivery strategy for the site which will be developed through a co-design led process. The council will ensure equalities impacts are taken into account throughout and at the heart of the co-design process.
- 8.23. The EqIA recognises that the council has sought to mitigate the risks for residents through a range of reasonable and proportionate measures focused on engagement, rehousing assistance, and alternative tenancy options to improve the outcomes of the scheme for the current and future site community but should continue to work with local businesses and residential occupiers to ensure a smooth and just transition upon implementation of the final development delivery for the site.
- 8.24. The EqIA makes several recommendations which are set out in the Action Plan within Chapter 7 of the EqIA included at Appendix 8 of this report. The key themes from these recommendations include:

1. Loss of social cohesion and community resources – to continuously work proactively and constructively through a various of channels of communication including face to face engagement where possible with residents and businesses, keeping up-to-date records of changing needs and circumstances.
 2. Alternative housing should meet residents needs in relation to affordability, accessibility, and size.
 3. To prevent displacement and social isolation, residents affected by scheme should be located within local area, to reduce the need for school moves, loss of employment or access to care networks.
 4. Potential loss of business – ensure adequate support for businesses including: the provision of business support to guarantee the viability of businesses future on the site, enable existing businesses to continue to operate on the site should they wish to, including temporary periods of inactivity.
- 8.25. The council are committed to the above key recommendation themes and will develop a refined Action Plan in line with these as part of the further EqIA to be undertaken when the final development strategy for the site is completed.

9. Use of Appendices

Appendix 1 – Site Acquisition Plan

Appendix 2 – Site Plan

Appendix 3 – Property and Land Acquisition Schedule (Exempt Report Part B)

Appendix 4 – Site Ownership Plan

Appendix 5 – Summary and Assessment of Options Considered (Exempt Report Part B)

Appendix 6 – Risk Assessment (Exempt Report Part B)

Appendix 7 – Site development options

Appendix 8 – Equalities Impact Assessment

10. Local Government (Access to Information) Act 1985

The exempt part of this report is not for publication by virtue of paragraphs 3 and 5 of Part 1 of Schedule 12A of the Local Government Act 1972 as it contains information classified as exempt under Schedule 12A of the Local Government Act 1972 in that it contains information relating to the 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.

In all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Categories of Exemption

Exempt information means information falling within the following categories:

Part 1

1. Information relating to any individual.
2. Information which is likely to reveal the identity of an individual.
3. Information relating to the financial or business affairs of any particular person (including the authority holding that information)
4. Information relating to any consultations or negotiations or contemplated consultations or negotiations in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or holders under, the authority.
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
6. Information which reveals that the authority proposes – (a) to give under any enactment a notice under or by virtue of which requirements are imposed upon a person; or (b) to make an order or direction under any enactment.
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

Part 2

Qualifications to the above exempt information:

(a) Information falling within paragraph 3 above is not exempt information under that paragraph if it is required under – (a) the Companies Act 1985 (b) the Friendly Societies Act 1974 (c) The Friendly Societies Act 1992 (d) The Industrial and Provident Societies Acts 1965 – 1978 (e) the Building Societies Act 1986 (f) The Charities Act 1993.

(b) Information is not exempt information if it relates to proposed development for which the local planning authority may grant itself planning permission pursuant to regulation 3 of the Town and Country Planning General Regulations 1992.

(c) Information which – (i) falls within any of paragraphs 1-7 above; and (ii) is not prevented from being exempt under (a) or (b) above is exempt information if and so long as, in the opinion of the Monitoring Officer, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

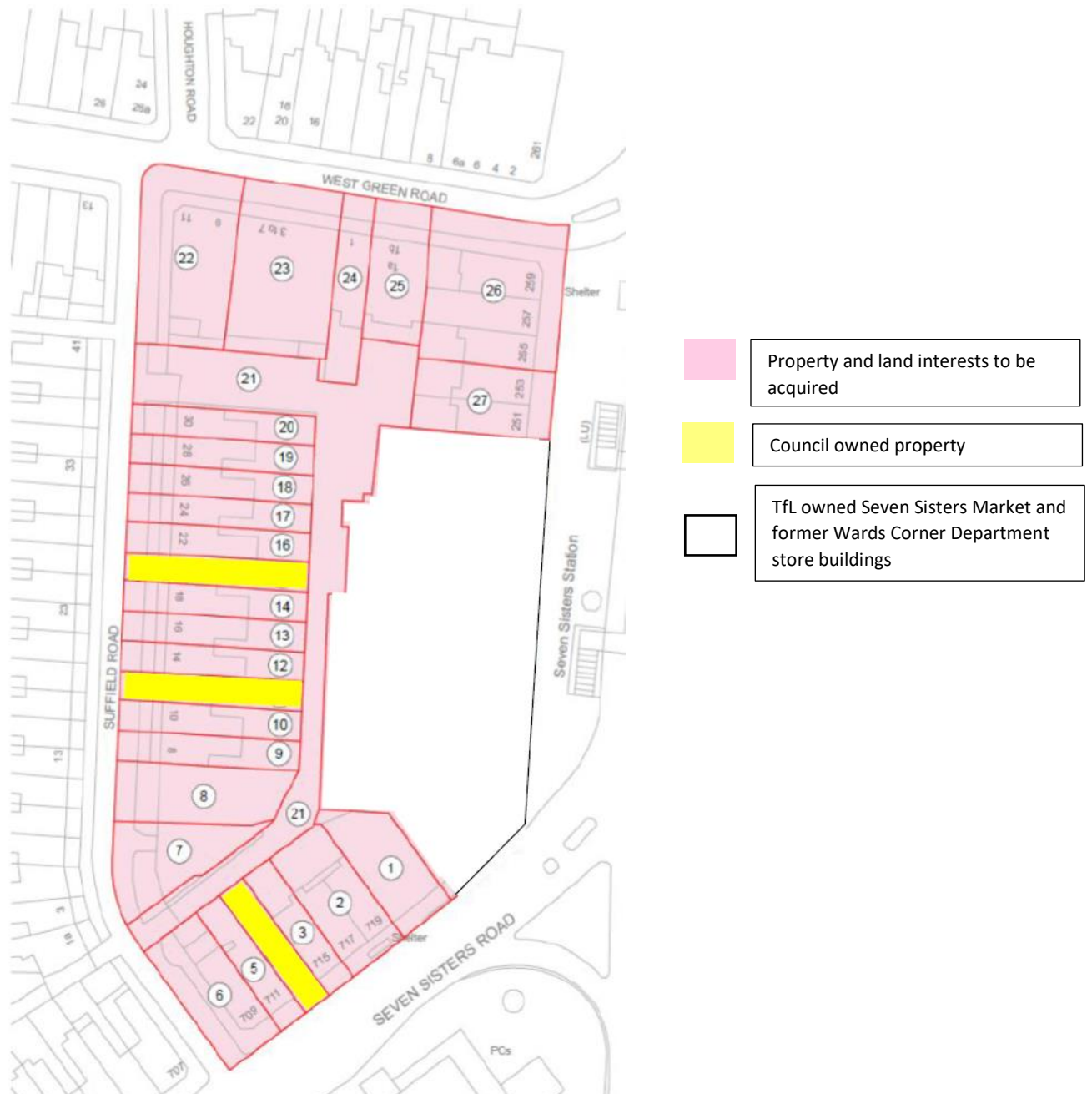
Background Documents

[Development Agreement and Supplemental Agreement](#) with Grainger (2007 & 2015)

[Cabinet Decision](#) (July 2014) – 'in principle' approval of CPO powers and amendments to DA

[Compulsory Purchase Order Indemnity Agreement \(2015\)](#)

Appendix 1 – Wards Corner Site Acquisition Plan



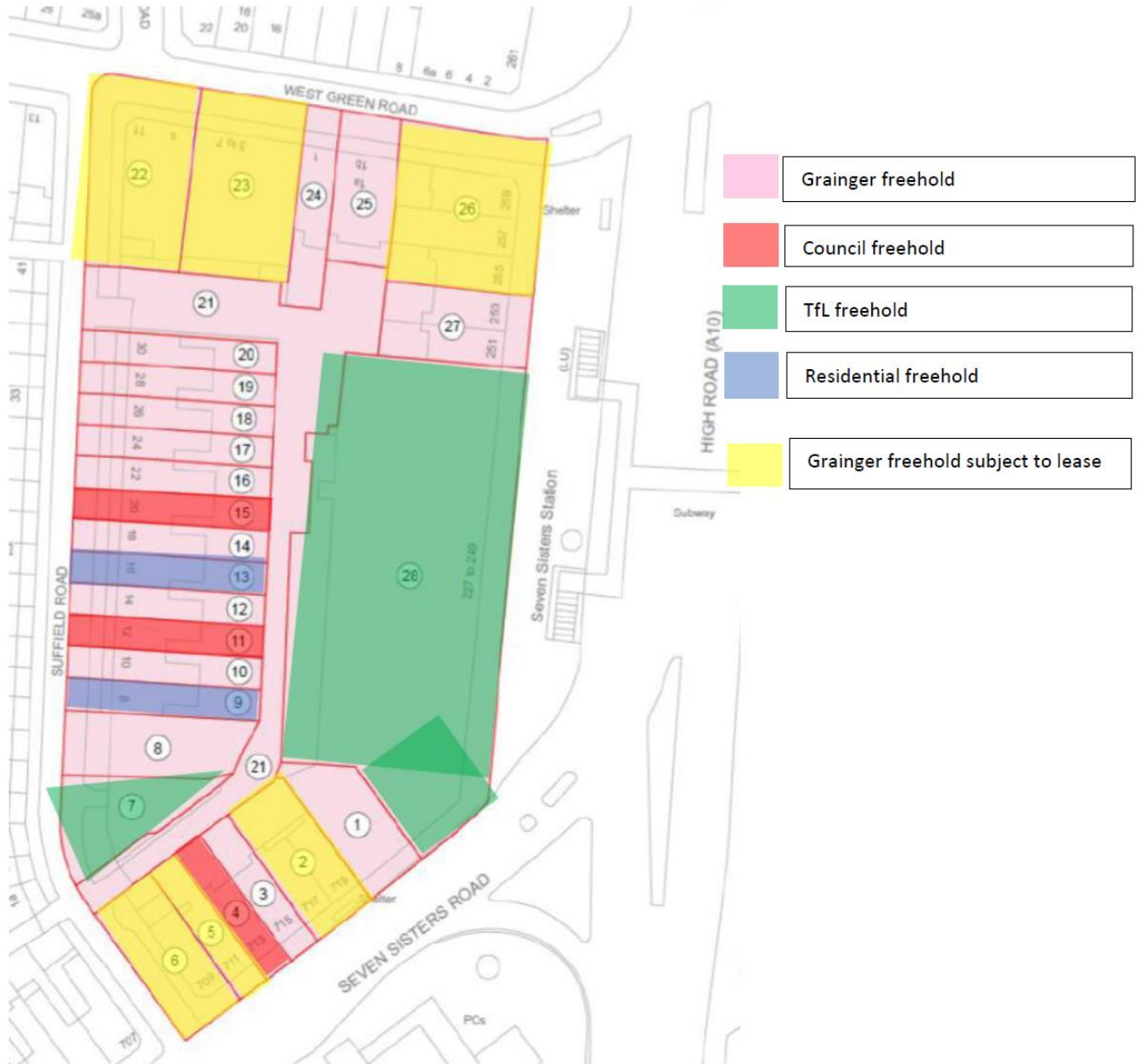
This page is intentionally left blank

Appendix 2 – Wards Corner Site Plan



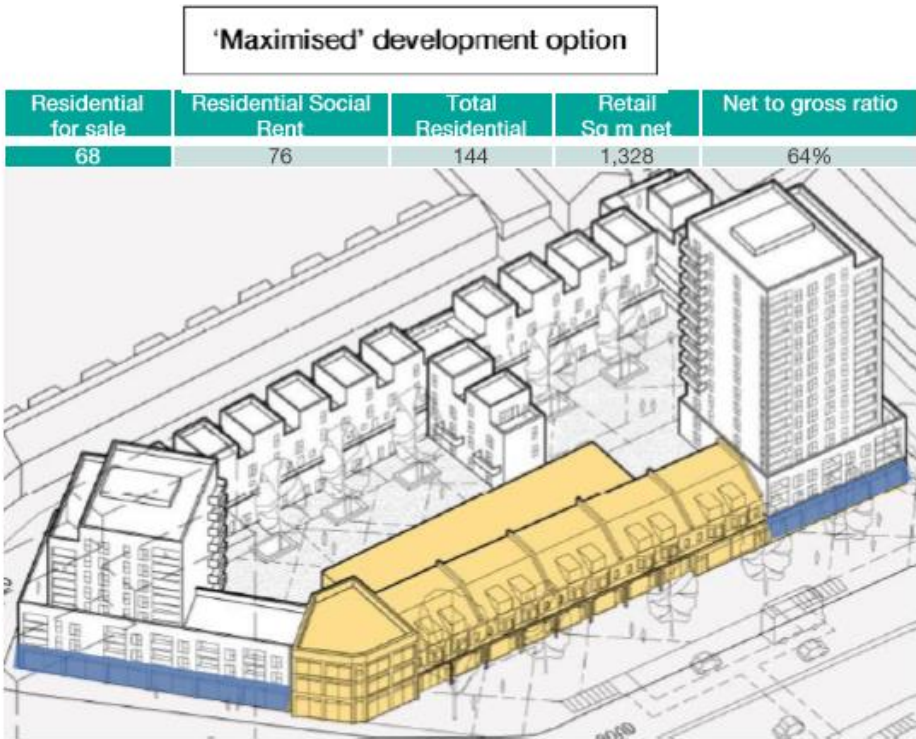
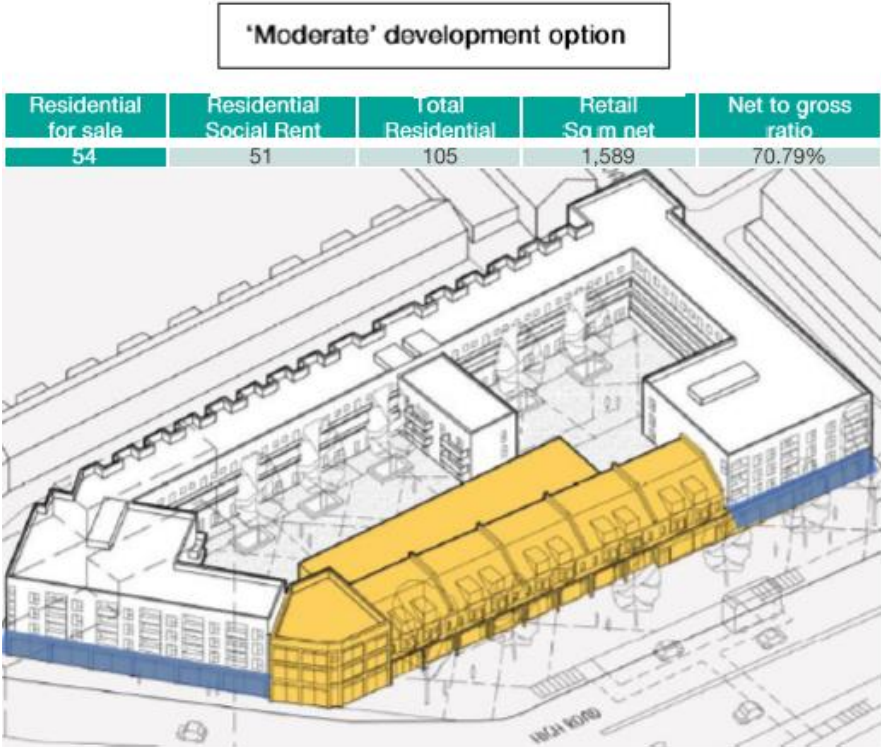
This page is intentionally left blank

Appendix 4 – Wards Corner Site Ownership Plan



This page is intentionally left blank

Appendix 7 – Wards Corner site development options



This page is intentionally left blank

Wards Corner

Equality Impact Assessment (EqIA)

May 2022

Mott MacDonald
10 Fleet Place
London EC4M 7RB
United Kingdom

T +44 (0)20 7651 0300
mottmac.com

Wards Corner

Equality Impact Assessment (EqIA)

May 2022

Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
A	27/05/2022	Jemima Addae Emma Will	Josh Johnson	James Beard	First Draft
B	22/06/2022	Jemima Addae	Josh Johnson	James Beard	Final Version

Information class:Confidential

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

Contents

Executive summary	1
Overview of the commission	1
Summary of the EqIA	1
Findings	1
1 Introduction	2
1.1 Purpose of the EqIA	2
1.2 The Equality Impact Assessment	2
1.3 Overall approach to the EqIA	4
1.4 Tasks undertaken	4
1.5 Methodology for identifying and assessing equality effects	4
2 Wards Corner Development Context	5
2.1 Overview	5
2.2 Strategic Context	6
2.3 Scheme Implementation Approach	7
2.4 Overview of CPO	8
3 Summary evidence review	10
3.1 Summary	10
4 Area profile and proportionality	14
4.1 Overview of the socio-demographic profile of the area	14
4.2 Area profile	15
5 Impact assessment and recommendations	14
5.1 Impact on residents effected by scheme	14
5.2 Impact on businesses effected by scheme	17
5.3 Impact on local community	18
6 Overall equality impacts of the scheme	20
6.1 Overview: assessing equality impacts	20
6.2 Impacts associated with scheme	20
6.3 Risks and opportunities	24
7 Conclusion and Next Steps	26
7.1 Conclusion	26
7.2 Action Plan	26

A. Area profile and proportionality	28
A.1 Area profile	28
A.2 Socio-demographic profile of the area	28
A.3 Businesses	33
B. Analysis of existing evidence	34
B.1 Impact on residents	34
B.2 Impacts on businesses	40
B.3 Impact on community	42

Executive summary

Overview of the commission

Mott MacDonald has been commissioned by the London Borough of Haringey ('the Council') to undertake an Equality Impact Assessment (EqIA) to assess and identify any equality effects associated with a proposed new council led delivery approach to the future redevelopment of the Wards Corner site in Seven Sisters (collectively 'the scheme') and the possible use of Council's Compulsory Order (CPO) powers. The final master plan, vision and approach for the site is yet to be determined and is subject to a community-led co-design process with residents and stakeholders in 2022/23, as such, overarching impacts and opportunities associated with similar schemes have been considered in the EqIA in relation to potential impacts and mitigations.

Summary of the EqIA

The EqIA process is focused on the potential effects likely to be experienced by those living and working in the community in light of their 'protected characteristics' under the Equality Act 2010. It identifies any differential or disproportionate effects (both positive and negative) on those with protected characteristics that may arise from the scheme and sets out potential mitigation or enhancement measures that the Council can put in place to address them.

Under the Equality Act 2010, it is against the law to discriminate someone because of:

- Age
- Disability
- Gender Reassignment
- Marriage and Civil Partnership
- Pregnancy and Maternity
- Race
- Religion or belief
- Sex
- Sexual Orientation

Findings

The EqIA considers the impacts of the scheme on equality, and particularly the impact on the existing community of the site, including residents and businesses. Assessment of equality effects has been undertaken considering the characterisation of the effects – including the sensitivity of the affected parties, distribution of those groups on and around the site, the nature of the anticipated effects, and mitigation measures in place to address them. This includes reference to COVID-19 where relevant.

The EqIA has identified several potential equalities impacts that could arise associated with the implementation of the scheme. These have been split into three broad categories:

- Potential impacts on existing residents.
- Potential impacts on existing businesses.
- Potential wider impacts on the local community.

The assessment identifies that the scheme has the potential to provide improved living conditions, housing quality, accessibility, public realm, and community benefits. This must be weighed against several potential risks and in particular the lack of clarity for businesses regarding their future on the site. Further equality

impact assessment is recommended following the completion of the community-led co-design masterplan process to assess any other potential impacts related to the final plan for the scheme.

The Council has sought to mitigate the risks for residents through a range of reasonable and proportionate measures focused on engagement, rehousing assistance, and alternative tenancy options to improve the outcomes of the scheme for the current and future site community but should continue to work with local businesses to ensure a smooth and just transition upon implementation of the scheme.

Several recommendations have been made and set out in Chapter 7 in an Action Table. If these are adhered to, there should be an overall positive impact on equality groups as a result of the scheme. Key themes from these recommendations include:

- Loss of social cohesion and community resources – to continuously work proactively and constructively through a various of channels of communication including face to face engagement where possible with residents and businesses, keeping up-to-date records of changing needs and circumstances.
- Alternative housing should meet residents needs in relation to affordability, accessibility, and size.
- To prevent displacement and social isolation, residents affected by scheme should be located within local area, to reduce the need for school moves, loss of employment or access to care networks.
- Potential loss of business – ensure adequate support for businesses including: the provision of business support to guarantee the viability of businesses future on the site, enable existing businesses to continue to operate on the site should they wish to, including temporary periods of inactivity.

1 Introduction

This report outlines the findings of the Equality Impact Assessment (EqIA) for the councils proposed new delivery approach for the Wards Corner redevelopment project, in the London Borough of Haringey. It summarises the assessment of the scheme and provides recommendations for mitigation and further enhancement where appropriate to manage the impacts on existing residents and businesses. This opening chapter sets out the purpose and scope of the EqIA, the requirements of the Equality Act 2010 ('the Equality Act'), and the approach and methodology applied.

1.1 Purpose of the EqIA

The purpose of the EqIA is to support the London Borough of Haringey ('the Council') understand the potential impacts of the scheme with a particular focus on people with characteristics protected under the Equality Act. Protected characteristics include the following (as defined by the Equality Act):¹ age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex, and sexual orientation.

This report outlines the findings of the EqIA relating to the scheme and provides recommendations for mitigation and further mitigation enhancement where appropriate. It should be noted land and properties owned by Transport for London (TfL) are outside the scope of the scheme and this EqIA, and this includes the Seven Sisters Market.

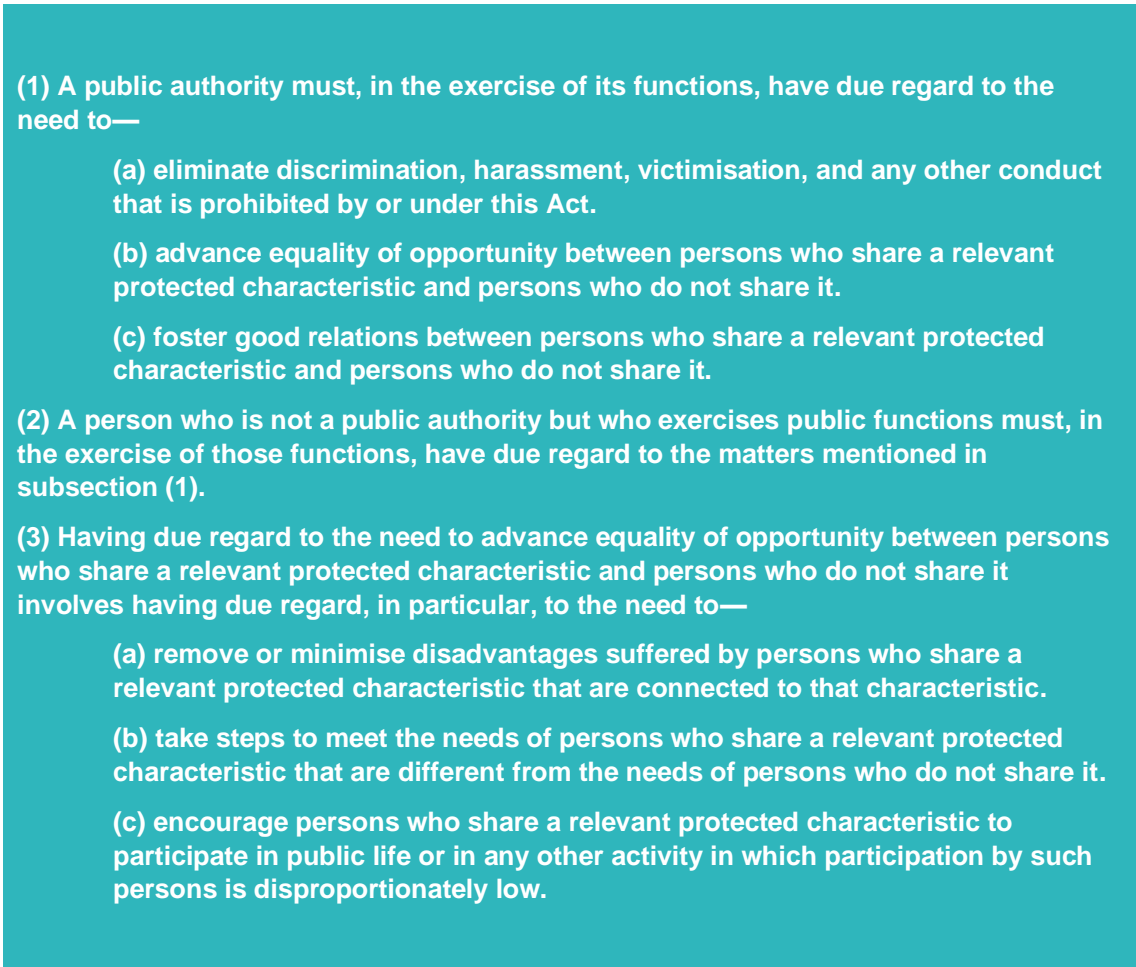
1.2 The Equality Impact Assessment

1.2.1 The Equality Impact Assessment and Public Sector Equality Duty

This EqIA sets out the key potential equality impacts of the scheme. This EqIA has been undertaken as the first step in a process toward fulfilling the Council's obligations under current UK equality legislation, and in particular the Equality Act. The Act sets out a Public Sector Equality Duty (PSED), at section 149 and is set out in Figure 1.1.

The PSED is intended to support good decision-making. It encourages public authorities, and those carrying out public functions, such as the Council, to understand how different people will be affected by their activities. This means services and policies are appropriate and accessible to all and meet different people's needs. The Council must demonstrate that it has shown due regard to the aims of the PSED throughout the decision-making process to deliver the scheme. The process used to do this must take account of the protected characteristics which are identified in section 1.2.3.

Figure 1.1: Article 149 of the Equality Act: The Public Sector Equality Duty

- 
- (1) A public authority must, in the exercise of its functions, have due regard to the need to—
- (a) eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under this Act.
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- (2) A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1).
- (3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic.
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it.
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Source: Equality Act 2010

¹ Government Equalities Office/Home Office (2010): 'Equality Act 2010' Available at: www.legislation.gov.uk

1.2.2 Assessing equality impacts

While the PSED does not specify a particular process for considering the likely effects of policies, programmes, and schemes on different sections of society for public authorities to follow, this process is usually undertaken through some form of equality analysis. This can include EqIA.

By understanding the effect of their activities on different people, and how inclusive delivery can support and open up opportunities, public bodies can be more efficient and effective. The PSED therefore helps public bodies to deliver the Government's overall objectives for public services.

The PSED specifies that public bodies should minimise disadvantages experienced by people due to their protected characteristics, take steps to meet the different needs of people from protected groups, and encourage participation from these groups where participation is disproportionately low. Undertaking equality analysis such as an EqIA helps to demonstrate how a public body is complying with the PSED by:

- providing a written record of the equality considerations which have been considered.
- ensuring that decision-making includes a consideration of the action that would help to avoid or mitigate any negative impacts on particular protected groups.
- supporting evidence-based and more transparent decision-making.

1.2.3 Protected characteristics

An EqIA provides a systematic assessment of the likely or actual effects of policies or proposals on social groups with the following protected characteristics (as defined by the Equality Act):²

Protected characteristic	Equality and Human Rights Commission (EHRC) definition
Age	A person belonging to a particular age (for example 32-year-olds) or range of ages (for example 18- to 30-year-olds).
Disability	A person has a disability if she or he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.
Gender reassignment	The process of transitioning from one gender to another.
Marriage and civil partnership	Marriage is a union between a man and a woman or between a same-sex couple. Couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples (except where permitted by the Equality Act).
Pregnancy and maternity	Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
Race	Refers to the protected characteristic of race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.
Religion and belief	Religion has the meaning usually given to it, but belief includes religious and philosophical beliefs including lack of belief (such as Atheism). Generally, a belief should affect someone's life choices or the way they live for it to be included in the definition.
Sex	A man, woman, or non-binary person.
Sexual orientation	Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

Source: Equality Act 2010 and Equality and Human Rights Commission, 2019

The analysis determines the likely or actual effects of the Masterplan on protected characteristic groups by:

- Assessing whether one or more of these groups could experience differential effects (whether effects are likely to be experienced differently to other members of the general population) as a result of the proposed development.
- Assessing whether one or more of these groups could experience disproportionate effects (over and above the effects likely to be experienced by the rest of the population) as a result of the proposed development.
- Identifying opportunities to promote equality more effectively.
- Identifying potential effects which may be exacerbated by COVID-19.
- Developing ways in which any disproportionate negative impacts could be removed or mitigated to prevent any unlawful discrimination and minimise inequality of outcomes.

1.2.4 Equality- groups

For the purposes of this EqIA, equality groups have been identified within certain protected characteristic group categories based on the desk-based evidence review to improve the assessment.

- Within 'age', all age ranges are considered, but specific sub-groups include children (aged under 16 years), younger people (aged 16-24 years), and older people (those aged 65 or over).
- Within 'race', all races and ethnicities are considered, but the sub-group of Ethnic Minority is identified to refer to non-White British communities.
- Within 'religion and belief', all religious and belief groups are considered, but the term 'Minority faith groups' refers to religious groups who are not Christian (Buddhist, Hindu, Jewish, Muslim, Sikh, and 'other').
- Within 'sexual orientation' and 'gender reassignment', all sexual orientations and gender statuses are considered, but the 'Lesbian, Gay, Bisexual, Transgender +' (LGBT+) community is considered together.
- Within 'sex', the equality groups of intersex, men and women are used.
- Within 'pregnancy and maternity', pregnant women are reported as a sub-group where the effect only relates to pregnancy.

² Government Equalities Office/Home Office (2010): 'Equality Act 2010'. Available at: www.legislation.gov.uk

1.3 Overall approach to the EqIA

The approach used within this EqIA is set out the following steps:



1.4 Tasks undertaken

Within the steps above, the following tasks were undertaken to deliver the assessment:

1.4.1 Understanding the project

Discussion with Council and project team: Initial discussions were undertaken with council project team to gain a better understanding of the site and the approach to the scheme. Further discussion was undertaken prior to subsequent report updates.

Review of proposals: A review of documentation associated with the scheme, planned mitigation measures and impacts on the community was undertaken on an ongoing basis, as the EqIA was produced. This included a detailed review of the proposed mitigations and provision of recommendations to council for enhancement and best practice approaches from an equality and inclusion perspective.

Site visit: Project team members conducted a site visit to obtain an understanding of the local area, context, and existing built environment to help guide the EqIA process.

1.4.2 Evidence, distribution, and proportionality

Initial desk-based evidence and literature review: To better understand the potential risks and opportunities arising from the scheme on residents, and businesses an initial desk-based review was undertaken. This allowed for the characterisation of potential risks and opportunities typically associated with a scheme of this nature to understand whether they applied in this instance.

Demographic analysis of the Site and surrounding area: A social and demographic profile of the Wards Corner site has been collated using publicly available data and compared to wider social and demographic data for Haringey, London, and England.

1.4.3 Engagement and analysis

Council has conducted a series of previous consultation and engagement activities with residents and businesses to inform the scheme. The process has aimed to ensure that the residents and businesses influence the process to ensure their concerns, needs and aspirations are reflected and considered. The final master plan, vision and option for the scheme is yet to be determined and is subject to a community-led co-design process with residents and stakeholders in 2022/23.

1.4.4 Impact assessment

Assessment of potential impacts: Assessment of equality impacts will be undertaken in light of the sensitivity of the affected parties to the scheme, and distribution of people with protected characteristics amongst residents of the site. Impacts were identified in the context of the mitigation measures implemented by the Council.

1.4.5 Action planning

Making recommendations: A series of recommendations have been developed to help manage the implementation of the scheme in a way that minimises the potential for adverse effects where appropriate. Consideration is included for moving forward with next steps with the scheme.

EQIA reporting: Once all processes were completed, this EQIA report has been produced to present the assessment findings.

1.5 Methodology for identifying and assessing equality effects

1.5.1 Assessing equality effects

The assessment of effects across the EqIA process is predominantly qualitative and outlines the nature of the impact on:

- residents living within properties on the site associated with the future redevelopment of the site including properties that may be acquired using CPO powers.
- commercial properties and businesses on the site, including employees and customer bases of affected businesses.
- the local community.

The assessment considers, where possible and applicable:

- whether the scheme will have a positive or negative effect on the lives of those who live in the area, pending final co-design master plan options process in 2023.
- the duration, frequency, and permanence of the impacts.
- the severity of the impact and the amount of change relative to the baseline; and
- the capacity of the affected groups to absorb the impacts (their resilience), including their access to alternative facilities, resources, or services.

Types of equality effects considered: Potential effects arising from the scheme will be assessed as either differential or disproportionate.

Differential effects

- Differential effects occur where people with protected characteristics are likely to be affected in a different way to other members of the general population. This may be because groups have specific needs or are more susceptible to the effect due to their protected characteristics. Differential effects are not dependent on the number of people affected.

Disproportionate effects

- Disproportionate effects occur where there is likely to be a comparatively greater effect on people from a particular protected characteristic group than on other members of the general population. Disproportionate effects may occur if the affected community comprises of a higher-than-average proportion of people with a particular protected characteristic, or because people from a particular protected characteristic group are the primary users of an affected resource.

2 Wards Corner Development Context

This chapter sets out the background and context of the scheme. It provides background to the Wards Corner site including its history and current situation, before outlining the proposed renewal options which are subject to a future co-design process with residents and stakeholder in 2022/23 relevant to this EqIA.

2.1 Overview

The Wards Corner site is located at the foot of Tottenham High Road in the London Borough of Haringey. Historically a main route in and out of London, the High Road was a key commercial axis and gave the Seven Sisters Junction a strong identity as a hub for business and trade.

The scheme is located on the western side of Tottenham High Road and comprises:

- 227 - 259 High Road, 709 – 723 Seven Sisters Road, 1a – 11 West Green Road, and 8 – 30 Suffield Road, which are all 2/3 storey Victorian residential and commercial properties.
- The site is adjacent to the TfL owned Seven Sisters Market (SSM) and former Wards Corner Department Store buildings which are situated partially above the Seven Sisters Victoria Line Underground Station and tunnels. TfL owned land, properties and the SSM fall outside of the scope this EqIA and Council-led CPO process.

In July 2004, the Bridge New Deal for Communities, and the council selected Grainger as its development partner to bring forward proposals for the redevelopment of the Wards Corner site. In August 2007 Grainger entered a development agreement (DA) (varied in January 2015) with the council, which set out the form of development required at Wards Corner and regulated the relationship between the parties.

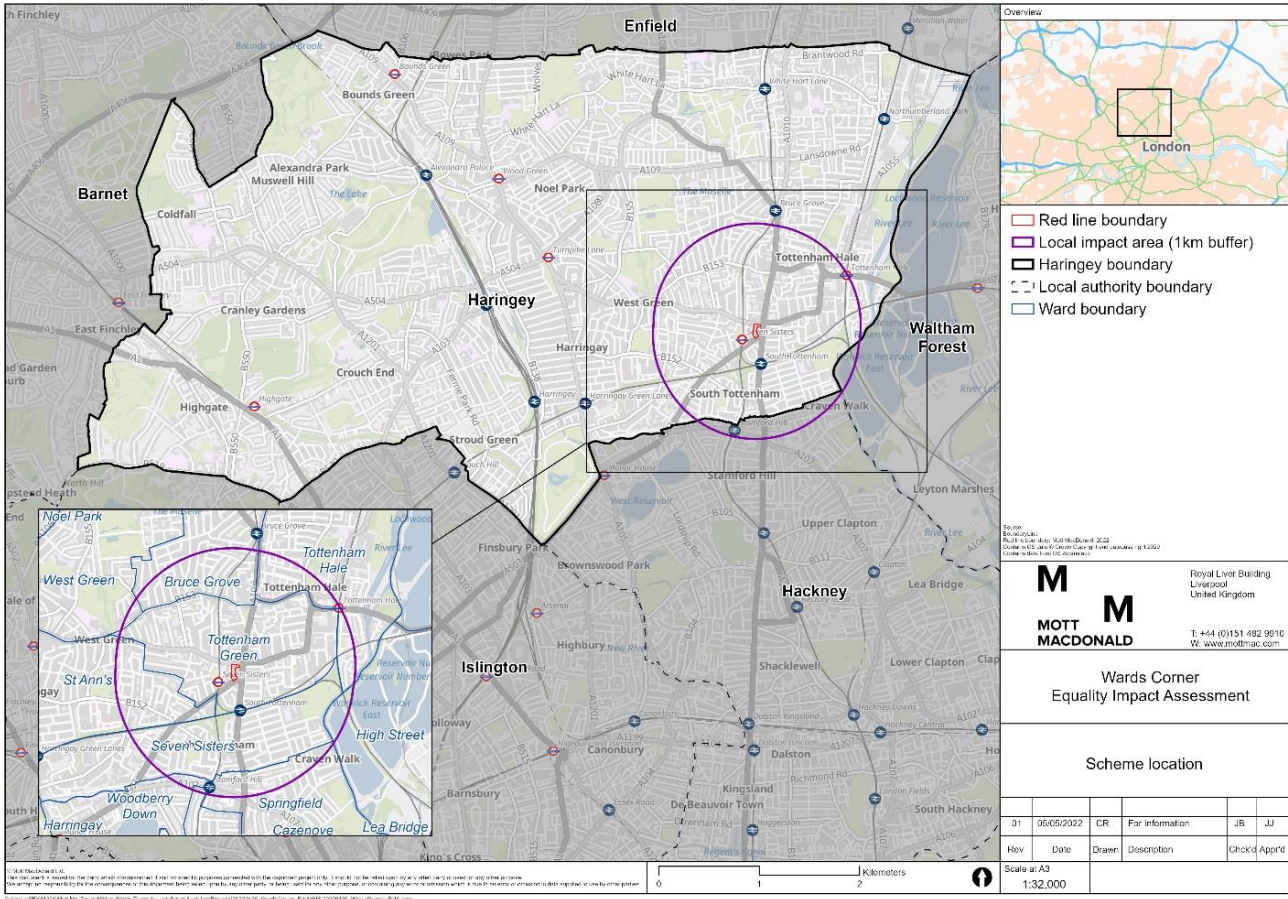
The Council granted planning permission to Grainger for a mixed-use development including new retail and leisure space, a re-provided SSM and new homes for private rent in July 2012.

Since 2004, Grainger have been acquiring land and property within the Wards Corner site and so far have acquired c60% ownership of the site. The rest of the land and property is owned by:

- London Underground Limited (as a subsidiary of TfL) - 28% including the Seven Sisters Market and former Wards Corner Department Store building.
- the Council – 10% made up of 2 residential properties on Suffield Road and a retail unit on Seven Sisters Road.
- the remaining 2% of the site is owned by other third parties.

In August 2021, Grainger confirmed that due to viability issues they will withdraw from the Wards Corner development.

Map 2.1: Location of Scheme



Source: Ordnance Survey Zoomstack; Office for National Statistics (2022)

2.2 Strategic Context

2.2.1 National Planning Policy Framework

At national level, the scheme will contribute to several policies within the National Planning Policy Framework (NPPF)³, including:

- **Building a strong economy:** Helping to create the conditions in which businesses can invest, expand, and adapt. Projects, plans and policies should consider both local business needs and wider opportunities for development. This includes recognising and addressing the specific locational requirements of different sectors, making provision for industrial activity and operations at a variety of scales and in suitably accessible locations.
- **Making effective use of land:** Identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on public ownership, using the full range of powers available to them. This includes opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers to bring more land forward to secure better development outcomes.
- **Achieving well-designed places:** Creating high-quality buildings and places to improve the way communities live and work. This includes setting out a clear design vision and expectations for development projects, which should add value to the overall quality of the local area through appropriate landscaping and place-making.

2.2.2 Greater London Plan

At regional level, the scheme will contribute directly to the several objectives and policies of the Greater London Plan⁴ such as:

- Identifying, developing, and enhancing capacity to support viable local activities, including the strategic outer London development centres.
- Ensuring that London retains and extends its global role as a sustainable centre for business, innovation, creativity, health, education and research, culture, and art and as a place to live, visit and enjoy.
- Promoting and enabling continued development of a strong, sustainable, and increasingly diverse economy across all parts of London, ensuring the availability of sufficient and suitable workspaces in terms of type, size, and cost.
- Develop the most effective cross boundary working arrangements and groupings to address specific issues.
- Supports the development of London supports the spatial, economic, environmental, and social development of Europe and the United Kingdom, in particular ensuring that London plays a distinctive and supportive part in the UK's network of cities.
- Enabling boroughs and other stakeholders should, enhance the quality of life in outer London for present and future residents as one of its key contributions to London as a whole. The significant differences in the nature and quality of outer London's neighbourhoods must be recognised and improvement initiatives should address these sensitively in light of local circumstances, drawing on strategic support where necessary.

³ Ministry of Housing, Communities and Local Government (2019): 'National Planning Policy Framework'

⁴ Mayor of London (2016): 'The London Plan' Available at: https://www.london.gov.uk/sites/default/files/the_london_plan_2016_jan_2017_fix.pdf

- ⁵ Haringey Borough Council (2017): A Planning Inspector's report was published in April 2017 which found the following four components of the Local Plan sound (subject to modifications): Alterations to

The scheme will directly contribute to several of the Council's local strategic priorities, a summary of which is found in the table below:

2.2.3 Contribution to Council's strategic priorities

The project will support the council in delivering the following priorities in the council's borough plan:

Economy - a growing economy which provides opportunities for all our residents and supports our businesses to thrive

The Council launched the 'Good Economy Recovery Plan' in Autumn 2020 in response to challenges posed by Covid-19 to High Streets, Town Centres, and individual businesses. Key priorities include:

- Re-opening and supporting high streets and town centres.
- Supporting businesses through recovery and into renewal; and
- Securing social and economic value through investment in neighbourhoods and communities.

This project will seek to invest in the physical environment to bring poor quality and underutilised property on the site into productive use through commercial uses. This will deliver a 'good economy' model – good jobs, greater fairness, recognising the link between health and wellbeing, business resilience and environmental sustainability.

Place - a place with strong, resilient, and connected communities where people can lead active and healthy lives in an environment that is safe, clean, and green

The Wards Corner project will support the Place Priority by:

- Transforming the physical environment and public realm on the site, to deliver a safe, lively, and welcoming place where people can have greater pride in their local area; and
- Building on the site's existing character and working closely with the existing community to ensure that the development reflects its local context.

Housing - a safe, stable, and affordable home for everyone, whatever their circumstances

One of the Council's highest priorities is to deliver high quality council homes on council land. The project will seek to provide secure, high quality and affordable housing as part of a new urban neighbourhood, delivering inclusive, mixed, and sustainable communities with the right mix of tenures to meet local needs.

Key strategic Council objectives associated with the scheme are highlighted in Table 2.1.

Table 2.1: London Borough of Haringey Council strategies

Haringey Council strategy	Key strategy objectives relevant to the scheme
Haringey Local Plan ⁵	<ul style="list-style-type: none"> • SP2: Housing: The Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026 (820 units per annum from 2011-2014 and 1,502 units per annum). • SP4: Over the lifetime of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey. The Council will promote the measures outlined below to reduce carbon emissions from new and existing buildings.

Strategic Policies; Development Management Plan; Site Allocations Plan; and Tottenham Area Action Plan.

Haringey Council strategy	Key strategy objectives relevant to the scheme
	<ul style="list-style-type: none"> SP7: Delivering Regeneration and Access In line with London Plan policies, the Local Implementation Plan (LIP) and the Mayor's Transport Strategy, the Council will work with its partners to promote the following key infrastructure proposals to support Haringey's regeneration and local/strategic access to London, employment areas and local services SP8: The Council will secure a strong economy in Haringey and protect the Borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, Local Employment Areas, and other non-designated employment sites. <ul style="list-style-type: none"> Support small and medium sized businesses that need employment land and space; and Support local employment and regeneration aims SP11: All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe, and easy to use: <ul style="list-style-type: none"> Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high-quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places. Renewal at its heart, focused on Tottenham and Wood Green.
Haringey Borough Plan 2019-2023 ⁶	<p>Housing:</p> <ul style="list-style-type: none"> Ensure that new developments provide affordable homes with the right mix of tenures to meet the wide range of needs across the borough, prioritising new social rented homes Improve the quality of Haringey's council housing, including by ensuring that a minimum of 95% of homes meet the Decent Homes Standard by 2022 Improve the quality of private rented housing and the experience of those living it, including by expanding landlord licensing and associated enforcement Ensure safety in housing of all tenures across the borough, responding to any new regulations as they emerge <p>People:</p> <ul style="list-style-type: none"> Fairness and Inequalities – we will reduce the gap in outcomes for different residents and tackle the barriers that disproportionately affect the independence, health, and wellbeing of some residents, using a social model to tackling disadvantage that looks at the systemic and other barriers that can prevent people from achieving their potential
The Tottenham Area Action Plan (AAP) Development Plan Document (DPD) ⁷	<ul style="list-style-type: none"> Increasing the long-term revenue streams from the Council's property assets. Providing quality modern operational buildings for staff and customers, releasing surplus operational estate for long-term development potential. Demolishing 1950's buildings when vacant to enable construction of replacement modern industrial buildings which will attract a higher rent and comply with energy efficiency standards. Using negotiation, lease renewals and new lettings to obtain redevelopment break clauses by incentivising the tenants with rent reductions.

⁶ The Borough Plan EqIA: http://www.minutes.haringey.gov.uk/documents/s107023/_Borough%20Plan%20EQIA_FINAL.pdf

Haringey Council strategy	Key strategy objectives relevant to the scheme
	<ul style="list-style-type: none"> Council acquiring CPO powers to obtain vacant possessing by severing leases. Purchase of additional land shall also be considered if advantageous for the redevelopment design and returns to investment.
Strategy for Tottenham High Road 2019-2020 ⁸	<ul style="list-style-type: none"> Creating the right conditions for businesses to start, locate and grow within the borough. Designing for the future economy – looking ahead to those industries with the most growth potential. Attracting new businesses, retaining larger employers, and supporting the growth of existing businesses to raise gross value added per business. Transforming industrial inventory to create better buildings and places that are fit-for-purpose to meet the challenge of the Fourth Industrial Revolution.

2.3 Scheme Implementation Approach

As a result of the viability issues with the Grainger scheme for the Wards Corner site the Council's focus has been on reviewing an alternative council led delivery approach for the site. Three main alternative delivery approaches have been considered. The first envisages the council acquiring the Grainger and remaining third-party property interests for short-term comprehensive redevelopment. The second is a "do not acquire" option. The third option which the Council are proposing to implement involves the council acquiring the relevant land interests under an alternative council led delivery approach. Importantly, aside from the preferred approach, the final masterplan and vision for this site is yet to be determined and will be developed in consultation with the local community to support a holistic and community-led co-design redevelopment process.

Given the site's contribution to the wider strategic priorities and the Seven Sisters area, the following four key development objectives have been set out to guide the approach to a new Wards Corner development.

Objective 1 – A Placemaking Approach to Seven Sisters Gateway

- Involve the current occupants and landowners of the site in the project from the outset and as it develops, seek to closely engage with and look to accommodate businesses that wish to remain on site.
- Work with and empower local communities to participate in the design process to ensure that key objectives for the masterplan align with local aspirations/needs.
- Work with local communities, particularly young people and underrepresented groups, to shape the future of commercial, community and public spaces proposed on this scheme.
- Greater focus on promoting Seven Sisters strengths, such as its unique international food and beverage offer.
- Help to foster strong, vibrant, diverse and culturally rich town centre by celebrating its uniqueness, diversity of communities and their heritage and culture.
- Enhance the reputation and safety of the area, such that it might be competitive with other Victoria Line destinations.
- Improve visitor experience, including through smart technologies and public realm improvements.

⁷ Tottenham Area Action Plan (2016): Available online at: http://www.haringey.gov.uk/sites/haringeygovuk/files/06_tottenham_aap_dtp_221215.pdf

⁸ A strategy for Tottenham High Road 2019-2029 Available online at: [App 3 Strategy for Tottenham High Road 190110 Cabinet.pdf \(haringey.gov.uk\)](http://www.haringey.gov.uk/sites/haringeygovuk/files/06_tottenham_aap_dtp_221215.pdf)

Objective 2 – Delivering a Good Economy

- Deliver on the council's Community Wealth Building Agenda through commissioning
- Drive wider local benefits relating to place making and social value
- Enable greater town centre activity with activation of retail on High Road frontage, Seven Sisters and West Green Road to support local employment opportunities.
- Improve linkage between creative clusters on West Green Road and Seven Sisters Road.
- Encourage the development of a suitable day and evening economy.

Objective 3 – Delivering council homes

- Provide secure, high quality and affordable housing which residents are proud to call home.
- Aim to maximise the quantum of council rented homes, consistent with a viable scheme.
- Deliver inclusive, mixed and sustainable communities. Mixed tenures should be 'tenure blind' with no distinction in terms of design or space standards.

Objective 4 – Climate change and sustainability at its heart

- Target net zero for new development, prioritising renewable energy sources
- Retain buildings where possible to enhance local character and deliver on Circular Economy principles
- Delivering on the Council's 'Health in All Policies' agenda, by responding to air and noise pollution, minimising parking and promoting use of sustainable transport (walking and cycling).

2.3.1 Approach 1 – Short Term Comprehensive Redevelopment

This approach requires the council to acquire both the DA property and land interests from Grainger, and the acquisition of the remaining property and land interests from third parties either by agreement or using the existing CPO powers. The redevelopment of the site would start as soon as possible thereafter.

The council commissioned architects (Levitt Bernstein) to review comprehensive development options for the site and BNP Paribas (BNPP) to undertake viability testing of those options. The review considered two main comprehensive development options, the first being a 'moderate' development scheme which was based on an indicative residential development scenario included as part of the 'Community Plan' planning application.

The BNPP viability review of the 'moderate' development option set out the full costs of immediate land assembly, construction and the likely returns on development and identified a substantial viability gap for the comprehensive redevelopment of the site.

There are some options remaining to be considered which could potentially improve the viability of the scheme (notably on design, construction/delivery and potential external funding options), however the order of deficit is still likely to be significant. As such, at this point in time and given the unknowns and the potential scale of loss to the council, this approach is not being pursued.

2.3.2 Approach 2 - No Acquisition

In this scenario, the council would not exercise its option under the DA to acquire Grainger's land interests, nor would it complete the acquisition of remaining third-party land interests by agreement or using existing CPO powers.

A central feature of this option is the lack of control the council would then have over the site (outside of its statutory planning and related powers), and significant uncertainty regarding what would occur in the future. The most likely outcome for the site would be a piecemeal and unstructured evolution, which is very difficult to define with any great certainty.

2.3.3 Approach 3 – Preferred Approach – Alternative council-led delivery approach

The comprehensive development of the Wards Corner site is a long-standing strategic objective of council. In this context, the council will continue to explore further options to improve the viability of a comprehensive redevelopment scheme. However, it is clear that a comprehensive redevelopment (i.e. Approach 1) has significant viability challenges. Also, there are challenges with securing the council's strategic objectives with Approach 2. In this context and having particular regard to the tight timescales dictated by the existing CPO, the council has identified a third alternative council led delivery approach.

This approach would see the council acquiring Grainger's and the remaining third-party property and land interests and then developing a more detailed delivery strategy for the site that could include a range of options from demolition and rebuild, to retain and refurbish, to disposal. Each of these options could apply to some, none or all of the acquired interests.

A slower, more nuanced delivery approach gives the council the time to develop a placemaking approach to implementing a viable development strategy working closely with the local community. It also gives the council the opportunity to explore further external funding opportunities to help bridge the gap between the council's strategic objectives and the current viability of the scheme.

2.4 Overview of CPO

Section 226 (1) (a) of the Town and Country Planning Act 1990 authorises a local authority to exercise its compulsory purchase powers. This is the case if acquiring the land in question will facilitate the carrying out of development, redevelopment, or improvement on, or in relation to, the land being acquired, and it is not certain that they will be able to acquire it by agreement.⁹

Additionally, a local authority must not exercise the power under section 226(1)(a) of the 1990 Act unless they think that the development, redevelopment, or improvement is likely to contribute to the achievement of any one or more of the following objectives:

- the promotion or improvement of the economic well-being of their area.
- the promotion or improvement of the social well-being of their area.
- the promotion or improvement of the environmental well-being of their area.¹⁰

The Council's aspiration is to acquire all remaining private third- party property interests through negotiation by October 2022, however if required and as a last resort CPO powers will be enacted.

This update will support Council to fulfil its equality duties in relation to the use of its CPO powers if required and provides a renewed consideration of potential equality impacts, both negative and positive, associated with the scheme.

The Council intends to use its CPO powers if required to help facilitate the acquisition of remaining third party property interests and ensure the comprehensive redevelopment of the site.

2.4.1 Overall approach to acquisitions

Throughout the acquisition process, the Council intends to:

- Offer to eligible property owners and occupiers which reflect their entitlement to compulsory purchase compensation and the 'value for money' the acquisition may provide to the scheme.
- Engage proactively and constructively with businesses over relocation issues where relevant.

⁹ Ministry of Housing, Communities & Local Government (2019) Guidance on Compulsory purchase process and the Crichel Down Rules

¹⁰ Legislation UK (1990): 'Town and Country Planning Act 1990'

- Work with businesses to mitigate the risk of loss, as far as it is reasonably able to do so; and
- Where disputes over compensation arises, giving consideration to the settlement of those disputes through the early use of Alternative Dispute Resolution.

2.4.2 Future Council Led Community-Led Co-Design Process

As noted previously, the final master plan and option for the site are subject to a future co-design process with residents and is yet to be determined. The Council's intention is to ensure a holistic and community-led approach to redevelopment is undertaken on the site. Previous engagement has been held to bridge the gap between the local community and the scheme such as under the S106 agreement Grainger were required to produce a community engagement strategy and a baseline study used for undertaking regular diversity monitoring to enable the assessment of impact of the development on third parties.

A Community Engagement Strategy was developed in 2016 and again in 2018 and a Diversity Monitoring Baseline Study was produced by GL Hearn in 2017 on behalf of Grainger. Grainger were required to continue monitoring at key milestones and report annually to Council. The Council intends to commence a community-led co-design consultation process, with the engagement programme expected to begin in in 2022/23 to inform the future redevelopment of the site, however, have yet to identify specific dates for these activities to be undertaken.

3 Summary evidence review

This chapter sets out a summary of the existing evidence of risks and opportunities associated with the Wards Corner scheme and associated protected characteristic groups who may be disproportionately affected, based on the initial desk-based review of existing literature and from previous council engagement findings.

3.1 Summary

Table 3.1, 3.2 and 3.3 summarises the existing evidence summary of risks and opportunities associated protected characteristic groups who may be disproportionately affected by the Wards Corner scheme. Risks are defined as potential adverse effects resulting from the Wards Corner scheme and opportunities are defined as potential benefits. Protected characteristic groups include those defined in Chapter 1.

Table 3.1: Effect on Residents

Effects on Residents	Affected Groups	Risk or Opportunity
<p>Loss of social cohesion, community resource and displacement:</p> <p>The redevelopment process can involve temporary or permanent displacement of residents and demolition of housing and community resources. This can lead to a loss of access to these resources and knock-on impacts on social cohesion. In particular, it can increase residents' distances from facilities or places of social connection located on or in close proximity to their neighbourhood. This can disproportionately impact ethnic minority communities, disabled people, older people, and children.</p> <p>The COVID- 19 pandemic and regulations have had an impact on access to social cohesion and resources, and as such any further impacts may have cumulative negative effects, especially on older people and disabled people.</p> <p>Loss of social cohesion and access to community resources can lead to increased stress and anxiety in children who may need to change school; and loneliness and isolation in older people which can turn to negative health outcomes such as poor mental health and obesity. Disabled people and pregnant women may also experience negative health impacts, including increased stress and anxiety due to the loss of social cohesion and access to community resources.</p> <p>As part of the acquisition plan including the possible use of CPO powers risks associated with relocation for these affected groups can be heightened and contribute to displacement, if housed in temporary accommodation, due to the need to relocate more frequently.</p>	<ul style="list-style-type: none">• Young people• Older people• Disabled people• People from ethnic minority backgrounds• Women	Risk

Effects on Residents

Affected Groups

Risk or Opportunity

Access to finance (e.g., costs associated with moving home):

Where renewal schemes require residents to resettle, it can lead to an increase in their financial outgoings due to costs associated with moving, particularly for single-parent families (the vast majority of whom are led by women) and ethnic minority households. Relocation costs could include removal services, the need to adapt to a new home or buying new furniture.

Access to the required finance to assist with relocation may be most limited for those at risk of financial exclusion, who experience difficulty accessing appropriate and mainstream financial services, such as bank accounts and loans.

- Young people
- Older people
- Disabled people
- People from ethnic minority backgrounds
- Women

Risk

Affordable housing:

Access to the required finance to obtain new housing may be most limited for those at risk of financial exclusion, who may experience difficulty accessing appropriate financial services, such as mortgages. Homeownership has become increasingly more unaffordable for certain groups; and intermediate housing schemes such as Shared Ownership are often still too expensive for many groups such as disabled people and single-parent families, the vast majority of whom are led by women.

A lack of financial means can limit the range of ownership options, including intermediate options such as Shared Ownership, available to older people and relocation may cause older people to use savings and investments in order to secure a new home, potentially affecting their long-term financial independence and stability.

- Young people
- Older people
- Disabled people
- People from ethnic minority background
- Women

Risk

Appropriate and accessible housing:

Where renewal schemes require the resettlement of many residents, issues can arise regarding sourcing suitable housing that meets the needs of families with children as well as sourcing suitable housing that meets the needs of people requiring adaptable and accessible housing, such as people with mobility impairments. Accessible housing would include at least the basic four accessibility features (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space and a toilet at entrance level). A lack of suitable housing can lead to families living in overcrowded properties. Overcrowding can negatively impact the health of older people and children, putting them at increased risk of developing respiratory conditions. Overcrowding can also contribute to infections, psychological problems, Sudden Infant Death Syndrome (SIDS), and stress among children.

- Children
- Older people
- Disabled people
- People from ethnic minority backgrounds

Risk

Effects on Residents	Affected Groups	Risk or Opportunity
Homes without access to outdoor space can negatively impact the emotional well-being of residents, particularly children. Black people are much less likely to have access to outdoor space at home than white people.		
Health effects: Relocation can create a great deal of stress and anxiety amongst children, young people, and older people due to the need to adapt to new routines, facilities, and surroundings. Involuntary relocation can have important health impacts for older people, with an increased mortality rate for those moved for urban renewal projects. The health effects of relocation can also be particularly heightened for temporary accommodation households, many of which are households with dependent children led by single mothers. Women and children in these circumstances may see increased levels of stress and anxiety exacerbated by the uncertainty and instability of their circumstances. Health impacts as a result of social isolation due to the COVID-19 pandemic, such as poorer mental health, obesity, alcoholism, and a greater risk of hospitalisation, may be exacerbated by the redevelopment process. Physical health effects may also arise as a result of the environmental effects of demolition and construction processes. Older people, disabled people, and children are also likely to be disproportionality affected by changes in air quality that may arise during any construction period as increased air pollution can impact underlying respiratory conditions. Air pollution can contribute to health impacts in young children, including long term cognitive issues and neurodevelopment. Additionally, antenatal exposure to air pollution may alter the lung development of a baby whilst in the womb. If a baby is exposed to significant levels of air pollution, this can increase the risk of premature birth and low birth weight Noise pollution can also have adverse health impacts on older people including sleep disturbance and stress.	<ul style="list-style-type: none"> Children Young people Older people Disabled people Pregnancy and maternity 	Risk
Safety and security: In the lead up to the renewal process and during the decanting and demolition of properties in the area, properties will be vacated and can fall into disrepair. This can attract unwanted activity including anti-social behaviour and crime, which can affect those who are more likely to be a victim or witness of crime or those who are more fearful of crime. It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as women, older people, children, and Ethnic minority groups.	<ul style="list-style-type: none"> Children Young people Older people Disabled people People from ethnic minority backgrounds Men Women 	Risk

Effects on Residents	Affected Groups	Risk or Opportunity
Information and communication: Complex material and information on the regeneration may present a challenge to those who have different information and communication needs. This includes but is not limited to people with cognitive or learning disabilities, people with low literacy levels, older people, people with visual or hearing impairments and people who use English as a second language. Due to the COVID 19 pandemic, engagement and consultation has increasingly had to utilise digital tools, however this can exclude those who are less likely to be online, such as older people and disabled people. Some groups, such as children and young people, disabled people, and people from ethnic minority backgrounds, are more likely to face barriers to engagement. Consultation should 'go the extra mile' to speak with these groups, including holding events in a variety of different venues and times (COVID-19 regulations permitting).	<ul style="list-style-type: none"> LGBT people Children Young people Older people Disabled people People from ethnic minority backgrounds 	Risk

Table 3.2 Effect on Businesses

Effects on Businesses	Affected Groups	Risk or Opportunity
Potential loss of business: Independent small businesses including shops, cafes, and restaurants, play an important role in supporting the vitality and vibrancy of local communities and often operate from smaller premises, such as those that might be found on a housing Site. Redevelopment can result in the permanent loss of such businesses, with the potential to affect self-employed business owners. Ethnic minority groups and older people may be particularly affected by the loss of business.	<ul style="list-style-type: none"> Older people People from ethnic minority backgrounds 	Risk
Access to commercial finance: For businesses, redevelopment and renewal may result in relocation or closure. This may result in a need to access finance to secure new premises, which can be more difficult for particular groups.	<ul style="list-style-type: none"> Older people People from ethnic minority backgrounds 	Risk
Potential redundancy of employees associated with business loss or relocation: Site renewals may require businesses to relocate and may result in extinguishment. These changes may create direct redundancies or	<ul style="list-style-type: none"> Older people Disabled people 	Risk

Effects on Businesses	Affected Groups	Risk or Opportunity
result in indirect redundancies by current staff being unable to access future employment at a different location. This can affect groups who are more likely to face barriers to employment than others.	<ul style="list-style-type: none"> People from ethnic minority backgrounds 	
Impact of redundancy on health and well-being: Involuntary job loss due to redevelopment and renewal can have disproportionate health and well-being effects for certain groups. Older workers are at an increased risk of cardiovascular disease due to increased stress resulting from contributing factors such as a lower likelihood of re-employment, a substantial loss of income and the severance of work-based social interactions. Redundancy can create an increased risk of family tension and disruption, and that job loss for a parent can have detrimental effects on children including lowered self-esteem and socio-psychological well-being.	<ul style="list-style-type: none"> Older people Children 	Risk
Impacts on the existing customer base of businesses: Site renewal has the potential to result in relocation of local businesses and community facilities currently operating on the Site. Depending on the geography of where affected parties relocate to, such relocation from the local area might disrupt local customer bases that have been developed over time, ultimately resulting in a loss in business.	<ul style="list-style-type: none"> People from ethnic minority backgrounds 	Risk

Table 3.3. Effects on Local Community

Effects on Local Community	Affected Groups	Risk or Opportunity
Improved housing provision: Renewal can lead to improvements in housing provision within the regeneration area therefore improving appropriateness, accessibility, and affordability, as well as its quality and efficiency in energy consumption. Warm and insulated homes can help prevent against the health and wellbeing impacts of living in a cold home. Children living in cold homes are more than twice as likely to suffer from a variety of respiratory problems than children living in warm homes. Cold housing can negatively affect children's educational attainment, emotional wellbeing, and resilience. Effects of cold housing are also	<ul style="list-style-type: none"> Children Older people Disabled people People from ethnic minority backgrounds 	Opportunity

Effects on Local Community	Affected Groups	Risk or Opportunity
evident among older people in terms of higher mortality risk, physical health, and mental health.		
New employment opportunities: Renewal can act as a means of promoting economic growth and supporting job creation. For example, property development can contribute to urban economic regeneration by enabling local stores to grow and expand, and through attracting investment to the area and revitalising neighbourhoods. It can also facilitate improved connectivity between communities and places of employment and education. Improved opportunities to access employment and education can serve to help address issues of inequality and improve social mobility.	<ul style="list-style-type: none"> Young people Older people Disabled people People from ethnic minority backgrounds Women 	Opportunity
Provision of community resources and improved social cohesion: Community resources provide important places of social connection and promote wellbeing for many groups. For example, community hubs can provide an accessible centre point for local activities, services, and facilities. They allow for a cross section of the community to be brought together in a safe place, allowing for better social cohesion, and helping to address social isolation. An opportunity to socialise can have a positive effect on the loneliness of older people and disabled people, which may in turn provide positive health benefits. Social contact and out-of-classroom learning can also improve the wellbeing of children.	<ul style="list-style-type: none"> Children Older people Disabled people Pregnant people People from ethnic minority backgrounds LGBT people 	Opportunity
Tackling crime and disorder: Levels of crime have in part been attributed to the urban environment. It has been argued that the opportunity for some forms of crime can be reduced through thought-out approaches to planning and design of neighbourhoods and towns. Reducing potential for crime can affect those more likely to fear crime or be a victim or witness of crime.	<ul style="list-style-type: none"> Children Young people Older people Disabled people People from ethnic minority backgrounds Men Women LGBT people 	Opportunity
Improved access, mobility, and navigation: Renewal processes open up opportunities to create spaces and places that can be accessed and effectively used by all, regardless of age, size, ability, or disability, using principles of inclusive design. There are several protected characteristic groups who can	<ul style="list-style-type: none"> Children Older people Disabled people 	Opportunity

Effects on Local Community	Affected Groups	Risk or Opportunity
experience difficulties with access, mobility and navigation who could benefit from improvements in this area. Children who cannot move about safely and independently on foot and bicycle often become less physically active, reducing opportunities for children to develop certain cognitive, motor, and physical skills – as well as contributing towards childhood obesity risks.		

4 Area profile and proportionality

This chapter provides an overview of the socio-demographic profile of the study area.

4.1 Overview of the socio-demographic profile of the area

The area profile summary in Table 4.1 provides a demographic characterisation of the area in which the Ward’s Corner study area falls. The baseline compares the socio-demographic profile of the study area with the London Borough of Haringey, the Greater London region, and England.

The summary includes an analysis of protected characteristic groups under the Equality Act 2010 and the current socio-economic context of the area. In comparing these regions, where the study area deviates by more than 3%, the difference is considered to be considerable and is reported as such.

The data used in the baseline is the most current publicly available data from the Office of National Statistics. Where there are higher proportions of certain groups in the study area, this is written in **bold text**.

A more detailed breakdown of the baseline can be found in Appendix A.

Table 4.1: Socio-demographic baseline

Protected Characteristic	Study Area comparison with Haringey, Greater London, and England ¹¹
Age	<ul style="list-style-type: none">Population of children (under 16 years) living in the study area (24%) is higher than Haringey (20%) but in line with London (21%) and England (19%)Population of young people (16-24 years) is in line with other areasPopulation of working age people (16-64 years) living on the study area (67%) is largely in line with Haringey (69%), London (67%), and considerably higher than England (62%).Population of older people (aged 65 and over) living in the study area (9%) is considerably lower than the population in England (19%) but largely in line with Haringey (11%) and London (12%).
Disability ¹²	<ul style="list-style-type: none">The population of disabled people living on the study area (15%) is line with figures for other areas (14% in Haringey and London); and 18x% in England).
Gender reassignment	<ul style="list-style-type: none">No information is publicly available for the study area.
Marriage and civil partnerships	<ul style="list-style-type: none">Population of those who are married or in a civil partnership in the study area (34%) is largely in line with Haringey (33%), considerably lower than in London (40%), and England (47%).
Pregnancy and maternity	<ul style="list-style-type: none">The general fertility rate (live births per 1000 women aged 16-44 years) and total fertility rate (avg. number of children born per woman) is not available for the study area.
Race	<ul style="list-style-type: none">76% of people who live in the local area are from an ethnic minority background. This is considerably higher than the proportion of people from ethnic minority backgrounds who live in Haringey (65%) London (55%) and England (20%).The largest ethnic minority group in the study area are those from an Other White background (25%). This is largely in line with Haringey (23%), and considerably higher than the proportion in, London (13%), and England (5%).There are lower proportions of White British people when compared to other areas.
Religion	<ul style="list-style-type: none">45% of people who live in the study area identify as Christian. This is largely in line with the Christian population of Haringey (45%) and London (48%) but lower than England (59%).There is a lower proportion of people in the study area who have no religion (16%), when compared with Haringey (25%), London (21%) and England (25%).10% of the population study area identify as Jewish, this is considerably higher than comparative figure of Haringey (3%), London (2%) and England (1%).There is a higher proportion of people in the study area who belong to a minority religion (30%) than in Haringey (21%), London (22%) and England (9%).¹³Populations of people from other religious and faith groups are in line with other areas
Sex	<ul style="list-style-type: none">The proportion of women in the study area (48%), is broadly in line when compared with other areas (49% in Haringey, 50% in London and 51% in England).
Sexual orientation	<ul style="list-style-type: none">No information is publicly available for the study area

Source: Office for National Statistics (2022)

¹¹ To determine the population within the Estate a best fit approach was used for Output Area (OA) data within the study area boundary. An OA is the smallest geographical area (an average of 310 residents) for which Census population data is published. This approach allows for the ability to compare proportions of groups across geographical regions.

¹² Defined here as 'People whose day to day activities are limited in any way as a result of being disabled or because of a long-term health condition'

¹³ The Office for National Statistics define respondents who are not Christian or not religious as being part of a minority religion (ONS (2020), Exploring religion in England and Wales. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/culturalidentity/religion/articles/exploringreligioninenglandandwales/february2020>)

4.2 Area profile

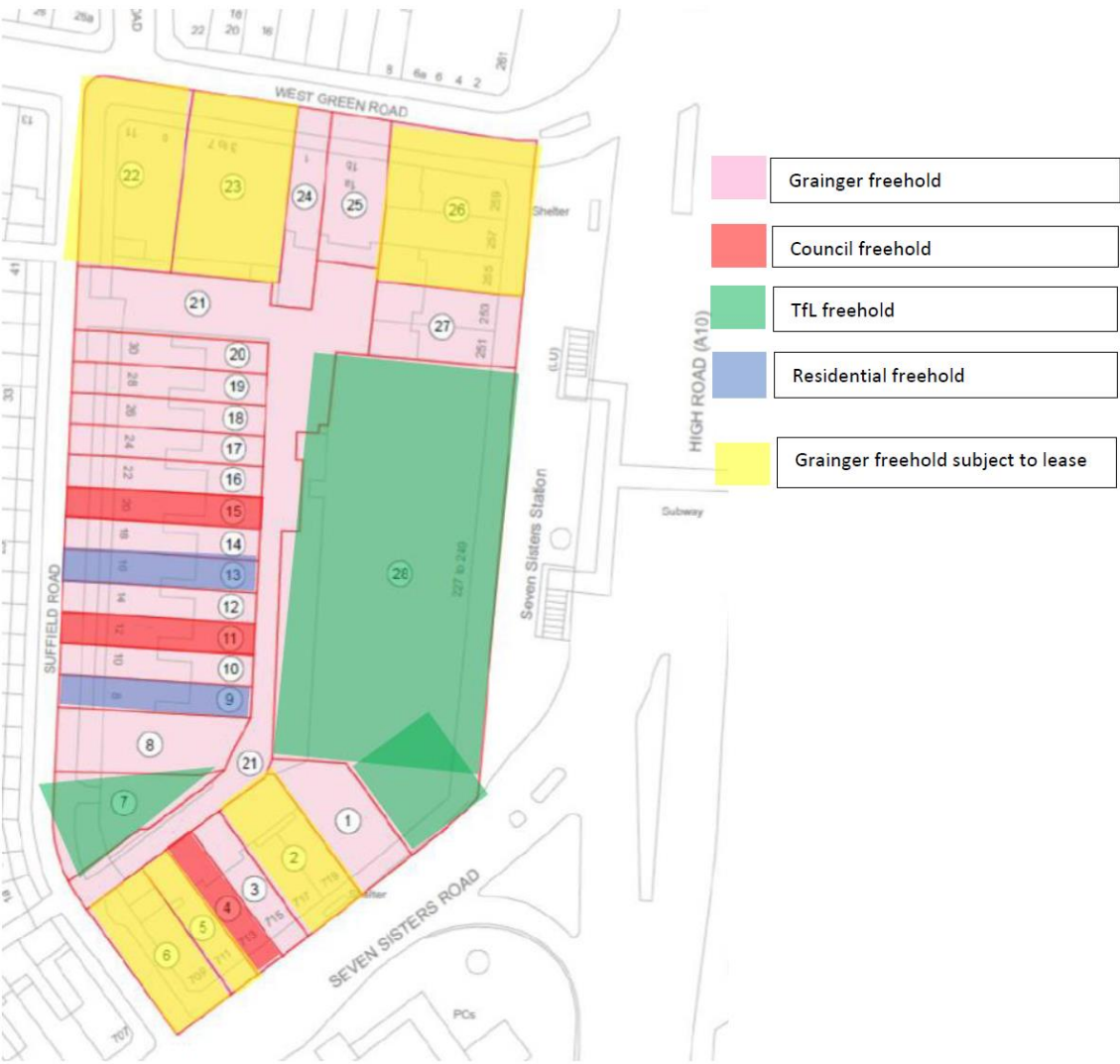
4.2.1 Overview of existing residential tenants and tenancy types

There are 21 existing residential tenants (19 private and 3 council tenants) and 1 owner occupier located within the Wards Corner site which are likely to impact those with protected characteristic groups, or if they were to be lost, would potentially adversely affect protected characteristic groups.

The future masterplan and vision for the site is subject to a future community-led co-design process and has not yet been determined.

Map 4.1 shows the current ownership of each property subject to the scheme.

Map 4.1: Wards Corner site ownership plan



Source: London Borough of Haringey

There are several commercial units located on the site. These businesses include food and drink retailers, fast food outlets, and beauty retailers. These will be affected by any redevelopment on the site, which could have equality impacts on owners and employees, and potentially local residents and others who are their customers.

Table 4.3: List of current businesses operational within the site

Source: London Borough of Haringey

Page 93



M M
MOTT MACDONALD

5 Impact assessment and recommendations

This chapter sets out the results of the Equality Impact Assessment of the Wards Corner scheme on protected characteristic groups and outlines existing Council mitigation measures. The impact assessment is split into three sections: Table 5.1 outlines the impact on residents, Table 5.2 outlines the impact on businesses, and 5.3 Impact on local community.

5.1 Impact on residents effected by scheme

The following table describes the potential impacts of the scheme on protected characteristic groups, with a focus on impacts for residents and local business during the renewal process. These impacts have been identified through a review of published literature, and council policy. Potential disproportionate effects on particular groups based on the demographic analysis of the site are also identified. For an overview

Table 5.1: Impact on residents

Potential equality risks	Affected groups	Impact of Scheme	Existing Council mitigations or enhancements
<p>Loss of social cohesion, displacement, and access to community resources:</p> <p>The redevelopment can involve temporary or permanent displacement of residents and demolition of housing and community resources. This can lead to a loss of access to these resources and knock-on impacts on social cohesion. In particular, it can increase residents’ distances from facilities or places of social connection located on or in close proximity to their neighbourhood. This can disproportionately impact ethnic minority communities, disabled people, older people, and children.</p> <p>The COVID- 19 pandemic and regulations have had an impact on social cohesion and access to resources, and as such any further impacts may have cumulative negative effects, especially on older people and disabled people.</p> <p>Loss of social cohesion and access to community resources can lead to increased stress and anxiety in children and young people who may need to change school or college; and loneliness and isolation in older people which can result in negative health outcomes such as poor mental health and obesity. Disabled people and pregnant women may also experience negative health impacts, including increased stress and anxiety due to the loss of social cohesion and access to community resources.</p> <p>As part of the acquisition plan including the possible use of CPO powers risks associated with relocation for these affected groups can be heightened, if housed in temporary accommodation, due to the need to relocate more frequently.</p>	<ul style="list-style-type: none">ChildrenOlder peopleDisabled peoplePregnancy and maternityMinority faith groups¹⁴Pregnancy and maternityEthnic minority groups	<p>Risks</p> <ul style="list-style-type: none">Possible relocation of residents during refurbishment may create longer journeys to school for children and parents.Loss of informal childcare support due to resident relocationReduced access to community facilities and social infrastructure during refurbishment due to temporary loss of proximity to local community resources for residents that relocate.Loss of access to community resources for local peopleHouseholds that include people from ethnic minority communities may lose important social and community ties if they are displaced from the local area, this is also recognised that this is a risk that exists with shorthold tenure.Households that include school-aged children, who will either need to find suitable alternative affordable provision which enables children to continue attending their current school or otherwise children may have to change schools if this is not possible	<ul style="list-style-type: none">The council will maintain continuity of access to community resources (e.g., schools and green spaces) throughout scheme. No significant community resources are currently based on the site.Although outside the scope of the scheme, the Council will work with TfL the current landowners of the Seven Sister Market to support the established Latin American/Hispanic businesses that operate on the adjacent site.Private tenants of residential properties to be acquired from Grainger and other private tenants – The Council have committed to provide rehousing assistance to all private tenants of properties acquired from Grainger and other private tenants who are required to vacate their homes as part of any future development of the Wards Corner site.Council tenanted residential properties – The Council will provide suitable alternative accommodation for all Council temporary accommodation tenants.
<p>Access to finance (e.g., costs associated with moving home)</p> <p>Where renewal schemes require residents to resettle, it can lead to an increase in their financial outgoings due to costs associated with moving, particularly for single parent families (the vast majority of whom are led by women) and ethnic minority households.</p>	<ul style="list-style-type: none">Young peopleOlder peopleDisabled peopleEthnic minority groups	<p>Risks</p> <ul style="list-style-type: none">Costs associated with resettlement such as securing new accommodation associated with	<ul style="list-style-type: none">The Council will consider paying reasonable costs towards the cost of moving dependent on each property and current tenant status and will be assessed based

¹⁴ Where groups are listed in **bold**, they are disproportionately represented in the study area.

Potential equality risks	Affected groups	Impact of Scheme	Existing Council mitigations or enhancements
<p>Relocation costs could include removal services, the need to adapt a new home or buy new furniture. Access to the required finance to assist with relocation may be most limited for those at risk of financial exclusion, who experience difficulty accessing appropriate and mainstream financial services, such as bank accounts and loans.</p>	<ul style="list-style-type: none"> Women 	<ul style="list-style-type: none"> moving home due to the implementation of the scheme. Following redevelopment of new homes, people currently living in the area may not be able to afford the properties. 	<ul style="list-style-type: none"> on need, income, and occupation to determine level of support. Private rental tenants of properties to be acquired from Grainger will be assisted by Council's dedicated private rental team to find suitable alternative accommodation.. Existing Council temporary accommodation tenants will be offered rehousing options for other council properties. Private owners of residential properties acquired by the Council will receive (subject to qualifying criteria) a statutory loss payment, assistance with disturbance costs and support with rehousing in the private sector if required. Levels of financial assistance/compensation to affected parties outside of statutory requirements will be assessed based on need, income, and occupation to determine level of support.
<p>Appropriate and accessible housing</p> <p>Where redevelopment schemes require the resettlement of many residents, issues can arise regarding sourcing suitable housing that meets the needs of families with children as well as sourcing suitable housing that meets the needs of people requiring adaptable and accessible housing, such as people with mobility impairments. Accessible housing would include at least the basic four accessibility features (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space and a toilet at entrance level).</p> <p>A lack of suitable housing can lead to families living in overcrowded properties. Overcrowding can negatively impact the health of older people and children, putting them at increased risk of developing respiratory conditions. Overcrowding can also contribute to infections, psychological problems, Sudden Infant Death Syndrome (SIDS), and stress among children.</p> <p>Homes without access to outdoor space can negatively impact the emotional wellbeing of residents, particularly children. Black people are much less likely to have access to outdoor space at home than white people.</p> <p>In total approximately 37 residents/households (including ethnic minority occupiers) will be required to relocate to new accommodation once the properties they occupy are demolished as part of the scheme. This is perceived as a potential negative impact affecting households experiencing housing need.</p>	<ul style="list-style-type: none"> Children Older people Disabled people Ethnic minority groups 	<p>Risks</p> <ul style="list-style-type: none"> Challenge finding appropriate temporary housing for those with specific housing needs (e.g., disabled people, families with children) There may be a risk of exclusion for whom the council deem as tenants under the rehousing e.g., hidden households, dependants etc May be challenges sourcing sufficient housing if local stock, supply, or availability is limited. 	<ul style="list-style-type: none"> Teams will work proactively and constructively with residents to keep up to date records of changing needs and circumstances. The Council will ensure that residents' new homes meet their disability and mobility needs. Council temporary accommodation tenants will be offered suitable alternative accommodation within existing council housing stock to meet their housing needs. Accessibility needs will be considered throughout this process to determine suitability of any given property. There are plans for substantial numbers of new affordable housing elsewhere in the borough.
<p>Health effects</p> <p>Home relocation can have a negative impact on mental health and well-being. Relocation can create a great deal of stress and anxiety amongst children, young people, and older people due to the need to adapt to new routines, facilities, and surroundings.</p> <p>Involuntary relocation can have important health impacts for older people, with an increased mortality rate for those moved for urban renewal projects.</p> <p>The health effects of relocation can also be particularly heightened for temporary accommodation households, many of which are households with dependent children led by single mothers. Women and children in these circumstances may see increased levels of stress and anxiety exacerbated by the uncertainty and instability of their circumstances.</p> <p>Health impacts as a result of social isolation due to the COVID-19 pandemic, such as poorer mental health, obesity, alcoholism, and a greater risk of hospitalisation, may be exacerbated by the redevelopment process.</p>	<ul style="list-style-type: none"> Children Young people Older people Disabled people Pregnancy and maternity 	<p>Risks</p> <ul style="list-style-type: none"> Health effects associated with relocation and moving, including stress and isolation. For properties, particularly residential properties, which do experience a loss of light, equality effects may arise for residents who share protected characteristics. This may arise in particular where a resident is more sensitive than other people, related to their protected characteristic. This may be particularly the case for people with 	<ul style="list-style-type: none"> Potential health impacts associated with stress due to relocation would be mitigated through the comprehensive rehousing support outlined above. During the process, vulnerable people whose protected characteristics may make them more vulnerable to adverse health impacts will be identified and communicated with. Under the housing needs assessments to be undertaken for all affected residential occupiers, those with existing health conditions will be prioritised and their requirements, to mitigate any potential risks.

Potential equality risks	Affected groups	Impact of Scheme	Existing Council mitigations or enhancements
<p>Physical health effects may also arise as a result of the environmental effects of demolition, refurbishment, and construction processes.</p> <p>Older people, disabled people, and children are also likely to be disproportionality affected by changes in air quality that may arise during any construction and refurbishment period as increased air pollution can impact upon underlying respiratory conditions</p> <p>Noise pollution can also have adverse health impacts on older people including sleep disturbance and stress.</p>		<p>a relevant health condition or disability.</p> <ul style="list-style-type: none"> Additionally, antenatal exposure to air pollution may alter the lung development of a baby whilst in the womb. If a baby is exposed to significant levels of air pollution, this can increase the risk of premature birth and low birth weight Air pollution can contribute to health impacts in young children, including long term cognitive issues and neurodevelopment. 	
<p>Safety and security</p> <p>In the lead up to the renewal process and during the decanting and demolition of properties in the area, properties will be vacated and can fall into disrepair. This can attract unwanted activity including anti-social behaviour and crime, which can affect those who are more likely to be a victim or witness of crime or those who are more fearful of crime.</p> <p>It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as women, older people, children, and Ethnic minority groups.]</p> <p>Rights to Light: The schedule of CPO interests identifies 17 residential and commercial properties on roads surrounding the development site -on Seven Sisters Road, Suffield Road, West Green Road and Tottenham High Road -where their right to light (ROL) may be affected by the proposed development</p>	<ul style="list-style-type: none"> Children Young people Older people Disabled people Ethnic minority groups Men Women LGBT people 	<p>Risks</p> <ul style="list-style-type: none"> Issues of crime and antisocial behaviour in the area persist. Potential for increased anti-social behaviour and vandalism when CPO powers are deployed, and properties vacated could arise. 	<ul style="list-style-type: none"> Existing council processes are in place for reporting and addressing incidents of anti-social behaviour within the site. Best practices for enhancing safety and preventing crime will be considered throughout the implementation of the scheme. Properties to be secured through appropriate measures, particularly for any vacant properties.
<p>Information and communication:</p> <p>Complex material and information on the regeneration may present a challenge to those who have different information and communication needs. This includes, but is not limited to, people with cognitive or learning disabilities, people with low literacy levels, older people, people with visual or hearing impairments and people who use English as a second language.</p> <p>Due to the COVID 19 pandemic, engagement and consultation has increasingly had to utilise digital tools, however this can exclude those who are less likely to be online, such as older people and disabled people.</p> <p>Some groups, such as children and young people, disabled people, and people from ethnic minority backgrounds, are more likely to face barriers to engagement. Consultation should 'go the extra mile' to speak with these groups, including holding events in a variety of different venues and times (COVID-19 regulations permitting).</p>	<ul style="list-style-type: none"> Children Young people Older people Disabled people Ethnic minority groups 	<p>Risks</p> <ul style="list-style-type: none"> Residents do not fully understand or appreciate the CPO process or are unable to engage properly given the length of time since the scheme first started leading to confusion. Some residents may end up accepting an offer without fully understanding the implications of what is happening. 	<ul style="list-style-type: none"> Up-to-date information about the scheme, including what is going on before, during and after all stages of the CPO and redevelopment process will be shared with residents, businesses, and any relevant community resources. Opportunity will be available for residents to provide feedback in a way which is suitable for them. Information is published online at a dedicated website to make it available for all to access. Final option and masterplan for the site will be determined through a community led co-design process with Council to improve community ownership and community relations associated with the future implementation of the scheme.

5.2 Impact on businesses effected by scheme

The following table describes the potential impacts associated with the scheme on protected characteristic groups, with a focus on the businesses on Wards Corner site. These impacts have been identified through a review of published literature and through engagement with residents. Potential disproportionate effects on particular groups based on the demographic analysis of the Site are also identified. Finally, existing measures in place to mitigate or enhance impacts are set out.

Table 5.2: Impact on businesses

Potential equality risks	Affected groups	Impact of Scheme	Existing Council mitigations or enhancements
<p>Potential loss of business</p> <p>Independent small businesses including shops, cafes, and restaurants, play an important role in supporting the vitality and vibrancy of local communities and often operate from smaller premises, such as those that might be found on a housing Site. Redevelopment can result in the permanent loss of such businesses, with the potential to affect self-employed business owners. Ethnic minority groups and older people may be particularly affected by the loss of a business as they are more likely to be self-employed.</p>	<ul style="list-style-type: none">• Older people• Ethnic minority groups	<p>Risk</p> <ul style="list-style-type: none">• Relocation may cause businesses to close.	<ul style="list-style-type: none">• Awaiting final masterplan following community led co-design process, and acquisition of business and retail properties by the Council. Businesses will have the option to remain in their property as a council commercial tenant on short term leases pending development proposals being finalised.• Existing overall business space provision on the site are expected to be increased following redevelopment (pending completion of masterplan co-design process). If businesses are not relocated on the site, the Council have committed to providing assistance to source alternative space within the borough.
<p>Access to commercial finance:</p> <p>For businesses, redevelopment and renewal may result in relocation or closure. This may result in a need to access finance to secure new premises, which can be more difficult for particular groups.</p>	<ul style="list-style-type: none">• Older people• Ethnic minority groups	<p>Risk</p> <ul style="list-style-type: none">• Potential costs from disruption to business trading.• Cost of relocation and securing new premises, either on a temporary or permanent basis.• Difficulty finding affordable premises nearby may cause businesses to close.	<ul style="list-style-type: none">• Existing CPO legislation also provides for statutory loss and disturbance payments to affected businesses.• The council will engage proactively and constructively with businesses over relocation issues where relevant.• Work with businesses to mitigate the risk of loss, as far as it is reasonably able to do so; and
<p>Potential redundancy of employees associated with business loss or relocation</p> <p>Site renewals may require businesses to relocate and may result in extinguishment. These changes may create direct redundancies or result in indirect redundancies by current staff being unable to access future employment at a different location. This can affect groups who are more likely to face barriers to employment than others.</p>	<ul style="list-style-type: none">• Older people• Disabled people• Ethnic minority groups	<p>Risk</p> <ul style="list-style-type: none">• Relocation may cause businesses to close and staff to be made redundant.• Relocation options for businesses on an interim or permanent basis may result in current staff not being able to access work.• Possible redundancy of parents may negatively impact children’s wellbeing.	<ul style="list-style-type: none">• Where disputes over compensation arise, giving consideration to the settlement of those disputes through the early use of Alternative Dispute Resolution.
<p>Impact of redundancy on health and well-being</p> <p>Involuntary job loss due to redevelopment and renewal can have disproportionate health and well-being effects for certain groups.</p> <p>Older workers are at an increased risk of cardiovascular disease due to increased stress resulting from contributing factors such as a lower likelihood of re-employment, a substantial loss of income and the severance of work-based social interactions.</p> <p>Redundancy can create an increased risk of family tension and disruption, and that job loss for a parent can have detrimental effects on children including lowered self-esteem and socio-psychological well-being.</p>	<ul style="list-style-type: none">• Children• Older people	<p>Risk</p> <ul style="list-style-type: none">• Relocation may cause businesses to close and staff to be made redundant.• Redundancy may lead to increased levels of stress and anxiety for staff.	

Impacts on the existing customer base of businesses

Site renewal has the potential to result in relocation of local businesses currently operating on the Site. Depending on the geography of where affected parties relocate to, such relocation from the local area might disrupt local customer bases that have been developed over time, ultimately resulting in a loss in business.

- Ethnic minority groups

Risk

- Potential relocation of business and customers may result in a loss of business, which may cause staff to be made redundant.

5.3 Impact on local community

5.3.1 Community-led Co-design site vision

The final option for the scheme masterplan has not yet been determined and will be developed in conjunction with local stakeholders and residents following an ongoing community co-design process. As such, the following table describes the possible potential impacts which could arise based on the impacts of similar regeneration and redevelopment schemes in London boroughs and is subject to the finalised community co-designed masterplan to be developed by Council in 2023.

Table 5.3: Impact on wider community

Potential equality risks or opportunities	Affected groups	Impact of Scheme (Opportunity and Risk)
<p>Improved housing provision:</p> <p>Renewal can lead to improvements in housing provision within the regeneration area, thereby improving the appropriateness, accessibility, and affordability of housing, as well as its quality and efficiency in energy consumption. It can also address existing overcrowding problems, increase local provision of affordable homes, and ensure that new homes meet new building regulations for accessibility and quality standards.</p> <p>Warm and insulated homes can help prevent against the health and wellbeing impacts of living in a cold home. Children living in cold homes are more than twice as likely to suffer from a variety of respiratory problems than children living in warm homes. Cold housing can negatively affect children’s educational attainment, emotional wellbeing, and resilience. Effects of cold housing are also evident among older people in terms of higher mortality risk, physical health, and mental health.</p>	<p>Children Older people Disabled people Ethnic minority groups</p>	<p>Opportunity</p> <ul style="list-style-type: none">• All new homes built to new building, space, and accessibility standards.• Homes built to meet the needs of residents• New homes larger than equivalent current units• Accessible homes on ground floor with wheelchair access• New buildings built to sustainable energy standards• New buildings fully electric• All homes with private outdoor space (terrace, garden, balcony)• All new homes at affordable rents, with some for social rent <p>Risk</p> <ul style="list-style-type: none">• Residents affected by scheme may not benefit from the improved housing depending on final masterplan• Improved housing could result in increased rent, service charges and council tax
<p>New employment and business opportunities:</p> <p>Renewal can act as a means of promoting economic growth and supporting job creation. For example, property development can contribute to urban economic regeneration by enabling local businesses to grow and expand, and through attracting investment to the area and revitalising neighbourhoods. It can also facilitate improved connectivity between communities and places of employment and education. Improved opportunities to access employment and education can serve to help address issues of inequality and improve social mobility.</p>	<p>Young people Older people Disabled people Ethnic minority groups Women</p>	<p>Opportunity</p> <ul style="list-style-type: none">• Construction employment onsite (varying by the amount of construction required for the job).• Improved commercial spaces for new and existing (to be confirmed) businesses.• Aim to provide space for a broad range of business and employment opportunities to provide jobs across a variety of sectors and skillsets.• Places for skills sharing training and education across all ages and abilities <p>Risk</p> <ul style="list-style-type: none">• Businesses that may be relocated away from the area, may not be able to benefit from the new opportunities
<p>Improved public realm and green space:</p> <p>Renewal offers an opportunity to improve the public realm. The ability to access and use the public realm is vitally important to ensuring people feel that they are active members of their society. This includes basic activities such as using local shops or meeting up with people in a</p>	<p>Children Older people Disabled people</p>	<p>Opportunity</p> <ul style="list-style-type: none">• New greenspace provision for residents and local community• New provision of good quality play space for all ages

Potential equality risks or opportunities	Affected groups	Impact of Scheme (Opportunity and Risk)
<p>shared space outside close to home. In addition, the opening up of green space has been shown to impact positively on both physical and mental health.</p> <p>Inner-city green space can promote social cohesion and instil a sense of community. Social contact is especially important for the health and wellbeing of older people. Green space can also have a positive role in a child's cognitive development, their wellbeing, and is linked to lower BMI. Access to green space has also been shown to have positive health benefits for disabled people, and people with autism or learning difficulties in particular.</p>	Ethnic minority groups	<ul style="list-style-type: none">Improved pedestrian routesNew planting and landscaping
<p>Provision of community resources and improved social cohesion:</p> <p>Community resources provide important places of social connection and promote wellbeing for many groups. For example, community hubs can provide accessible focal points for local activities, services, and facilities. They allow for a cross section of the community to be brought together in a safe space, allowing for better social cohesion, and helping to address social isolation.</p> <p>An opportunity to socialise can have a positive effect on the loneliness of some older people and disabled people, which may in turn provide positive health benefits.</p> <p>Social contact and out-of-classroom learning can also improve the wellbeing of children. The provision of sports facilities can reduce the rate of anti-social behaviour by young people in communities, by providing them with activities, and reducing social isolation.</p>	Children Older people Disabled people Pregnant people Ethnic minority groups LGBT people	<p>Opportunity</p> <ul style="list-style-type: none">New leisure spaceNew community space, with spaces for community cafes, community groups and other services decided in conjunction with local residents <p>Risk</p> <ul style="list-style-type: none">Loss of social cohesion could occur if local residents are relocated elsewhere in the borough
<p>Tackling crime and disorder</p> <p>Higher levels of crime have, in part, been attributed to the urban environment. It has been argued that the opportunity for some forms of crime can be reduced through better thought-out approaches to planning and design of neighbourhoods and towns. Reducing potential for crime can affect those more likely to fear crime or be a victim or witness of crime.</p>	Children Young people Older people Disabled people Ethnic minority groups Men Women LGBT people	<p>Opportunity</p> <ul style="list-style-type: none">Improved lightingWell-designed layout to design out anti- social behaviourDevelopment designed to include natural and passive surveillance
<p>Improved access, mobility, and navigation</p> <p>Renewal processes open up opportunities to create spaces and places that can be accessed and effectively used by all, regardless of age, size, ability, or disability, using principles of inclusive design. There are a number of protected characteristic groups who can experience difficulties with access, mobility and navigation who could benefit from improvements in this area, such as disabled people, older people or those using pushchairs who would benefit from interventions such as improved pavements, safer crossings, dropped kerbs or more ground-floor access housing.</p> <p>Children who cannot move about safely and independently on foot and bicycle often become less physically active, reducing opportunities for children to develop certain cognitive, motor and physical skills, as well as contributing towards childhood obesity risks.</p>	Children Older people Disabled people	<p>Opportunity</p> <ul style="list-style-type: none">Safer environment for all transport users created by managing potential conflicts between modes.Improved pedestrian routes through local areaImproved cycle provisionNew footpaths and cycleways designed to inclusive design standards

6 Overall equality impacts of the scheme

This chapter identifies the potential impacts that could arise for people with protected characteristics, as a result of the scheme. It shows the potential impact of risks and opportunities without mitigation, following mitigation and then highlights the likely overall equality effect if recommendations are adhered to.

6.1 Overview: assessing equality impacts

The scale has been used to identify the potential extent of both risks and opportunities. Where there is more than one impact, the rating summarises the overall impact. Please note that the rating following mitigation captures where there may be possible further mitigation measures that could be put in place to further reduce the effect, or the impact has been reduced for identified protected characteristic groups to a level that is no worse than that experienced by the rest of the population.

Major risk	X X X
Moderate risk	X X
Minor risk	X
Neutral	0
Minor opportunity	✓
Moderate opportunity	✓✓
Major opportunity	✓✓✓

6.2 Impacts associated with scheme

Tables 6.1 and 6.2 identify the possible potential impacts on residents, and businesses on the site related to the scheme. It shows the potential impact of risks without mitigation, following mitigation measures that have been put in place and then highlights the likely overall equality effect if the Council adhere to the further recommendations listed.

Table 6.1: Impact on residents

Potential equality effect	Without mitigation	Recommendations	With Mitigation	Overall equality impact
Loss of social cohesion (increased distance to places of social connection due to relocation)	X X X	<p>There may be adverse equality impacts protected characteristic groups due to a loss of social cohesion if residents are relocated away from the local area. These risks require further management.</p> <ul style="list-style-type: none">The Council should work proactively and constructively through a range of channels, including face to face engagement where possible with residents, keeping up-to-date records of changing needs and circumstances, particularly residents who will be most affected by the scheme. Fostering a sense of community through the engagement process can help remediate feelings of social isolation.The Council should endeavour to find appropriate, affordable, and local replacement housing for displaced tenants.Replacement housing for displaced tenants should meet needs in terms of affordability, accessibility and size and should not necessitate a school move, loss of employment or access to care networks; and should be located within the local community.Alternative housing should ideally within 15-minute walk from existing site where possible, to prevent social cohesion and isolation issues associated with the scheme.	X X	This impact will be considered managed overall through the recommendation measures set out for residents, including the option to be rehoused in the local area.

Potential equality effect	Without mitigation	Recommendations	With Mitigation	Overall equality impact
Difficulty accessing finance (e.g., costs associated with moving home)	XXX	<p>There may be adverse impacts on protected equality groups due to access to finance related to moving home. These risks require further management.</p> <ul style="list-style-type: none"> Communication between the Council and residents should be proactive and conducted through a range of channels, including face to face engagement where possible, keeping up-to-date records of changing needs and circumstances– particularly those who are most affected by financial exclusion. Where a need is identified, ensure that staff are available via telephone, online and in person to help residents understand their options and entitlements and are signposted to financial advice where possible. Further discretionary payments to assist with moving should be made available to particularly vulnerable tenants. The Disturbance Payment should cover reasonable costs of moving. The payments should be available to cover all reasonable costs relating to moving, including legal fees, stamp duty tax, removals costs, etc. An independent Tenants and Residents Advisor should be available throughout the regeneration process to provide advice and support to all residents. The Council should pay reasonable legal, and other professional fees associated with the purchase of a replacement home including Stamp Duty. The Council should agree a reasonable compensation package for tenants who have made approved improvements to their home. 	XX	This impact is considered to be managed overall through the recommendation's measures set out for residents, including working with residents to understand their needs.
Health effects	XXX	<p>There are likely to be some adverse effects on protected characteristic groups in relation to health and potential stress associated with moving home.</p> <ul style="list-style-type: none"> Comprehensive support should be offered to ensure people who are displaced by the scheme are sufficiently supported through adequate mental health and wellbeing services. Council should refer residents who experience stress associated with the scheme to relevant internal teams, explore establishing a scheme helpline and counselling referral service. 	XX	Recommendations for managing these risks have been made through the report. Overall, if these are implemented, there should be no adverse equality impacts on protected groups as a result of access to adequate health services.
Affordable housing	XXX	<p>There are likely to be some adverse effects on protected characteristic groups in relation to access to affordable housing following implementation of the scheme. These risks require further management.</p> <ul style="list-style-type: none"> The Council should work proactively and constructively through a range of channels, including face to face engagement where possible, keeping up-to date records of changing needs and circumstances – particularly those who are most affected by a change to affordable housing. Council Tenancy should be offered nearby or as close as possible to the site as an alternative, or equivalent ownership of a property in the local community (within a 15-minute walk). An explicit commitment should be made to ensure that no homeowner is worse off financially as a result of the offer. Support should be provided to private renters to access local affordable housing. If this is not possible, support should be given to them to allow them to access a Council tenancy or maintain their tenancy across to the landlord's new property. Leaseholders and freeholders should have access to an independent chartered surveyor to carry out a market evaluation of the properties and discuss this with the council surveyors. Affordable housing options (shared ownership and help to buy) should be included in the scheme to ensure local people are able to afford new properties on the site. Council should clearly establish what percentage of the site will be for affordable housing. 	XX	Recommendations for managing these risks have been made through the report. Overall, if these are implemented, there should be no adverse equality impacts on protected groups as a result of access to affordable housing
Appropriate and accessible housing (with respect to housing need around size, tenure, accessibility)	XXX	<p>There are likely to be some adverse effects on protected characteristic groups in relation to access to appropriate and accessible housing due to the scheme. These risks require further management.</p>	XX	Recommendations for managing these risks have been made through the report. Overall, if these are implemented, there should be no adverse equality

Potential equality effect	Without mitigation	Recommendations	With Mitigation	Overall equality impact
		<ul style="list-style-type: none"> The Council should work proactively and constructively through a range of channels, including face to face engagement where possible, keeping up-to date records of changing needs and circumstances – particularly those who are most affected by a change to accessible and appropriate housing. If the new development does include housing, current residents should have a right to return. Council tenants with adult children living at home should be given the option to be decanted into separate tenancy. Council should identify the number of tenants in HMOs or assured short tenancies on the site to ensure adequate support is available. 		impacts on protected groups as a result of access to appropriate and accessible housing.
Safety and security (e.g., ASB, crime)	XX	<p>There are likely to be no major adverse impacts on protected characteristic groups in relation to the issue of safety and security due to the mitigations in place.</p> <ul style="list-style-type: none"> Best practices for enhancing safety and preventing crime should continue to be considered throughout once premises and properties have been vacated due to CPO or acquisition. Approaches to monitoring the security of the scheme during decanting and demolition should continue to be considered and additional security also considered where concerns are flagged. However, any enhanced security measures should only be implemented as a last resort, if deemed necessary, and in conjunction with residents, as it risks adding to a sense of vulnerability, isolation, and loss of sense of community for residents. Best practices for enhancing safety and preventing crime should be considered throughout the planning and construction process. 	X	This impact is considered to be managed overall through the mitigation and recommendation measures set out.
Information and communication (complex material and information on the regeneration can be difficult for those with different communication needs)	XXX	<p>There are likely to be no major adverse effects on protected characteristic groups in relation to information and communication associated with the scheme.</p> <ul style="list-style-type: none"> Up-to-date information about the scheme, including what is going on before, during and after all stages of the scheme, should continue to be shared with residents, businesses, and community resources. This provides the means for residents to understand the process to make an informed decision on what actions they should take and when. This includes timely delivery of information and keeping websites up to date. <ul style="list-style-type: none"> Information should continue to be available in a variety of formats where it may be required (i.e., braille, audio, large print or translated) and be clear, concise and without jargon and easy to read. Residents should continue to have the opportunity to provide feedback in a way which is suitable for them. The use of third-party organisations who can help with communication such as translators should continue to be an option to overcome any potential language barriers or a local disability organisation who can act as mediator to ensure information is clearly understood and the right questions are asked. The Wards Corner Community Coalition group have been identified as an instrumental stakeholder in the proposed development of the area since the beginning and have more recently announced plans launch the 2022 Programme mid-August in response to the plans of London Borough of Haringey. Developing a strong communication and engaging with the group would be beneficial in mitigating any potential impacts to the community, taking on board any suggestions on community integration, and mitigating risks. 	O	This impact is considered to be managed overall through the mitigation measures set out.

Table 6.2: Impact on businesses

Potential equality effect	Without mitigation	Recommendations	With mitigation	Overall equality effect
Potential loss of business	XXX	<p>There are likely to be some adverse equality effects on businesses, particularly those who are not provided or guaranteed a space within the finalised scheme.</p> <p>There are likely to be adverse equality effects where the where the business is required to relocate off site on either a temporary or permanent basis.</p> <ul style="list-style-type: none">Continue to work proactively and constructively through a range of channels, including face to face engagement where possible with vulnerable business owners and employees, particularly those businesses and retail premises on Seven Sisters Road and West Green Road.Ensure businesses are fully informed of relevant scheme timescales that would affect them as soon as possible, including if and when they may need to vacate the premises.If temporary relocation is necessary, a market research exercise should be undertaken to attempt to provide suitable alternate accommodation to enable the relocation of affected business. Temporary pop-up space on the site should also be made available.A specific business mitigation plan to limit the effects of the redevelopment project on businesses and employment on the site should be developed in conjunction with businesses and employees.The business mitigation strategy should include appropriate and sufficient financial compensation to ensure business owners and employees are not adversely affected, such as disturbance payments for moving even if CPO is not required due to negotiation.All efforts should be made to enable existing businesses to continue to operate on the site should they wish to, including the provision of business support to facilitate the viability of business on the future site, including temporary periods of inactivity. Only after exhausting this process of viability studies and business support has been exhausted should options to relocate business off the site be explored as a last option- unless the business themselves requests this.Where business premises are demolished, relocation options for business owners should include reprovision on the site or nearby to enable trading to continue.Proactive steps should be taken to assist any businesses who are required to temporarily relocate. Regular communication with these businesses should be maintained.Support for business should be made available if their normal operation is affected due to the scheme.Where businesses close, support should be available to signpost staff to other employment opportunities.Business development support should be offered to existing businesses to ensure they are equipped to maximise the opportunity that the refurbishment and/or redevelopment may bring, such as information on how they might diversify their business.A detailed mitigation plan for businesses should be developed, alongside a comprehensive Employment Strategy for the scheme.Residents who become redundant or lose their jobs due to the scheme should be referred to Council's employment service Haringey Works to support them into employment, training, or other relevant employability courses.Where possible, implementation of the scheme should be phased so that certain businesses can temporarily relocate locally and thereby mitigate business disturbance to temporary disruption. However, it is acknowledged that the total extinguishment of some businesses may be necessary if appropriate premises cannot be found.	XX	<p>Overall, these risks require further management.</p> <p>Consideration should be given to adding the detail provided in the recommendations to the existing proposed measures.</p>
Access to commercial finance	XXX		XX	
Potential redundancy of employees associated with business loss or relocation	XXX		XXX	
Impact of redundancy on health and well-being	XXX		XX	
Impacts on local customers	XX		XX	

6.3 Risks and opportunities

Table 6.3 Identifies the potential impacts on the future site community (residents, community resources and businesses) following implementation of the scheme based on the conclusions drawn in Chapter 5 from existing mitigations and experience of previous similar projects. It shows the potential impact of risks and opportunities without mitigation, following mitigation measures that have been put in place and then highlights the likely overall equality effect if the Council adhere to the recommendations.

Table 6.3: Impact on Wards Corner site community:

Potential equality effect		Recommendation	Overall equality effect
Improved housing provision (increased availability of accessible, appropriate, and affordable housing of improved quality and energy efficiency)	✓✓✓	It is recommended that the potential possible opportunities outlined in Table 5.3 are taken forward as part of the final design. The following further recommendations are also made: <ul style="list-style-type: none">Housing should meet the needs of current and future residents of the borough.	If the recommendations here are taken forward, there are likely to be positive equality effects on protected characteristic groups due to improved housing and commercial space provision after delivery of the scheme.
New employment opportunities (job creation through construction and apprenticeship programs and other opportunities)	✓✓	It is recommended that the potential possible opportunities outlined in Table 5.3 are taken forward as part of the final design. The following further recommendations are also made: <ul style="list-style-type: none">The Council should work with owners of start-up businesses in the local area surrounding the site to employ local people, focussing on groups that are vulnerable to unemployment e.g., Ethnic minority groups, disabled people, and young people.The Council should work with social enterprises¹⁵ in the local area or prioritise commercial space for social enterprises to support and encourage positive social outcomes as well as economic activity.The Council should work with existing businesses on the site to help them expand and create local jobs and develop a comprehensive Employment and Skills Plan (ESP) to formalise and capture the employment and training opportunities for residents associated with the scheme, both during construction, and after scheme completion.	
Improved public realm and green space (improved shared spaces, green space and effects on health and wellbeing)	✓✓✓	It is recommended that the potential possible opportunities outlined in Table 5.3 are taken forward as part of the final design. The following further recommendations are also made: <ul style="list-style-type: none">In addition to the co-design process, the local community should be involved in planning and designing improvements to the public realm, play space and green spaces, specifically targeting protected characteristic groups that are likely to benefit from improvements e.g., children, older people, and disabled people. These green and play spaces should meet the needs of different age groups, including young children, teenagers, and older peopleThe design of movement networks and public spaces should specifically address the mobility needs of vulnerable groups. This can be achieved by applying principles of inclusive design.All residents should have access to both public and private outdoor space.	
Provision of community resources and improved social cohesion (places of social connection improving social cohesion and reducing isolation)	✓✓	It is recommended that the potential possible opportunities outlined in Table 5.3 are taken forward as part of the final design. The following further recommendations are also made: <ul style="list-style-type: none">The local community should be involved in decisions about which resources should be incorporated into the area, specifically involving different protected characteristic groups that are likely to benefit from improvements.The redevelopment process should improve the provision of community resources and social cohesion through:<ul style="list-style-type: none">the provision of shared communal spaces in new developments/blocks.improved provision of and access to community resources.consideration of allowing residents to manage community spaces.the provision of new outdoor communal space, to improve social cohesion and reduce isolation after the COVID- 19 pandemic.Support should be provided to the Site community (both old and new) to continue the programme of social events after the completion of the scheme to help bolster social cohesion	
Tackling crime and disorder	✓✓✓	It is recommended that the potential possible opportunities outlined in Table 5.3 are taken forward as part of the final design. The following further recommendations are also made:	

¹⁵ Social Enterprises sell goods and services in the open market to make profit but have a clear social mission and reinvest the majority of their profits back into their business or the local community, to maximise positive social outcomes within the communities in which they work.

		<ul style="list-style-type: none">• Crime Prevention Through Environmental Design (CPTED) and Secure by Design principles should be used in designing the built environment and public realm.• The renewal process should provide an opportunity to work with residents to improve safety and security on the site through several measures, including:<ul style="list-style-type: none">◦ careful design and compliance with best practice design standards.◦ the provision of better external lighting.◦ the provision of CCTV (where appropriate and carefully considered).
Improved access, mobility, and navigation	✓✓✓	<p>It is recommended that the potential possible opportunities outlined in Table 5.3 are taken forward as part of the final design. The following further recommendations are also made:</p> <p>The design of movement networks and public spaces should specifically address the mobility needs of vulnerable groups. This can be achieved by applying principles of inclusive design.</p> <ul style="list-style-type: none">• The scheme should improve access, mobility, and navigation though:<ul style="list-style-type: none">◦ the provision of external lighting.◦ clear routes for people passing through the site.◦ improved signage for wayfinding.◦ secure and controlled parking; and◦ new benches/seating.

7 Conclusion and Next Steps

7.1 Conclusion

The EqIA has identified several risks, opportunities and potential impacts that could arise for those with protected characteristics, as a result of the scheme. The details of these impacts are set out in detail in Chapter 5.

The assessment identifies that the scheme has the potential to provide improved living conditions, housing quality, accessibility, public realm, and community facilities, pending the final option selected for the site developed through the community-led co-design process. The Council has sought to mitigate the risks for residents and local businesses through a range of reasonable and proportionate measures focused on engagement, rehousing assistance, and compensation options in order to improve the outcomes of the scheme for the current and future site community but should continue to work with local businesses and employees to ensure a smooth and just transition throughout the implementation of the scheme.

7.2 Action Plan

The following action plan seeks to establish activities and responsibilities following the planning application to continue to identify and address equality issues where they arise. It is the responsibility of Council to implement any recommendations and mitigations identified.

Table 7.1: Action plan

Recommendations	Potential impact addressed	Timeframe	Responsibility
Work proactively and constructively through a range of channels, including face to face engagement where possible with residents and businesses, keeping up-to-date records of changing needs and circumstances.	<ul style="list-style-type: none">Loss of social cohesion and access to community resourcesDifficulty accessing financeAppropriate and accessible housingAffordable housingImpact of redundancy on health and well-being	Ongoing	London Borough of Haringey
A bespoke scheme Employment and Skills Plan should be developed to ensure any residents impacted by the closure of nay businesses due to the scheme are supported to find alternative employment or training opportunities. Council's employment service Haringey Works should actively consider opportunities for job creation associated with the scheme.	<ul style="list-style-type: none">Potential loss of businessImpact of redundancy on health and wellbeingNew employment opportunities	Ongoing	London Borough of Haringey, specifically Haringey Works
Where a move off the site is necessary, housing identified should meet needs in terms of affordability, accessibility and size and should not necessitate a school move, loss of employment or access to care networks; and should be located within the local community.	<ul style="list-style-type: none">Loss of social cohesion and access to community resources	Ongoing	London Borough of Haringey
An explicit commitment should be made to ensure that no homeowner is worse off financially as a result of relocation following scheme completion.	<ul style="list-style-type: none">Affordable housing	Ongoing	London Borough of Haringey
Support should be provided to private renters who have no right to return to the site to access local affordable housing. If this is not possible, support should be given to them to allow them to access a Council tenancy or maintain their tenancy across to the landlord's new property.	<ul style="list-style-type: none">Affordable housing	Ongoing	London Borough of Haringey
Ensure best practices for enhancing safety and preventing crime are considered throughout the implementation of the scheme.	<ul style="list-style-type: none">Safety and security	Ongoing during property acquisition until completion of scheme	London Borough of Haringey
Monitor the security of the site and consider additional security where concerns are flagged, particularly in relation to vacant properties. However, any enhanced security measures should only be implemented as a last resort, if deemed necessary, and in conjunction with residents, as it risks adding to a sense of vulnerability, isolation, and loss of sense of community for residents.	<ul style="list-style-type: none">Safety and security	Ongoing	London Borough of Haringey

Recommendations	Potential impact addressed	Timeframe	Responsibility
Up-to-date information about the scheme, including what is going on before, during and after all stages of the scheme should continue to be shared with residents, businesses, and community resources. This provides the means for residents and businesses to understand the options available to make an informed decision on what actions they should take and when. This includes timely delivery of information and keeping websites up to date.	<ul style="list-style-type: none"> Information and communication 	Ongoing	London Borough of Haringey
All efforts should be made to enable existing businesses to continue to operate on the site should they wish to, including the provision of business support to facilitate the viability of business on the future site, including temporary periods of inactivity. Only after exhausting this process of viability studies and business support has been exhausted should options to relocate business off the site be explored as a last option- unless the business themselves requests this. Temporary pop- up space on the Site should also be made available.	<ul style="list-style-type: none"> Potential loss of business Financial implications associated with business relocation 	Ongoing until new commercial space opens	London Borough of Haringey
Where businesses close, support should be available to signpost staff to other employment opportunities, including via Council's Haringey Works employment service.	<ul style="list-style-type: none"> Potential redundancy of employees associated with business loss or relocation 	Ongoing until new commercial space opens	London Borough of Haringey
<p>A specific business mitigation plan to limit the effects of the redevelopment project on businesses and employment on the site should be developed. This should include:</p> <ul style="list-style-type: none"> Appropriate and sufficient financial compensation to ensure owners and employees are not adversely affected Support for businesses if their normal operations are affected by renewal, including temporary relocation options and financial support Employment support for staff if businesses close as a result of redevelopment 	<ul style="list-style-type: none"> Potential loss of business Access to commercial finance Potential redundancy of employees associated with business loss or relocation 	Ongoing until new commercial space opens	London Borough of Haringey
Offer business development support to existing businesses to ensure they are equipped to maximise the opportunity that the refurbishment and/or redevelopment may bring, such as information on how they might diversify their business.	<ul style="list-style-type: none"> Barriers to reemployment 	Ongoing until new commercial space opens	London Borough of Haringey
Ensure businesses are fully informed of the timescales that would affect them as soon as possible, including when and if they would need to vacate the premises.	<ul style="list-style-type: none"> Potential loss of business Access to commercial finance 	Ongoing during initial phases until businesses move	London Borough of Haringey
Follow Crime Prevention Through Environmental Design (CPTED) and Secure by Design principles in designing the built environment and public realm.	<ul style="list-style-type: none"> Tackling crime and disorder 	Ongoing until completion of scheme	London Borough of Haringey
Ensure the design of movement networks and public spaces specifically addresses the mobility needs of vulnerable groups. This can be achieved by applying principles of inclusive design.	<ul style="list-style-type: none"> Improved access, mobility, and navigation Improved public realm and green space 	Ongoing until completion of public space.	London Borough of Haringey
Involve the local community in planning and designing improvements to the public realm and green spaces, specifically targeting protected characteristic groups that are likely to benefit from improvements e.g., children, older people, and disabled people.	<ul style="list-style-type: none"> Improved access, mobility, and navigation Provision of community resources and improved social cohesion 	Ongoing until completion of public space.	London Borough of Haringey
Support should be provided to the site community (both old and new) to continue the programme of social events after the completion of the redevelopment to help bolster social cohesion	<ul style="list-style-type: none"> Provision of community resources and improved social cohesion 	Ongoing	London Borough of Haringey
Ensure analysis is undertaken to understand on any potential pressure on public services that could result from redevelopment (e.g., extra pressure on schools and health care services).	<ul style="list-style-type: none"> Provision of community resources and improved social cohesion 	Ongoing during preparation period and updated subsequently if relevant.	London Borough of Haringey
Work with owners of new businesses in the renewal area to employ local people, focussing on groups that are vulnerable to unemployment e.g., Ethnic minority groups, disabled people, young people.	<ul style="list-style-type: none"> New employment opportunities 	Ongoing	London Borough of Haringey

Recommendations	Potential impact addressed	Timeframe	Responsibility
Work with social enterprises ¹⁶ in the renewal area or prioritise commercial space for social enterprises to support and encourage positive social outcomes as well as economic activity in the local area.	<ul style="list-style-type: none">• New employment opportunities• 	Ongoing	London Borough of Haringey
Work with existing businesses on the site to help them expand and create local jobs	<ul style="list-style-type: none">• New employment opportunities	Ongoing	London Borough of Haringey
Ensure housing meets the needs of current and future residents.	<ul style="list-style-type: none">• Improved housing provision	Ongoing	London Borough of Haringey
Up-to-date information about the renewal, including what is going on before, during and after all stages of the renewal process should be shared with residents, businesses, and community resources. This provides them with the means to understand the options available to them to make an informed decision on what they need to do and when.	<ul style="list-style-type: none">• Information and communication	Ongoing	London Borough of Haringey

¹⁶ Social Enterprises sell goods and services in the open market to make profit but have a clear social mission and reinvest the majority of their profits back into their business or the local community, to maximise positive social outcomes within the communities in which they work.

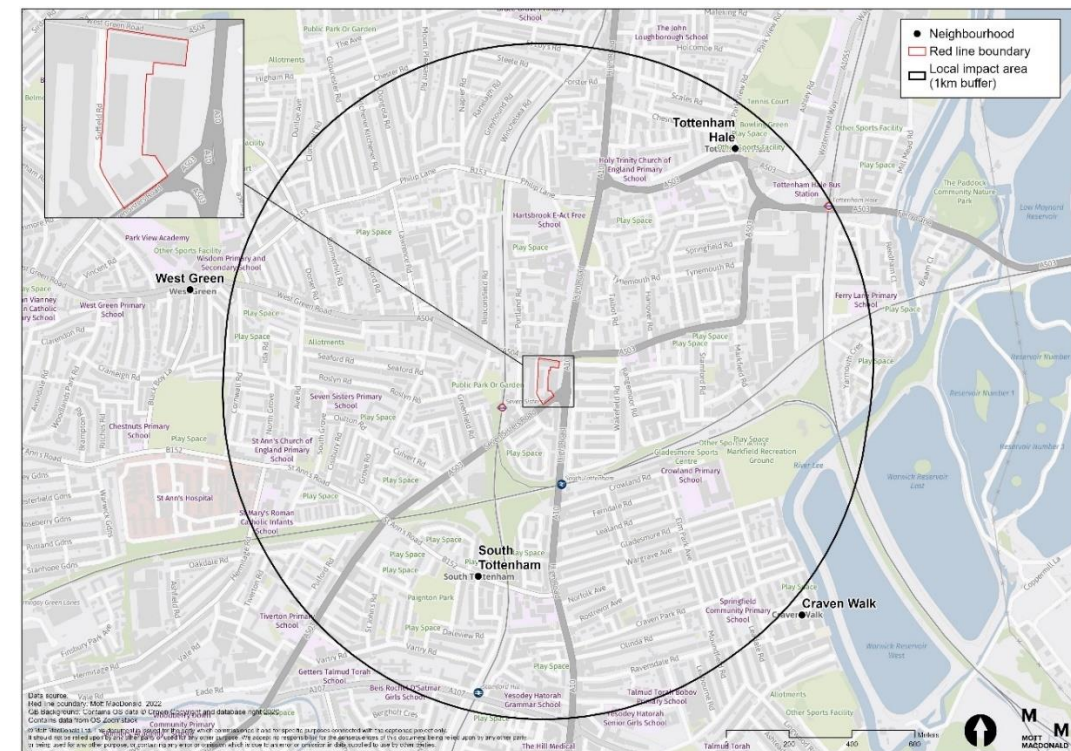
This appendix is split into three sections. Section A.1 provides an overview of the study area and approach. Section A.2 provides an overview of the socio-demographic profile of the Site. An overview of businesses and community resources is provided in Sections A.2 and A.3.

A.1 Area profile

A.1.1 Site boundary

The study area boundary is shown in Map A.1, along with a 1km buffer to capture nearby receptors that may be affected by the scheme.

Map 7.1: Study area boundary



Source: Ordinance Survey Zoomstack

A.2 Socio-demographic profile of the area

The area profile provides a wider contextual demographic characterisation of the area in which the study area falls. The data includes the current social and economic context of the area and relevant comparators, namely the London Borough of Haringey, the Greater London region, and England. In comparing these regions, where the study area deviates by more than 3%, the difference is considerable and is reported as such.

The demographic data has been sourced from publicly available data and only applies to the resident population.

The following tables shows the population by key age group including children, young people, the working age population, and older people within the study area and the above comparator areas. The figures show both the proportion and density of each age group within the different areas. Please note the following groups are not mutually exclusive and the columns are not intended to sum to 100%.

Children (under 16 years)

Table 7.2 shows that children make up 20% of the total population of Haringey. This figure is largely in line with comparative figures for London (21%) and England (19%).

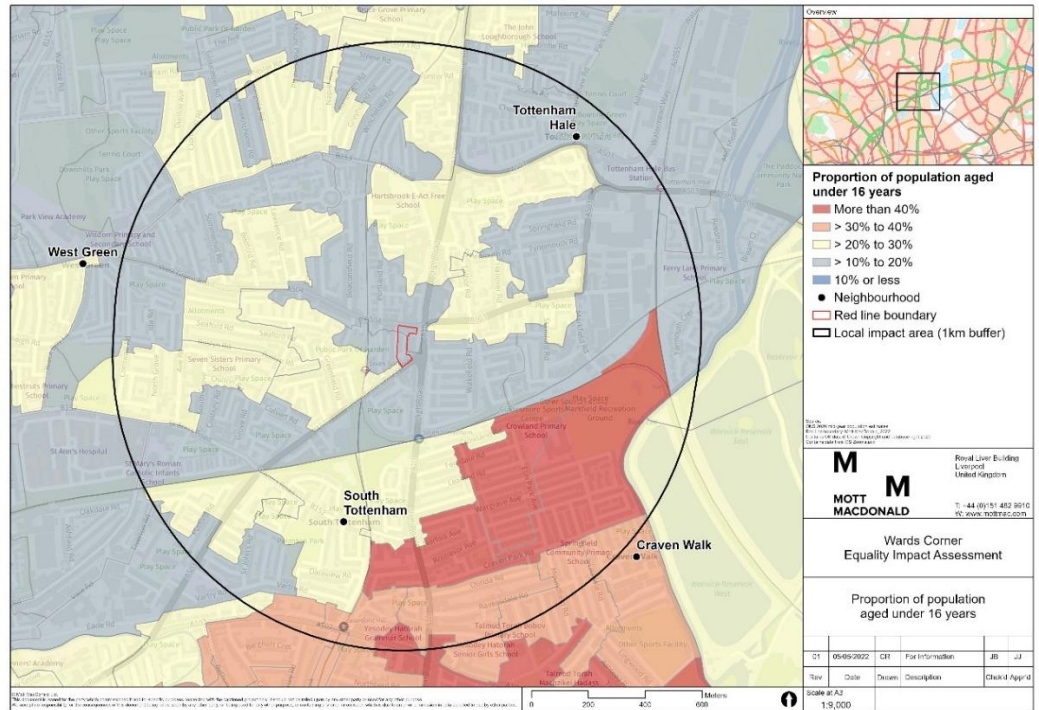
Table 7.2: Children (under 16 years)

Location	Total population	Children (under 16 years)	%
Study area	48,344	11,594	24%
Haringey	266,357	53,484	20%
London	9,002,488	1,853,207	21%
England	56,550,138	10,852,240	19%

Source: 2020 mid-year population estimates, ONS

The following figure, Map 7.2, illustrates that the proportion of children living in the study are largely ranges from 10%- 30% with pockets of both higher density towards the south of the study area and the edges. This is in line with most areas immediately surrounding the study area (10%-30), but lower than areas further south (30% – more than 40%) such as Craven Walk.

Map 7.2: Proportion of children under 16 years within the study area



Source: Ordinance Survey Zoomstack; Office for National Statistics (2022)

Young people (16-24 years)

Table 7.3 shows that the proportion of young people in the study area (12%) is in line with figures from Haringey, London, and England which are broadly aligned with one another (10%, 10% and 11% respectively).

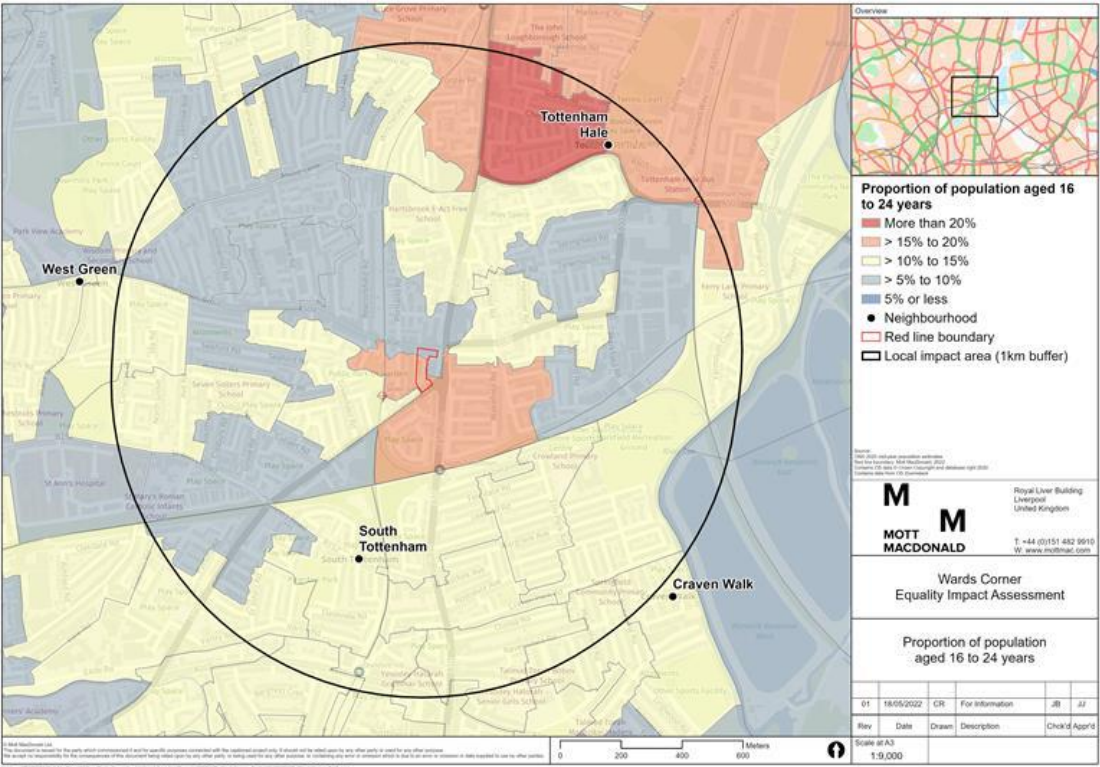
Table 7.3: Young people (16-24 years)

Location	Total population, 2020	Young people (16-24 years)	%
Study area	48,344	5,664	12%
Haringey	266,357	27,684	10%
London	9,002,488	930,728	10%
England	56,550,138	5,950,637	11%

Source: 2020 mid-year population estimates, ONS

Map 7.3 shows that the proportion of young people in the study area largely ranges from 5% and 15%, however towards the south of the study area in Tottenham Hale the proportions is considerably higher with more than 20% of the population aged 16-24 years. In the centre of the study area there are pockets of higher density (15%-20%). This is in line than in most areas immediately surrounding the study area, which has proportions of young people ranging from 5%-20%

Map 7.3: Proportion of young people aged 16-24 years within the study area



Source: Ordnance Survey Zoomstack; Office for National Statistics (2022)

Working age population

The following table shows that the working age population (people aged between 16 and 64 years) in the study area (67%) is broadly in line with comparative figures for Haringey (69%) and London (67%), and considerably higher than figures for England (62%).

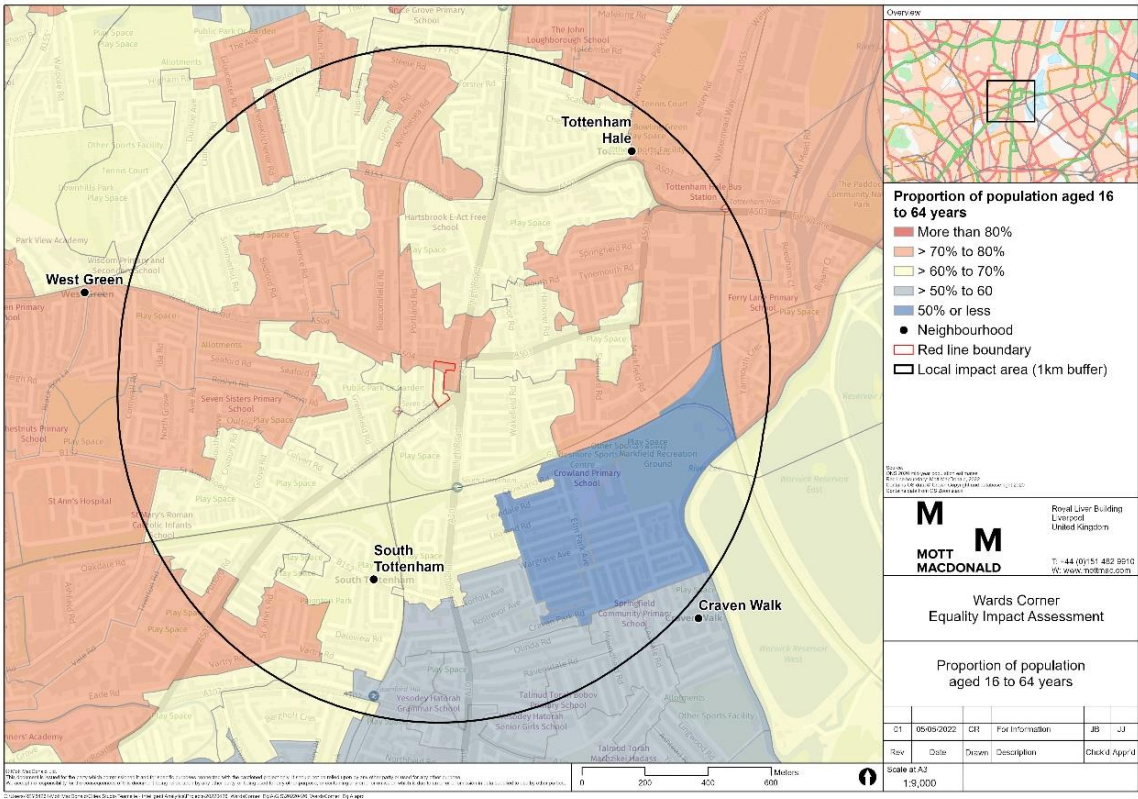
Table 7.4: Working age population (16-64 years)

Location	Total population, 2020	Working age population (16-64 years)	%
Study Area	48,344	32,217	67%
Haringey	266,357	184,255	69%
London	9,002,488	6,050,828	67%
England	56,550,138	35,233,879	62%

Source: 2020 mid-year population estimates, ONS

Map 7.4 demonstrates that the proportion of working age residents in the study area is largely between 60 and 80%, this is in line with the areas immediately surrounding the study area (60- 80%), but higher than areas slightly further out with pockets of lower proportions ranging between less than 50% and 60% in the south of the map towards South Tottenham.

Map 7.4: Proportion of residents who are of working age (16- 64 years)



Source: Ordnance Survey Zoomstack; Office for National Statistics (2022)

Older people

The following table shows that the proportion of older people (aged 65 and over) on the study area (9%) is in line with the proportion of older people in Haringey (11%) and London (12%). However, it is considerably lower than the figures for England (19%).

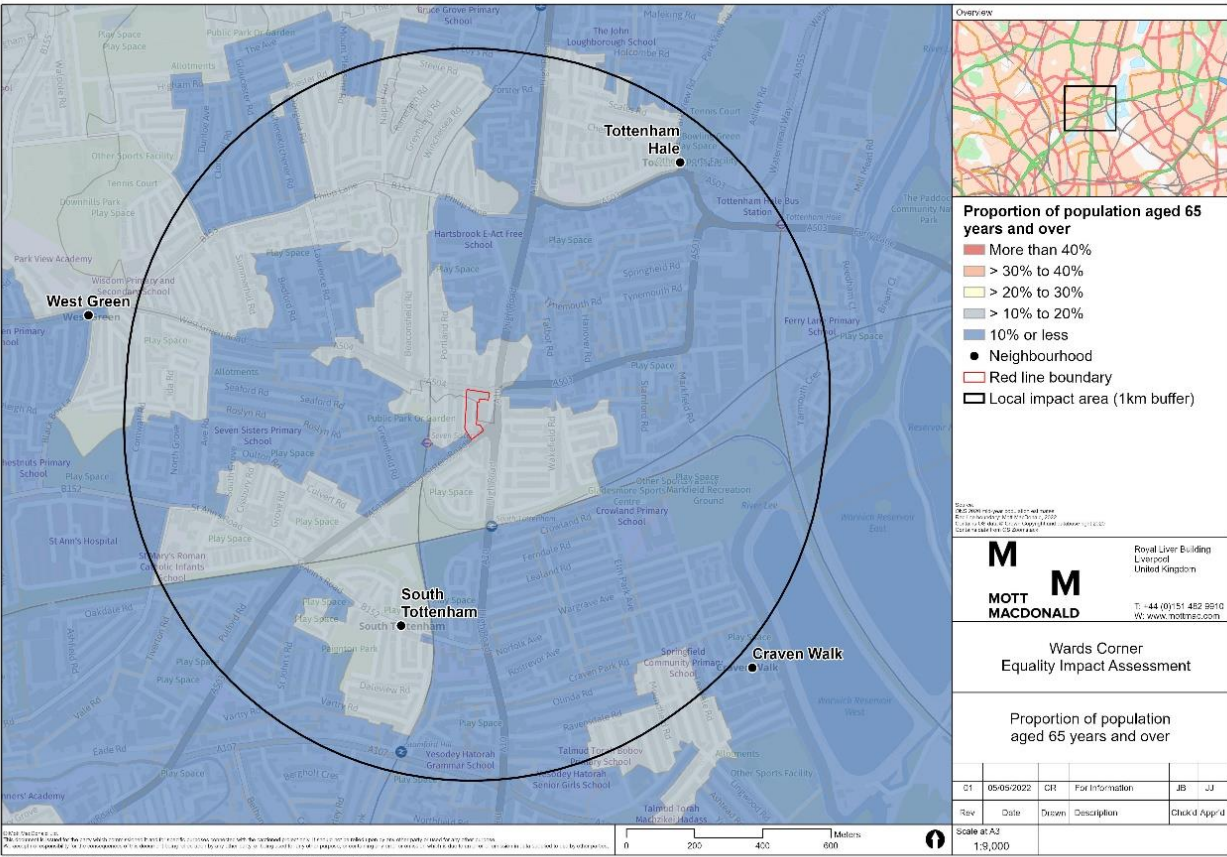
Table 7.5: Population of older people (aged 65 and over)

Location	Total population, 2020	Older people (aged 65 and over)	%
Study area	48,344	4,533	9%
Haringey	266,357	28,618	11%
London	9,002,488	1,098,453	12%
England	56,550,138	10,464,019	19%

Source: 2020 mid-year population estimates, ONS

The proportion of older people (aged 65 and over) living in the study area is between less than 10% and 20%. This is in line with the areas surrounding the site.

Map 7.5: Proportion of the population aged 65 and over



Source: Ordnance Survey Zoomstack; Office for National Statistics (2022)

Disabled people

Table 7.6 shows the proportion of the population who have a long-term health problem or disability that limits their day-to-day activities. It shows that 15% of the total population have a disability that limits their day-to-day activities either a little or a lot. This is largely in line with figures for Haringey (14%), London (14%), but slightly lower than England (18%).

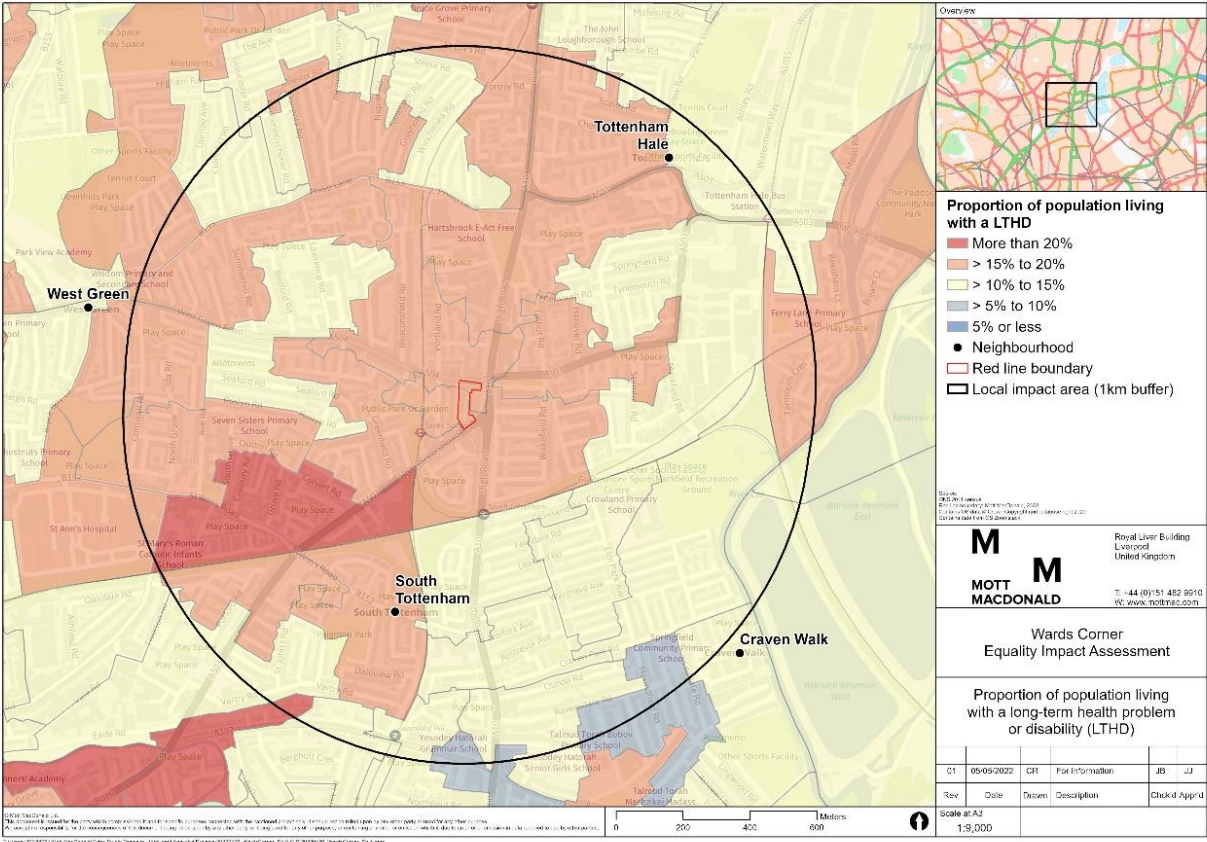
Table 7.6: Population by disability

Location	LTHD	Day to day activities limited a lot	Day to day activities limited a little	Day to day activities not limited
Study Area	15%	8%	7%	85%
Haringey	14%	7%	7%	86%
London	14%	7%	7%	86%
England	18%	8%	9%	82%

Source: 2011 Census, ONS - long-term health problem or disability

Map 7.6 shows that the proportion of the population on the site with a long-term health problem or disability largely ranges between 10% and more than 20%. This is in line with areas immediately surrounding the study area (10% - 20%), however there are pockets within the study area with higher proportions of more than 20% towards the west of the map and lower proportions towards the south of the study area 5%-10%.

Map 7.6: Proportion of the population with a long-term health problem or disability



Source: Ordnance Survey Zoomstack; 2011 Census; Office for National Statistics (2022)

Gender reassignment

There is no robust data for gender variant people in the study area or the UK more widely. However, Stonewall, the LGBT+ charity and campaign group estimate that around 1% of the UK population identify as transgender-around 600,000 people.¹⁷

The 2021 Census will include questions on gender identity which should provide a more accurate picture of the population.¹⁸

Marriage and civil partnership

Table 7.7 shows the population who are married or in a civil partnership in the study area, Haringey, London, and England.

The data provided shows the proportion of single people (48%) in the study area is largely in line with comparative figures of Haringey (50%), but considerably higher than London (44%) and England (35%). The table also shows that the study area has a considerably lower proportion of people who are married or in civil partnerships (33%), compared London (40%), and England (47%) but largely in line with Haringey (33%). All areas have a population in a same-sex civil partnership, separated, divorced, or widowed largely in line with one another.

Table 7.7: Marital and civil partnership status

Location	Single (never married or registered a same sex civil partnership)	Married	In a same-sex civil partnership	Separated	Divorced	Widowed or surviving partner from same sex civil partnership
Study Area	48%	34%	0.5%	5%	8%	4%
Haringey	50%	33%	0.6%	4%	8%	4%
London	44%	40%	0.4%	3%	7%	5%
England	35%	47%	0.2%	3%	9%	7%

Source: 2011 census, ONS

Pregnancy and maternity

The following table shows the General Fertility Rate (GFR) and Total Fertility Rate (TFR) for Haringey, London, and England. No data is available for the study area itself.

Table 7.8:General and total fertility rates

Location	General Fertility Rate	Total Fertility Rate
Study Area	-	-
Haringey	58.6	1.64
London	56.40	1.54
England	55.30	1.59

Source: ONS Live births in England and Wales: birth rates fown to local authority areas, 2020

The TFR for Haringey is 1.64. This is higher than the TFR for London (1.54) and England (1.59). This means that the proportion of births in the Haringey population is higher than the comparative area, suggesting higher rates of pregnancy.

¹⁷ Stonewall (2020), 'The truth about trans'. Available at: <https://www.stonewall.org.uk/truth-about-trans>

Race and ethnicity

The following table provides a breakdown of the population of the study area, Haringey, London, and England by ethnicity.

Table 7.9: Population by race and ethnicity

Race and ethnicity		Study area	Haringey	London	England
White	White British	24 %	35%	45%	80%
	White Irish	2%	3%	2%	2%
	White Gypsy or Irish Traveller	0.2%	0.1%	0.1%	0.1%
	Other White	25%	23%	12%	12%
Mixed/ multiple ethnic groups	White and Black Caribbean	2%	2%	1%	1%
	White and Black African	1%	1%	1%	0.3%
	White and Asian	1%	2%	1%	1%
	Other Mixed	2%	2%	1%	1%
Asian/ Asian British	Indian	2%	2%	7%	3%
	Pakistani	1%	1%	3%	2%
	Bangladeshi	2%	2%	3%	1%
	Chinese	1%	2%	2%	1%
	Other Asian	4%	3%	5%	2%
Black	Black African	12%	9%	7%	2%
	Black Caribbean	10%	7%	4%	1%
	Other Black	3%	3%	2%	1%
Other ethnic groups	Arab	1%	1%	1%	0.4%
	Any other ethnic group	6%	4%	2%	1%
Black, Asian, and Minority Ethnic (ethnic minority)		76%	65%	55%	20%

Source: Office for National Statistics 2011 Census

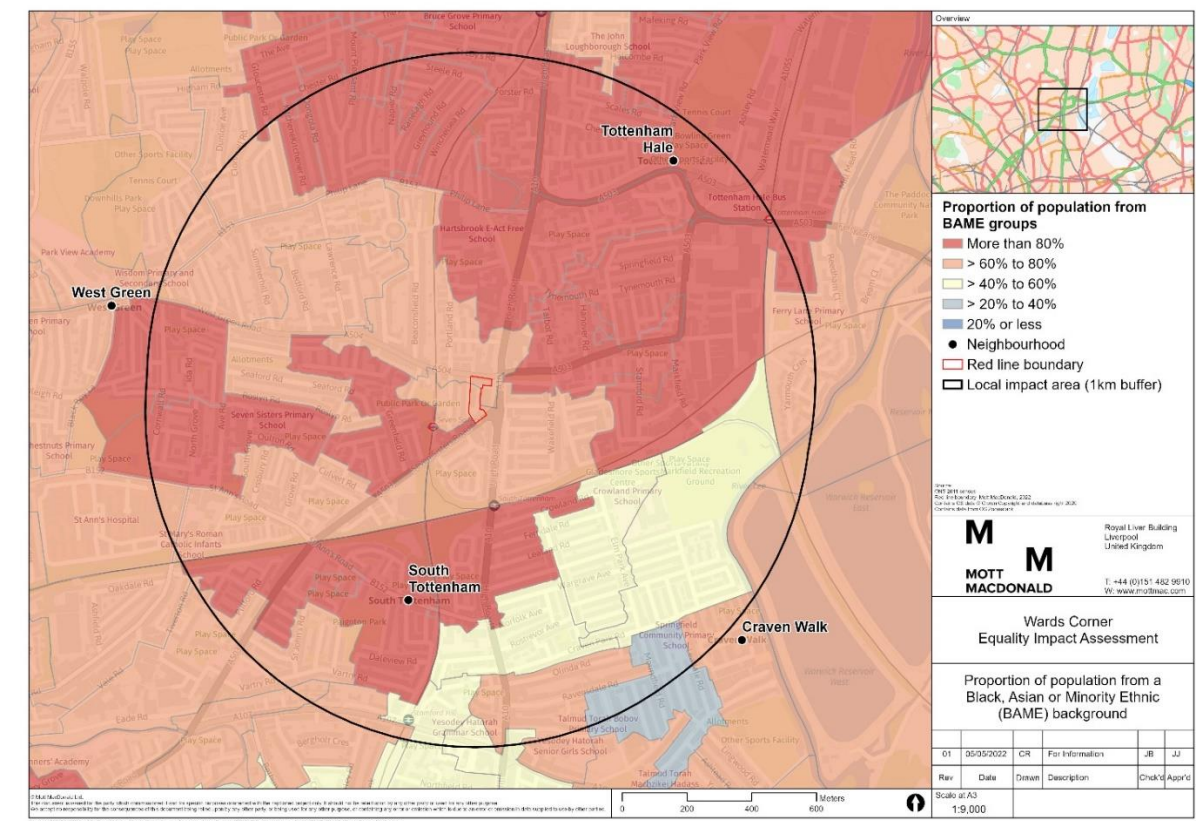
Table 7.9 shows:

- The proportion of the White British population of the study area (24%). This is considerably lower than the comparative population in Haringey (35%), London (45%) and England (80%).
- The proportion of Black African people in the study area is 12%. This is in line with Haringey (9%), but considerably higher when compared with London (7%), and England (2%).
- The Black Caribbean population makes up 10% of the population of the study area. This is in line with Haringey (7%), but considerably higher than the population in London (3%) and England (1%).
- The total ethnic minority population on the study area is 76%. This is considerably higher when compared with Haringey (65%), London (55%) and England (20%).

¹⁸ Office for National Statistics (2021), 'Sex and gender identity question development for Census 2021'. Available at: <https://www.ons.gov.uk/census/censustransformationprogramme/questiondevelopment/sexandgenderidentityquestiondevelopmentforcensus2021>

Map 7.7 shows that the proportion of people in the study area from an ethnic minority background is at least 40%, rising to more than 80% in most areas. This is in line with than the areas immediately adjacent to the study area, which mostly see proportions of people with ethnic minority backgrounds of at least 60%.

Map 7.7: Proportion of people from an ethnic minority background within the site.



Source: Ordnance Survey Zoomstack; Office for National Statistics 2011 Census (2022)

Religion and belief

Table 7.10 provides a religious profile of the study area, compared with the borough of Haringey, London, and England.

Table 7.10: Population by religion and belief

Religion	Study Area	Haringey	London	England
Christian	45%	45%	48%	60%
Buddhist	1%	1%	1%	1%
Hindu	1%	2%	5%	2%
Jewish	10%	3%	2%	1%
Muslim	17%	14%	12%	5%
Sikh	0%	0%	2%	1%
Other religion	0%	1%	1%	0%
No religion	16%	25%	21%	25%
Religion not stated	9%	9%	9%	7%
Minority religion	30%	21%	22%	9%

¹⁹ Source: Office for National Statistics (2020): Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/culturalidentity/sexuality/bulletins/sexualidentityuk/2018>

Source: Office for National Statistics 2011 Census

Table 7.10 shows:

- The Christian population of the study area is 45%. This is largely in line with Haringey (45%) and London (48%), but considerably lower than that of England (60%).
- The Muslim population of the study area is 17%, this is in line with comparative figures for Haringey (14%), but considerably higher than London (12%) and England (5%).
- Those with no religion in the study area 16% of the population. This is lower than the comparative population in Haringey (25%), London (21%) and England (25%).
- Those who belong to a minority religion in the study area make up 30% of the population. This is considerably higher than those who belong to a minority religion in Haringey (21%), London (22%), and England (9%).

Sex

The following table shows the proportion of the population who are male and female in the study area, compared to Haringey, London, and England.

The percentage of men (52%) and women (48%) in the study area is broadly in line with the comparative figures of Haringey (51% & 49%), London (50%) and England (49% & 51%).

Table 7.11: Population by Sex

Sex	Study Area	Haringey	London	England
Male	52%	51%	50%	49%
Female	48%	49%	50%	51%

Source: Office for National Statistics 2019 mid- year population estimate.

Sexual orientation

There is no data available on this protected characteristic for the study area. However, emerging experimental statistics relating to sexual identity are available nationally and at a regional level.

In 2018 estimates from the Annual Population Survey (APS)¹⁹ showed that the proportion of the UK population aged 16 and over identifying as heterosexual or straight decreased from 95.3% in 2014 to 94.6% in 2018. The proportion identifying as lesbian, gay, or bisexual (LGB) increased from 1.6% in 2014 to 2.2% in 2018. This comprised of:

- 1.4% identifying as gay or lesbian
- 0.9% identifying as bisexual
- A further 0.6% of the population identified themselves as “Other”, which means that they did not consider themselves to fit into the heterosexual or straight, bisexual, gay or lesbian categories.
- A further 2.5% refused or did not know how to identify themselves.

Deprivation

The index of Multiple Deprivation (IMD) brings together data covering seven different aspects or ‘domains’ of deprivation into a weighted overall index for each Lower-layer Super Output Area (LSOA) in England.²⁰²¹ The scores are then used to rank the LSOAs nationally and to calculate an IMD score for each local authority area. These are then divided into deciles or quintiles, with 1 being the most deprived 20% of LSOAs, and 5 the least deprived 20% of LSOAs (in the case of quintiles).

The following table shows the proportion of the population of the study area who live in each deprivation quintile. The study area falls within an area of high deprivation, where 57% of the population lives within the second most deprived quintile. This is considerably higher the comparative population for Haringey (36%), London (32%) and England (21%).

Table 7.12: Population by deprivation

Location	Most deprived quintile (%)	Second most deprived quintile (%)	Third most deprived quintile (%)	Fourth most deprived quintile (%)	Least deprived quintile (%)
Study Area	43%	57%	0.2%	0%	0%
Haringey	34%	36%	18%	9%	3%
London	16%	32%	23%	17%	12%
England	20%	21%	20%	20%	19%

Source: ONS 2020 mid-year population estimates and MHCLG 2019 Indices of Multiple Deprivation

A.3 Businesses

There are a number of commercial units located on the study area. These businesses include two supermarkets; a newsagent; two off-license; beauty supply store; a takeaway shop; a coffee shop; and a photocopy shop.

These may be affected by the redevelopment plans for the study area, which could have equality impacts on owners and employees, and potentially local residents.

Map 7.8 maps and labels the businesses located within the study area boundary.

Map 7.8: List of businesses within the study area



Source: Ordnance Survey Zoomstack; Office for National Statistics (2022)

²⁰ The domains used in calculating the index are: Income; Employment; Education, Skills and Training; Health Deprivation and Disability; Crime; Barriers to Housing and Services; and Living Environment.

²¹ LSOAs are a geographical unit which has an average of 1,500 residents and 650 households. They were developed following the 2001 census, through the aggregation of smaller census output areas, to create areas with a reasonably compact shape and which were socially similar (assessed through housing type). (<https://data.gov.uk/dataset/c481f2d3-91fc-4767-ae10-2efdf6d58996/lower-layer-super-output-areas-lsoas>)

B. Analysis of existing evidence

This appendix sets out the finding of the desk-based review process, providing a literature review of the potential effects of the scheme on people with protected characteristics. All potential risks and opportunities typically associated with a scheme of Wards Corner nature have been considered.

Section A.1 discusses the potential effects on residents and community resources associated with rehousing. Section A.2 provides an overview of the potential effects of renewal on businesses and section A.3 sets out the community effects of site renewal. All are segmented into key thematic areas and summarised in the risks and opportunities assessment in Chapter 3.

B.1 Impact on residents

B.1.1 Loss of social cohesion and access to community resources

The renewal process can involve temporary or permanent resettlement of residents and demolition of housing and community resources. This could lead to the risk of loss of social cohesion and temporary or permanent access to this amenity provision. In particular, it can increase residents’ distances from facilities or places of social connection located on or in close proximity to their neighbourhood. This can impact on all parts of the community, but can have a disproportionately negative effect on **children, older people, disabled people, people who are pregnant, people from ethnic minority backgrounds** and **people from minority faith groups**.

Children

The instability caused by involuntary relocation has the potential to be particularly disruptive to children. Such disruption can be attributed to stress and anxiety relating to changing schools and the need to adapt to new routines, staff, facilities and peers. It is generally accepted that children develop better in stable environments with a degree of routine; sudden and dramatic disruptions can be both stressful and affect feelings of security.²²

Evidence outlined by the Centre for Social Justice has indicated that where residential moves are accompanied by school moves for older children, the impact can be severe. It suggests that school moves can disrupt learning and are associated with a weaker educational performance within secondary school, particularly for children from disadvantaged backgrounds.²³ Only 27 per cent of students who move secondary schools three times or more achieve five A* to C grade GCSEs, compared to the national average of 60 per cent.²⁴ Research from the Centre for Social Justice also found that two or more school moves before the age of twelve can lead to behavioural problems later in childhood.²⁵

Children with autism spectrum conditions may also find new routines, expectations, and social relationships of a new school environment to be especially challenging, which can have further negative effects on educational attainment and wellbeing.²⁶

²² Sandstrom, H and Huerta, S (2013) ‘*The Negative Effects of Instability on Child Development*’ Available at: <https://www.urban.org/sites/default/files/publication/32706/412899-The-Negative-Effects-of-Instability-on-Child-Development-A-Research-Synthesis.PDF>

²³ The Centre for Social Justice (2016) ‘*Home Improvements, a social justice approach to housing policy*’. Available at: <https://www.centreforsocialjustice.org.uk/core/wp-content/uploads/2016/08/Home-Improvements-full-report.pdf>

²⁴ The Centre for Social Justice (2016): ‘Home Improvements, a social justice approach to housing policy’.

²⁵ The Centre for Social Justice (2016) ‘*Home Improvements, a social justice approach to housing policy*’. Available at: <https://www.centreforsocialjustice.org.uk/core/wp-content/uploads/2016/08/Home-Improvements-full-report.pdf>

²⁶ University of Manchester (undated) ‘*The impact of primary-secondary school transition for children with autism spectrum conditions: a longitudinal, mixed-methods study*’. Available at: <http://documents.manchester.ac.uk/display.aspx?DocID=20008%20>

²⁷ Yeung, J., Wearing, S., & Hills, A. P. (2008). *Child transport practices and perceived barriers in active commuting to school. Transportation Research Part A: Policy and Practice*, 42(6), 895-900.

²⁸ Joseph Rowntree Foundation (2016) ‘*Falling short: the experience of families living below the minimum income standard*’. Available at: <https://www.jrf.org.uk/report/falling-short-experiences-families-below-minimum-income-standard>

²⁹ Morris, T, Manley D, Northstone, K, Sabel, C, (2017): ‘*How do moving and other major life events impact mental health? A longitudinal analysis of UK children*’

Relocation can often mean a longer journey travelling to school, which can result in negative effects on health and well-being due to increased time spent inactive. Research has found that the travel distance to school influences the transportation mode choice of children, and longer distances can result in a change from active transportation such as cycling or walking, to sedentary transportation, such as vehicular transport.²⁷

Children from low-income families may be particularly impacted by relocation due to loss of local informal childcare support. A study from the Joseph Rowntree Foundation showed that informal childcare support from grandparents was one important factor in enabling parents to work, generating income and preventing families from going without daily necessities.²⁸

Relocation can also have negative mental health effects on children and adolescents for a number of reasons, including: weakened social ties, disturbed social networks, household disruption, social isolation and a reduction in parent-child interactions.²⁹

Loss of relationships with peers and adults can cause anxiety and hinder both social development and educational attainment.³⁰ Children at key stage two experience an average of a twelve per cent drop in Maths and English attainment within a year of a changing schools.³¹

The loss of facilities where children can socialise, and play could be particularly detrimental to children living in the local area. Demolition and resource relocation could adversely affect access to child social networks. Evidence suggests that early years provision plays an important role in a child’s development and that free play in early childhood is a vital experience thorough which child learn social, conceptual and creative skills, as well as increasing their knowledge and understanding of the world.³²

Children who are living in temporary accommodation can experience worsened health impacts from home relocation. In the third quarter of 2019, 71% of households assessed by local authorities in England as homeless had dependent children, and half of all homeless people living in temporary accommodation are children.³³ Parents of children living in temporary accommodation have reported health impacts of their living situation, including emotional instability, feeling ill, and feeling unhappy, anxious, or depressed.³⁴ 80% reported negative impacts on their children’s mental and emotional health due to the poor condition of accommodation, moving away from friends and family, and stress over not being able to complete schoolwork due to a lack of space. 50% of parents in the same Shelter study reported a negative impact on their children’s physical health, reporting an increase in respiratory problems, the physical impacts of sleep deprivation, and weight loss.³⁵

Older people

The loss of long-standing community links risks creating feelings of isolation, particularly amongst older people. Age UK research indicates that physical isolation, a lack of social resources and a removal of familiarity can all contribute to feelings of isolation and loneliness amongst older people.³⁶ Age UK research indicates that physical isolation, a lack of social resources and a removal of familiarity can all contribute to feelings of isolation and loneliness amongst older people.³⁷ This in turn can lead to negative health outcomes such as poorer mental health, a higher likelihood of developing certain health conditions (e.g. obesity and alcoholism) and a greater risk of hospitalisation.³⁸ Loneliness increases the likelihood of mortality by 26 per cent among

³⁰ Adam, Emma K., and P. Lindsay Chase-Lansdale. (2002): ‘Home Sweet Home(s): Parental Separations, Residential Moves, and Adjustment in Low-Income Adolescent Girls.’ *Developmental Psychology*’ 8(1) :792–80

³¹ RSA. (2013): ‘Falling between the cracks; Exploring in-year admissions in schools in England’

³² Nation Children’s Bureau (2007): ‘Free Play in Early Childhood’

³³ Shelter (2020) ‘*Homeless and Forgotten: Surviving lockdown in temporary accommodation*’. Available at: https://england.shelter.org.uk/_data/assets/pdf_file/0004/2036803/TA_report_FINAL_PDF.pdf

³⁴ Shelter (2004): ‘Sick and tired: the impact of temporary accommodation on the health of homeless families’ Available at: https://england.shelter.org.uk/_data/assets/pdf_file/0009/48465/Research_report_Sick_and_Tired_Dec_2004.pdf

³⁵ Shelter (2020) ‘*Homeless and Forgotten: Surviving lockdown in temporary accommodation*’. Available at: https://england.shelter.org.uk/_data/assets/pdf_file/0004/2036803/TA_report_FINAL_PDF.pdf

³⁶ Age UK (2015) ‘*Evidence Review: Loneliness in Later Life*’. Available at: https://www.ageuk.org.uk/globalassets/age-scotland/documents/reports-and-publications/reports-and-briefings/health--wellbeing/rb_june15_lonelines_in_later_life_evidence_review.pdf

³⁷ Age UK (2015) ‘*Evidence Review: Loneliness in Later Life*’. Available at: https://www.ageuk.org.uk/globalassets/age-scotland/documents/reports-and-publications/reports-and-briefings/health--wellbeing/rb_june15_lonelines_in_later_life_evidence_review.pdf

³⁸ IoTUK (2017): ‘*Social Isolation and Loneliness in the UK*’ Available at: <https://iotuk.org.uk/social-isolation-and-loneliness-report/>

those over the age of 65 and raises the risk of developing conditions, such as high blood pressure, heart disease and stroke.³⁹ The link between older people and the likelihood of experiencing feelings of isolation and loneliness indicates that this group may be disproportionately negatively impacted by relocation. This can equally be the case for older people remaining in or very close to an area being redeveloped.⁴⁰

As demolition proceeds, local amenities and services (such as shops, community centres and health facilities) may decide to close. Some community resources may be included in the demolition process. The loss of these resources can have a disproportionately negative effect on older people remaining in the neighbouring areas, who may find it more challenging to travel to new services outside of their neighbourhood.⁴¹ Furthermore, for local businesses, the loss of their traditional customer base following the relocation of residents can force closures, further reducing the choice of services available to people in the community, with older people among the most likely to be affected. Research from Age UK found that reduced access to community facilities can, have serious negative effects on mental health and wellbeing, and increase rates of cardiovascular disease in older people.⁴²

The impact of the COVID- 19 pandemic has already had an impact on feelings of social isolation amongst older people. In the UK, from March 2020, almost nine million people over the age of 70 were advised by the Government to ‘strictly adhere’ to social distancing rules, only leaving their home for essential purposes. Restrictions have increased social isolation and feelings of loneliness for older people.⁴³

Disabled people

Relocation has the potential to cause stress, anxiety and uncertainty for disabled people. Changes, both minor and major, to some disabled people’s routines and surroundings may adversely affect feelings of security and comfort. For example, research shows that people on the autism spectrum, tend to prefer set routines (such as traveling via the same routes) and rigid structures (such as preferences to room layouts or objects) as they can help to bring order to their daily life so that they know what is going to happen and when.⁴⁴ Similarly, for those suffering from dementia or Alzheimer’s learning about and interpreting new environments can be difficult, and relocation can create feelings of dissonance, confusion and discomfort.⁴⁵

The loss of community links may also have a disproportionate impact on disabled people. Findings from the Jo Cox Commission on loneliness found that over half of disabled people say they are lonely, with around one in four feeling lonely every day.⁴⁶ The report also states that forming and maintaining social connections can be a challenge for people with a range of disabilities, including those with sensory impairments, learning disabilities, autism, physical and mobility impairments, mental health conditions, dementia, head and brain injury, neurological conditions, cancer and HIV. As disabled people can experience more barriers to forming social connections the loss of existing local social connections through residential displacement or loss of social resources could lead to disabled people experiencing further loneliness and isolation.

Relocation can also create stress, anxiety and uncertainty for people with disabilities regarding the accessibility of their new home. A report published by the EHRC identifies that across all housing tenures, there is a severe

³⁹ Age UK (2015): ‘Campaign to end loneliness: threat to health’.

⁴⁰ Age UK (2015): ‘Loneliness and Isolation evidence review’

⁴¹ A. Power (2008) ‘Does demolition or refurbishment of old and inefficient homes help to increase our environmental, social and economic viability’. Available at: <https://www.sciencedirect.com/science/article/pii/S0301421508004709>

⁴² Age UK (2015): ‘Campaign to end loneliness’; ‘Threat to health’

⁴³ Wu, Bei (2020): ‘Social isolation and loneliness among older adults in the context of COVID-19: a global challenge’. Available at: <https://ghrp.biomedcentral.com/articles/10.1186/s41256-020-00154-3>

⁴⁴ National Autistic Society (2016) ‘‘Obsessions, repetitive behaviour and routines’’. Factsheet. Available at: <https://www.autism.org.uk/about/behaviour/obsessions-repetitive-routines.aspx>

⁴⁵ Son, G. R., Therrien, B., & Whall, A. (2002). ‘Implicit memory and familiarity among elders with dementia’. *Journal of Nursing Scholarship*, 34(3), 263-267. Available at: <https://lemosandcrane.co.uk/resources/Journal%20of%20Nursing%20Scholarship%20-%20Implicit%20Memory%20and%20Familiarity%20Among%20Elders%20with%20Dementia.pdf>

⁴⁶ Sense for the Jo Cox Commission on loneliness (2017) ‘Someone cares if I’m not there’. Available at: <https://www.sense.org.uk/support-us/campaign/loneliness/>

⁴⁷ DCLG (2015). ‘English Housing Survey: Adaptations and Accessibility Report’ Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/539541/Adaptations_and_Accessibility_Report.pdf

⁴⁸ Leonard Cheshire Disability (2014): ‘The hidden housing crisis’ Available at: <https://www.leonardcheshire.org/sites/default/files/Hidden%20Housing%20Crisis%20July%202014.pdf>

shortage of accessible housing. For example, one in three disabled people living in private rented properties live in unsuitable accommodation. This figure is one in five for disabled people living in social housing, and one in seven for disabled people who own their own home. Overall, in England, only 7% of homes offer the basic four accessibility features to make a home fully accessible (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space, and a toilet at entrance level).⁴⁷ This suggest that disabled people are more likely to be concerned about the accessibility of their new home compared to other residents. Additionally, a report by Leonard Cheshire Disability highlights that only 4% of those with mobility impairments who have looked for accessible homes said they were easy to find. In addition, they also found that some disabled people have also experienced difficulties in terms of local authorities being reluctant to fund adaptations that would allow them to live independently.⁴⁸

The disruption of social networks caused by relocation may also cause negative health outcomes for people with mental health problems and autism, many of whom depend on social networks to maintain their standard of living⁴⁹. People with mental health problems may be disproportionately impacted by stress and anxiety, especially if relocation is unexpected or accompanied by financial stress⁵⁰. Research from Wilding (2017) found that increased rates of mental ill health are associated with involuntary residential relocation.⁵¹

The impact of the COVID- 19 pandemic and restrictions throughout 2020 have also had a negative impact on feelings of social isolation amongst disabled people. In May 2020 the Office for National Statistics found that nearly two thirds of disabled people said that COVID-19 concerns were affecting their wellbeing, compared with half of non-disabled people. One of the main reasons cited was feelings of loneliness or isolation.⁵²

ethnic minority and/or minority faith groups

ethnic minority and minority faith communities are also likely to experience adverse effects as a result of relocation. It has been identified that these groups may be more reliant on social networks, faith and cultural facilities. They are likely to have concerns over loss of social networks and facilities, as well as fears of isolation, harassment or language barriers in new locations.⁵³ ethnic minority communities also tend to experience greater difficulty in accessing health care when compared to other sections of the population, and rehousing may exacerbate the issue.⁵⁴

Pregnancy and maternity

Evidence has suggested that women who move home while pregnant tend to experience an increase in stress and depression levels above and beyond that of women who move home when not pregnant.⁵⁵ Evidence also suggests that the stress and physical exercise involved with relocation can slightly increase the risk of miscarriage, preterm delivery, small for gestational age new-borns, low birthweight, preeclampsia / gestational hypertension and can exacerbate deep vein thrombosis which pregnant women are more at risk of.⁵⁶

Relocation can result in adverse health effects on those who are pregnant. A 2015 survey carried out by the Care Quality Commission assessed the impact that having the same midwife had on pregnant women. The

⁴⁹ National Autism Society. (2017): ‘Moving house’ URL: <https://www.autism.org.uk/movinghouse> 56

⁵⁰ Wilding et al., (2018): ‘Place and preference effects on the association between mental health and internal migration within Great Britain’ *Health and Place*. 52(1), pp 180-187

⁵¹ Wilding et al., (2018): ‘Place and preference effects on the association between mental health and internal migration within Great Britain’ *Health and Place*. 52(1), pp 180-187

⁵² ONS (2020): ‘Coronavirus and the social impacts on disabled people in Great Britain: May 2020’. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/disability/articles/coronavirusandthesocialimpactsondisabledpeopleingreatbritain/may2020>

⁵³ Joseph Rowntree Foundation (2007) ‘Demolition, Relocation and affordable rehousing: Lessons from the housing market renewal pathfinders’. Available at: <https://www.jrf.org.uk/report/addressing-housing-affordability-clearance-and-relocation-issues-housing-market-renewal>

⁵⁴ BME Health Forum (2010) ‘Good Access in Practice: Promoting community development in the delivery of healthcare’. Available at: http://bmehf.org.uk/files/9013/6536/5135/Good_Access_in_Practice_final.pdf

⁵⁵ Tunstall, H., Pickett, K. and Johnsen, S. (2010): ‘Residential mobility in the UK during pregnancy and infancy: Are pregnant women, new mothers and infants ‘unhealthy migrants’?’

⁵⁶ NHS (2016): ‘Deep vein thrombosis’; Royal College of Physicians and Faculty of Occupational Medicine (date unknown): ‘Advising women with a healthy, uncomplicated, singleton pregnancy on: heavy lifting and the risk of miscarriage, preterm delivery and small for gestational age’

results showed that women who had the same midwife throughout pregnancy had more positive midwifery experiences than those who did not. The most negative experiences occurred with those who wanted to see the same midwife but were unable to.⁵⁷ Should relocation result in the need to make changes to preestablished antenatal services and relationships, this could negatively impact pregnant individuals.

B.1.2 Financial implications of relocation

B.1.2.1 Difficulty accessing finance (e.g. costs associated with relocation)

The need for residents to resettle can lead to an increase in their financial outgoings due to costs associated with moving and obtaining new housing. Rehousing costs could include removal services, the need to adapt a new home or buy new furniture. Access to the required finance to meet relocation and furnishing costs may be most limited for those at most risk of financial exclusion, who experience difficulty trying to access appropriate and mainstream financial services, such as bank accounts and loans.

Financial exclusion arises when an individual faces difficulty when trying to access appropriate and mainstream financial services. In the UK, certain groups are particularly vulnerable to financial exclusion. These include **young people** not in employment, **lone parents**, **Ethnic minority groups** and **older people**.⁵⁸

Ethnic minority groups

Low income ethnic minority households often have limited experience of institutional loan finance.⁵⁹ They may also be less able to access commercial loans due to poor credit-ratings or their location in 'high risk' postcodes. Furthermore, people from a ethnic minority background are also more likely to live in low income households compared to those who are White British or from Other White Ethnic groups.⁶⁰

Deprivation

Financial exclusion is also geographically focussed. It is often the case that large numbers of financially excluded individuals live in areas where there are high levels of **deprivation**. Research suggests that approximately 35% of people living in deprived areas do not have a bank account, and that 68% of financially disengaged people live in the top 10% most financially excluded postcodes.⁶¹

B.1.2.2 Affordable housing

The need for residents to relocate can cause difficulty in accessing affordable housing. As above, access to the required finance to obtain new housing may be most limited for those at risk of financial exclusion, who experience difficulty trying to access appropriate and mainstream financial services, such as bank accounts, loans and mortgages. This is also exacerbated by the increasing unaffordability of homeownership for many people in England and Wales over the past decade.⁶² Only 51% of households in London own their homes, and housing in the London Borough of Haringey has become considerably less affordable in the last five years.⁶³

Young people

Rates of homeownership have fallen significantly for young people over the last 20 years due to the increasing unaffordability of housing in the country. Increases in property prices relative to incomes have made it more difficult to save for a deposit or access a mortgage, whilst a lack of social housing investment has made it more difficult to access affordable rented properties.⁶⁴

Women

Women are disproportionately represented among lone parent households. Around 90% of single parents are women, and have the highest poverty rate amongst working- age adults, with 43% living in poverty (rising to 51% in London)⁶⁵ This makes the risk of financial exclusion higher as women who are single parents are more likely to spend a higher portion of their income on housing costs. This can increase the risk of homelessness, with single mother families accounting for one quarter of all homeless households in London in 2019.⁶⁶

Disabled people

Disabled people may be impacted by the availability of affordable homes when moving to new areas, as they are more likely to live in poverty.⁶⁷ Indeed, rising numbers of disabled people are becoming homeless - up 53% in 2019 alone.⁶⁸

Disabled people are less likely to be able to own their own home and are more likely to rent social housing than their non-disabled peers.⁶⁹ Whilst some Shared Ownership homes are specifically designed to be accessible for disabled people, only 1.1% of households who purchased a shared ownership home in London in 2017/18 included a disabled household member, likely due to the cost. Indeed, 36% of Londoners who live in families where someone is disabled live in poverty, after housing costs are paid.⁷⁰

People with a disability who live in social housing could experience particularly acute effects. The 'removal of the spare room subsidy' or 'bedroom tax' in 2013 has had a disproportionate impact on disabled people in social housing; two thirds of those affected have a disability. Research shows that disabled people have found it difficult to take up proposed mitigation measures, such as taking up work, working longer hours or downsizing, and thus have had their income reduced by £12 to £22 per week, depending on the number of spare bedrooms. These changes have resulted in increased poverty and adverse effects on health, well-being and social relationships of disabled residents in social housing.⁷¹

Ethnic minority groups

ethnic minority households may also be affected by the availability of affordable housing when relocating to new areas. It was reported in 2017 that rents are less affordable for most Ethnic minority groups when compared to White British households.⁷² Two-fifths of people from a ethnic minority background live in low-income households.⁷³ 42% of ethnic minority or mixed ethnicity households living in the private rented sector

⁵⁷ Care Quality Commission (2015): '2015 survey of women's experiences of maternity care'. Available at: https://www.cqc.org.uk/sites/default/files/20151215b_mat15_statistical_release.pdf

⁵⁸ Joseph Rowntree Foundation (2008): 'Financial inclusion in the UK: Review of policy and practice'. Available at: <https://www.jrf.org.uk/sites/default/files/jrf/migrated/files/2234.pdf>

⁵⁹ House of Commons Communities and Local Government Committee (2011) 'Regeneration Sixth Report of Session 2010–12'. Available at: <https://publications.parliament.uk/pa/cm201012/cmselect/cmcomloc/1014/1014.pdf>

⁶⁰ Department for Work and Pensions (2015) 'Low income'

⁶¹ Resolution Foundation (2007): 'In brief: Financial exclusion'.

⁶² Office for National Statistics (2018): 'Housing affordability in England and Wales- 2018'. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2018>

⁶³ Mayor of London (2020): 'Housing in London- 2020'. Available at: <https://data.london.gov.uk/dataset/housing-london>; Office for National Statistics (2019): 'Housing affordability in England and Wales- 2019'. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2019>

⁶⁴ Institute for Fiscal Studies, 2018. 'Barriers to homeownership for young adults'. Available at: <https://www.ifs.org.uk/publications/13475>

⁶⁵ Gingerbread (2019). 'Single parents- facts and figures'. Available at: <https://www.gingerbread.org.uk/what-we-do/media-centre/single-parents-facts-figures/> ; Gingerbread (2020). 'Living standards and poverty'. Available at: <https://www.gingerbread.org.uk/policy-campaigns/living-standards-and-poverty/>

⁶⁶ Mayor of London (2020): 'Housing in London- 2020'. Available at: <https://data.london.gov.uk/dataset/housing-london>

⁶⁷ Joseph Rowntree Foundation (2019): 'Poverty rates in families with a disabled person'. Available at: <https://www.jrf.org.uk/data/poverty-rates-families-disabled-person>

⁶⁸ The Independent (2019). 'Homelessness amongst ill and disabled people rises 53% in a year, figures show'. Available at: <https://www.independent.co.uk/news/uk/home-news/homeless-disabled-ill-rough-sleeping-housing-crisis-a9251756.html>

⁶⁹ Office for National Statistics (2019): 'Disability and housing, UK- 2019'. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/disability/bulletins/disabilityandhousinguk/2019>

⁷⁰ Mayor of London (2020) 'Intermediate housing: Equality Impact Assessment'. Available at: https://www.london.gov.uk/sites/default/files/intermediate_housing_-_equality_impact_assessment_for_part_1_consultation_response_report.pdf

⁷¹ Moffatt, S., Lawson, S., Patterson, R., Holding, E., Dennison, A., Sowden, S., & Brown, J. (2015). A qualitative study of the impact of the UK 'bedroom tax'. *Journal of Public Health*, 38(2), 197-205.

⁷² Shelter (2017) 'ethnic minority homelessness matters and is disproportionately rising – time for the government to act'. Available at: <http://blog.shelter.org.uk/2017/10/ethnic-minority-homelessness-matters-and-is-disproportionately-rising-time-for-the-government-to-act/>

⁷³ The Poverty Site (2017). See: <http://www.poverty.org.uk/06/index.html>

earn below £30,000, making intermediate housing (such as Shared Ownership and Shared Equity buying schemes) less affordable.⁷⁴

Older people

For older people, research suggests that they (particularly those who have paid off a previous mortgage or those with no recent experience of moving home) are more reluctant to move.⁷⁵ Older people often lack the same financial means and income flexibility that afford people from younger age groups and those in full time employment the widest range of home ownership options. Relocation may also require older people who have savings and investments to use them in order to secure a new home, affecting their financial independence and stability.

When relocating, a lack of affordable and/or quality housing is more likely to adversely affect older people (and particularly pensioners) who have lower average incomes than working-age people and are therefore less likely to be able to secure additional sources of income to buy a new property.⁷⁶ Research by the Joseph Rowntree Foundation found that older people often lack the same financial means and income flexibility compared to other age groups, especially younger people and those in employment.⁷⁷ A lack of financial means can limit the range of ownership options, including intermediate options such as Shared Ownership, available to older people and relocation may cause older people to use savings and investments in order to secure a new home. This can potentially affect their long-term financial independence and stability.⁷⁸ Research from the Council of Mortgage Lending shows that older people only account for one per cent of all mortgage lending, which further indicates that they may experience difficulties in accessing finance to facilitate relocation.⁷⁹

Older people are also experiencing homelessness at increasing rates, with a 39% increase in the number of over 60s seeking help between 2013 and 2018.⁸⁰

B.1.3 Issues accessing appropriate and accessible housing

As renewal processes often involve the rehousing of many residents, issues may arise regarding sourcing suitable housing that meets the needs of the following groups:

Children

Families with children may also find it difficult to find housing that can accommodate their needs. A 2016 report highlighted that 3.6 million children in England are thought to be affected by poor housing, and a higher proportion of children live in overcrowded conditions than any other age group.⁸¹ Children who live in overcrowded accommodation have an increased risk of developing respiratory conditions, infections and psychological problems.⁸² It can also increase their risk of injury, for example, bed sharing, which is more likely to occur in overcrowded houses, has been identified as a factor contributing to Sudden Infant Death Syndrome (SIDS). Sleep disturbance is also more common amongst children in overcrowded households. Overall,

overcrowded conditions present a potential source of stress and can negatively impact a child's emotional and physical health in the long term.⁸³

Disabled people

Disabled people (particularly those with mobility impairments) often experience difficulties trying to find a suitable, accessible home. A report by Leonard Cheshire Disability highlights that only 4% of those with mobility impairments who have looked for accessible homes said they were easy to find. In addition, they also found that some disabled people have also experienced difficulties in terms of local authorities being reluctant to fund adaptations that would allow them to live independently.⁸⁴

A report published by the Equality and Human Rights Commission has further highlighted some of the existing issues in terms of housing for disabled people. The report states that across all housing tenures, there is a severe shortage of accessible housing. For example, one in three disabled people living in private rented properties live in unsuitable accommodation. This figure is one in five for disabled people living in social housing, and one in seven for disabled people who own their own home. Overall, in England, only 7% of homes offer the basic four accessibility features to make a home fully accessible (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space, and a toilet at entrance level).⁸⁵ One conclusion of the report was that are too many gaps in data held by local authorities. For example, 65% of local authorities do not know whether its social or affordable rented housing stock is accessible.⁸⁶

Ethnic minority

Research by the Runnymede Trust highlighted that people from all Ethnic minority groups are more likely to live in overcrowded housing when compared to the White British population. For example, around 40% of Black African and 36% of Bangladeshi people in the UK live in overcrowded housing.⁸⁷

Additionally, evidence from the Runnymede Trust suggests that ethnic minority communities are more likely to experience homelessness than their white counterparts.⁸⁸ Therefore, it is possible that ethnic minority households could experience difficulties in finding suitable housing that accommodates their needs.

Black people are four times less likely than white people to have access to a garden, or other form of outdoor space at home.⁸⁹ Furthermore, 21% of households in London have no access to outdoor space at home. Having access to outdoor space is linked with emotional wellbeing and stress reduction and is explored further in section C.3.3 below.

Older people

Older people are also more likely to need specialist housing which meets their needs. Evidence estimates that the potential national demand for specialist retirement housing, which cannot be met from existing stock.⁹⁰ As such, it is likely to be more difficult for older people to relocate to appropriate housing. Health effects, such as increases in respiratory disease, have been associated with poor housing and could arise as a consequence of the need to relocate to a less well-suited property. Older people have a higher rate of health conditions such as

⁷⁴ Mayor of London (2020) 'Intermediate housing: Equality Impact Assessment'. Available at: https://www.london.gov.uk/sites/default/files/intermediate_housing_-_equality_impact_assessment_for_part_1_consultation_response_report.pdf

⁷⁵ Joseph Rowntree Foundation (2007) 'Demolition, Relocation and affordable rehousing: Lessons from the housing market renewal pathfinders'. Available at: <https://www.jrf.org.uk/report/addressing-housing-affordability-clearance-and-relocation-issues-housing-market-renewal>

⁷⁶ Council of Mortgage Lending. (2015): 'Pension tension: the challenges for older borrowers'

⁷⁷ Joseph Rowntree Foundation. (2007): 'Demolition, Relocation and affordable rehousing: Lessons from the housing market renewal pathfinders.'

⁷⁸ Joseph Rowntree Foundation. (2007): 'Demolition, Relocation and affordable rehousing: Lessons from the housing market renewal pathfinders'

⁷⁹ Council of Mortgage Lending. (2015): 'Pension tension: the challenges for older borrowers'

⁸⁰ Shelter (2018): 'Highest number of older people homeless in a decade'. Available at: https://england.shelter.org.uk/media/press_release/highest_number_of_older_people_homeless_in_a_decade

⁸¹ National Children's Bureau (2016): 'Housing and the health of young children: Policy and evidence briefing for the VCSE sector'. Available at: <https://www.ncb.org.uk/sites/default/files/field/attachment/Housing%20and%20the%20Health%20of%20Young%20Children.pdf>

⁸² House of Commons Communities and Local Government Committee (2011) 'Regeneration Sixth Report of Session 2010–12'. Available at: <https://publications.parliament.uk/pa/cm201012/cmselect/cmcomloc/1014/1014.pdf>

⁸³ National Children's Bureau (2016): 'Housing and the health of young children: Policy and evidence briefing for the VCSE sector'. Available at: <https://www.ncb.org.uk/sites/default/files/field/attachment/Housing%20and%20the%20Health%20of%20Young%20Children.pdf>

⁸⁴ Leonard Cheshire Disability (2014): 'The hidden housing crisis' Available at: <https://www.leonardcheshire.org/sites/default/files/Hidden%20Housing%20Crisis%20July%2014.pdf>

⁸⁵ DCLG (2015). 'English Housing Survey: Adaptations and Accessibility Report' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/539541/Adaptations_and_Accessibility_Report.pdf

⁸⁶ Equality and Human Rights Commission (2018): 'Housing and disabled people: Britain's hidden crisis'. Available at: <https://www.equalityhumanrights.com/sites/default/files/housing-and-disabled-people-britains-hidden-crisis-main-report.pdf>

⁸⁷ Runnymede Trust (2016) 'Ethnic Inequalities in London: Capital For All'. Available at: <https://www.runnymedetrust.org/uploads/images/London%20Inequality%20report%20v3.pdf>

⁸⁸ Runnymede Trust (2014) 'Black and Asian Britons more likely to be homeless or live in overcrowded houses'. <https://www.runnymedetrust.org/news/558/272/Black-and-Asian-Britons-more-likely-to-be-homeless-or-live-in-overcrowded-homes.html>

⁸⁹ Office for National Statistics (2020). 'One in eight British households has no garden'. Available at: [https://www.ons.gov.uk/economy/environmentalaccounts/articles/oneineightbritishhouseholdshasnogarden/2020-05-14#:~:text=One%20in%20eight%20households%20\(12.Survey%20\(OS\)%20map%20data.&text=This%20is%20according%20to%20survey%20data%20from%20Natural%20England.](https://www.ons.gov.uk/economy/environmentalaccounts/articles/oneineightbritishhouseholdshasnogarden/2020-05-14#:~:text=One%20in%20eight%20households%20(12.Survey%20(OS)%20map%20data.&text=This%20is%20according%20to%20survey%20data%20from%20Natural%20England.)

⁹⁰ Housing Age UK (2014): 'Housing in later life'

respiratory disease, compared to the general population. This makes such effects more likely to arise amongst this group.⁹¹

B.1.4 Health effects

Relocation can have a negative impact on an individual's mental health and well-being, as measured by the SF-12 Mental Health Composite Score⁹² and Warwick-Edinburgh Mental Wellbeing Scale test.⁹³ These tests have shown that relocation can create increased levels of depression and anxiety.⁹⁴ The associated impacts have been found to be more severe when there is a lack or perceived lack of control over the decision.⁹⁵ This stress has been attributed to the anticipation of disruption, extra costs for residents and undermining of community stability and support networks.

The effects of relocation on the mental health and wellbeing of temporary accommodation tenants is likely to be heightened, as they are more likely to be going through difficult periods of their lives, dealing with greater levels of uncertainty, and having to relocate more frequently.

Children, young people, older people and disabled people

Relocation can create a great deal of stress and anxiety amongst **children** and **young people** due to the need to adapt to new routines, facilities and surroundings.⁹⁶ Families in temporary accommodation are more likely to be lone parent families, and for children and young people in that situation, the effects of relocation are likely to be more significant, and can affect development.⁹⁷

There is also evidence that involuntary relocation can have a significant impact on **older people**. For example, it has been shown that mortality rates for those moved involuntarily due to urban renewal (either temporarily or permanently) can be higher than non-movers and those who move voluntary.⁹⁸

As noted above, for older people and disabled people, the loss of community connections due to relocation may lead to feelings of isolation and loneliness, which are in turn linked to negative health outcomes such as poorer mental health, a higher likelihood of developing certain health conditions (e.g. obesity and alcoholism) and a greater risk of hospitalisation.⁹⁹

The number of older people and disabled people experiencing homelessness and living in temporary accommodation has risen sharply in recent years. Once again, the negative health effects of relocation on older people and disabled people is likely to be compounded for members of those groups living in temporary accommodation.¹⁰⁰

The link between poor or precarious housing situations and poor mental health is well documented, and can be both a cause and consequence of homelessness.¹⁰¹ Living in temporary accommodation can have significant

negative impacts on people's mental health, such as the development or worsening of depression and anxiety in both adults and children.¹⁰²

Older people and disabled people are also likely to be disproportionately affected by changes in air quality that may occur throughout the demolition and construction stages of a scheme. Older people with respiratory conditions such as asthma are likely to be more susceptible to the effects of air pollution when compared to other groups. This is particularly the case if they have underlying COPD (Chronic Obstructive Pulmonary Disease).¹⁰³ Disabled people with heart or lung conditions are also at an increased risk of becoming ill and needing treatment as a result of air pollution.¹⁰⁴

Noise pollution may arise as a result of demolition and construction. Research has linked noise pollution to several adverse outcomes for older people, including cardiovascular diseases, sleep disturbance, tinnitus, and stress.¹⁰⁵

Expectant mothers and children

There are associated health effects related to the demolition of housing and the displacement from housing. For example, it has been found that the birth weight of babies can be affected by demolition and displacement. This is due to the potential for expectant mothers to experience an increase in stress and loss of social support when displacement occurs.¹⁰⁶ As the redevelopment is likely to involve both demolition and relocation, it is possible that this adverse impact may arise.

Children are likely to be disproportionately affected by changes in noise pollution and air quality that may occur throughout the demolition and construction stages of a scheme. Noise associated with demolition and construction can also impact the health of vulnerable people remaining in the nearby community. Research shows that noise can negatively affect children's cognitive learning and memory.¹⁰⁷

Exposure to air pollution during infancy can result in neurodevelopment and long-term cognitive health problems.¹⁰⁸ In addition, research from Asthma UK highlights that air pollution is more detrimental to children when compared to other age groups with the condition. This is due to children have faster breathing rates and lungs that are still developing.¹⁰⁹

Lastly, antenatal exposure to air pollution may alter the lung development of a baby whilst in the womb. If a baby is exposed to significant levels of air pollution, this can increase the risk of premature birth and low birth weight.¹¹⁰

B.1.5 Safety and security

In the lead up to the renewal process and during the decanting and demolition of properties in the area, properties will be vacated and can fall into disrepair. This can attract unwanted activity including anti-social

⁹¹ Housing Age UK (2014): 'Housing in later life'

⁹² The SF-12 is a multipurpose short form survey with 12 questions, all selected from the SF-36 Health Survey (Ware, Kosinski, and Keller, 1996). The questions are combined, scored, and weighted to create two scales that provide glimpses into mental and physical functioning and overall health-related-quality of life.

⁹³ The Warwick-Edinburgh Mental Well-being scale was developed to enable the monitoring of mental wellbeing in the general population and the evaluation of projects, programmes and policies which aim to improve mental wellbeing. WEMWBS is a 14 item scale with 5 response categories, summed to provide a single score ranging from 14-70. The items are all worded positively and cover both feeling and functioning aspects of mental wellbeing.

⁹⁴ Cleland, C., Kearns, A., Tannahill, C. and Ellaway, A. (2016). The impact of life events on adult physical and mental health and well-being: longitudinal analysis using the GoWell health and well-being survey. Available at: <https://bmcrenotes.biomedcentral.com/articles/10.1186/s13104-016-2278-x>

⁹⁵ Thomson H, Petticrew M, Douglas M. (2003): 'Health impact assessment of housing improvements: Incorporating research evidence'. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1732281/pdf/v057p00011.pdf>

⁹⁶ Sandstrom, H and Huerta, S (2013): 'The Negative Effects of Instability on Child Development'. Available at: <https://www.urban.org/sites/default/files/publication/32706/412899-The-Negative-Effects-of-Instability-on-Child-Development-A-Research-Synthesis.PDF>

⁹⁷ Shelter (2004): 'Sick and tired: the impact of temporary accommodation on the health of homeless families' Available at: https://england.shelter.org.uk/_data/assets/pdf_file/0009/48465/Research_report_Sick_and_Tired_Dec_2004.pdf ; Shelter (2018): 'Highest number of older people homeless in a decade'. Available at: https://england.shelter.org.uk/media/press_release/highest_number_of_older_people_homeless_in_a_decade

⁹⁸ Danermark BD, Ekstrom ME and Bodin LL (1996): 'Effects of residential relocation on mortality and morbidity among elderly people'. Available at: https://www.academia.edu/19474641/Effects_of_residential_relocation_on_mortality_and_morbidity_among_elderly_people

⁹⁹ IoTUK (2017) 'Social Isolation and Loneliness in the UK'. Available at: <https://iotuk.org.uk/social-isolation-and-loneliness-report/>

¹⁰⁰ Shelter (2018): 'Highest number of older people homeless in a decade'. Available at: https://england.shelter.org.uk/media/press_release/highest_number_of_older_people_homeless_in_a_decade ; The Independent (2019): 'Homelessness among ill and disabled people rises 53% in a year, figures show'. Available at: <https://www.independent.co.uk/news/uk/home-news/homeless-disabled-ill-rough-sleeping-housing-crisis-a9251756.html>

¹⁰¹ Centre for Mental Health (2016) 'More than shelter'. Available at: <https://www.centreformentalhealth.org.uk/publications/more-shelter>

¹⁰² Shelter (2004): 'Sick and tired: the impact of temporary accommodation on the health of homeless families' Available at: https://england.shelter.org.uk/_data/assets/pdf_file/0009/48465/Research_report_Sick_and_Tired_Dec_2004.pdf

¹⁰³ Asthma UK (2017). 'Pollution'. Available at <https://www.asthma.org.uk/advice/triggers/pollution/>

¹⁰⁴ Department for Environmental Food and Rural Affairs (2013): 'Guide to UK Air Pollution Information Resources'. Available at:

¹⁰⁵ World Health Organisation (2011): 'Burden of disease from environmental noise Quantification of healthy life years lost in Europe'. Available at: http://www.who.int/quantifying_ehimpacts/publications/e94888.pdf?ua=1

¹⁰⁶ Kramer, M., et al. (2012): 'Housing Transitions and Low Birth Weight Among Low-Income Women: Longitudinal Study of the Perinatal Consequences of Changing Public Housing Policy'. Available at: <https://www.ncbi.nlm.nih.gov/pubmed/23078464>

¹⁰⁷ Gupta, A. et al (2018): 'Noise Pollution and Impact on Children Health'. Available at: <https://link.springer.com/article/10.1007/s12098-017-2579-7>

¹⁰⁸ Royal College of Physicians (2016) 'Every breath we take: the lifelong impact of air pollution'. Available at: <https://www.rcplondon.ac.uk/projects/outputs/every-breath-we-take-lifelong-impact-air-pollution>

¹⁰⁹ Asthma UK (2017). 'Pollution'. Available at <https://www.asthma.org.uk/advice/triggers/pollution/>

¹¹⁰ British Lung Foundation (2016): 'How air pollution affects your children's lungs'. Available at: <https://www.blf.org.uk/support-for-you/signs-of-breathing-problems-in-children/air-pollution>

behaviour and crime such as increased vandalism, arson, break-ins and other damage to neighboring homes.¹¹¹

Children, young people, older people, disabled people, Ethnic minority groups, LGBT people, men and women

This potential increase in crime can impact a number of vulnerable groups remaining in the community during demolition who are more likely to be a victim or witness of crime. An Ipsos MORI survey on public views of policing in England and Wales in 2016 determined that groups who were more likely to have had contact with their local police as a victim or witness include: young people aged 16-34 years, disabled people, those from ethnic minority backgrounds, and lesbian, gay, bisexual and transgender (LGBT) people.¹¹²

The Crime Survey for England and Wales (CSEW), has also identified that a number of protected characteristic groups are more likely to be victims to crime:

- Men are more likely to be victims of violent crime than women.¹¹³
- Mixed and Asian ethnic groups are more likely to have said they were victim of crime compared to white people.¹¹⁴
- Younger people aged 16 to 24 are more likely to be victims of violence than those in older age groups.¹¹⁵

In addition, the fear of crime is also more prevalent amongst the following groups, and consequently this can have an effect on individual mental health and wellbeing.¹¹⁶

- Evidence from Age UK suggests that although older people are generally at a lower risk of crime compared to other ages, they are often more fearful of crime.¹¹⁷
- Fear of crime can be an issue for women when they are travelling. Data from the ONS Crime Survey for England and Wales suggests that women fear more for their safety than men when walking alone at night – two fifths of women reported feeling ‘somewhat unsafe’ and one in eight reported feeling ‘very unsafe’.¹¹⁸
- A study by Transport for London highlights that ethnic minority individuals are more likely to express concerns over safety and security when travelling (particularly after dark) than white people and are more likely to say that their frequency of travel is affected ‘a lot’ or ‘a little’ due to these concerns.¹¹⁹
- Research from Stonewall demonstrates that LGBT people often fear for their safety and well-being in public spaces and on pedestrian journeys.¹²⁰

It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as children, older people, Ethnic minority groups and women.¹²¹

B.1.6 Accessibility and mobility in the surrounding area

Evidence suggests that during construction the accessibility and mobility of the local area can be affected. In particular, construction can cause difficulties in relation to increased traffic in the local area, reduced parking

(construction vehicles and subcontractors in parking), the construction activities blocking access to homes, shops, bus stops and pavements and safe routes, as well as effects on wayfinding.

Children

Changes in road traffic levels may reduce children’s access to community and recreational facilities due to road severance and traffic delays.¹²² Increased traffic in proximity to schools, or community facilities that are frequently used by children can also impact their concentration and long-term cognitive development.¹²³

Similar to disabled people and older people, the accessibility and design of physical spaces can also affect parents’ ability to travel freely with small children, especially if using pushchairs. The presence of uneven surfaces, lack of dropped kerbs, use of shared spaces as well as lack of dedicated car parking space can all limit the mobility of parents with a small child, making use of the pedestrian environment more challenging for this group.¹²⁴

Disabled people

Research shows that the presence of vehicular traffic can present a barrier for disabled people accessing community resources. National Travel Survey data shows disabled people are generally more likely to experience travel difficulties in the daily trips that they make.¹²⁵ Disabled people who travel by car are more likely to report difficulties due to congestion and roadworks, especially where the severity of the disability increases.¹²⁶ Many people with both physical and hidden disabilities have a parking concession through the Blue Badge scheme. This allows eligible disable people to park close to their destination, providing them with an increased degree of independence and suitable access to a range of services and facilities, including their home. Short-term change to transport networks, road alignment and parking can act as a barrier for disabled people wanting to access community facilities, exacerbating issues such as loneliness and social isolation.¹²⁷

Older people

Changes to surface transport resulting from renewal of a housing site may affect how older people interact with community facilities.¹²⁸ Older people may find it difficult to access public spaces further away from their home or integrate into new social networks, due to severance caused by increases in road traffic.¹²⁹

B.1.7 Information and communication

Complex material and information on the regeneration may present a challenge to those who have different information and communication needs, this includes but is not limited to people with learning disabilities, people with low literacy levels, older people, people with visual or hearing impairments and people who use English as a second language.

¹¹¹ Power, A. (2010): ‘Housing and sustainability: demolition or refurbishment?’ Available at https://uk-air.defra.gov.uk/assets/documents/reports/cat14/1406191156_060618_Guide_to_UK_Air_Pollution_Information_Resources-issue_2-FINAL.pdf

¹¹² Ipsos MORI (2016): ‘Public views of policing in England and Wales’. Available at: <https://www.ipsos.com/sites/default/files/migrations/en-uk/files/Assets/Docs/Publications/sri-public-views-of-policing-in-england-and-wales.pdf>

¹¹³ Office for National Statistics (2018) ‘The nature of violent crime in England and Wales: year ending March 2018’ Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/articles/thenatureofviolentcrimeinenglandandwales/yearendingmarch2018>

¹¹⁴ Gov.uk (2019) ‘Victims of crime’. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/crime-justice-and-the-law/crime-and-reoffending/victims-of-crime/latest>

¹¹⁵ Gov.uk (2019) ‘Victims of crime’. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/crime-justice-and-the-law/crime-and-reoffending/victims-of-crime/latest>

¹¹⁶ Stafford, M et al. (2006) ‘Association between fear of crime and mental health and physical functioning’. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2040373/>

¹¹⁷ Age UK (2006) ‘Crime and fear of crime: help the aged policy statement 2006’. Available at: https://www.ageuk.org.uk/documents/en-gb-for-professionals/communities-and-inclusion/crime_and_fear_of_crime_2006_pro.pdf?dtrk=true

¹¹⁸ ONS (2015) Crime Survey for England and Wales. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/2015-07-16>

¹¹⁹ Transport for London (2013) ‘Attitudes to Safety and Security – Annual Report’. Available at: <https://tfl.gov.uk/corporate/publications-and-reports/safety-and-security>

¹²⁰ Stonewall (2017) LGBT in Britain: Hate Crime. Available at: <https://www.stonewall.org.uk/comeoutforLGBT/lgbt-in-britain/hate-crime>

¹²¹ Lorenc, T et al (2013) ‘Fear of crime and the environment: systematic review of UK qualitative evidence’. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3666893/>

¹²² Hiscock, R. and Mitchell, R (2011) ‘What is needed to deliver places that provide good health to children?’ Available at: http://www.edphis.org.uk/Report_on_Place_and_Children.pdf

¹²³ Institute of Education (2001): ‘The effect of travel modes on children’s mental health, cognitive and social development: a systematic review’

¹²⁴ Pettersson, G., (2009), ‘Priorities for the use of bus transport by disabled people, older people and parents with young children in buggies’, Association of European Transport

¹²⁵ Department for Transport (2019): ‘National Travel Survey: 2018’

¹²⁶ Department for Transport (2017) ‘Disabled people’s travel behaviour and attitudes to travel’ Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/647703/disabled-peoples-travel-behaviour-and-attitudes-to-travel.pdf

¹²⁷ Equality and Human Rights Commission (2017): ‘Being disabled in Britain: a journey less equal’

¹²⁸ DfT (2017): ‘Health impact analysis for the draft Airports National Policy Statement’

¹²⁹ NatCen (2019): ‘Transport, health and wellbeing: an evidence review for the Department for Transport’

Best practice guidance¹³⁰ and evidence suggests that the following processes can ensure that information documents are fully accessible to everyone and reduce concerns regarding access to information:

- information should be in short, concise sentences without jargon;
- pictures should be included where possible to support the text;
- the format, layout and length of document should be carefully considered;
- easy read, braille, audio and large print should be provided upon request; and
- information should be translated into people's first language upon request.

The COVID- 19 pandemic has seen an increased shift to the use of digital tools to aid information and communication during engagement programmes. However, some groups are more likely to be digitally excluded, and an over-reliance on these forms of information communication could exclude many from the regeneration conversation. A third of **older people** are not online; whilst a fifth of **disabled people** are not internet users.¹³¹ Level of education (associated with **deprivation**) is often also a factor in digital exclusion- just 36% of people with no qualifications are internet users.¹³²

'Seldom- heard' groups- such as **children** and **young people**, **disabled people**, **people from deprived areas**, and people from **ethnic minority** backgrounds- are at particular risk of exclusion from the engagement process.¹³³ It is recommended that engagement 'go the extra mile' to reach these groups (COVID-19 regulations permitting) by:

- meeting people 'on their own turf' and at times which suit them best
- offering a range of meeting times and venues
- reimbursing travel costs
- publicising events in languages other than English.

B.2 Impacts on businesses

B.2.1 Potential loss of business

Independent small businesses including shops, cafes and restaurants, play an important role in supporting the vitality and vibrancy of local communities and often operate from smaller premises, such as those that might be found on a housing Site. Redevelopment can result in the permanent loss of such businesses, with the potential to affect self-employed business owners.¹³⁴ With regard to protected characteristic groups, Ethnic minority groups and older people may be particularly affected by the loss of business.

Research shows that **ethnic minority** people are more likely to be self-employed in the UK when compared with White people.¹³⁵ ethnic minority people are also twice as much likely to be in precarious work as White people, which includes self-employed workers working non-standard hours and with lower wages.¹³⁶ In 2018, 20% of Pakistani or Bangladeshi workers were self-employed, whilst only 15% of White people were in self-employment. Research from the Joseph Rowntree Foundation also shows that Pakistani men have the highest rate of self-employment in the UK, linked to the fact that they have limited labour market opportunities.¹³⁷

¹³⁰ Change (2015): 'how to make information accessible: a guide to producing easy read documents' Available at: [How-to-make-info-accessible-guide-2016-Final \(changepeople.org\)](#) Department for Health and Social Care (2010): 'Making written information easier to understand for people with learning disabilities' Available at: [Making written information easier to understand for people with learning disabilities - GOV.UK \(www.gov.uk\)](#) MENCAP (date unknown): 'Making myself clear' Available at: [Making-Myself-Clear.pdf \(accessibleinfo.co.uk\)](#)

¹³¹ Citizens Online (2020). 'Digital exclusion in population screening programmes'. Available at: [https://www.citizensonline.org.uk/wp-content/uploads/2020/05/ScreeningEIAReportSummaryProofedSignedOff.pdf](#)

¹³² Citizens Online (2020). 'Digital exclusion in population screening programmes'. Available at: [https://www.citizensonline.org.uk/wp-content/uploads/2020/05/ScreeningEIAReportSummaryProofedSignedOff.pdf](#)

¹³³ Scottish Government (2017). 'Barriers to community engagement in planning: a research study. Available at: [https://www.gov.scot/binaries/content/documents/govscot/publications/factsheet/2017/05/barriers-to-community-engagement-in-planning-research/documents/barriers-community-engagement-planning-research-study-pdf/barriers-community-engagement-planning-research-study-pdf/govscot%3Adocument/Barriers%2Bto%2Bcommunity%2Bengagement%2Bin%2Bplanning%2B-%2Ba%2Bresearch%2Bstudy.pdf](#)

According to the Office for National Statistics (ONS), nearly one in five self-employed individuals are aged 60 and older in the UK, which has increased 57% in the last decade.¹³⁸ **Older people** are therefore more likely to be in self-employment than their younger counterparts. The number of people over the age of 55 who are self-employed is growing faster than any other demographic in the UK. Nearly half (46%) of the entire self-employed workforce in Britain is now over the age of 50, comprising 2.27 million people in 2019.¹³⁹

B.2.2 Financial implications associated with business relocation

Redevelopment may result in relocation of businesses. Should businesses relocate to new premises elsewhere, it is likely that access to finance will be required to secure a new location. Ethnic minority groups and older people are likely to be differentially affected by the financial implications of relocation.

Research by the Enterprise Research Centre shows that businesses owned by **ethnic minority** people are more likely to be denied a loan outright when compared to white owned business. ethnic minority business owners are also less likely than non-ethnic minority business owners to access mainstream business support in the UK.¹⁴⁰ For example, Black African-owned businesses are four times more likely to be denied a loan outright, Black Caribbean are three and a half times more likely, Bangladeshi are two and a half times more likely and Pakistani are one and a half times more likely.¹⁴¹ This highlights the difficulties that ethnic minority owned businesses may have in securing finance to relocate, potentially forcing business closure.

Research from the Joseph Rowntree Foundation found that **older people** often lack the same financial means and income flexibility compared with other, younger age groups. Older people also face external barriers to financial resilience in terms of not knowing where to go for financial support.¹⁴²

B.2.3 Potential redundancy of employees associated with business loss or relocation

The possible relocation or closure of premises used by businesses currently trading on the Site will result in the need to relocate and may result in extinguishment. Redevelopment may result in the need for businesses to relocate and may result in extinguishment. These changes may create direct redundancies due to business closure, or indirect redundancies as a result in staff being unable to access employment once it has relocated to a new location. Such changes are likely to particularly impact some protected characteristic groups including older people, disabled people and Ethnic minority groups.

Research suggests that **older people** who are made redundant face additional barriers to finding new employment compared to the other age groups, especially when attempting to secure interviews for potential new positions.¹⁴³ Once unemployed, only 23% of those over the age of 50 gain employment within three months, compared to 35% of 35-49 year olds. Research by Anglia Ruskin University found that older white British men were also 22% less likely to be invited for interview when compared to their 28-year-old counterparts.¹⁴⁴ This suggests that older people who lose their job as a result of the redevelopment may be significantly adversely impacted compared to the general population.

Disabled people face more barriers when searching for employment when compared to those who are not disabled. Disabled people may be constrained by the type of employment that they are able to do, with 36% of disabled people in employment agreeing that this is the case. This figure increases to 66% for disabled people

¹³⁴ Mayor of London (2020), 'The London Plan: The Spatial Development Strategy for Greater London'. Available at: [https://www.london.gov.uk/sites/default/files/the_publication_london_plan_2020_-_clean_version_0.pdf](#)

¹³⁵ House of Commons (2020): 'Unequal impact? – Coronavirus and ethnic minority people'

¹³⁶ LSE (2016): 'Self-employment is precarious work' Available at: [Self-employment is precarious work \(lse.ac.uk\)](#)

¹³⁷ Joseph Rowntree Foundation (2015): 'Self-employment and ethnicity: An escape from poverty?'

¹³⁸ Human Resources Magazine (2019): 'Age discrimination driving over-50s to self-employment'

¹³⁹ Rest Less (2019) 'Nearly One in Two (46%) of the Entire Self-employed Workforce in the UK is now over the age of 50'

¹⁴⁰ Enterprise Research Centre (2020): 'Unlocking opportunity: the value of ethnic minority firms to UK economic activity and enterprise'

¹⁴¹ Enterprise Research Centre (2013): 'Diversity and SMEs'

¹⁴² Age UK (2018): 'Financial resilience during retirement: who is well placed to cope with life events?'

¹⁴³ Centre for Aging Better (2020): 'Supporting Over 50s back to work' Available at: [supporting-over-50s-back-to-work.pdf \(ageing-better.org.uk\)](#)

¹⁴⁴ Age UK (2013): 'Older Workers at High Redundancy Risk'

who are looking for work when unemployed. This means that disabled people could be disproportionately impacted by loss of employment, particularly if their current working conditions may be difficult to find or replicate elsewhere.¹⁴⁵

The proportion of **ethnic minority** workforce in the UK is expected to rise to almost 21% by 2051 and this is currently not reflected in the majority of workplaces, with many ethnic minorities concentrated in lower paying jobs.¹⁴⁶ According to the Chartered Institute of Personnel and Development (CIPD) research, people from ethnic minority communities are significantly more likely to say that people's identity or background can have an effect on the opportunities they are given than white British employees.¹⁴⁷ ethnic minority people are also more likely to say that experiencing discrimination is a problem in their workplace.¹⁴⁸ Research by the Centre of Social Investigation (CSI) also highlights that British employers are more likely to discriminate against job applicants with an ethnic minority background when making hiring decisions.¹⁴⁹ The same CSI study also shows that Black Africans and applicants from the Middle East and North Africa (MENA) countries are more likely to be disproportionately discriminated against, when compared to the applicants of other minority ethnic groups.

B.2.4 Impact of redundancy on health and well-being

Redevelopment may cause staff redundancies, impacting the health and wellbeing of some groups. Those likely to be differentially impacted by the effects of redundancy include older people and the children of employees that are made redundant.

The health and wellbeing of **older people** is likely to be impacted by involuntary unemployment. Impacts of unemployment, such as a lower likelihood of re-employment, loss of income and social severance of work-based interactions, can negatively impact this group. These factors can lead to stress-related cardiovascular illnesses, of which older workers are at an increased risk.¹⁵⁰

Involuntary redundancy may also indirectly have a disproportionate impact on **children**. There is an evidenced link between parental unemployment and child wellbeing, with redundancy increasing the risk of tension and disruption within the family. Consequently, job loss can have detrimental effects on children, including lowered self-esteem and socio-psychological well-being.¹⁵¹ This is, in turn, is connected to effects on children's education attainment, Studies have shown that effects of parental redundancy on children including higher likelihood of grade repetition, dropout, suspension or expulsion from school, lower educational attainment and lower income of children in adulthood.¹⁵²

B.2.5 Potential impacts around customer base

B.2.5.1 Impacts on the existing customer base of businesses

Local residents may find that with the announcement of demolition, local businesses and community facilities could start to prematurely relocate. Such relocation may impact the customer base that businesses have accumulated from the local area should the new business premises be further afield from existing customers.

Market research has found that the cost of acquiring a new customer for small businesses can be six times more than maintaining the same customer.¹⁵³ Involuntary relocation of local businesses can therefore adversely impact its local customer base, increasing costs. Research on customer retention has also shown that **ethnic minority**-owned businesses usually attract ethnic minority customers in the UK, indicating how

ethnic businesses may be more likely to have a focused and local customer base.¹⁵⁴ Any relocation might disrupt local customer base, increasing the overhead costs to obtain new customers and to achieve business continuity.

B.2.5.2 Impacts on local customers

Should the scheme result in local businesses and community facilities prematurely relocating out of the Site, the availability and choice of services in the local area may be reduced. This has the potential to particularly affect several protected characteristic groups, including older people, disabled people and Ethnic minority groups. Research suggests that **older people** may find it harder to access services and amenities that are located further away. For disabled people, especially those who have mobility impairments, the relocation or closure of businesses can reduce accessibility to services and amenities which they rely on, potentially increasing social isolation and the likelihood of negative mental health outcomes. People belonging to Ethnic minority groups may also be more reliant on existing networks and links with local infrastructure when compared to other ethnic groups.

¹⁴⁵ Equality and Human Rights Commission (2013): 'Barriers to unemployment and unfair treatment at work: a quantitative analysis of disabled people's experiences Available at: <https://www.equalityhumanrights.com/sites/default/files/research-report-88-barriers-to-employment-and-unfair-treatment-at-work-disabled-peoples-experiences.pdf>

¹⁴⁶ The McGregor-Smith Review (2017): 'Race in the workplace' Available at: [Race in the workplace: The McGregor-Smith review \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/624440/race-in-the-workplace-the-mcgregor-smith-review.pdf)

¹⁴⁷ CIPD (2017): 'Addressing the barriers to ethnic minority employee career progression to the top' Available at: [addressing-the-barriers-to-ethnic-minority-employee-career-progression-to-the-top_tcm18-33336.pdf \(cipd.co.uk\)](https://www.cipd.co.uk/media/1833336/addressing-the-barriers-to-ethnic-minority-employee-career-progression-to-the-top_tcm18-33336.pdf)

¹⁴⁸ CIPD (2017): 'Addressing the barriers to ethnic minority employee career progression to the top' Available at: [addressing-the-barriers-to-ethnic-minority-employee-career-progression-to-the-top_tcm18-33336.pdf \(cipd.co.uk\)](https://www.cipd.co.uk/media/1833336/addressing-the-barriers-to-ethnic-minority-employee-career-progression-to-the-top_tcm18-33336.pdf)

¹⁴⁹ CSI (2019): 'Are employers in Britain discriminating against ethnic minorities?' Available at: [Are employers in Britain discriminating against ethnic minorities? final.pdf \(ox.ac.uk\)](https://www.ox.ac.uk/sites/default/files/2019-05/are-employers-in-britain-discriminating-against-ethnic-minorities-final.pdf)

¹⁵⁰ Gallo, W.T., Bradley, E.H., Falba, T.A., Cramer, L.D., Bogardus Jr, St.T and Kasl,S.V (2004) 'Involuntary job loss as a risk factor for subsequent myocardial infarction and stroke: findings from the Health and Retirement Survey' American Journal of Industrial Medicine, 45(5), 408-416

¹⁵¹ Brand, J.E. (2015) 'The far-reaching impact of job loss and unemployment'. Annual review of sociology, 41, 359-375. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4553243/>

¹⁵² Brand, J.E. (2015) 'The far-reaching impact of job loss and unemployment'. Annual review of sociology, 41, 359-375. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4553243/>

¹⁵³ Entrepreneur Handbook (2019): 'The importance of customer retention' Available at: [The importance of customer retention - Entrepreneur Handbook](https://www.entrepreneur.com/handbook/customer-retention)

¹⁵⁴ Staffordshire University (2020): 'Researchers investigate the impact of COVID-19 on ethnic minority businesses'

B.3 Impact on community

B.3.1 Tackling crime and disorder

Levels of crime have in part be attributed to the urban environment. Using theoretical approaches such as Rational Choice Theory¹⁵⁵ and Broken Windows Theory,¹⁵⁶ a strong argument has developed which links the design of neighbourhoods and towns to levels of crime and disorder.¹⁵⁷ It has been argued that the opportunity for some forms of crime can be reduced through better thought-out approaches to planning and design of neighbourhoods and towns. For example, concepts such as Crime Prevention Through Environmental Design (CPTED)¹⁵⁸ are more frequently used today to ensure buildings and public spaces are designed in a way that aims to reduce the occurrence of crime and alter the environmental factors that might encourage criminal behaviour. Indeed, evidence suggests that homes built to ‘Secured by Design’ principles can reduce burglary and crime rates by up to 75%.¹⁵⁹

Children, young people, older people, disabled people, Ethnic minority groups, men, women, and LGBT people

Changes to the urban environment that affect crime and disorder can impact on those who are more likely to be a victim or witness of crime, including young people, disabled people, people from ethnic minority backgrounds, men and LGBT people. Changes may also affect those who are likely to be adversely impacted by fear of crime, including children, older people, Ethnic minority groups, women and LGBT people.

B.3.2 Improved access, mobility and navigation

Aging and being disabled can lead to a decline in physical or cognitive functions, resulting in decreased social activity and narrowing of social networks.¹⁶⁰ Leisure activities are considered to be effective mediators between social relationships and wellbeing of **older people** and **disabled people**. This is because leisure is scientifically proven to help people overcome their stress resulting from a chronic condition or negative life event. Leisure activities provide disabled and old people with social support, and further mediate their stress-health relationship. Availability of leisure services and facilities could therefore benefit older and disabled people, who are in a greater need for social interaction than the general population.¹⁶¹

B.3.3 Improve public realm and green space

The ability to access and use the public realm is vitally important to ensuring people feel that they are active members of their society. This includes basic activities such as using local shops or meeting up with people in a shared space outside close to home.¹⁶²

However, it has been acknowledged that **disabled people** and **ethnic minority** communities are less likely to take part in public life than other sections of the population.¹⁶³ For disabled people, public spaces can often be inaccessible. The presence of vehicular traffic and lack of accessible design (such as the use of appropriate paving and lighting) can present a barrier to using outdoor, shared public spaces.¹⁶⁴ And, evidence suggests that in areas where over 40% of residents are ethnic minority, there is 11 times less green space when compared to areas where residents are largely White.¹⁶⁵

¹⁵⁵ Felson and Clarke (1998) ‘Opportunity Makes the Thief, Practical Theory of Crime Prevention’. Available at: <https://pdfs.semanticscholar.org/09db/dbce90b22357d58671c41a50c8c2f5dc1cf0.pdf>

¹⁵⁶ Wilson and Kelling (1982) ‘Broken Windows: The police and neighbourhood safety’. Available at: <https://www.theatlantic.com/magazine/archive/1982/03/broken-windows/304465/>

¹⁵⁷ See for example, Monahan and Gemmell (2015) ‘Reducing Crime Hotspots in City Centres’. Available at: <http://www.bre.co.uk/filelibrary/Briefing%20papers/102417-Crime-Hotspots-Briefing-Paper-v4.pdf>

¹⁵⁸ Jeffery (1971) ‘Crime Prevention Through Environmental Design’. Sage publications

¹⁵⁹ Secured by Design (2014) ‘Secured by Design: Reducing crime by good design’. Available at: <https://mbp.co.uk/wp-content/uploads/2017/06/Secured-by-Design-Reducing-Crime-by-Good-Design-reduced.pdf>

¹⁶⁰ Wray et al. (2014): ‘Social relationships, leisure activity and health in older adults’ Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4467537/>

¹⁶¹ Liu et al. (2018): ‘Social interaction patterns of the disabled people in asymmetric social dilemmas’ Available at: <https://www.frontiersin.org/articles/10.3389/fpsyg.2018.01683/full>

¹⁶² House of Commons Women and Equalities Committee (2017): ‘Building for Equality: Disability and the Built Environment’.

The inclusion of community gardens and other public green spaces through redevelopment can also benefit **older people, children, and disabled people**. Research reports that interaction with nature or gardening can improve attentional functioning for children who have Attention Deficit Hyperactivity Disorder (ADD) and can also reduce stress levels and improve self-esteem for children. Such inclusion can also improve self-identity and a sense of purpose for those with dementia, and can generally improve social interaction, social mixing, and community building.¹⁶⁶

Better access to, and management of, the public realm is also important to the provision of play space for children. When children are able to play in an outdoor environment, they tend to be more active which supports positive mental health and wellbeing.

Disabled people

Research into the health benefits of urban green space has found that it can positively impact both physical and mental health. With physical health, a UK study found that those who live within 500 meters of accessible green space are 24% more likely to take part in 30 minutes of physical activity daily. In terms of mental health, green space can provide areas that encourage social interaction and integration and can indirectly benefit the wellbeing of users.¹⁶⁷

ethnic minority

Research has found that in urban areas Ethnic minority groups tend to have less access to local green space, and the space they can access is often of poor quality. For example, in the UK, wards that have a ethnic minority population of less than 2% have six times at much green space as wards where the ethnic minority population is over 40%.¹⁶⁸ The provision of green space is therefore likely to benefit this group.

Children

Children are likely to benefit from urban green space. Research carried out by UCL highlighted that urban green space can have a positive role in a child’s cognitive functioning. The study found that children who lived in areas with more green space outperformed those from areas with less green space.¹⁶⁹ Exposure to green space is also important for a child’s wellbeing and healthy development. However, children living in London can experience barriers in access to green space compared to the rest of the UK. This is due to the high population densities, deficiencies in green space and poor access to private gardens that are characteristic of London.¹⁷⁰

The presence of urban green space also presents an opportunity to incorporate play space into regeneration schemes. Research by Play England has highlighted the benefits of play to children, and how play is central to a child’s physical, psychological and social wellbeing. Play space can enable children to form friendships, interact with others and feel part of a group, something that is important to levels of self-esteem. Play space can also encourage children to have familiarity with an area and identify as part of a community. Lastly,

¹⁶³ Greater London Authority (2017): ‘The Mayor’s vision for a diverse and inclusive city: Draft for consultation’.

¹⁶⁴ House of Commons Women and Equalities Committee (2017): ‘Building for Equality: Disability and the Built Environment’.

¹⁶⁵ CABE (2016): ‘Community green: using local spaces to tackle inequality and improve health’.

¹⁶⁶ Maheshwari, S. (2017). ‘Food in the City: Review of Psychological Impact of Growing Food in Urban Spaces’. *Journal of Innovation for Inclusive Development*, 2(1), 36-43.

¹⁶⁷ Houses of Parliament, Parliamentary Office of Science & Technology (2016): ‘Green Space and Health’. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/housing/housing-conditions/fuel-poverty/latest> <http://researchbriefings.files.parliament.uk/documents/POST-PN-0538/POST-PN-0538.pdf>

¹⁶⁸ Commission for Architecture and the Built Environment (2010): ‘Community green: Using local spaces to tackle inequality and improve health’. Available at: <https://www.designcouncil.org.uk/sites/default/files/asset/document/community-green-full-report.pdf>

¹⁶⁹ UCL (2018): ‘Greener neighbourhoods may be good for children’s brains’. Available at: <https://www.ucl.ac.uk/ie/news/2018/sep/greener-neighbourhoods-may-be-good-childrens-brains>

¹⁷⁰ London Sustainable Development Commission (2011): ‘Sowing the seeds: Reconnecting London’s children with nature’. Available at: https://www.london.gov.uk/sites/default/files/lcdc_-_sowing_the_seeds_-_full_report_2011.pdf

ensuring that outdoor play space is fun and enjoyable for children is a key motivator for physical activity and exercise.¹⁷¹

Older people

Urban green space may also benefit older people. Evidence suggests that inner-city green space can promote social cohesion and instil a sense of community. Social contact is especially important for the health and wellbeing of older people as social isolation has been linked to poor health and increased mortality rates.¹⁷²

However, in order to ensure the best outcomes, the design and maintenance of green space is important. Well designed and maintained spaces that have attractive green areas and planted vegetation are perceived as safer and more 'walkable'. If green space is not maintained and becomes littered and derelict, the appeal of the green space decreases and anti-social behaviour can occur.¹⁷³ Evidence shows that safety of urban green space is particularly important to women and ethnic minority individuals. These groups may perceive themselves as vulnerable when visiting urban green spaces due to previous experiences of victimisation or harassment. Such experiences can result in these groups feeling fearful of urban green space.¹⁷⁴

Overall, the provision and maintenance of green spaces in urban areas can make an important contribution to the health and wellbeing of several groups, specifically ethnic minority, children and older people. However, such space must be appropriately managed and maintained to ensure positive outcomes, and so that users (particularly women and ethnic minority individuals) feel safe.

B.3.4 Provision of community resource and improved social cohesion

Community resources provide important places of social connection and promote wellbeing for children, older people, disabled people, people from a ethnic minority background and pregnant women. Regeneration of areas can include both continued access to and the creation of community resources, improving social cohesion and community relations. This can impact on all parts of the community, but can have a disproportionate effect on the above groups

Improved provision of affordable and accessible facilities for sports and physical activity would positively impact groups that often face barriers to participation, including older people, disabled people, ethnic minority communities, and those who identify as LGBT.¹⁷⁵

Improved provision of sports facilities has also been linked to reducing crime rates and anti-social behaviour amongst young people, by providing them with something to do and increasing social inclusion. Indeed, 70% of teenagers believe that anti-social behaviour occurs because young people are bored and have little else to do. By providing a diversion, which can lead to personal development in areas such as self-regulation and problem-solving abilities, sports clubs and facilities do lead to a decrease in anti- social behaviour.¹⁷⁶

B.3.5 New employment opportunities

Where done effectively, renewal and regeneration can act as a means of promoting economic growth and supporting job creation.¹⁷⁷ For example, property development can contribute to urban economic regeneration through the enabling of local stores to grow and expand, and through attracting investment to the area and revitalising neighbourhoods. It can also facilitate improved connectivity between communities and places of employment and education. Improved opportunities to access employment and education can serve to help address issues of inequality and improve social mobility, this may particularly benefit the protected

characteristic groups who are more likely to face barriers to employment. These groups include older people, disabled people, and those from a ethnic minority background.

New opportunities may also positively affect other protected characteristics groups who are more likely to face unemployment, including young people and women. Statistics released in 2018 have shown that for the first time since the 1980s, British women are more likely to be unemployed than men. For young people, amongst those aged 16-24, 11.2% are Not in Education, Employment or Training (NEET). Recent unemployment statistics for the UK show that young people are around four times more likely to be unemployed than their adult counterparts aged 25-64.¹⁷⁸

B.3.6 Improved housing provision

Regeneration can lead to the relocation of residents. Whilst negative effects can arise as a result of relocation, positive effects may also arise. This is particularly likely to be the case should residents move to an area with more green space, and better air quality. Groups that are susceptible to air pollution (see section A.1.4), and may therefore benefit from relocation, include children, older people, disabled people and those who are pregnant.

Section 3.3.3 outlines the importance of appropriate, accessible, and affordable housing for particular protected characteristic groups, including children, disabled people, and people from a ethnic minority background. The regeneration of the area will improve the housing provision in the local areas increasing capacity and quality. This can affect all parts of the community but can have a disproportionate effect on the above groups.

Children and older people

Through redevelopment, homes can be re-provided to a high standard, including better sound proofing and lower energy costs and consumption levels.¹⁷⁹ With regard to noise, reduced levels due to redevelopment can disproportionately impact children and older people.

With regard to insulation, the Decent Homes Standard (DHS) requires local authorities to make sure all social housing provides a reasonable degree of thermal comfort to its residents. This includes ensuring efficient heating is provided with use of minimum insulation levels. However. the DHS does not require local authorities to ensure all social housing is heated affordably, and therefore does not always automatically serve to address issues such as fuel poverty.¹⁸⁰

Fuel poverty and cold housing can have several detrimental effects on individual's physical and mental health. Children living in cold homes are more than twice as likely to suffer from a variety of respiratory problems than children living in warm homes. Cold housing can negatively impact children's educational attainment, emotional wellbeing and resilience.¹⁸¹

Effects of cold housing are also evident among older people in terms of higher mortality risk, physical health and mental health. Older people spend on average 80% of their time at home, making them more susceptible to cold or damp related health problems. Cold temperatures can increase the levels of minor illnesses such as

¹⁷¹ Play England (2012): 'A literature review on the effects of a lack of play on children's lives'. Available at: <http://www.playengland.net/wp-content/uploads/2015/09/a-world-without-play-literature-review-2012.pdf>

¹⁷² World Health Organisation (2016): 'Urban green spaces and health, a review of evidence'. Available at: http://www.euro.who.int/_data/assets/pdf_file/0005/321971/Urban-green-spaces-and-health-review-evidence.pdf?ua=1

¹⁷³ Houses of Parliament, Parliamentary Office of Science & Technology (2016): 'Green Space and Health'. Available at: <http://researchbriefings.files.parliament.uk/documents/POST-PN-0538/POST-PN-0538.pdf>

¹⁷⁴ World Health Organisation (2016): 'Urban green spaces and health, a review of evidence'. Available at: http://www.euro.who.int/_data/assets/pdf_file/0005/321971/Urban-green-spaces-and-health-review-evidence.pdf?ua=1

¹⁷⁵ Assembly, N. I. (2010). 'Barriers to Sports and Physical Activity Participation'.

¹⁷⁶ Sport and Recreation Alliance (2012) 'Game of Life: How Sport and Recreation can help make us healthier, happier and richer'. Available at: <http://sramedia.s3.amazonaws.com/media/documents/2d77274e-af6d-4420-bdfb-da83c3e64772.pdf>

¹⁷⁷ Communities and Local Government (2012) 'Regeneration to enable growth: A toolkit supporting community-led regeneration'. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5983/2064899.pdf

¹⁷⁸ UK Government (2018) 'Unemployment'. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/work-pay-and-benefits/unemployment-and-economic-inactivity/unemployment/latest>

¹⁷⁹ City of Westminster Council (2018): 'My Ebury: Shaping the preferred scenario'.

¹⁸⁰ Centre for Sustainable Energy (2006): 'Tackling fuel poverty at local and regional level: opportunities to deliver action and policies to stimulate success'. Available at: https://www.cse.org.uk/downloads/reports-and-publications/fuel-poverty/tackling_fuel_poverty_at_local_&_regional_level.pdf

¹⁸¹ Marmot Review Team (2011) 'The Health Impacts of Cold Homes and Fuel Poverty'. London: Department of Epidemiology and Public Health, University College London.

colds and flu, contribute towards excess winter deaths, negatively affect mental health, and exacerbate existing conditions such as arthritis and rheumatism.¹⁸²

Disabled people

Research from disability charity Scope evidences that long term impairments or conditions have a significant impact on energy costs, with many disabled people consuming more energy because of their impairment or condition. In particular those with limited mobility report having to use more heating to stay warm.¹⁸³

People from an ethnic minority background

In England, fuel poverty is more common with ethnic minority households when compared to white households.¹⁸⁴ Data shows that in 2015, 16% of ethnic minority households were living in fuel poverty compared to 10% of White households.¹⁸⁵

¹⁸² The Housing and Ageing Alliance (2013) 'Policy Paper: Health, Housing and Ageing', Available at www.housingling.org/HAA/
¹⁸³ Scope (2018) 'Out in the Cold', Available at <https://www.scope.org.uk/Scope/media/Images/Out-in-the-cold.pdf>
¹⁸⁴ This does not include White ethnic minority households.

¹⁸⁵ Department for Business, Energy and Industrial Strategy (2017): 'Ethnicity facts and figures: Fuel poverty'. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/housing/housing-conditions/fuel-poverty/latest>

This page is intentionally left blank

Report for: Cabinet 5th July 2022

Title: Wolves Lane Horticultural Centre Lease Amendment

Report authorised by: Eubert Malcolm, Interim Director of Environment and Neighbourhood.

Lead Officer: Simon Farrow, Head of Parks and Leisure,
simon.farrow@haringey.gov.uk.

Ward(s) affected: Woodside

**Report for Key/
Non-Key Decision:** Non-Key

1. Describe the issue under consideration

- 1.1 In January 2017, the Cabinet agreed that a lease of part of the Wolves Lane Horticultural Centre be granted to OrganicLea C.I.C. However, the proposed lease was not entered into by OrganicLea although it did enter into a tenancy at will. During the intervening time, OrganicLea has formalised a partnership with The Ubele Initiative called the Wolves Lane Consortium. Working as the consortium, the partners have bid for a secured £2.5m of investment into the facilities and community food growing programmes.
- 1.2 In order to meet the conditions of the grant being made by the National Lottery, the following changes need to be made:
- (1) Instead of OrganicLea, the name of the lease holder will be Wolves Lane Consortium.
 - (2) Grant a lease for an extended area of land to include the whole and not part of the site.

2. Cabinet Member Introduction

- 2.1 I welcome the news that, following the decision of Cabinet in January 2017 to agree a lease for part of the Wolves Lane Horticultural Centre, there is the potential for investment into the site to the tune of £2.5m.
- 2.2 In our manifesto, we pledged to identify sites where local food growing can take place and progress a food growing revolution in Haringey, for residents and businesses. This is an early opportunity to support local community food growing. By assigning part of the site not currently included in the lease, we can help ensure the grant funding that is available can be used to make that happen.

3. Recommendations

3.1 It is recommended that Cabinet:

- a) authorises that the Council enters into a lease for a period of 25 years in relation to the area of land specified in the report (which is shown coloured red, green and blue in Figure 1 in this report) with Wolves Lane Consortium in a form substantially like the draft lease appended to this report at Appendix A;
- b) delegates authority to the Assistant Director of Property and Capital Projects to make minor amendments to the draft lease and to agree the terms of the lease.

4. Reasons for decision

- 4.1 The Cabinet resolved in January 2017 to lease the Wolves Lane Horticultural Centre to OrganicLea for a period of 25 years. The bid submitted at that time was on behalf of an informal consortium of partners. The informal consortium in 2019 formed a new legal entity called the Wolves Lane Consortium.
- 4.2 The original bid by OrganicLea always envisaged this new consortium being formed and this is the fulfilment of that intention. The original bid also included a plan to seek significant external funding to develop the site and have a programme of activities that would make the site self-sufficient over a number of years.
- 4.3 OrganicLea and the Wolves Lane Consortium have now secured £2.5m from the GLA and National Lottery. £1.5m of this funding is to improve the facilities on site and £1m is to support programmes of community activity and develop revenue streams to ensure the site is self-sustaining over the next five years.
- 4.4 Without the changes to the name of the lease holder or the expansion of the area included in the lease to the Wolves Lane Consortium, this £2.5m investment into the borough would be lost.
- 4.5 The proposed new facilities and accompanying community food growing programmes can make a significant contribution to the manifesto commitments.

5. Alternative options considered

- 5.1 The Council could reject the request for change of lease holder name. However, this would risk the loss of £1.9m worth of external funding from the National Lottery. The £600k from the GLA is not dependent on the name change.
- 5.2 The Council has already resolved to lease two parts (the green and blue portions shown in Figure 1 in paragraph 6.7 below) of the site to OrganicLea for a period of 25 years. Therefore, the only option available to the Council is to do something different with the third portion of the site (the red area shown in Figure 1 in paragraph 6.7 below).

- 5.3 The whole of the site and adjacent land is designated as Metropolitan Open Land for planning purposes and therefore its use is limited. The Council originally retained this portion of the site as a possible Parks Service depot. That option has been subsequently investigated and ruled out on the basis of cost. The land is bounded by fencing and is gated and is not accessible by the general public. In addition, it has been confirmed that the land does not come within the definition of “open space” for the purposes of s123(2A) of the Local Government Act 1972.
- 5.4 The Council could choose to market the third portion of the site separately. However, this was also discounted because:
- The site’s planning designation is as Metropolitan Open Land and this significantly limits the use of the site for other purposes.
 - £2.5m of external investment into the site and the local community development activities would be lost.
 - Any income the Council would receive would be significantly less over the 25 years of the lease than the £1.5m investment to improve the site.
 - Public access to the site is currently via the green portion of the site (shown in Figure 1 in paragraph 6.7 below).
 - Previously interested parties are operating from the site as part of the wider user base.

6. Background information

- 6.1 In May 2016, the Cabinet resolved to cease the operation of the Wolves Lane Horticultural Centre in April 2017. The Cabinet further resolved to seek expressions of interest in the future of the site within the constraints set out in the report e.g., the whole site is Metropolitan Open Land.
- 6.2 A report to Cabinet in January 2017 presented the results of the expressions of interest exercise. Cabinet resolved at that meeting:
- “To grant a lease of the property known as Wolves Lane Horticultural Centre to OrganicLea, for a term of 25 years based on the Heads of Terms set out in Appendix 2 and that delegated authority is given to the Assistant Director of Property and Capital Projects to agree the rent beyond the initial five year total rent of £19,300”.
- 6.3 It is important to note that, although OrganicLea was the legal entity that submitted its expression of interest, it was bidding on behalf of a consortium of organisations planning to operate from the site.
- 6.4 Following the wind down of the Council operation in April 2017, OrganicLea entered a ‘tenancy at will’ with the Council and, due to officer capacity issues, dialogue with the Ward Councillors and the pandemic, the completion of the lease has not progressed. An updated tenancy at will for the whole site has recently been entered into in order to regularise the current position.
- 6.5 As well as managing the day to day running of the site and organising food production and distribution, the consortium’s business plan was always to form

a new legal entity and to bid for significant funding to improve the site and offer further outreach training and activities.

Change of name

- 6.6 In May 2019, the members of the consortium formed a new legal entity called the “Wolves Lane Consortium” (a private limited company by guarantee without share capital use of ‘Limited’ exemption) and have successfully bid for money from the GLA and National Lottery as the Wolves Lane Consortium. They therefore need the lease to be in the name of the Wolves Lane Consortium to comply with the terms of their external funding.

Red line boundary

- 6.7 For the purposes of the expression of interest, the Wolves Lane Horticultural Centre site was divided into three portions. Two portions (the areas shaded green and blue in Figure 1 below) were available to those expressing an interest in the site with the third portion (shaded red below) being retained by the Council for its potential future use as a Parks Service depot. The Council has subsequently reviewed its options of creating a new depot on the third portion of the site and dismissed this as being too expensive given the topography of the site and the restricted access to this portion of the site via the adjacent Wood Green Cemetery.



Figure 1 - Image above of Wolves Lane site divided into three portions. (green portion area of the site including the green houses, blue portion of the site including the potting shed and storage area, red portion retained for parks depot and now part of the expanded site to be included in the lease)

- 6.8 In all practical ways (no internal boundaries), OrganicLea and the consortium have occupied and utilised the third portion of the site since April 2017.
- 6.9 The Wolves Lane Consortium submitted planning application HGY/2021/1474 in April 2021 for the following changes to the site: demolition of existing

classroom; 3 x office cabins; barn (packing shed); and polytunnels to allow the erection of four replacement community buildings (2 x single storey, 1 x part 1, part 2 storey), comprising new teaching, meeting, and learning spaces, together with associated landscaping (working yard, events yard and new planting), entrance canopy fronting Wolves Lane and on-site cycle parking and car parking (4no.) for staff.

Figure 2 - Image below shows the layout of the new facilities as described above. 60% of the proposed new facilities are located on the red portion of the site in the south east corner of the site.



- 6.10 The planning application is awaiting some updated transport comments and should be determined shortly. The planning application relates in the main to the blue and red areas of the site. The GLA has indicated that it sees the Wolves Lane project as a flagship within its Good Growth regeneration project.
- 6.11 Therefore, agreement is being sought to amend the red line of the proposed lease to include all three areas (shaded green, blue and red). If agreed, this will ensure that the borough can secure £1.5m of external investment in the site and circa £1m worth of revenue funding. In view of the level of external investment being drawn into the site, it is not proposed to amend the agreed rent until the first five-year review period.
- 6.12 The revenue project has been designed to achieve significant social outcomes from the start, and to build up income generation so avoiding long-term reliance on grant funding. As well as increased training and skills in horticulture and social enterprise, there will be increased health and well-being outcomes e.g., reduced isolation, increased confidence, physical activity, sense of community and social networks, progression into employment. Income streams will include

contracts for training and social prescribing, community and private venue hire, a garden centre retail operation and community markets.

- 6.13 There is a significant alignment with the new Labour Group Manifesto and links with the EAT Wood Green project in which the WLC is a partner in the successful funding bids for that project.
- 6.14 The report accepting the tender by Organiclea for the operation of the Wolves Lane Horticultural Centre concluded that the tender proposal combined with the rent payable satisfied the Council's duty to obtain best consideration. The addition of the area shaded red comes with a raft of funding and increased value to the Council as described above. This combined with the upcoming rent review will satisfy the Council's s123 obligations.

7. Contribution to strategic outcomes

Priority 2 People:

- Outcome 7 - All adults are able to live healthy and fulfilling lives, with dignity, staying active and connected in their communities
- Outcome 8 - Strong communities where people look out for and care for one another

Priority 3 Place:

- Outcome 9 - A healthier, active and greener place
- Outcome 10 - A cleaner, accessible and attractive place
- Outcome 11 - A culturally engaged place

Priority 4 Economy:

- Outcome 13 - A growing economy and thriving local businesses, supported by a community wealth-building approach
- Outcome 14 - A borough where all residents have access to training and skills development opportunities and more people are supported into work
- Outcome 15 - A borough with more quality jobs with opportunities for progression
- Outcome 16 - Regeneration with social and economic renewal at its heart, focused on Tottenham and Wood Green

8. Statutory Officers' comments

Finance

- 8.1 The recommendation of the report to enter into a lease for the Wolves Lane Horticultural Centre site does not give rise to any significant revenue implications for the Council. The existing rent of £3,860 per annum is expected to be uplifted as part of the rent review process, but any uplift is not expected to be significant. The area to be the subject of the lease is larger than envisaged

by the original Cabinet decision. However, the investment that the consortium will be bringing to Haringey when combined with the rental payable is deemed to satisfy the Council's s123 obligations (see paragraph above). The increased area of the lease may generate a small reduction in the Council's maintenance spend. This will be worked through with the service and any adjustments will be made.

Procurement

- 8.2 Not applicable

Legal

- 8.3 The grant of a lease for a term of 25 years is a disposal for the purpose of section 123 of the Local Government Act 1972. The Council must therefore obtain best consideration otherwise the consent of the Secretary of State is required. In considering this duty, the council may have regard to the proposed community user and benefits to be realised.
- 8.4 As it has been confirmed that the land does not come within the definition of "open space" for the purposes of s123(2A) of the Local Government Act 1972, there is no requirement for consultation under that section of the Act to be carried out.

Equality

- 8.5 The Council has a public sector equality duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment, victimization and any other conduct prohibited by or under the Act.
 - Advance equality of opportunity between people who share a „relevant protected characteristic" and persons who do not share it. „Relevant protected characteristic" means the characteristics of age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation.
 - Foster good relations between people who share a „relevant protected characteristic" and persons who do not share it.
- 8.6 As a leaseholder of Wolves Lane Horticultural Centre, the Wolves Lane Consortium will be expected to demonstrate a strong commitment to fairness and equality in its site uses and employment practices and comply fully with duties under the Equality Act 2010.
- 8.7 The site is being leased on condition that the land is used for activities that benefit the local community. As part of the original bid from OrganicLea and now being delivered by the Wolves Lane Consortium, there is provision for horticultural volunteering and training opportunities, including work with numerous stakeholders across Haringey.

- 8.8 Through the work set out in the original bid and through the new Lottery funding, the Wolves Lane Consortium will promote healthy eating and affordable local food growing and distribution.
- 8.9 A positive addition to the arrangements is the inclusion of The Ubele Initiative as a member of the Wolves Lane Consortium. The aims and objectives of The Ubele Initiative and its activities (such as the Black Rootz programme) will have a positive impact on advancing the equality of opportunity for groups with race as their protected characteristic. The site will remain public facing and as a local community asset for all groups to enjoy.

9. Use of Appendices

Appendix A – Draft Lease

10. Local Government (Access to Information) Act 1985

Cabinet Report 17th May 2016 - Wolves Lane Horticultural Centre - Cessation of Services and proposed new Parks Depot. [Cabinet Report - WLHC_Final.pdf \(haringey.gov.uk\)](#)

Cabinet Report 24th January 2017 - Leasing of Wolves Lane Horticultural Centre. [Wolves Lane Cabinet report Jan 2017 final version 18.49.pdf \(haringey.gov.uk\)](#)

PARTICULARS

1. DATE OF THIS DEED:
2. LEASE
3. LANDLORD: THE MAYOR AND BURGESSES
OF THE LONDON BOROUGH
OF HARINGEY of Civic Centre
Wood Green London N22 8LE
4. TENANT: -WOLVES LANE CONSORTIUM
incorporated and registered in
England and Wales with
company number 12012596
whose registered office is at
Wolves Lane Centre, Wolves
Lane, Wood Green, London N22
5JD
5. GUARANTOR: (if any)
6. PREMISES: ALL THAT the Land and
Premises known as Wolves Lane
Horticultural Centre Wolves Lane
Wood Green London N22 5JD
and for the purposes of
identification only shown edged
red on the plan attached hereto
7. COMMENCEMENT DATE OF TERM:
8. LENGTH OF TERM: 25 years subject to determination
9. EXPIRY DATE OF TERM: day of 2047
10. DEPOSIT £500 payable on completion
11. RENT(S) (SUBJECT TO REVIEW): See Rent Schedule
12. RENT REVIEW DATES: See Rent Schedule
13. USER:

As a Community Premises
but always in accordance with
Clause 6 (8)
14. DECORATION: Interior in 2022 and every 5 years
Exterior in 2022 and every 5 years

THIS LEASE made the date stated in the Particulars B E T W E E N

- (1) the Landlord specified in the Particulars ("the Landlord")
- (2) the Tenant specified in the Particulars ("the Tenant")
- (3) the Guarantor (if any) specified in the Particulars ("the Guarantor")

WITNESSES:

1. DEFINITIONS

IN this Lease the following expressions (where the context so admits) shall have the following meanings:-

"the Particulars"	The details on the preceding page headed "Particulars"
"the Plan"	The plan or plans mentioned in the Particulars
"the Term"	The term specified in the Particulars {which shall include any extension or continuation whether by statute or at common law}
"the Termination Date"	The date of expiration or sooner determination of the Term
"the Premises "	The whole and every part of the land described in the Particulars together with everything for the time being on the land and/or appurtenant to it but not any advertisements or advertisement hoardings thereon
"Conduit"	Any conducting medium or other thing within or without the Premises by means of which any facility service or matter may pass
"Requisite Notice"	A notice in writing to the Tenant seven days before any entry is made on the Premises PROVIDED THAT in the case of an emergency no notice shall be required
"Landlord"	Shall include the person entitled for the time being to the reversion to this Lease
"Tenant"	Shall include the Tenant's successors in title and if it is an individual his personal representatives
"Interest"	Interest at the rate of Four percentum above the Cooperative Bank base rate payable on the date of demand from the date of demand by the Landlord

(or if earlier the date at which monies shall have become due or at which the Landlord shall have expended monies in respect of which interest is required under this Lease) until the date of payment to the Landlord compounded with quarterly rests on the usual quarter days

"Act"

Shall mean every Act of Parliament (whether specifically named herein or not) which may be relevant to the Premises its user or anything on the Premises the persons employed or having recourse thereto whether or not in force at the date hereof and shall include any statutory re-enactment or modification thereof and any order regulation directive bye-law rule consent or licence granted or required thereunder or by any Public or local authority or by any court of competent jurisdiction

"the Landlord's Surveyor"

Shall mean the Landlord's Surveyor for the time being

"the Landlord's Solicitor"

Shall mean the Landlord's Solicitor for the time being

"decorate"

Shall mean to paint stain polish impregnate repaper or otherwise properly treat as the case may be all surfaces usually or requiring to be so treated having first prepared such surfaces by stripping burning off stopping and priming as may be necessary and to wash down all washable surfaces and to restore point and make good the brickwork and stonework where necessary and to grain or varnish any parts usually so treated all such decorations to be carried out with good quality materials and where painting is involved with three coats to be applied to the exterior and two coats to the interior

2. INTERPRETATION

(1) The details and descriptions appearing in the Particulars shall be included in and form part of the Lease

(2) If there shall be more than one person included in the expression "Tenant" or "Guarantor" the covenants by them shall be joint and several

(3) The expression "the Landlord" shall where the context so admits include any superior landlord and likewise the expression "Lease" includes "Underlease"

(4) Where the Landlord or any other person exercises any rights to enter the Premises under this Lease unless specifically provided herein to the contrary the person exercising such right shall do so in a reasonable manner and will make good any damage caused to the Premises

(5) Any covenant by the Tenant not to do any act or thing shall be deemed to include an obligation not to permit or suffer such act or thing to be done

3. DEMISE

The Landlord DEMISES the Premises to the Tenant

TOGETHER WITH

(1) the right of way in common with the Landlord and all others having a like right for the Tenant and the Tenant's agents servants and licensees for the purposes of providing access and egress from and to the Premises with or without vehicles over the roads and on foot only over the passageways and pathways giving access to and egress from the Premises PROVIDED THAT no parking shall be permitted otherwise then on the hard standing area at the Premises

(2) the right to the free passage of water soil gas and electricity to and from the Premises through the Conduits which are now or may within the Term not exceeding eighty years be in upon or under any neighbouring premises owned by the Landlord
EXCEPT AND RESERVING

(1) the right of way in common with all others having a like right for the Landlord and the Landlord's agents servants and licensees from and to the Premises with or without vehicles over the area shown shaded brown on the Plan attached hereto

(2) The right to the free passage of water soil gas and electricity from and to any neighbouring premises through the Conduits which are now or may hereafter within the Term not exceeding eighty years be in upon or under the Premises or which may be subsequently installed or constructed within the like period

(3) The right and liberty for the Landlord and the Landlord's Surveyor agents workmen and others at all times and from time to time upon Requisite Notice to enter into and upon the Premises and all parts thereof for the purpose of repairing maintaining altering cleansing examining or testing the Conduits serving the same and to make all connections and disconnections which may be necessary in relation thereto including connection to adjoining premises of the Landlord and for the purpose of carrying out any work or doing any thing whatsoever comprised within the Landlord's obligations hereinafter contained and for the purpose of erecting rebuilding or altering any buildings or structures on the land of the Landlord or the Landlord's tenants adjoining or near to the Premises PROVIDED

THAT the Landlord shall not be liable to the Tenant in any way in relation to any such work carried out or thing done as aforesaid

(4) All rights of light air support and other easements and rights now or hereafter belonging to or enjoyed by the Premises from or over any adjacent or neighbouring land or building but without prejudice to those rights expressly hereinbefore granted to the Tenant

(5) The right to build or rebuild or alter any adjacent or neighbouring land or building in any manner whatsoever and to let the same for any purpose or otherwise deal therewith notwithstanding the light or air to the Premises is in any such case thereby diminished or any other liberty easement right or advantage belonging to the Tenant is thereby diminished or prejudicially affected

(6) The right to affix to the exterior of the Premises pipes flues scaffolding and other apparatus in connection with the use of adjoining premises PROVIDED THAT the Landlord shall make good all damage caused thereby to the Premises but shall not be liable to the Tenant for any inconvenience or otherwise howsoever caused in relation to any such work carried out or thing done as aforesaid

(7) The right to retain any advertisements or advertisement hoardings at present on the Premises and to receive the income therefrom and to relet the same from time to time as occasion shall require without making any payment or compensation to the Tenant

4. TERM

The Premises are demised for the Term from and including the Commencement Date of the Term to and including the Expiry Date of the Term

5. RENT AND RENT REVIEW

(1) The yearly rent is the rent specified in the Rent Schedule and so in proportion for any period less than a year payable by four equal payments in advance on the usual quarter days of which the first payment being the appropriate proportion from the date of commencement of this Lease down to the next ensuing quarter day shall be paid on the date hereof

(2) (a) The rent shall be reviewed in an upward direction only on the Rent Review Dates specified in the Rent Schedule (each Rent Review Date being hereinafter called "the review date") by the Landlord serving on the Tenant notice in writing (hereinafter called "the Landlord's Notice") by the review date stating the sum which in the opinion of the Landlord represents the yearly rent which ought to be paid by the Tenant for the period commencing on the review date

(b) If the rent for the period commencing on the review date (hereinafter called "the new rent") shall not have been agreed between the parties within three months from the service of the Landlord's Notice either party may at any time thereafter refer the matter to a single surveyor with personal knowledge of the area in which the Premises are located appointed by the President for the time being of the Royal Institution of Chartered Surveyors who shall act as an expert whose decision shall be final and binding and whose costs shall be in the award of such Surveyor

(c) The new rent shall be the greater of the market rent at the review date {with the benefit of any subsisting planning permission} that a willing lessee would pay a willing lessor for the Premises let on the terms of this Lease for a term of years equal to the term hereby originally granted and disregarding any restriction upon user or alienation herein

contained and on the assumption that the Premises are fit for occupation and use or the rent payable immediately before the relevant review date

PROVIDED ALWAYS that

(a) if within six weeks after the receipt of the Landlord's Notice (in respect of which period time shall be of the essence) the Tenant shall not have served upon the Landlord a Counter-notice specifying in writing an alternative annual rent as representing the market rent then the Tenant shall be deemed to have agreed that the amount specified in the Landlord's Notice shall be the new rent payable on and after the review date

(b) the right of the Landlord to require an adjustment of rent under this Clause shall not be prejudiced by any failure to give or receive notice or to call for the appointment of a surveyor

(c) notwithstanding that the new rent agreed or determined hereunder is not so agreed or determined until after the review date the new rent shall be substituted for the former rent from the review date and be payable from that date

(d) the parties hereto hereby mutually covenant that as soon as practicable after any reviewed rent has been agreed or otherwise determined they shall at their own expense endorse hereon or attach hereto and on or to the counterpart hereof a memorandum specifying the reviewed rent

(3) Time shall not be of the essence for the purposes of any Rent Review for this Lease

6. TENANT'S COVENANTS

The Tenant hereby covenants with the Landlord

(1) Rent

To pay the rent and any reviewed rent as before mentioned on the dates mentioned for payment and by way of Bankers Order without any deduction or abatement (except as hereinafter specifically provided) provided that so long as the amount of rent which the

Tenant is liable to pay is restricted by law the Tenant will in lieu of the rent hereby reserved pay the maximum amount of rent which such restriction may from time to time allow

(2) Deposit

To pay the Deposit sum of Five Hundred Pounds on Completion of this Lease

(3) Outgoings

To indemnify the Landlord against and to pay all existing and future rates taxes and outgoings payable in respect of the Premises and to pay the Value Added Tax on all taxable supplies received by the Tenant and on all taxable supplies received by the Landlord and for which the Tenant is hereby required to pay under or in connection with this Lease (if appropriate)

(4) Insurance and additional monies

(a) By way of further rent to repay to the Landlord within twenty-one days of a demand being made therefor by the Landlord the sum which the Landlord shall from time to time pay for insuring the Premises including fees and rent as more particularly set out in Clause 9(2) hereof including insurance of plate glass windows if any and any service charge amounts payable under Clause 9

(a) Not to do anything whereby any policy of insurance on the Premises may become void or voidable and to comply with the requirements of the Landlord and of the Insurers of the Premises PROVIDED THAT in the event of the Premises being damaged or destroyed by fire or other of the insured risks and the insurance effected by the Landlord shall have been vitiated or payment of the insurance monies refused in whole or in part in consequence of some act or default on the part of the Tenant or the Tenant's servants employees agents or visitors then the Tenant shall reinstate the same at the Tenant's own expense

(b) All monies payable by the Tenant under this Clause shall be a charge on the Premises and recoverable by distress as for rent in arrear

(c) To effect all necessary insurances against Third Party and Public Liability claims and insurance of the Tenant's fixtures and fittings with an insurance company of repute and to indemnify the Landlord against all damages costs claims actions proceedings acts and liability whatsoever arising from the Tenant's occupation of the Premises and to produce to the Landlord on demand the policy or policies of any such insurance and the receipt for the last premium payment

(5) Waste Additions and Alterations

(a) Not to commit any waste on the Premises

(b) Not to make any addition to the Premises

(c) Not to make any alteration to the Premises without the prior written consent of the Landlord which shall not be unreasonably withheld subject to the Tenant first making an application supported by drawings and where appropriate a specification in duplicate and paying the fees of the Landlord and the Landlord's respective professional advisers any consent given by the Landlord under this sub-clause to be conditional upon the Tenant re-instating if the Landlord shall so require the Premises to their original condition at the end or sooner determination of the Term such re-instatement being at the Tenant's own expense PROVIDED THAT where such alteration includes the provision of fixtures and fittings they shall not become part of the Premises and the Landlord shall be under no obligation to insure the same

(6) Repairs

(a) To keep the whole of the Premises including all alterations and improvements thereto and all works and services connected therewith clean and in good and substantial repair damage by fire or any other risk insured against by the Landlord excepted unless payment of any insurance money shall be refused either in whole or in part as a

result of any act or default of the Tenant and in such condition to deliver up the Premises on the Termination Date

(b) To keep clean the windows of the Premises both inside and outside

(7) Decoration

To decorate the Premises on the dates specified in the Particulars both the interior and the exterior and in the last year of the Term whenever determined the decoration to be in a colour and style approved by the Landlord's Surveyor

(8) User

(a) To use the Premises for the purpose only of a community premises to provide facilities for social, educational, leisure and welfare activities for the benefit of the local community, always in accordance with:-

- (i) the Tenants Memorandum and Articles of Association (or Constitution) or aims and objectives current at the date hereof
- (ii) the Aims and Objects of the Tenant and
- (iii) the Landlords Equal Opportunities Statement from time to time in force herein referred to as Permitted Use

(b) The parties agree that under no circumstances will it be permitted for the prime function of the Premises to become that of solely letting out the whole or part of the Premises which shall be deemed to be a fundamental breach of the terms and conditions of this Lease

(c) To occupy the Premises forthwith and to keep it open for the Permitted Use between the hours of 6am and 10pm Monday to Sunday inclusive and not to use the Premises outside these hours except for one hour preparation time before opening and half an hour clearing up time after closing and in exceptional circumstances when key personnel may be required on site PROVIDED THAT the Landlord may at any time reduce the hours for Permitted Use with immediate effect due to any excessive noise or nuisance being caused by the Tenant the Landlord acting reasonably in exercising such right

(d) Not to use the Premises for any purpose which is in conflict with the policies of the Landlord from time to time in its capacity as a Local Authority nor to hire out the

Premises for use for party political purposes save with prior written consent from the Landlords Surveyor at his sole discretion

(e) Not to do on the Premises anything which may be a nuisance or annoyance or cause damage or inconvenience to the Landlord or the Landlords tenants or any neighbouring owner or occupier or to the general public and all works requested by the Landlords Surveyor to remedy or prevent the recurrence of such nuisance or annoyance or

damage or inconvenience shall be carried out by the Tenant at the Tenants own expense to the satisfaction of the Landlords Surveyor

(f) Not to use the Premises for any noxious noisy or offensive trade or business nor for any illegal or immoral act or purpose nor for gaming nor as a betting shop sex or amusement arcade and not to hold any sales by auction nor keep any animals or birds on the Premises otherwise then in connection with the permitted User PROVIDED that the Tenant may use the Premises for minor gaming activities such as raffles lotteries whist drives beetle drives and the like in order to raise funds to enable the Tenant to properly carry out its objects PROVIDED THAT the Tenant observes all the covenants and conditions herein during such activities

(g) Not to trade or display goods nor allow the accumulation of rubbish to cause any obstruction outside the Premises or any access way thereto or the front windows thereof (if any) nor to hang anything outside the windows

(h) Not at any time to place or store or allow or suffer the placement or storage of any trailer container building or structure whether temporary or permanent upon the Premises and surrounds including any allocated car park spaces and common areas AND not to store any other items whatsoever outside the Premises

(i) Not to overload the Premises or use any machine other than normal machines consistent with the user hereinbefore specified without the written consent of the Landlord

(j) Upon demand being made by the Landlord the Tenant will submit a written statement to the Landlord of the general sphere of activities being carried on or which are proposed to

be carried on at the Premises and notwithstanding the provisions of this Clause the Landlord shall have the right to require the immediate discontinuance of any activity or proposed activity of which it does not approve PROVIDED that the Landlord shall not exercise such right unreasonably or otherwise than through its Members or the Landlords Surveyor

(k) To take all reasonable and prudent steps to maintain a good standard of security and safety on the Premises

(l) Not in any way to obstruct any of the footpaths or roads adjacent to the Premises

(m) Not to allow to pass into the sewers drains or watercourses serving the Premises any noxious or deleterious effluent or other substance which may cause an obstruction in or injure the said sewers drains or watercourses and in the event of any such obstruction or injury forthwith to make good such damage to the satisfaction of the Landlords Surveyor

(n) To take all reasonable and prudent steps to maintain a good standard of security and safety on the Premises and (without prejudice to the generality of the foregoing) adequate caretaking and cleaning arrangements to the satisfaction of the Landlords Surveyor

(o) Not in any way to obstruct any service road or any of the roads adjacent to the Premises provided that vehicles may wait in the rear service road (if any) for the purpose of loading and unloading only PROVIDED FURTHER THAT the vehicles do not adversely affect the use of any other adjoining or neighbouring premises

(p) To comply with all reasonable regulations made by the Landlord from time to time for the management of the Premises and/or any estate of which the Premises form part and/or any other land or premises used or to be used by the Tenant in common or jointly with any other person

(q) In the event of any dispute arising concerning the foregoing provisions of this clause and whether or not any activity carried on by the Tenant at the Premises complies with the provisions hereof the Landlord shall be deemed to be the sole arbitrator and the Landlords decision given by the Landlords Surveyor shall be final and binding

(9) Advertisements and Aerials etc

(a) Not without the Landlord's prior written consent to exhibit any advertisement notice or sign on the Premises or inside the Premises so as to be seen from the outside and in particular nor to erect any projecting or illuminated sign provided that the Tenant may erect a fascia or a board of reasonable size in a position designated by the

Landlord displaying the Tenant's name and business which if so required by the Landlord shall be removed on the Termination Date the Tenant making good any damage caused by such removal PROVIDED THAT this covenant shall not preclude any proper displays of trade inside the shop windows of premises demised for use as a shop

(b) Not to install any flag pole external television or radio aerial or window box on the Premises

(10) Assignments Underlettings etc

Not to underlet nor share nor part with the possession or occupation of the whole or any part of the Premises save that:

(a) the Tenant shall be permitted to share occupation with OrganicLease, The Ubele Initiative, Crop Drop and the Wolves Lane Flower Company being 'the Agreed Sharers' and such other groups as falling into the category of Agreed Sharers from time to time on condition that:

(i) the sharing of occupation is conducted in a manner that does not establish a relationship of landlord and tenant;

(ii) that the extent of the Premises being shared does not exceed 60% in space;

(iii) that the sharing arrangement will only continue for such time as the Tenant remains in occupation of the Premises;

(iv) that the Agreed Sharers occupy undefined space without exclusive possession of the Premises determinable at any time between the Landlord and Tenant in accordance with this clause 6 (10);

(v) that the sharing arrangement is permissible strictly on the basis and duration that the

Agreed Sharers remain part of the Tenant's Consortium undertaking activities consistent with the permitted User and

(vi) this consent does not obviate the need for the consent or licence of any person other than the Landlord that may be required for the Tenant to share occupation of the Premises with the Agreed Sharers;

(b) the Premises or part thereof may be hired out on a daily basis for bona fide community activities so long as no relationship of Landlord and tenant is created between the Tenant and any occupier and such occupier complies with the use as set out in Clause 6 (8) and further that the Tenant shall obtain approval from the Landlord for all sub-lettings and keep a schedule with full details of all such sub-lettings and provide the Landlord annually with an updated schedule for approval and the landlord shall reserve the right to demand the immediate discontinuance of any activity or proposed activity which it does not approve providing that such right is reasonably exercised

(c) Not to assign nor charge part of the Premises

(d) Not without the previous written consent of the Landlord (which shall not be unreasonably withheld) to assign nor charge the whole of the Premises and upon any assignment to obtain a direct covenant by the assignee with the Landlord to pay the rent and observe and perform the covenants and restrictions of this Lease for the remainder of the Term and if the Landlord shall so require to obtain an acceptable guarantor for any private limited company

(e) Provided Always the Landlord may withhold consent to the assignment of the Premises if any of the following conditions are not fulfilled

(i) That the Tenant who is to assign the Lease and their Guarantor (if any) enters into an Authorised Guarantee Agreement with the Landlord in a form permitted by the Landlord and Tenant (Covenants) Act 1995 and

(ii) On an assignment to a limited company the assignee must procure that at least two

directors of the company or some other person or persons reasonably acceptable to the Landlord act as guarantors for the assignee in such form as the Landlord may reasonably require and

(iii) Where the Superior Landlords consent (if any) is required to the assignment the assignment of the Lease shall not be completed until such consent is obtained and

(iv) The Tenant shall pay in full the Landlords Surveyors administration and associated costs prior to the preparation of the Licence to Assign (such fees to be payable whether or not the Licence to Assign proceeds to completion)

(v) The Tenant shall pay in full the Landlord's legal and associated costs and the costs of the Superior Landlord (if any) whether or not the Licence to Assign proceeds to completion

(f) If any of the circumstances and conditions contained in subclause (d) and (e) of this clause are not fulfilled it shall not be unreasonable for the Landlord to withhold its consent to the assignment of the Demised Premises

(11) Registration of Documents

Within fourteen days after any assignment charge {underlease or sub-underlease} or any transmission or other devolution relating to the Premises or any part thereof to leave with the Landlord's Solicitor a certified copy of the relevant instrument and to pay to the Landlord's Solicitor a fee of Fifty Pounds or such larger sum as the Landlord's Solicitor shall reasonably require

(12) Entry in connection with Development

To permit the Landlord after Requisite Notice to enter the Premises in connection with the development of any neighbouring premises and to build on or into any boundary wall of the Premises without payment of compensation to the Tenant for any damage or otherwise

(13) Inspection

To permit the Landlord after Requisite Notice to inspect the Premises for any purpose

and to serve upon the Tenant notice in writing specifying any repairs and works required to be done whereupon within one month thereof or forthwith in an emergency the Tenant shall remedy any breach of covenant for which the Tenant is liable to the reasonable satisfaction of the Landlord's Surveyor and in case of default the Landlord may enter the Premises and remedy the breach and all expenses thereof together with interest thereon shall be paid by the Tenant to the Landlord and shall be recoverable as a debt

(14) Entry to Repair etc

To permit the Landlord or such owners or occupiers of any neighbouring premises as are authorised by the Landlord after Requisite Notice to enter upon the Premises in connection with the maintenance repair or alteration of any neighbouring premises or anything serving the same and running through the Premises or to comply with any requirements of any competent authority without payment of compensation to the Tenant

(15) Reletting on Expiry

To allow the Landlord to enter on the Premises at any time within six months next before the determination of the Term (howsoever determined) and to fix thereon a notice-board for reletting the same which shall not be removed or obscured but which shall be fixed in such a position so as not to interfere with the Tenant's business and to permit persons holding appropriate authority to inspect the Premises at reasonable times

(16) Compliance with Statutes etc

To comply in all respects with the provisions of all Acts for the time being in force and any requirements of any competent authority relating to the Premises or any part thereof or the use thereof or the Tenants activities therein and so far as the law allows to indemnify the Landlord against all liability costs and expenses in respect thereof

(17) Costs

(a) To pay all expenses incurred by the Landlord and the Landlord's respective professional advisers in connection with any notice under Section 146 of the Law of Property Act 1925 or incidental to the preparation and service of a schedule of

dilapidations during or upon the determination of the Term and every consent applied for under this Lease including where appropriate the approval of drawings and specifications the inspection of works and the issue of any certificate in respect thereof

(b) To pay the Landlord's Solicitor's costs incidental to the grant of this Lease together with the fees of the Landlord's Surveyor amounting to £1,200 and £500 respectively (£1,700 total No VAT) on or before completion of this Lease

(18) Statutory Notices

To give full particulars to the Landlord within seven days of any notice or proposal issued by any competent authority and at the request and cost of the Landlord to make or join in making such objection or representation in respect of such notice or proposal as the Landlord shall deem expedient

(19) Easements and Encroachments

Not to obstruct any window light or ventilator belonging to the Premises or to any other building belonging to the Landlord and not to give to any third party any acknowledgement that the Tenant enjoys the access of light to any of the windows or openings of the Premises by the consent of such third party and to give immediate notice to the Landlord if any encroachment or easement affecting the Premises shall be made or acquired or attempted to be made or acquired and at the Landlord's request at the cost of the Landlord and the Tenant equally to adopt such means as may be reasonably required to prevent the same

(20) Expenses incurred by the Landlord

To pay to the Landlord by way of further rent if the Landlord shall so require an amount equal to a fair proportion to be conclusively determined by the Landlords Surveyor ("the Tenants Contribution") of the expenses payable in respect of maintaining repairing renewing redecorating and cleansing all party walls fences access ways Service Conduits and other party structures or things which shall belong to the Premises and to

contiguous adjoining or neighbouring premises and which shall be used or be capable of being used by the Tenant in common with the Landlord or the owners or occupiers of such premises

(21) Town and Country Planning

In relation to the Planning Acts (by which expression it is intended herein to designate the Town and Country Planning Act 1990)

(a) Not to do or omit to do anything on or in connection with the Premises the doing or omission of which shall be a contravention of the Planning Acts or of any notices orders licences consents permissions or conditions (if any) served made granted or imposed thereunder or under any enactment repealed thereby and to indemnify the Landlord against all actions proceedings damages penalties costs charges claims and demands in respect of such acts and omissions or any of them (whether arising during the Term or thereafter) and against the costs of any application for planning permission and the works and things done in pursuance thereof

(b) In the event of the Landlord giving written consent to any of the matters in respect of which the Landlord's consent shall be required under the provisions of this Lease or otherwise and in the event of permission from any planning authority under the Planning Acts being necessary for any addition alteration or change in or to the Premises or for the change of user thereof to apply at the cost of the Tenant to the local and planning authorities for all consents and permissions which may be required in connection therewith and to give notice to the Landlord of the granting or refusal (as the case may be) of all such consents and permissions forthwith on the receipt thereof

(c) In the event of any planning authority agreeing to grant the desired planning permission only with modifications or subject to conditions to give to the Landlord forthwith full particulars of such modifications or conditions AND if such modifications or such conditions shall in the reasonable opinion of the Landlord be undesirable then the Tenant shall not proceed with the works or change of user to which the application related

(d) To give notice forthwith to the Landlord of any notice order or proposal for a notice or order served on the Tenant under the Planning Acts or otherwise coming to the notice of the Tenant and if so required by the Landlord to produce the same and at the request of the Landlord at the cost of the Landlord and the Tenant equally to make or join in making such objections or representations in respect of any proposal as the Landlord may require

(e) To comply at the Tenant's own cost with any notice or order served on the Tenant under the provisions of the Planning Acts

(f) Not to apply for planning permission in respect of the whole or any part of the Premises or to carry out any development or other works or effect any change of use if the making of such application or the carrying out of such development or other works or such change of use would or might give rise to any tax charge or other levy payable by the Landlord

(g) Unless the Landlord shall otherwise direct to carry out before the expiration or sooner determination of the Term any works stipulated to be carried out to the Premises by a date subsequent to such expiration or sooner determination as a condition of the grant of any planning permission obtained by the Tenant {or any sub-tenant} during the Term

(h) If and when called upon so to do to produce to the Landlord or the Landlord's Surveyor all such plans documents and other evidence as the Landlord may require in order to satisfy itself that the provisions of this sub-clause have been complied with in all respects

(22) Statutory Acquisitions

Not to do or omit to do any act matter or thing as a consequence whereof the Landlord's reversion immediately expectant upon the determination of the Term shall become liable to acquisition pursuant to any statutory provisions from time to time in force

(23) To Provide Fire Fighting Appliances

To keep the Premises sufficiently supplied and equipped with such fire fighting and extinguishing appliances suitable in all respects to the type of user of or business manufacture process or trade carried on upon the Premises as shall from time to time be

required by law or by the local or other competent authority and as shall be reasonably required by the Landlord or the Landlord's Insurers (so far as not opposed to the legal obligations of the Tenant) and such appliances shall be open to inspection and shall be maintained to the reasonable satisfaction of the Landlord and also not to obstruct the access to or means of working such appliances or the means of escape from the Premises in case of fire

(24) Freehold Title Restrictions

To observe and perform the covenants and other matters contained or referred to in the entries on the Register of the Freehold Title out of which this Lease is granted so far as the same affect the Premises and are still subsisting and capable of taking effect and to indemnify the Landlord against all costs claims liabilities and demands arising from any breach by the Tenant of this obligation

(25) Provision as to Health and Safety

At all times during the Term to do and execute or cause to be done and executed all such works and to do all such things as under or by virtue of any Act or Acts of Parliament now or hereafter to be enacted including but without prejudice to the generality of this sub-clause the Health and Safety at Work etc Act 1974 the Factories Act 1961 the Offices Shops and Railway Premises Act 1963 the Employers Liability (Compulsory Insurance) Act 1969 Employers' Liability (Defective Equipment) Act 1969 Control of Pollution Act 1974 or any statutory modification or re-enactment thereof for the time being in force and bye-laws rules regulations orders and codes of practice and guidance notes made and/or issued thereunder and in particular those by the Health and Safety Executive thereunder are or shall be directed as necessary to be done or executed upon or in respect of the Premises

or any part thereof or in respect of the Tenant's use thereof by the owner lessee tenant or occupier thereof

(26) Provision as to Terms of Employment

At all times during the Term to do and execute or cause to be done all such things as under

or by virtue of any Act or Acts of Parliament now or hereafter to be enacted (including but without prejudice to the generality of this and the following sub-clause the Trade Union and Labour Relations Act 1974 and Trade Union and Labour Relations (Amendment) Act 1976 Employment Protection Act 1975 the Employment Protection (Consolidation) Act 1978 the Employment Act 1980 Wages Act 1986 Sex Discrimination Act 1975 and Equal Pay Act 1970 and the Race Relations Act 1976) or any statutory modification or re-enactment thereof for the time being in force and bye-laws rules and regulations made and/or issued thereunder are or shall be directed as necessary to be done or to refrain from doing and to prohibit all such things as thereby are prohibited in respect of the employment of persons in the Premises or any part thereof or in respect of the Tenant's use thereof

(27) To Display Notices

At all times during the Term to display prominently at each and every entrance to the Premises and each and every place occupied or used by the Tenant under the provisions of this Lease or in relation to the trade business or industry carried on in the Premises a notice containing the terms of sub-clauses (24) to (29) hereof

(28) Arbitration Procedure

(i) In the event of any question arising as to whether any or all the requirements of sub-clauses (24) to (29) of this Lease are being observed in whole or in part the question may if not otherwise settled or disposed of between the parties to this Lease be referred jointly to an independent tribunal for decision which may be nominated for this purpose by

the Secretary of State for Employment or in the alternative to an independent tribunal agreed between the parties to this Lease and in default of such nomination or agreement the said question may be referred on the motion of the Landlord to an independent tribunal nominated for this purpose by the Landlord which shall investigate the matter taking evidence as it thinks fit from the parties to this Lease employees of the Tenant and the trade union nominated by the said employees to represent them before the said tribunal and any other person or persons whom it may consider may assist in its deliberations and shall have the power to make recommendations to the parties to this Lease

(ii) Any further terms of reference and procedure and powers of such tribunal may be agreed between the parties prior to its commencing investigation in accordance with this Lease

7. PROVISOS

(1) Proviso for Re-entry

If the whole or any part of the rent shall be unpaid for twenty-one days after becoming payable whether formally demanded or not or if there shall be any breach of any of the Tenant's covenants or if any Tenant being a corporation shall enter into liquidation whether compulsory or voluntary except for the purpose of amalgamation or reconstruction or suffer a receiver to be appointed or being an individual shall commit any act of insolvency or if unlimited shall apply to become limited being an individual shall die the Landlord may at any time thereafter re-enter upon the Premises or any part thereof and this demise shall thereupon terminate but without prejudice to any right of action or remedy of the Landlord in respect of any breach of covenant by the Tenant

(2) The parties to this Lease agree and confirm that the Tenant shall be required to formally notify the Lottery Fund [Please confirm relevant address] within 5 working days of either becoming aware or being notified by the Landlord of any breach or potential breach of covenant which could entitle the Landlord to lawfully terminate this

Lease and seek to forfeit. This notification by the Tenant is an absolute requirement of the Lottery Fund to enable the Lottery Fund to contact the Council as regards mitigating the breach and avoiding forfeiture

(3) Distress

Without prejudice to the Landlord's rights under sub-clause (1) above if the whole or any part of the rent together with accrued Interest thereon shall be in arrear for twenty-one days whether legally demanded or not it shall be lawful for the Landlord to enter into and upon the

Premises or any part thereof and distrain upon the Tenant's goods plant machinery equipment fixtures and fittings and dispose of the same in due course of law and to apply the proceeds thereof in or towards payment of rent in arrear together with Interest and all costs charges and expenses occasioned by the non-payment thereof and so that the power of the Landlord to distrain upon the Premises for rent in arrear shall extend to and include any Tenant's fixtures or fittings not otherwise by law distrainable which may from time to time be thereon

(4) Exclusion of Use Warranty

Nothing in this Lease shall imply or warrant that the Premises may be used for the purpose herein authorised under the Planning Acts and regulations now or from time to time in force

(5) Service of Notices

Any notice hereinbefore or by statute required to be served shall be sufficiently served by the Landlord if left or sent by recorded delivery post addressed to the Tenant at the Premises and by the Tenant if sent by recorded delivery post addressed to the place of business or office for the time being of the Landlord's Solicitor and any notice so sent shall be deemed to have been duly served at the expiration of twenty-four hours after the time of posting

(6) Paragraph Headings

Paragraph headings do not form part of this Lease and shall not be taken into account in the construction or interpretation hereof

(7) Cesser of Rent

If the Premises or any part thereof shall be destroyed or so damaged by fire or any other risk insured against by the Landlord so as to be unfit for occupation or use then unless the insurance of the Premises shall have been vitiated by the act neglect default or omission of the Tenant the rent hereby reserved or such fair and just proportion thereof

according to the nature and extent of the damage sustained as shall be determined by the Landlord's Surveyor whose decision shall be final and binding shall be suspended and cease to be payable until the Premises or damaged portion thereof shall have been reinstated or made fit for occupation or until the expiration of the period for which the Landlord has insured against loss of rent whichever is the shorter PROVIDED THAT if the Premises are not so reinstated or made fit for occupation as aforesaid by the expiration of the period for which the Landlord has insured against loss of rent then the Tenant shall at any time thereafter be entitled to serve on the Landlord not less than twenty-eight days notice of determination of this Lease in which event and upon the expiration of the period mentioned in the said notice this Lease shall absolutely determine but without prejudice to the rights of either party against the other in respect of any antecedent breach of covenant PROVIDED FURTHER that in the event of the service of such notice as aforesaid the Tenant shall (but for the period of the notice only not exceeding twenty-eight days) not be under any obligation to pay the rent due under this Lease

(8) Compensation

No compensation shall be payable by the Landlord to the Tenant in respect of any improvements or alterations carried out by the Tenant to the Premises nor will the Landlord be under any obligation to provide alternative accommodation except insofar as current Landlord and Tenant legislation may apply

(9) Damage from Services

The Landlord shall not be liable to the Tenant or any other person claiming through the Tenant for any damage which may be caused by defects in any plant or machinery pipes wires cables or other service media in the Premises or any neighbouring premises

(10) Arrears of Rent

If and whenever the Tenant shall fail to pay the rent including insurance rent and the {Tenant's Contribution} within twenty-one days of the due date whether or not demanded by

the Landlord the Tenant shall become liable to pay Interest on such rent from the date when it was due to the date on which it is actually paid

8. TENANT'S EFFECTS

The Landlord shall be entitled to sell or otherwise dispose of on any terms that the Landlord thinks fit any or all of the Tenant's fixtures fittings and effects left by the Tenant on the Premises for more than seven days after the expiration or sooner determination of this Lease which said fixtures fittings and effects shall be deemed to become the sole property of the Landlord The Landlord shall be entitled to retain for its own purposes and use the proceeds of sale but shall be under an obligation to offset the said proceeds of sale against any sums which may be owing by the Tenant to the Landlord under the terms of this Lease

9. LANDLORD'S COVENANTS

Subject to the Tenant paying the rent including insurance rent and the Tenant's Contribution towards the costs incurred for external repairs and maintenance including decorations by way of service charge and performing and observing the several covenants on the Tenant's part and the conditions herein contained the Landlord hereby covenants with the Tenant

(1) That the Tenant shall have quiet enjoyment of the Premises against the Landlord and all persons claiming title through the Landlord

(2) To keep the Premises insured against such perils including loss or damage by fire and in such minimum sum as the Landlord's Surveyor shall determine including two year's loss of rent architects and surveyors fees PROVIDED that the Tenant shall have the right to require the Landlord to increase the amount for which the Premises are insured or to require the Landlord to increase the scope or extent of the perils covered by the Landlord's Insurance Policy by giving to the Landlord's Surveyor not less than fourteen days Notice of the Tenant's desire to increase such insurance as aforesaid Upon receipt of such Notice the Landlord shall cause the insurance cover to be so increased and shall be entitled to

recover the additional premium from the Tenant in accordance with Clause 6(3) hereof

The Landlord shall cause all insurance monies received other than for loss of rent to be laid out in making good the damage for which the money has been received or rebuilding the Premises as the case may be PROVIDED

(a) that the Landlord shall not be liable to the Tenant for any delays in such making good or rebuilding caused by strikes lock outs restrictions imposed by the Government or other Authority or by shortage of labour or materials or other cause beyond the Landlord's control

(b) that the Tenant shall allow the Landlord the Landlord's workmen and employees and such other persons as are necessary to enter upon the Premises for the purpose of making good or reinstating the same as aforesaid

10. DISPUTES

(a) Any disputes arising as between the Tenant and the Landlord's tenants or occupiers of adjoining or neighbouring property belonging to the Landlord as to any easement right or privilege in connection with the use of the Premises and the adjoining or neighbouring property or as to the party or other walls separating the Premises from the adjoining property or as to the amount of any contribution towards the expenses of works and services used in common with any other property shall be decided by the Landlord's Surveyor whose decision shall be binding upon all parties to the dispute

(b) Without prejudice to the Landlord's rights under Clause 7(1) hereof any disputes or differences arising as between the Landlord and the Tenant as to their respective rights duties or obligations or as to any other matter or thing in any way arising out of or connected with the subject matter of this Lease other than as provided by sub-clause (a) of this Clause shall be determined by a single Surveyor acting as an arbitrator agreed between the parties or in default of agreement appointed by the President for the time being of the Royal Institution of Chartered Surveyors whose decision shall be final and binding and whose costs shall be in the award of such Surveyor

11. LOCAL AUTHORITY POWERS

For the avoidance of doubt nothing herein contained or implied shall prejudice or affect the Landlord's rights powers duties and obligations or fetter its decisions in the exercise of its functions as a local authority

12. REFERENCES TO COSTS AND VAT

All references in this Lease to:

(1) legal costs shall be construed as including all Counsel's fees reasonably incurred and Solicitor's costs (including profit costs whether the Solicitor engaged is employed by one party hereto or any other person) assessed in accordance with the Solicitors Remuneration Order 1972 on a Solicitor and Client basis and

(2) sums (including rents) payable by one party hereto to the other shall be construed as references to such sums exclusive of the Value Added Tax imposed by the Finance Act 1972 and the Tenant shall pay in addition to any sum payable to the Landlord under this Lease any Value Added Tax payable in respect of that sum

14. GUARANTOR'S COVENANT

The Guarantor hereby covenants with the Landlord

(1) That if at any time during the Term the Tenant shall make any default in payment of rent (including any increased rent payable under the rent review provisions hereinbefore contained) or in observing or performing any of the covenants or restrictions herein contained the Guarantor will pay the rent (including any increased rent payable as aforesaid) and observe or perform the covenants or restrictions in respect of which the Tenant shall be in default notwithstanding any time or indulgence granted by the Landlord to the Tenant or that this Lease may have been assigned or that the Tenant may have ceased to exist or that the terms of this Lease may have been varied by agreement between the Landlord and the Tenant or any other act or thing whereby but for this provision the Guarantor would have been released and

(2) That if a liquidator or trustee in bankruptcy shall disclaim this Lease the Guarantor will if the Landlord shall by notice in writing within three months after such disclaimer so require take from the Landlord a Lease of the Premises for the residue of the term which would have remained had there been no disclaimer at the same rent and subject to the same covenants and restrictions as in this Lease with the exception of this Clause such new Lease to take effect from the date of the said disclaimer and in such case the Guarantor shall pay the costs of such new Lease and execute and deliver to the Landlord a counterpart thereof

15. EXCLUSION OF IMPLIED OBLIGATIONS OF LANDLORD AND EFFECT OF WAIVER

(1) Nothing in this Lease shall render the Landlord liable (by implication of law or otherwise) for the doing of anything which the Landlord has not expressly covenanted to carry out provide or do

(2) No acceptance or demand or receipt for rent by the Landlord after knowledge (actual or implied) by the Landlord or the Landlord's agents of any breach of any of the covenants agreements and obligations on the part of the Tenant herein contained or implied shall operate as a waiver in whole or in part of such breach or of the Landlord's right of forfeiture or re-entry in respect thereof but any such breach shall for all the purposes of this Lease be a continuing breach for so long as such breach shall be subsisting and no person taking any estate or interest under the Tenant shall be entitled to set up any such acceptance of or demand or receipt for rent as a defence in any action or proceedings by the Landlord

(3) Each of the covenants on the part of the Tenant contained or implied by this Lease shall remain in full force both at law and in equity notwithstanding that the Landlord shall have waived or released temporarily or permanently revocably or irrevocably or otherwise howsoever any similar covenant or covenants affecting any adjoining or neighbouring property

17. RENEWALEXCLUSION OF PART II OF THE LANDLORD AND TENANT ACT 1954

Pursuant to a Notice served on the Tenant by the Landlord (Receipt of which Notice the Tenant hereby acknowledges) and a Declaration or Statutory Declaration dated the day of 2022 made by or on behalf of the Tenant pursuant to Schedule 2 of the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003 the Landlord and Tenant hereby agree under the provisions of Section 38A(3)(b) of the Landlord and Tenant Act 1954 (as amended) that the provisions of Sections 24 to 28 (inclusive) of the Landlord and Tenant Act 1954 are excluded in relation to the tenancy created by this Lease

18. EARLY DETERMINATION

It is hereby mutually agreed:-

Landlords Determination

(a) That if any of the events or circumstances listed in the following sub-clauses (a)(i) and (ii) shall happen or arise then (in addition to any other remedy to which he may be entitled under this Lease) the Landlord shall be entitled to give to the Tenant at any time not less than three months Notice to Quit in which case upon the expiry of such Notice to Quit the Term

shall cease and determine but without prejudice to the rights and obligations of either party hereto in respect of any antecedent breach of covenant or condition

(i) If the Tenant shall deviate from or fail to observe or implement the provisions of the Tenants Articles of Association or any mission statement in each case as in existence at the date hereof

(ii) If the Tenant shall make any material change or alteration or amendment whatever to the Tenants Articles of Association or any mission statement which inhibits the Tenant carrying out its primary objects unless this has been approved by the Landlord

(iii) If there is a material change to community demand for the services and the Premises are substantially under utilized to the extent that the premises are only open to the community base that they serve at less than 75% of the permitted / agreed opening hours

(iv) If there shall be financial or administrative mismanagement of the Premises or the user thereof or the hiring out of part or part thereof community support

(v) If the Tenant fails to comply with any notice(s) served by the Landlord under the Tenant's repairing and maintenance obligations

19. CERTIFICATE

The parties hereby certify that there is no agreement for Lease to which this Lease give effect

RENT SCHEDULE

The annual Rent payable under this Lease shall be as follows such amounts being exclusive of rates and other outgoings subject to Review as confirmed herein:

Year 1 –	A peppercorn if demanded
Year 2 -	£2,500
Year 3 -	£2,500
Year 4 -	£5,000
Year 5 -	£6,800

The annual Rent payable shall thereafter be reviewed at the end of the fifth year of the Term being day of 2026 and every fifth year thereafter

I N W I T N E S S whereof the Landlord {and the Tenant} has/ have caused its/their respective Common Seals to be hereunto affixed {and the Tenant has hereunto set his hand} the day and year first before written

THE COMMON SEAL of the **MAYOR**)
AND BURGESSES OF THE LONDON)
BOROUGH OF HARINGEY was)
affixed by Order)

Authorised Officer

SIGNED

Signed as a Deed by the Tenant acting)
by {a director and its secretary} {two)
directors})

Director

Director / Secretary

DATED

2021

THE MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF HARINGEY

- to -

WOLVES LANE CONSORTIUM

L E A S E

- of -

Land and premises known as
Wolves Lane Horticultural Centre Wolves Lane
Wood Green London N22 5JD

Bernie Ryan
Assistant Director of Corporate Governance
London Borough of Haringey
Alexandra House
10 Station Road
Wood Green
London N22 7TR

Conveyancers Ref: LEG/PP/55866/JXK
W.P. Ref:

LR1. Date of lease	2022
LR2. Title numbers(s)	<p>LR2.1 Landlord's title number(s) <i>Title number(s) out of which this lease is granted. Leave blank if not registered.</i></p> <p>AGL201303</p> <p>LR2.2 Other title numbers <i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i></p>
<p>LR3. Parties to this lease</p> <p><i>Give full names, addresses and company's registered number, if any, of each of the parties. For Scottish companies use a SC prefix and for limited liability partnerships use an OC prefix. For foreign companies give territory in which incorporated.</i></p>	<p>Landlord THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HARINGEY of Civic Centre Wood Green London N22 8LE</p> <p>Tenant WOLVES LANE CONSORTIUM (Company number 12012596) of registered office WOLVES LANE CENTRE, WOLVES LANE, WOOD GREEN, LONDON N22 5JD</p> <p>Other parties</p>
<p>LR4. Property</p> <p><i>Insert a full description of the land being leased or Refer to the clause, schedule or paragraph of a schedule in this lease in which the land being leased is more fully described.</i></p> <p><i>Where there is a letting of part of a registered title, a plan must be attached to this lease and any floor levels must be specified.</i></p>	<p>In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.</p> <p>Page 1 Clause 4</p>
<p>LR5. Prescribed statements etc.</p> <p><i>If this lease includes a statement falling within LR5. 1, insert under that sub-clause the relevant statement or refer to the clause, schedule or paragraph of a schedule in this lease which contains the statement.</i></p> <p><i>In LR5.2, omit or delete those Acts which do not apply to this lease.</i></p>	<p>LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.</p> <p>None</p> <p>LR5.2 This lease is made under, or by reference to, provisions of:</p> <p>Housing Act 1985</p>

<p>LR6. Term for which the Property is leased</p> <p><i>Include only the appropriate statement (duly completed) from the three options.</i></p> <p><i>NOTE: The information you provide, or refer to, here will be used as part of the particulars to identify the lease under rule 6 of the Land Registration Rules 2003.</i></p>	<p>The Term is as follows:</p> <p>25 YEARS FROM 2022</p>
<p>LR7. Premium</p> <p><i>Specify the total premium, inclusive of any VAT where payable.</i></p>	<p>NIL</p>
<p>LR8. Prohibitions or restrictions on disposing of this lease</p> <p><i>Include whichever of the two statements is appropriate.</i></p> <p><i>Do not set out here the wording of the provision.</i></p>	<p>This Lease contains a provision that prohibits or restricts disposition.</p>
<p>LR9. Rights of acquisition etc.</p> <p><i>Insert the relevant provisions in the sub-clauses or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	<p>LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land</p> <p>None</p> <p>LR9.2 Tenant's covenant to (or offer to) surrender this lease</p> <p>None</p> <p>LR9.3 Landlord's contractual rights to acquire this lease</p> <p>None</p>
<p>LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property</p> <p><i>Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	<p>None</p>

<p>LR11. Easements</p> <p>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements.</p>	<p>LR11.1 Easement granted by this lease for the benefit of the Property</p> <p>LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property</p>
<p>LR12. Estate rentcharge burdening the Property</p> <p><i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the rentcharge.</i></p>	
<p>LR13. Application for standard form of restriction</p> <p><i>Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of them, tell us who is applying against which title and set out the full text of the restriction you are applying for.</i></p> <p><i>Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.</i></p>	<p>The Parties to this lease apply to enter the following standard form of restriction {against the title of the Property} or {against title number —}</p> <p>NONE</p>
<p>LR14. Declaration of trust where there is more than one person comprising the Tenant</p> <p><i>If the Tenant is one person, omit or delete all the alternative statements.</i></p> <p><i>If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements.</i></p>	<p>The Tenant is more than one person. They are to hold the Property on trust for themselves as joint tenants.</p> <p>OR</p> <p>The Tenant is more than one person. They are to hold the Property on trust for themselves as tenants in common in equal shares.</p> <p>OR</p> <p>The Tenant is more than one person. They are to hold the Property on trust Complete as necessary.</p>

MINUTES OF MEETING CABINET MEMBER SIGNING HELD ON THURSDAY, 16TH JUNE, 2022, 3:45PM – 4:04PM.

PRESENT: Councillor Perey Ahmet, Leader of the Council.

In attendance: Eleri Salter, Commercial & Operations Manager and Nazyer Choudhury, Principal Committee Co-Ordinator

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. ESTABLISH A DYNAMIC PURCHASING SYSTEM FOR DESIGN, PRINT, MARKETING COLLATERAL AND ADVERTISING PROVISION

The Leader of the Council considered the report which sought approval to establish a Dynamic Purchasing System (DPS) for the design, print, marketing collateral and advertising for a period of 4 years with an option to extend for a further 2 years by placing an advert on Contracts Finder and the Find A Tender Service.

The DPS would be for the use of Haringey Council and access to the DPS will be granted to other local authorities and public sector organisations.

There would be no cost to the Council for establishing the DPS.

The Leader RESOLVED

1. To approve the request for the Council to establish a Dynamic Purchasing System for the provision of print, design, marketing and advertising for a period of 4 years from 25 June 2022 – 24 June 2026, with an option to extend for a further 2 years.
2. To note that there is no additional cost to establish the Dynamic Purchasing System and that the set-up and ongoing administration will be met from existing Communication budgets. The total value of the Dynamic Purchasing System over the period including the extension is £3,300,000. The value of the Dynamic Purchasing System is inclusive of spend undertaken by other local authorities and organisations who will use the Dynamic Purchasing System.

Reasons for decision

The current DPS agreement expired in March 2022; this will be to replace the DPS in place. This will ensure a route to market that the organisation can use to procure any design, print, marketing, or advertising requirements.

The Council was increasingly seeking opportunities to generate income, by encouraging other authorities to join the agreement we can therefore contribute towards achieving the savings targets set in the medium-term financial strategy. A joining fee is payable by all authorities who decide to undertake their sourcing via this DPS.

Alternative options considered

Do nothing

This was not an option as this platform supports the communications team in the procuring of design, print and marketing.

Use of Frameworks

This was not considered as an option as there were no Framework Agreements that accommodated this provision.

The Chair of Overview and Scrutiny has been informed that it was impracticable to give 28 days' notice of the decision.

The DPS aids and supports the communications team in the delivery of all design, print, marketing, and advertising requests from across the organisation.

The establishment of the DPS will contribute to achieving income for the authority. Moreover, the contract allows the Council to procure services in a more cost effective and efficient way.

A joining fee is payable by all authorities who decide to undertake their sourcing via this DPS. The council already has three additional authorities paying for use of our DPS, meaning we need the agreement in place as soon as possible to fulfil our contractual obligations to those authorities.

Given the above, it is not practicable to comply with the 28-day notice requirement in Part Four, Section D, Rule 13 of the constitution. This is set out in Part Four, Section D, Rule 16, of the Constitution.

CABINET MEMBER: Cllr Peray Ahmet

Signed by Cabinet Member

Date ...16 June 2022.....

Report for: Cabinet – 5 July 2022
Title: Delegated Decisions and Significant Actions

Report authorised by: Fiona Alderman – Head of Legal and Governance

Lead Officer: Ayshe Simsek, Democratic Services and Scrutiny Manager,
ayshe.simsek@haringey.gov.uk.

Ward(s) affected: Not applicable

**Report for Key/
Non Key Decision:** For information

1. Describe the issue under consideration

To inform the Cabinet of delegated decisions and significant actions taken by Directors.

The report details by number and type decisions taken by Directors under delegated powers. Significant actions (decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

2. Cabinet Member Introduction

Not applicable

3. Recommendations

That the report be noted.

4. Reasons for decision

Part Three, Section E of the Constitution – Responsibility for Functions, Scheme of Delegations to Officers - contains an obligation on officers to keep Members properly informed of activity arising within the scope of these delegations, and to ensure a proper record of such activity is kept and available to Members and the public in accordance with legislation. Therefore, each Director must ensure that there is a system in place within his/her business unit which records any decisions made under delegated powers.

Paragraph 3.03 of the scheme requires that Regular reports (monthly or as near as possible) shall be presented to the Cabinet Meeting, in the case of executive functions, and to the responsible Member body, in the case of non executive functions, recording the number and type of all decisions taken under officers' delegated powers. Decisions of particular significance shall be reported individually.

Paragraph 3.04 of the scheme goes on to state that a decision of "particular significance", to be reported individually by officers, shall mean a matter not within the scope of a decision previously agreed at Member level which falls within one or both of the following:

- (a) It is a spending or saving of £100,000 or more, or
- (b) It is significant or sensitive for any other reason and the Director and Cabinet Member have agreed to report it.

5. Alternative options considered

Not applicable

6. Background information

To inform the Cabinet of delegated decisions and significant actions taken by Directors.

The report details by number and type decisions taken by Directors under delegated powers. Significant actions) decisions involving expenditure of more than (£100,000) taken during the same period are also detailed.

Officer Delegated decisions are published on the following web page <http://www.minutes.haringey.gov.uk/mgDelegatedDecisions.aspx?bcr=1>

7. Contribution to strategic outcomes

Apart from being a constitutional requirement, the recording and publishing of executive and non executive officer delegated decisions is in line with the Council's transparency agenda.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Where appropriate these are contained in the individual delegations.

9. Use of Appendices

The appendices to the report set out by number and type decisions taken by Directors under delegated powers. Significant actions (Decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

10. Local Government (Access to Information) Act 1985

Background Papers

The following background papers were used in the preparation of this report;

Delegated Decisions and Significant Action Forms

Those marked with ♦ contain exempt information and are not available for public inspection. These are exempt in the following category (identified in amended schedule 12A of the Local Government Act 1972 (3)):

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

The background papers are located at River Park House, 225 High Road, Wood Green, London N22 8HQ.

To inspect them or to discuss this report further, please contact Ayshe Simsek on 020 8489 2929.

This page is intentionally left blank

Director of Adults, Health and Communities – BEVERLEY TARKA

Significant decisions - Delegated Action - For Reporting to Cabinet on 5 July 2022

♦ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
	03 May 2022	Counselling services via Open Door	The total contract value is £10,401
	6 June 2022	Extension of contract ♦	Contract renewal June 2022 to June 2023 – maximum 20 days for the year. Contract not exceeding £13k

Director/Assistant Director Signature *B. F. Tarka* Date.....17 June 2022.....

This page is intentionally left blank

Finance – Jon Warlow

Significant decisions - Delegated Action - For Reporting to Cabinet on 5 July 2022

♦ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
	7 April 2022	Execution of Pensions Agreement with the London Pensions Fund Authority (LPFA)	The report proposes the council entering into a decisions agreement with the London Pensions Fund Authority (LPFA) in relation to historic Greater London Council / Inner London Education Authority pension liabilities.

Corporate Board Officer/Assistant Director Signature  Date... 17 June 2022.....

This page is intentionally left blank

Significant decisions - Delegated Action - For Reporting to Cabinet on

♦ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	20.05.2022	HfH continuing as an organisation, including as a landlord for private sector leases	Approval for Homes for Haringey to continue after 1 June 2022 with the purpose of continuing to be the direct landlord of tenants and the lease holder of Private Sector Leased properties (PSLs).In addition, it will not be possible to complete the novation of all contracts currently held by Homes for Haringey to the Council by 1 June 2022; therefore, there is a temporary requirement on the newly defined HfH to continue manage and pay these contracts, until such time they either transfer across to the Council or are concluded.
2.			
3.			
4.			

Delegated Action	
Type	Number

Director/Assistant Director SignatureJ Warlow/ D Joyce..... Date.....23.06.2022.....

(Customers and Transformation)

Significant decisions - Delegated Action - For Reporting to Cabinet on 5 July 2022

♦ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	23/03/2022	Award of contract	To award a contract for the provision of a phishing cyber security awareness and compliance privacy obligations tool
3.	12/05/2022	Waiver of CSO 8.03	Waiver of Contract Standing Order (CSO) 8.03 and award of contract for a Senior Planning Lawyer
2.	12/06/2022	Extension of contract	Extension of contract for provision of NPS Revenues and Benefits
4.	14/06/2022	Contract variation	Contract variation for the support and maintenance of the Tegile Expansion trays

Delegated Action

Type	Number

Director/Assistant Director Signature 

Date.23 June 2022

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

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

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