

MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON TUESDAY, 21ST JUNE, 2016, 10:00.

PRESENT:

Councillors: Alan Strickland, Cabinet Member for Housing, Regeneration and Planning

9. FILMING AT MEETINGS

The Cabinet Member referred those present to agenda Item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.

10. URGENT BUSINESS

None

11. MONUMENT WAY TOILETS - TOTTENHAM HIGH ROAD

Following the completion of a feasibility study and public consultation regarding future uses, the report sought approval for a strategy to bring the Monument Way toilet building on Tottenham High Road back into use.

RESOLVED

That the Cabinet Member for Housing, Regeneration and Planning;

- I. Note the outcome of the architectural feasibility study and community consultation.
- II. Declare the building surplus to Council requirements and available to be advertised for commercial let on a leasehold basis as a cafe/bar in accordance with the requirements and criteria set out in section 6.18.
- III. Approve the implementation of the delivery strategy which includes;
 - Undertaking the initial phase of construction to renovate the building.
 - Develop a lettings strategy and advertisement for the building, advertise the building for commercial let and appoint an operator.

REASONS FOR DECISION

- I. To bring this important and prominent building back into use as a commercial and community asset which will contribute positively to the regeneration of Tottenham and meet the objectives of the Growth on the High Road programme which include; improving the image and perception of Tottenham, generating increased footfall, and delivering a more attractive and vibrant High Road with restored historic buildings and attractions.
- II. The project will deliver the following positive outcomes:
 - The sensitive restoration of a building of architectural merit within the Tottenham Green Conservation Area.
 - The creation of unique new venue and space along the High Road, reinforcing the individual character of Tottenham.
 - The establishment of a new business in Tottenham, and associated jobs, training and apprenticeship opportunities
 - The activation of a traditionally quieter area of the High Road, between Tottenham Green and Bruce Grove.
 - Reinforce the role of the High Road as a destination, increasing its vitality and viability
 - Economic benefits from the letting of the premises and associated rent and business rates payments.

ALTERNATIVE OPTIONS CONSIDERED

A do nothing option would mean leaving the building as it was. This would not support the objectives of bringing the building back into use as a commercial and community asset on the High Road and contributing to physical, social and economic regeneration of the area. The building also attracts some antisocial behaviour in the form of street drinkers to the rear of the site and this proposal would make the building public and more of a destination and community asset, therefore increasing natural surveillance of the area.

Instead of retaining the freehold and leasing the building to an operator the Council could sell the building freehold and have no involvement in its future use other than in relation to any regulatory decisions (such as Planning and Licensing). This was not recommended as due to its strategic location on the High Road, architectural merit and cultural significance, and its potential to contribute to the regeneration of Tottenham. Therefore it was considered that a degree of protection and certainty was required over its future use and operation. This would have been more difficult to achieve if it was sold on a freehold basis.

The feasibility study explored a number of different uses for the building including; a residential unit, community space, office and reinstating the previous use as a public toilet. These options were not considered feasible (more information is provided in section 6.8 of the report), it was considered appropriate that the building remains open to the public given its previous use and history and a cafe/bar use would achieve this aim.

12. NEW ITEMS OF URGENT BUSINESS

N/A

CHAIR: Councillor Alan Strickland

Signed by Chair

Date