

NOTICE OF MEETING

CABINET MEMBER SIGNING

**Tuesday, 12th March, 2024, 2.30 pm, Alex House Level 1
Collaboration Space, (watch the live recording [here](#))**

Councillors: Ruth Gordon, Cabinet Member for Council House building, Place-making, and Local Economy

Other Attendees: Helen McDonough (Head of Inclusive Economy Regeneration & Economy Development), Julie Khan (Employment & Skills Manager), Chris Wyatt (Programme Officer) and Boshra Begum (Senior Democratic Services Officer)

Quorum: 1

1. **FILMING AT MEETINGS**

2. **DECLARATION 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

3. **URGENT BUSINESS**

4. **APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

5. **DEPUTATIONS/PETITIONS/QUESTIONS**

- 6. APPROVAL OF ACCEPTANCE OF UK SHARED PROSPERITY FUND PEOPLE AND SKILLS GRANT APRIL 2024- MARCH 2025 (PAGES 1 - 10)**
- 7. OPPORTUNITY HARINGEY WORKSPACE FUND (PAGES 11 - 22)**
- 8. NEW ITEMS OF URGENT BUSINESS**
- 9. EXCLUSION OF THE PRESS AND PUBLIC**
- 10. EXEMPT - OPPORTUNITY HARINGEY WORKSPACE FUND (PAGES 23 - 28)**

Exempt information pertaining to Item 7.

- 11. NEW ITEMS OF EXEMPT URGENT BUSINESS**

Boshra Begum, Senior Democratic Services Officer
Email: boshra.begum@haringey.gov.uk

Fiona Alderman
Head of Legal & Governance (Monitoring Officer)
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Monday, 04 March 2024

Decision cover page

Report Title: Acceptance of a UK Shared Prosperity Fund grant (UKSPF) from CLF to provide enhanced employment & skills provision in Haringey.

Date of Decision: 12th March 2024

Report Author: Julie Khan, Employment and Skills Lead

Contact No: 07583 108745

Council Leadership Team Lead (and date report agreed):

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| Report Title | |
| *Legal Comments Provided by: | Oliver Higgins |
| *Financial Comments Provided by: | Sheela Thakrar |
| *Equalities Comments Reviewed by: | Elliot Sinnhuber |
| *Procurement Comments Provided by: | Peter Capp |
| In the Background - This section of the report includes outlining consultation with partners/stakeholders, service users, residents more generally, business, other public bodies, interest groups, government, staff or statutory consultees. Please indicate if this has happened and who has been consulted. Also include how consideration has been given to the Haringey Deal and to hearing the voices that are too often overlooked | <p>Haringey is part of the Central London Forward (CLF) partnership and the borough allocation for UKSPF People and Skills is for £807,302 for the 24/25 financial year.</p> <p>The intention is to utilise the UKSPF People and Skills allocation to align with the objectives of the borough's Inclusive Economy Framework, known as Opportunity Haringey. The SPF funding will be delivered through our hub and spoke model supporting unemployed people and economically inactive residents to help gain skill to employment.</p> <p>This targeted approach has been informed by research and focus groups of residents undertaken by London Metropolitan University</p> |

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| <p>Number of Appendices included –please check the report writing guidance on the template and consider can these be included as background documents if they do not refer to in the recommendations or need to be referred to agree the proposals.</p> | N/A |
| <p>*Background documents listed that are available for public inspection or web links exists? [These are the documents that have been relied upon to a material extent in the preparation of the report. Any background papers that are listed must be retained and accessible for public inspection for a period of 6 years. It is the responsibility of the report author to ensure this is done.]</p> | N/A |
| <p>Date considered by Cabinet Member Please note that if your report impacts or relates to two or more Cabinet portfolios, you will need to also arrange a further briefing meeting with the Cabinet members before submission of the report to Informal CAB.</p> | 12 th March 2024 |
| <p>Dates considered by Officer Internal Boards [This can include internal Cabinet and Officer Groups]</p> | Placemaking and Housing Board 1 st February 2024 |
| <p>Date considered by Council Leadership Team Politically sensitive strategic key decisions would need to be considered by .] Please contact Ben Hunt on x1164 if you have any queries about which meeting your report should be considered at. Meetings table place on a Thursday morning</p> | |
| <p>Date considered by informal CAB [Politically sensitive strategic key decisions would need consideration at CAB – Please contact Felicity Foley with any queries about Informal CAB.]</p> | |
| <p>Please consider if a wider briefing on this key decision is required at Labour Group / Liberal Democrat Group meetings? When?</p> | |
| <p>Is the decision compliant with the Council’s Budget and Policy Framework as set out in Part Four Section E of the Constitution?</p> | |
| | |

Report for: Cabinet

Item number: To be added by the Committee Section

Title: Acceptance of a UK Shared Prosperity Fund grant (UKSPF) from CLF to provide enhanced employment & skills provision in Haringey.

Report authorised by : David Joyce, Director of Housing, Regeneration & Planning

Lead Officer: Helen McDonough, Head of Inclusive Economy

Ward(s) affected: All

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

1. Describe the issue under consideration

1.1. This proposal seeks Cabinet approval for Haringey Council to accept £807,302 UK Shared Prosperity Fund (UKSPF) revenue funding from Central London Forward for the period spanning April 1, 2024, to March 31, 2025. No additional funding is required for this grant. The allocated funds will directly support Opportunity Haringey, our Inclusive Economy Framework Theme 3 – Good Work and Skills and be delivered by a collaboration of Haringey Learns and Haringey Works.

2. Cabinet Member Introduction

2.1. In April 2022 the UK government launched a three year programme - UK Shared Prosperity Fund (UKSPF). UKSPF is a central pillar of the UK government's Levelling Up agenda and provides £2.6 billion of funding for local investment across the UK by March 2025. The Fund aims to improve pride in place and increase life chances across the UK, investing in communities and place, supporting local business, and people and skills.

2.2. The People and Skills element of UKSPF came into force once European Social Fund monies ceased, and this element was released in October 2023 for the period up to March 2025. This funding has gone to the GLA for distribution. The GLA are using the funding in two ways firstly they are commissioning a range of People and Skills programmes, and the remaining balance of funds have been devolved to sub-regional partnerships. Haringey is part of the Central London Forward (CLF) partnership and the borough allocation to Haringey is spend, £807,302 for the 24/25 financial year.

- 2.3. Haringey's approved plan for use of SPF funding outlines our intention to deliver employment support to residents furthest from the labour market through our Haringey Works and Haringey Learns services, and to work closely with locality and customer facing services across the Council to target residents facing the greatest barriers to accessing employment support. This aligns to our ambitions set out in Opportunity Haringey our Inclusive Economy Framework which aims to achieve an inclusive, more resilient economy, that is better able to withstand economic shocks and where our businesses can grow and thrive; with an economy that provides rewarding, well paid (at least London Living Wage) work. These ambitions directly align with the aims of the People and Skills UKSPF activities.
- 2.4. Haringey Works and Haringey Learns are central to delivering the aspirations of Theme 3 of Opportunity Haringey – 'Good Work and Skills' through a targeted and community based approach

3. Recommendations

- 3.1. For Cabinet to approve acceptance of a grant from CLF for £807,302 for the delivery of the UKSPF People and Skills programme. The current agreement is for a grant of £807,302, however dependent on whether there are underspends by other authorities Cabinet are requested to approve acceptance of up to a grant of £900,000. This will create an Employment Support programme providing additional capacity for Haringey Works and Haringey Learns to deliver employment and skills support for Haringey Residents. This is in accordance with Contract Standing Order 17.1 Where the Council receives a grant from an external body, the process for approving or varying the agreement for the grant shall be the same as that set out in CSO 9.07 (i.e. the Director may approve receipt of a grant valued at less than £500,000. For approval of receipt of grants valued at £500,000 or more, a Cabinet decision is required).

4. Reasons for decision

- 4.1. Haringey has a track record of delivering high quality employment support through Haringey Works and a range of partners. Haringey Learns has had two consecutive positive Ofsted reports.
- 4.2. The acceptance of this UKSPF grant will enable the council to continue to deliver employment support to residents who are unemployed or economically inactive, and support the restructuring of the service and introducing new ways of working.

5. Alternative options considered

- 5.1. Option to not accept - In a period of continuing employment challenges for Haringey's residents as unemployment pressure is expected to continue in to

2024, not accepting the funding would make the Council less able to support into employment those furthest away from the job market.

- 5.2. Option to commission delivery through sub-contracting – this would create an additional layer of contract management and reduce the funding available to directly support residents. Haringey Works is the Council's employment support service with a track record of successfully supporting residents into employment and is aligned to Haringey Learns, our Adult Learning Service.

6. Background information

- 6.1. The People and Skills element of UKSPF came into force once European Social Fund monies ceased, and released in October 2023 for the period up to March 2025. This funding has gone to the GLA for distribution. The GLA are using the funding in two ways firstly they are commissioning a range of People and Skills programmes, and the remaining balance of funds have been devolved to sub-regional partnerships. Haringey is part of the Central London Forward (CLF) partnership and the borough allocation to Haringey is spend, £807,302 for the 24/25 financial year. CLF notified the relevant boroughs of the successful bid in October 2023. Haringey proposes to commence delivering April 2024.
- 6.2. The intention is to utilise the UKSPF People and Skills allocation to align with the objectives of the borough's Inclusive Economy Framework, known as Opportunity Haringey. The SPF funding will be delivered through our hub and spoke model, encompassing the following initiatives:
 - Conducting intensive one-on-one case work, group employability sessions, employer information sessions, job clubs, CV support, and in-work support for Haringey residents, delivered by Haringey Works and Haringey Learns, .
 - Prioritising our employment support for individuals facing significant challenges in the labour market, particularly in response to the persistently high levels of unemployment and economic inactivity since the Covid-19 Pandemic. Addressing specific employment gaps is a key focus.
 - Ensuring that our approach is data-driven and directed towards groups experiencing the most substantial employment gaps. This includes but is not limited to young people, NEETs, residents with disabilities and health conditions, Black, Asian, and Minority Ethnic residents, lone parents, and residents over 50.
 - Implementing a Hub and Spoke approach, wherein tailored support is delivered in community locations across the borough. This flexible model allows us to target specific areas of need and collaborate with other frontline preventative and early help services.

6.3. Funding is output related and dependent on delivery of target outputs and outcomes, and evidence of defrayed expenditure, as outlined below. Officers

| E33 - Economically inactive | | | | | | | E34 - Unemployed | | | | | | |
|-------------------------------|---|---|---|--|--|----------------------------------|------------------------|---|---|--|---|--|---|
| Outputs | | | Outcomes | | | | Outputs | | | Outcomes | | | |
| OP001: Total number of starts | OP35: Number of People receiving support to gain employment | OP38: Number of economically inactive people engaging with keyworker support services | OC38: Number of people engaged in job-searching following support | OC43: Number of people in employment, including self-employment, following support | OC45: Number of people reporting increased employability through development of interpersonal skills funded by UKSPF | OC65: Number of 'good work' jobs | Total Number of Starts | Number of people supported onto a course through provision of financial support | Number of people supported to engage in life skills | Number of people supported to gain a qualification | Number of people experiencing reduced structural barriers into employment and into skills provision | OC43: Number of people in employment, including self-employment, following support | People gaining a qualification or completing a course following support |
| 100 | 70 | 30 | 14 | 15 | 20 | 6 | 135 | 27 | 81 | 27 | 18 | 20 | 27 |

have considered these targets, and believe these to be achievable, based on recent performance.

6.4. The programme will help unemployed and economically inactive residents to move closer to work through increased confidence and motivation, skills training, volunteering and work experience opportunities and employment support. Once in work, residents will continue to receive appropriate in-work support including mentoring to help them sustain employment. Residents will be able to access a menu of activities and support through Haringey Works and Haringey Learns and Employment Advisors will help link to specialist support services, including statutory services such as housing (e.g. for those at risk of homelessness) and social services (e.g. residents that have caring responsibilities) where appropriate. The programme will complement existing provision elsewhere. The project will support:

- marginalised residents who have been historically excluded from social, economic, educational, and/or cultural life
- residents with multiple and complex barriers to engaging with education and work.

6.5. Good Work job outcomes in line with the priorities of the London Recovery Programme and the Good Work for All Mission, employment provision funded by UKSPF should support Londoners into Good Work where possible.

6.6. A 'Good Work' job outcome is defined as a job, apprenticeship or paid work placement for a learner who is not in employment upon enrolment, which:

- offers a minimum of 16 hours/week and is expected to last at least four consecutive weeks; and
- pays a basic salary of the London Living Wage or above and does not involve the use of zero-hours contracts.

7. Contribution to the Corporate Delivery Plan 2022-2024 High level Strategic outcomes'?

- 7.1. This grant will support activity to deliver Theme 8 –Place and Economy of the **Corporate Delivery Plan**, and directly supports the action - Employment & Skills - Haringey residents can easily access education and skills training. Support will be targeted at those furthest from the labour market, helping residents into growth sectors, with a focus on obtaining Good Work.
- 7.2. Underneath the Corporate Delivery Plan, this work will support the delivery of **Opportunity Haringey**, Our Inclusive Economy Framework – Theme 3 – Good Work and Skills

8. Carbon and Climate Change

8.1. The Climate Change Action Plan set out how the borough will become net zero carbon by 2041. The proposed UKSPF People and Skills programme supports that objective with direct activities for local people including:

- Signposting and supporting individuals to access Haringey Learns Environmental sustainability online courses and also encourage residents to attend workshops on green and environmental themes.
- Embedding carbon literacy principles in all courses delivered by Haringey Learns.
- Providing career guidance linked to training and employment within green sector, with a particular focus on opportunities within construction/retrofit – in line with growth sector priorities identified in 'Opportunity Haringey'
- In addition, with the proposed hub and spoke delivery model, it is proposed that many of the activities will be held at local community sites, reducing the impact of travel for local residents.

9. Statutory Officers comments (Director of Finance (procurement), Assistant Director for Legal and Governance, Equalities)

Finance

9.1 This report is for Cabinet to approve the recommendations as set out in Para 3 of this report. The acceptance of a grant from CLF for £807,302 for the delivery of the UKSPF People and Skills programme and does not require any additional funding from the Council. The current agreement is for a grant of £807,302, however dependent on whether there are underspends by other authorities Cabinet are requested to approve acceptance of up to a grant of £900,000.

9.2 Procurement

Strategic Procurement have been consulted on the preparation of the report and note that this is not a procurement related decision. CSO 17.01 permits Cabinet to approve receipt a grant from an external body with the decision made in accordance with CSO 9.07. Strategic Procurement support the recommendations in section 3 of this report

9.3 Assistant Director for Legal and Governance.

9.3.1 The Assistant Director for Legal and Governance has been consulted in the preparation of this report.

9.3.2 Pursuant to Contract Standing Order 17.1 and Contract Standing Order 9.07 Cabinet has authority to approve the recommendations in the report.

9.3.3 The Assistant Director for Legal and Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

9.4 Equality

The Council has a Public Sector Equality Duty (PSED) 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.

The three parts of the duty apply 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.

The decision in question is regarding Cabinet approval for Haringey Council to accept £807,302 UK Shared Prosperity Fund (UKSPF) revenue funding from Central London Forward for the period spanning April 1, 2024, to March 31, 2025.

This work has been developed to support delivery of the Inclusive Economy Framework, Opportunity Haringey. There are not anticipated to be any negative impacts arising from this programme of support to local individuals. Indeed, positive impacts are anticipated to come from:

- The spillover benefits to all protected groups from a growing inclusive economy that brings more opportunities for business growth and employment.

- Targeted employment and skills interventions seeking to reduce barriers for those experiencing labour market disadvantage.
- Promoting Good Work to reduce the negative impacts of low pay.

Each of the above are likely to have multiple positive impacts on those who share the protected characteristics, including from an intersectional perspective.

10. Use of Appendices

N/A

11. Background papers

N/A

| Section of the report template | Part A (Open) | Part B (Exempt) |
|--------------------------------|--|--|
| 1 | Award of Contract details excluding value and bidder(s) name (unless direct award). | Award of contract to named bidder(s) and value, including details on any extensions. Reference to any contingency or letter of intent value. |
| 3 | Recommendation to state term, any extensions and aggregated value of award to unnamed bidder(s). Reference to relevant CSO's. | Recommendation to state term, any extensions and aggregated value of award to named bidder(s). Reference to relevant CSO's. Reference to any contingency values. |
| 4 | Reasons to include references to top ranked bidder, most economically advantageous tender, best value or alternative reasons as appropriate. | Additional considerations that fall within exempt criteria (e.g. where not appointing to 1st ranked bidder) |
| 5 | State alternatives including reference to do nothing, inhouse option etc.. | N/A – unless falling within exempt criteria. |
| 6 | Describe the procurement process undertaken. Basis for award (quality/price split). Table of results using anonymised bidder info. High level reference to contract and performance management. | Table of results using full details of bidder(s) and pricing/scores etc.. |
| 8 | Refer to procurement guidance set out in this section | Include any comments that fall within exempt criteria (e.g. non-compliance related issues/risks) |
| | | |
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Decision Making Report Cover Sheet

Report Title: Opportunity Haringey Workspace Fund
 Date of Decision: 12 March 2024
 Report Author: Helen McDonough
 Contact No: 07973783120
 Corporate Board Lead (and date report agreed): David Joyce [dd] February 2024

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| Report Title | Answer/comments |
| * Legal Comments Provided by: | Oliver Higgins |
| * Financial Comments Provided by: | John O'Keefe |
| * Equalities Comments Provided by: | Elliot Sinnhuber |
| * Procurement Comments Provided by: | Peter Capp |
| Number of Appendices included | 0 |
| * Background documents The approach recommended in this report is in line with the new Opportunity Haringey inclusive economy framework, adopted at Cabinet in November 2023 Minutes (haringey.gov.uk) | 1 |
| Date considered by Corporate Board or Priority Board [Key decisions which are implementing MTFs agreed savings or are part of an overarching Council Policy would normally go to Priority Board meetings. Politically sensitive strategic key decisions would need to be considered by Corporate Board.] Please contact Ben Hunt on x1164 if you have any queries about which meeting your report should be considered at. | Placemaking and Housing Board, 23 Nov 2023 and 22 Feb 2024 |
| Date considered by informal CAB [Politically sensitive strategic key decisions would need consideration at CAB – Please contact Felicity Foley with any queries about Informal CAB.] | N/A as it's a Cabinet Member signing |
| Is a briefing on this key decision required at Labour Group / Liberal Democrat Group meetings? When? | N/A |
| Is the decision compliant with the Council's Budget and Policy Framework as set out in Part Four Section E of the Constitution? | N/A |

* Statutory requirements

| For Cabinet response to scrutiny reports | |
|---|--------------------------------------|
| Recommendation number (continue as needed) | Chief Officers consulted on response |
| 1 | |
| 2 | |

Report for: Cabinet Member for Council House building, Placemaking, and Local Economy

Item number: [To be added by the Committee Section]

Title: Opportunity Haringey Workspace Fund

Report authorised by: David Joyce Director Placemaking and Housing

Lead Officers: Helen McDonough, Head of Inclusive Economy

Ward(s) affected: All

Report for Key/ Non Key Decision: Key Decision

1. Describe the issue under consideration

1.1 The Opportunity Haringey Workspace Fund provides resources to support Haringey's creative economy and the thriving small and medium-sized enterprise (SME) sector. The source of funding is a mix of external grant funding and council match funding as set out in section 6 of this report. Specifically, the funding will support compelling workspace projects with a clear funding gap to come forward, that wouldn't happen without the proposed funding allocation. This is a great opportunity for the Council to support providers, creating much needed employment space for inclusive economic growth in Haringey. The recommended funding allocation follows an open call for funding proposals and will be delivered by experienced and established organisations. It has the potential to deliver up to 3,785 square metres of additional workspace in the borough, supporting up to 425 businesses, 625 jobs in the years to come and bring in £1.5m additional investment to the borough. Funding available is capital only. The recommended allocation is a positive step providing investment in organisations and workspace projects which are tried and tested and investment ready.

2. Recommendations

- 2.1 It is recommended that the Cabinet Member for Council House Building, Placemaking and Local Economy:
- (a) Provides delegated authority to the Director of Placemaking and Housing to undertake further due diligence, negotiate and agree the terms, and approve the final funding agreements for the recommended workspace projects for the Opportunity Haringey Workspace Fund.
 - (b) Subject to satisfactory completion of the above, allocate up to £3.9m of Opportunity Haringey Workspace Fund resources, as set out in section 6, to the following projects with funding gaps, the details of which are set out in the exempt part B report:

- (i) Wood Green affordable creative workspace;
- (ii) Tottenham affordable music studios workspace; and,
- (iii) Tottenham affordable community co-working workspace.

3. Reasons for decision

- 3.1 The Opportunity Haringey Workspace Fund was set-up to enable additional workspace to come forward in the borough, which is a key priority of Opportunity Haringey – the Council's inclusive economic framework. The sources of funding are set out in section 6. It is an ambitious fund that aims to have a catalytic effect through supporting new and expanding workspace projects that have a funding gap. It was established as a result of:
- (a) recognition that workspace is a highly effective way to support economic growth, inclusive economy and regeneration for Haringey's creative economy and thriving SME sector, noting workspaces are in high demand amongst SMEs and two thirds of the workspace in Haringey are focussed on the creative economy;
 - (b) the Council having sufficient capital funding within the approved capital programme, relevant external grants and Council match funding to external grants, for spend on workspace projects;
 - (c) the aim to deliver additional workspace meeting funder requirements within tight timelines; and,
 - (d) awareness of multiple compelling workspace projects in the borough with funding gaps.
- 3.2 There was an open call for funding proposals starting from 19th December 2023 for a six-week period. Application briefing sessions were provided to interested parties. Following receipt of applications, eligibility requirement checks took place ahead of a multi-disciplinary funding panel convening to assess the applications in detail. The panel included officers from Economic Development, Regeneration, Property and Finance. The panel assessed and scored eligible applications in light of the following priorities: strategic priority alignment and clear funding gap, track record, deliverability, impact, and value for money.
- 3.3 The funding panel recommends Opportunity Haringey Workspace Fund resources are allocated to the following projects:
- (a) **Wood Green affordable creative workspace** - Creation of affordable creative workspace in Wood Green. This project will enable much needed additional workspace in the borough and has potential to stimulate others in the market to bring forward workspace in Wood Green. It would support the cultural character of Wood Green, support local job growth, and will generate additional workspace in the borough. Forecast outputs: over

2,500 square metres of new workspace, 350 jobs, 160 businesses to be supported and bring in over £0.8m additional funding to the borough.

- (b) **Tottenham affordable music studios workspace** - Creation of affordable music studios in containers. This project will enable additional workspace in the borough, strengthen the music industry, which has a strong and growing presence in Haringey and Tottenham, and meets increased demand for more of this type of space in the borough. Forecast outputs: over 125 square metres of new workspace, 25 jobs and 15 businesses to be supported.
- (c) **Tottenham affordable community co-working space** - Creation of an affordable community co-working space in Tottenham to support existing and new residential communities with a modern inclusive work environment. Forecast outputs: over 1,250 square metres of new workspace, 250 jobs and businesses to be supported and bring in £0.7m additional to the borough.

3.4 The funding panel recommends the funding allocation as detailed above as it:

- (a) will support Haringey's creative economy, inclusive economic growth and thriving SME sector;
- (b) is a positive step to invest in some of the organisations and workspace providers which are tried and tested, and investment ready;
- (c) supports projects that meet the eligibility requirements, have a good financial standing, have a clear funding gap that wouldn't happen without funding support, collectively bring in additional investment in the borough and align with criteria outlined in 3.2;
- (d) will enable additional workspace in the borough, fulfilling a key ambition of Opportunity Haringey inclusive economy framework, which was adopted at Cabinet in November 2023;
- (e) fulfils funder requirements, enabling external grant funding to be invested in Haringey, and meet the Council's match funding requirements; and,
- (f) the proposed projects for funding provide a balanced approach that align well with strategic priorities, deliverability, impact, and value for money.

3.5 The funding agreements will have clear clawback rights for grants and call-in rights for loans, as well as other provisions that will ensure the workspaces continue as envisaged for the long-term. This is important to ensure the Council has the right level of control over its investments over the whole period.

3.6 This report recommends delegated authority to the Director of Placemaking and Housing to negotiate and agree the terms, funding arrangements and approve the final funding agreements for the workspace projects.

4. Alternative options considered

- 4.1 Officers considered direct awarding the available funding as an alternative approach to an open call for funding proposals through setting up the Opportunity Haringey Workspace Fund. However, setting up the fund was selected as the preferred option for reasons set out in paragraph 3.1.
- 4.2 Officers considered returning the funding drawn down to date from the City of London Corporation (as detailed below) that was used for feasibility studies regarding re-developing Council commercial properties into workspace. However, setting up the fund was deemed in the best interests of Haringey as it would enable a further £1.5m grant funding to be invested in the borough to increase employment space which is needed for inclusive economic growth.

5. Background information

- 5.1 The source of the funding is as follows, which is in the approved capital programme:
 - (a) Economic development and regeneration grant from the City of London Corporation’s Strategic Investment Pot and Council match funding to this grant. The spend and workspace delivery deadline is November 2025, geographical focus is borough-wide, and output targets include: 1,760 square metres of workspace and 320 jobs.
 - (b) Economic development and regeneration match funding requirement for Tottenham specific external grant funding from the Department for Levelling Up, Housing and Communities (DLUHC). The spend and workspace delivery deadline is March 2026, geographical focus is Tottenham, output target of 876 square metres of workspace, and wider impacts sought to safeguard and adapt the town centre offer, define and reinforce an identify for Tottenham High Road, and improve perceptions of the area leading to residential value uplift.
 - (c) Loan funding through the Council’s Productive Valley Fund (PVF) and/or Opportunity Investment Fund (OIF). Note, the use of this loan funding would be subject to meeting the requirements of the respective funds.
- 5.2 Risks relating to the allocation of funding, all of which are considered manageable, include:

| Risk Area | Description | Mitigation Actions |
|---|---|---|
| Projects not delivered within funding deadlines | Capital projects can be subject to slippage due to third party dependencies such as contractor and match funding. | Recommended projects have demonstrated their deliverability within the timelines. Contingency time will be built into programmes. Funding will be contingent on match funding being in place before being drawn down. |

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| Projects under-capitalised | Workspace projects might cost more than anticipated and take longer to become a going concern. | Financial projections have been reviewed, with contingencies built into project budgets. A fundamental principal established in the detailed due diligence process and funding agreements will be that funding will not be allocated to projects where the risk of project cost overruns cannot reasonably be met by the applicant or finance they have access to from third parties. |
| Projects are not operationally sustainable | Workspace projects not being operationally sustainable | Financial projections and track record for delivering workspace have been analysed for the proposed projects and will be further interrogated ahead of entering funding agreements. |
| Loan funding is not repaid | Workspace projects do not pay loan funding on time or the complete sum | Projects have been assessed for their ability to pay back loan funding, and will be further assessed in the due diligence process. Ongoing communications with borrowers will aim to flag any issues in the future ability to repay loans. Security will be explored at the due diligence stage. |

5.3 The recommended funding allocation will enable a contribution to be made to the following:

- (a) **Corporate Delivery Plan 2022-2024** – High level strategic outcomes including:
- i. Place: Improving opportunities for co-production, embedding the property within local networks, and diversifying the local area through introduction of innovative new uses.
 - ii. Good Economy: Supporting Good Economy principles, such as through the creation of training opportunities, business support provision, and employment and skills opportunities in key sectors for local micro businesses and people.
 - iii. Towards an Inclusive Economy: High Streets, Town Centres & Businesses – CDP Outcome to Increase resilience and growth in creative industry, businesses, freelancers, and workspaces. Outcome to deliver new workspaces created in the borough, meeting the need for local, affordable places to work, increasing the local employment base and driving spend.

- iv. Community Wealth Building: Encouraging community wealth building and invest locally, through methods such as localised supply chains and procurement.
- v. Financial Sustainability: Supporting the property to create no ongoing net loss to the council and ideally surplus generating.

(b) **The Councils' Commitment to achieving Net Zero by 2041**

- i. Mitigating Carbon - In line with central government policy which makes it unlawful for landlords to grant new leases and licences on commercial premises if the Energy Performance Certificate (EPC) rating is below an E as of 1 April 2023, the workspace projects will meet EPC ratings. Proposed legislation is that from 1 April 2027 commercial buildings will be required to deliver a standard of building with an EPC rating of C and from 1 April 2030 a rating of B. Therefore, this is the level that will be targeted by the funded workspaces.
- ii. Mitigating Carbon – Travel Emissions - Creating workspaces in the which caters to local people will contribute to reduction of travel emissions, by giving residents access to a site which they can easily commute to on foot or by bicycle, rather than by car.

(c) **Opportunity Haringey – The Council's Inclusive Economy Plan**

- i. Theme 5 - Works Places and Spaces - Promote quality workspace provision and encourage the delivery of additional workspace across the borough.

6. Statutory Officers comments

6.1. Finance Comments

6.1.1 The recommendations are to fund the following schemes in the following amounts, subject to satisfactory due diligence:

- (a) **Wood Green affordable creative workspace** – up to £1.863m.
- (b) **Tottenham affordable music studios workspace** – up to £0.145m.
- (c) **Tottenham affordable community co-working workspace** – Up to £1.897m.

6.1.2 Opportunity Haringey Workspace Fund has been generated by amalgamating Corporation of London SIP programme (£1.5m) and by utilising the Council's match funding for this and Tottenham specific external grant funding from the Department for Levelling Up, Housing and Communities (£2.038m), with match funding from the Opportunity Investment Fund and/or Productive Valley Fund finance of £0.367m. These are in the approved General Fund capital programme. The funding provided to the projects will be a mixture of loans and grants that are set out in the exempt report, along with details on the prospective recipients and borrowers of funding. The recommendation to award

funding to these groups will be subject to a due diligence process that will further assess the various organisations business plans, cash flows, lease arrangements, and other related financial matters.

6.2. Strategic Procurement Comments

6.2.1 Strategic Procurement have been consulted in the preparation of this report. The grants and loans detailed in this document will not be caught by Public Contracts Regulation (2015) or the Concessions Contracts Regulation (2016), and indeed the awarding of the funds is not a procurement exercise because the loan and grants are not a procurement of works or services.

6.3. Legal Comments

6.3.1 The authority to enact this report's recommendation is delegated from the Leader to the Cabinet Member for Council House building, Placemaking, and Local Economy. Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.

6.3.2 The authority to enact this report's recommendation is delegated from the Leader to the Cabinet Member for Council House building, Placemaking, and Local Economy.

6.3.3 Pursuant to Section 1 of the Localism Act 2011 and section 111 of the Local Government Act 1972, the Cabinet Member has authority to approve the recommendations in this report.

6.3.4 The Assistant Director for Legal and Governance (Monitoring Officer) sees no legal reasons preventing the Cabinet Member for Council House building, Placemaking, and Local Economy from approving the recommendations in the report.

6.4. Equalities Comments

6.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- (a) eliminate discrimination, harassment and victimisation and any other conduct prohibited under the act;
- (b) advance equality of opportunity between people who share those protected characteristics and people who do not; and,
- (c) foster good relations between people who share those characteristics and people who do not.

6.4.2 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 apply to the first part of the duty.

6.4.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

- 6.4.4 Procuring commercial property management services is expected to benefit residents in line with Opportunity Haringey's inclusive economy strategy and the Good Economy Recovery Action Plan, which describes the Council's objectives regarding bringing social and economic benefits to residents, including those with protected characteristics. As a result, this decision may have indirect positive impacts on equality, but the decision itself is likely to have a neutral impact. Additionally, it should be noted that this decision will have no known negative impacts on those who share the protected characteristics.
- 6.4.5 As an organisation carrying out a public function on behalf of a public body, the chosen supplier will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

7. Use of Appendices

Not applicable.

8. Local Government (Access to Information) Act 1985

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:

1. 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.
2. 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.

3. 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 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.

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By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

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