

NOTICE OF MEETING

CABINET MEMBER SIGNING

Friday, 19th January, 2018, 2.00 pm - Civic Centre, High Road,
Wood Green, N22 8LE

Members: Councillor Claire Kober, Leader of the Council

Quorum: 1

1. **FILMING AT MEETINGS**

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2. **URGENT BUSINESS**

The Leader will advise of any items they have decided to take as urgent business.

3. **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

4. ALLOCATION OF RIGHT TO BUY RECEIPTS AND CAPITAL FUNDING TOWARDS THE DELIVERY OF AFFORDABLE RENTED HOUSING AND INFRASTRUCTURE AT MONUMENT WAY (PAGES 1 - 10)

The report seeks authority to allocate additional funding from Right To Buy Receipts to Newlon Housing Trust, to cover 30% of verified scheme costs of the Monument Way scheme, up to a limit of £6.5m, which would result in an increase of up to £700,000 in addition to the £5.8m already allocated to the scheme.

5. MINOR VARIATIONS TO LAND TRANSACTIONS AT TOTTENHAM HALE (PAGES 11 - 18)

The report seek Leader approval for a further variation of a land disposal agreement at Tottenham Hale, previously agreed by Cabinet in July 2016. The variation relates to plots 9A and 9B, following further development of designs and based on the latest land assembly provision.

6. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

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Bernie Ryan
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Thursday, 11 January 2018

Report for: Leader Signing – 19th January 2018

Item number: 4

Title: Allocation of Right to Buy Receipts and Capital funding towards the delivery of Affordable Rented Housing and Infrastructure at Monument Way

Authorised by: Helen Fisher, Director of Regeneration

Lead Officer: Peter O'Brien, Assistant Director Area Regeneration

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Ward(s) affected: Tottenham Hale

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

1. Describe the issue under consideration

- 1.1 The Council has identified the Monument Way site as a key site for the delivery of affordable rented homes in the Tottenham Area Action Plan and has worked with Newlon Housing Trust, a Registered Provider, to enable the delivery of 54 affordable rented homes on this site.
- 1.2 In March 2016, Cabinet agreed to allocate Right to Buy (RTB) funding of up to £5 million for the initial scheme of 44 units based on 30% of the eligible scheme costs and subject to Newlon Housing Trust entering into a funding agreement and 100% Nominations Rights. The scheme will now deliver 54 units and these additional 10 units have raised the overall scheme costs. On the 5th October 2017 Cabinet Member for Housing, Regeneration and Planning agreed a further allocation of £800,000 making a total RTB funding allocation of £5.8m to the scheme. A funding agreement with Newlon and the Council was signed on the 21st December 2017 for the allocated amount of £5.8 million.
- 1.3 The final amount of RTB funding to be allocated is still under negotiation and will be subject to the planning process (approving the number of rented dwellings) and finalisation of scheme costs by Newlon Housing Trust as the project progresses. The delivery of 100% affordable rented housing presents particular viability challenges even with these funding supports in place. The Council and

Newlon have agreed in principle for the Council to cover 30% of scheme costs for this project in line with the rules governing the allocation of funding from RTB receipts. This report seeks authority to allocate additional funding from RTB Receipts to Newlon Housing Trust, to cover 30% of verified scheme costs of the Monument Way scheme, up to a limit of £6.5m, which would result in an increase of up to £700,000 in addition to the £5.8m already allocated to the scheme. The agreed sum will be conditional with Newlon Housing Trust providing the necessary cost information. Unless the Council uses this RTB funding for this scheme, the funding will need to be handed back to the Department for Communities and Local Government (DCLG).

- 1.4 The delivery of the Monument Way scheme depends on the realignment of Fairbanks Road in order to release developable land, creating end of terrace units within the Chesnut Estate. Housing Zone funding for this project was agreed initially in 2015, and the GLA agreed to assign funding for the revised allocation of £1.3m earlier in 2017. However, in November 2017 the GLA advised the Council that they were no longer able to proceed with Housing Zone funding for this project. This was due to an irreconcilable issue regarding the allocation of housing outputs attributable to the intervention, and this £1.3m was instead reallocated to the Station Square – Bus Station project. Cost estimates for the road realignment of the Monument Way scheme have now increased to £1.328m, and a previous Leader’s Decision taken in February 2017 has already delegated authority to the Director of Regeneration, Planning and Development to enter into a funding agreement with Newlon for up to £1.5m for this project.

2. Cabinet Member Introduction

- 2.1 The Council has identified the Monument Way site as a key site for the delivery of affordable rented homes in the Tottenham Area Action Plan and has worked with Newlon Housing Trust, a Registered Provider, to enable the delivery of 54 affordable rented homes on this site.
- 2.2 This report seeks to allocate additional Right To Buy funding to Newlon Housing Trust in order to deliver much needed affordable rent homes to be allocated in priority to residents on the Council’s Housing Register. The Council have worked closely with Newlon Housing Trust to provide a high quality scheme contributing to Tottenham Hale’s vision to become London’s next great affordable neighbourhood of choice, with a thriving district centre with new places to live, work, shop and enjoy.

3. Background information

- 3.1 Tottenham Hale is a major growth area in the Upper Lea Valley, and was identified as London's first Housing Zone.
- 3.2 The Monument Way site plays a significant role, having been identified since 2014 in the Tottenham District Centre Framework (DCF) and the Tottenham Area Action Plan (AAP) as a key site for the delivery of larger, affordable rented homes as part of the mixed and balanced portfolio of sites coming forward at Tottenham Hale. It is currently owned by Haringey Council and will be disposed of to Newlon Housing Trust to enable the delivery of these new affordable homes. The delivery of this scheme is a priority for the Council and the Council has been working very closely with the GLA, Newlon and TfL to secure its delivery.
- 3.3 In 2015, Haringey Council entered into a Housing Zone Overarching Borough Agreement (OBA) with the Greater London Authority (GLA) to deliver a programme of investment in Tottenham Hale to support the delivery of affordable homes in the area. The Council has also made significant efforts to align its own resource investments to ensure the best overall outcome in terms of the delivery of affordable homes and in terms of delivering a successful place. The Monument Way Scheme was identified as an optimal site to deliver much-needed affordable rented housing for families on the Council's waiting list, with the Housing Zone funding being used to fund wider infrastructure and public realm works in the vicinity, and with the Council's RTB funding receipts being used to fund the affordable rent units as part of the mix.
- 3.4 On 15th March 2016, Cabinet agreed to dispose the Monument Way site to Newlon Housing Trust and grant a sum of a maximum of £5,000,000 from right to buy receipts to Newlon Housing Trust as a contribution towards the provision of a minimum of 44 affordable rented units and subject to Newlon Housing Trust entering into a funding agreement and 100% Nominations Rights for those homes.
- 3.5 The Council have carried out significant local engagement with the residents in Chesnut Estate and Members through the development of the District Centre Framework and through subsequent engagement by Newlon as part of the current planning application. Through this process a number of priorities for residents have been identified in relation to the scheme and have been embedded within Newlon's planning application for the site. Key priorities for residents were around the affordability of the new homes and the height of the scheme being limited as well as wider improvements of the estate environment. The Monument Way scheme, along with other landscape projects progressed by the Council around the Chesnut Estate will result in a much improved environment for existing residents of the Chesnut Estate.

3.6 An outline planning permission for the scheme was recommended for approval by planning committee on 13th February 2017. The grant of outline planning permission is subject to a section 106 agreement. This agreement was entered on 21st December 2017 when the Council entered into the Agreement for Lease with Newlon to dispose of the Monument Way site. At the time of writing, Newlon were intending to submit the Reserved Matters application imminently. It is intended to secure a Reserved Matters planning determination by March 2018, with a view to starting on site later in 2018, with completion of the scheme in 2020.

4. Recommendations

3.1 The Leader:

- (i) Approves the further additional allocation of a sum of up to £700,000 of RTB receipts as top up to the £5.8m of grant funding (previously approved by Cabinet on 15th March 2016 and the Cabinet Member for Housing, Regeneration and Planning on 5th October 2017) making a total grant funding from RTB receipts of up to £6.5m subject to such funding being capped at a maximum of 30% of the total development costs to be provided by Newlon Housing Trust and subject to the Council having 100% Nominations Rights for the 54 affordable rented units.
- (ii) Grants delegated authority to the Director of Regeneration after consultation with the Cabinet Member for Housing, Regeneration and Planning, the Chief Finance Officer and the Assistant Director of Corporate Governance to agree the final amount, the terms and conditions for providing the Right to Buy grant funding capped at a maximum of 30% of the verified development costs.
- (iii) Notes the existing authority delegated to the Director of Regeneration, Planning and Development after consultation with the Cabinet Member for Housing, Regeneration and Planning, the Chief Operating Officer and the Assistant Director of Corporate Governance to agree the final amount, the terms and conditions for providing the grant funding up to a value of £1.5m, as agreed by the Leader on 14th February 2017, and to note the allocation of a sum of £1.328m to fund infrastructure works as set out in paragraph 4 of this report, as agreed at Capital Board and subject to the Council's budget setting process being concluded within this specified budget.

5. Reasons for decision

Right to Buy Funding

- 5.1 There is an acute shortage of housing supply, particularly of affordable housing, in Haringey. The borough has engaged with Registered Providers and identified a development pipeline of sites where input of Right To Buy (RTB) receipts to grant fund up to 30% of total development costs will help address this shortage by enabling a higher proportion of affordable rented homes to be developed than may otherwise be the case.
- 5.2 The Monument Way site sits within the Tottenham Housing Zone. The Council considers the site suitable for affordable rented homes. The site can be delivered relatively quickly and independently of other sites in the Housing Zone.
- 5.3 The Council are not in a position to undertake the development themselves due to insufficient resources and have been working with Newlon Housing Trust, as a strategic Registered Provider partner, to take forward the development as they have the development capacity and expertise to efficiently deliver housing and the financial capacity to provide the necessary 70% match-funding. The Council holds the freehold of the all land within the Monument Way site and has agreed to lease the land to Newlon Housing Trust to undertake the development.
- 5.4 For the reasons highlighted above, the Council has agreed to provide a grant funding to Newlon Housing Trust from Right To Buy receipts subject to the parties entering into a funding agreement and the council securing 100% Nominations Rights for the 54 affordable rented units.
- 5.5 The Council has sufficient retained RTB receipts to part-fund this development project. RTB receipts that are retained by the Council and not used within 3 years to provide replacement affordable rented dwellings have to be returned to DCLG with interest at 4% above the Base Rate.

Infrastructure Funding

- 5.6 The delivery of the Monument Way scheme depends on the realignment of Fairbanks Road in order to release developable land, creating end of terrace units within the Chesnut Estate. This realignment was noted within the Council's Tottenham Hale District Centre Framework and Tottenham Area Action Plan, as a critical intervention needed to unlock comprehensive local development in Tottenham Hale. This was previously estimated as requiring a £1m infrastructural investment, however project delays and refined cost estimates following detailed design work and Newlon's submission for outline planning permission has resulted in an increased cost of £300,000 reaching a total infrastructure cost of £1.3m. Housing Zone funding for the project was initially agreed in 2015, and the GLA had agreed to cover this revised allocation of £1.3m earlier in 2017.

- 5.7 In November 2017, the GLA advised the Council that it could no longer provide Housing Zone funding to this infrastructural project, due to the allocation of housing outputs within their programmes. It was therefore agreed at Capital Board on 7th December 2017 that Council capital funding would be allocated to this project instead, subject to confirmation of funding sources at Full Council in February 2018. Capital Board also agreed a small increase in the amount required, according to latest cost estimates, to £1.328m.
- 5.8 Delegated Authority has already been granted to the Director of Regeneration, Planning and Development after consultation with the Cabinet Member for Housing, Regeneration and Planning, the Chief Operating Officer and the Assistant Director of Corporate Governance to agree the final amount, the terms and conditions for grant funding of the infrastructural element of the Monument Way scheme, at a figure up to £1.5m, by Leader's Signing on 14th February 2017. The Leader is therefore asked to note existing authorities and to note the change in funding source for this intervention.

6. Alternative options considered

- 6.1 The alternative option is to not give additional RTB funding to Newlon Housing Trust and return net RTB Receipts to DCLG with a penalty interest rate of 4% above Base Rate applicable. Newlon Housing Trust have raised the risk of not being able to deliver 54 affordable rent units if the scheme is not supported up to 30% of the cost. This would result in not achieving 54 new affordable rented residential accommodation in Tottenham Hale.
- 6.2 Infrastructural funding could be withheld for the Monument Way scheme, with Newlon Housing Trust left to find £1.328m independently. However, they have indicated to the Council that as the viability for this scheme is very marginal they would not be able to source this extra funding, and as a result a scheme delivering 54 much-needed affordable rent units would not proceed.
- 5.3 In March 2016, Cabinet agreed the Heads of Terms for the lease agreement with Newlon. This included a commitment from the Council to indemnify Newlon for their up-front costs in connection with obtaining planning consent for the Monument Way scheme, up to a maximum of £500,000, in circumstances where the Council decides to withdraw from the scheme, thereby causing a financial loss to Newlon. Without the Council working with Newlon to put in place a funding strategy that enables the scheme to proceed there is a risk that this Indemnity Agreement could be triggered.

7. Contribution to strategic outcomes

- 7.1 The Delivery of new homes on Council owned estate Infill sites falls within Priority 5 of the Council's Corporate Objectives:

"Create homes and communities where people choose to live and are able to thrive"

- 7.2 The Council's Housing Strategy 2017-2022 builds on the Corporate Plan 2015-2018 vision and objectives. The Council's vision for housing is:

"Housing is about people and communities, not just bricks and mortar. This means mixed and inclusive neighbourhoods where residents can lead happy and fulfilling lives"

- 7.3 This proposal will contribute to the following strategic objectives:

Strategic Objective 1 - Achieve a step change in the number of new homes built
Strategic Objective 3 - Drive up the quality of housing for all residents

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

Finance

- 8.1 Right to Buy retained receipts are available for Haringey to contribute towards replacing homes. Right to Buy receipts must be utilised within 3 years of receipt and cannot exceed 30% of the cost of acquisition of a new home, hence a minimum of 70% of the cost of acquisitions are funded by the Council or a Registered Provider.
- 8.2 Any unused receipts not utilised by the Council within the 3-year window would need to be returned to DCLG and the money lost to the Council. It is critical that the Council therefore brings forward works which are eligible expenditure under the agreement dated 24th September 2012 between the Council and the Department for Communities & Local Government (DCLG) to fully utilise these receipts. The Council had £9.991m of retained right to buy receipts as at the 31st December 2017.
- 8.3 The Council has allocated £5.8m to the scheme so far and if the recommendations in this report are accepted then the total allocation would be £6.5m of RTB receipts. The overall scheme cost is currently estimated at £20.3m. The additional allocation is to allow for flexibility should the indicative cost plan not be met.
- 8.4 Accounting for the previous allocation and this allocation the Council will have £3.491m of retained receipts available. Officers are confident that the Council will have incurred sufficient eligible expenditure such that the balance of retained

receipts will be zero. There is however a risk that the Council's auditors may take a different view as to the eligibility of the expenditure in which case it is possible that the expenditure will be deemed ineligible and the funding (plus interest) will need to be remitted to the DCLG. In addition, should this happen, alternative funding would need to be made available to the recipients (as the Council has given irrevocable undertakings to fund the scheme) which would impact on the resources available to the Council's capital programme.

- 8.5 The report is also recommending that, due to a change of approach at the GLA, additional Council resources are applied to the infrastructure element of the scheme (such works not being eligible expenditure and therefore not capable of being funded through retained receipts). This recommendation is subject to the Council's budget setting process and the inclusion of this item in the overall capital programme budget. The proposed funding approach for this additional infrastructure element was approved at Capital Board in November 2017.

Procurement

- 8.6 To note, Newlon Housing trust has appointed their contractor through a framework under OJEU conditions.
- 8.7 Strategic Procurement notes the contents of this report and has no objections to the recommendations made herein. Strategic Procurement confirms there are no procurement regulatory requirements that would prevent the recommendation in this report being implemented.

Legal

- 8.8 The Council is proposing to grant a further sum of £700,000 from the RTB receipts making a total of £6.5m to Newlon Housing Trust and in return Newlon will construct a minimum of 54 of affordable rented units on the Monument Way site. That funding must be no more than 30% of the development costs (as defined in the Agreement with the Secretary of State for Communities and Local Government dated 27 June 2012 (as subsequently varied on 14 June 2013) pursuant to Section 11(6) of the Local Government act 2003. In order to protect that funding Newlon must enter into a funding agreement that is acceptable to the Council and the Council will be able to nominate tenants for these units through a nominations agreement.
- 8.9 Public infrastructure funding is excluded from state aid rules if the monies are used to fund infrastructure that is not meant to be commercially exploited. The infrastructure must be made available for public use without any consideration. Legal advice must therefore be obtained as to the terms of any funding agreements to be entered into with regards to this funding.

Equality

8.10 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.

8.11 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.

8.12 This decision should benefit residents on lower incomes by enabling them to access housing in Tottenham at below- market cost. It both allocates additional Right to Buy receipts, and releases LBH Capital Funding for infrastructure, to facilitate the development of 54 affordable rented housing units by the local housing association Newlon Housing Trust. Without this additional funding this 100% affordable rent scheme would be significantly less likely to proceed. RTB receipts can only be spent on replacement affordable housing within three years, or the funds have to be returned with interest to DCLG. This would further limit the Council's ability to build additional housing available for below- market cost.

8.13 As set out in the Housing Strategy 2017-22 there is both a shortage of overall housing supply, and especially affordable housing for those who struggle to afford to access housing on the open market. In Haringey households in the east of the borough are more likely to have a lower than average income, making market rents unaffordable under Haringey's definition. Additionally, residents on Haringey's Housing Register could benefit from this development going ahead by increasing the housing options available. Women and residents from BAME communities are disproportionately represented across both circumstances in the borough. These issues and the impacted residents are outlined in greater detail in the Council's Housing Strategy 2017- 22 and the EqIA accompanying the Intermediate Housing Policy Statement.

9. Use of Appendices

Cabinet report for disposal of land in Monument Way and grant RTB funding-
<https://www.minutes.haringey.gov.uk/documents/s84368/Cabinet%20Monument%20>

[Way%20land%20March%202016%20Part%20A%20legalItem%2013%20v1%20CLEAN.pdf](#)

Member signing report for additional RTB -

<https://www.minutes.haringey.gov.uk/documents/s96568/RTB%20Grant%20Allocations%20-%20Cabinet%20Member%20signing%20Sept%2017%20003.pdf>

Report for: Leader's Decision, 19th January 2018

Item number: 5

Title: Minor variations to land transactions at Tottenham Hale

Report

authorised by : Dan Hawthorn, Director of Housing and Growth

Lead Officers: Peter O'Brien, Assistant Director of Area Regeneration
peter.obrien@haringey.gov.uk Steve Carr, Interim Assistant
Director Economic Development and Growth

Ward(s) affected: Tottenham Hale

Report for Key/

Non Key Decision: Key

1. Describe the issue under consideration

- 1.1 On 12th July 2016 Cabinet approved the recommendation to enter into a Strategic Development Partnership Agreement with Argent Related.
- 1.2 As part of the same decision, Cabinet declared 10 sites in Tottenham Hale surplus to requirements and, subject to title investigations, that they be disposed of, and for the considerations as set out in draft Heads of Terms attached to the report, to Argent Related. The plan showing the 10 sites and attached to the Cabinet Report of 12 July 2016 is attached in Appendix A. The sites included Plots 9A and 9B.
- 1.3 On 15th February 2017 Cabinet agreed to a minor revision to the boundaries of Plot 6, as the development proposed by Argent Related had reached a more advanced design stage necessitating the change.
- 1.4 On 21 March 2017 the Council entered into a Development Agreement with TH Ferry Island Limited for the disposal of plots 1 through 10. These included Plots 9A and 9B.
- 1.5 Argent Related have further developed their designs and, through the masterplanning process and based on the latest land assembly provision, a further variation is required to the boundaries of Plots 9A and 9B, as compared to that which was reported to Cabinet in July 2016. The revised Plot 9A+B, as shown in Appendix B, now needs to be declared surplus to requirements and disposed of to Argent Related, as per the terms agreed in the Strategic Development Partnership Development Agreement.

2. Cabinet Member Introduction

- 2.1 The Housing Zone process gives the Council an opportunity to bring substantial resources to bear to deliver key place-making investments and to bring forward a substantial volume of new, quality homes of different sizes and tenures with a view to creating a truly sustainable, mixed community.
- 2.2 This report seeks to make a minor variation to land transactions in order to make this vision a reality. We have made great progress in setting out an exciting vision for the future of Tottenham Hale as London's next great affordable neighbourhood of choice, with a thriving district centre with new places to live, work, shop and enjoy.

3. Recommendations

- 3.1 It is recommended that the Leader of the Council agree:
 - a) To declare the land within the revised Plot 9A+B site at Tottenham Hale (shown edged red on the site plan attached as Appendix B) surplus to requirements and to incorporate the land shown coloured as revised Plot 9A+B as part of the 10 sites to be disposed of to TH Ferry Island Limited Partnership under the terms of the Development Agreement dated 21 March 2017, as agreed by Cabinet on 12 July 2016.

4. Reasons for decision

- 4.1 Cabinet has already approved on 15 March 2016 to dispose of Plot 9A and Plot 9B at Tottenham Hale and a Development Agreement was entered into on 21 March 2017. Both pieces of land lie within the Tottenham Hale District Centre which is the first phase of the Tottenham Housing Zone and will be key to achieving long term sustainable regeneration in the area.
- 4.2 Plot 9A+B at Tottenham Hale is within the Strategic Development Partnership Area, which aims to provide new mixed-use development at the heart of the District Centre.
- 4.3 As Argent Related have progressed designs for this site it has become clear that a variation to this plot of land is required, with 173m² removed towards the South of the sites, within the previous red line boundary of Plot 9A. It is proposed that an equal amount of land (173m²) is added to the previous red line boundary of Plot 9B, creating the new, combined Plot 9A+B, with the revised area of land coloured red on the site plan attached at Appendix B. The land consisting of Plot 9A+B is currently held for highway purposes and is part of the Tottenham Hale Bus Station.

5 Alternative options considered

- 5.1 The Council could decide not to alter Plot 9A and Plot 9B and retain the site boundaries previously reported to Cabinet in July 2016. However, this would result in the delivery of a sub-optimal scheme by Argent Related.

- 5.2 The preferred option outlined in this Report is to amend the site boundary to the original Plots 9A and 9B, creating a new site boundary of Plot 9A+B to facilitate the optimal scheme progressing.

6 Background information

Strategic Context

- 6.1 Tottenham is a major regeneration area for Haringey and London. The Tottenham Strategic Regeneration Framework (SRF), approved by Cabinet on 18th March 2014, identifies Tottenham Hale as being London's next great neighbourhood and sets out an ambitious vision for the transformation of this area.
- 6.2 The Haringey Local Plan: Strategic Policies and emerging Tottenham Area Action Plan (AAP) was adopted by Full Council on 27th July 2017 and includes ambitious targets of 5,000 homes and 4,000 jobs to be delivered in Tottenham Hale across a number of specific development sites.
- 6.3 The Plot 9A+B site is part of site TH 4: Station Square West and has been identified as being suitable for residential and other District Centre uses, with the creation of high quality public realm including the extension of Ashley Road as the primary route through the site and a new active use facing the Tottenham Hale bus station. The current use of the site is retail, restaurants, employment land, hotel and garage. Plots 9A and 9B as defined when the SDP DA was agreed, as well as the revised Plot 9A+B, comprise highways land as they include Station Road and its junction with The Hale. Station Road is to be realigned through the redevelopment of the Station Square West site by Argent Related, releasing the red line boundary in question and creating an optimal area of developable land. This facilitates the comprehensive redevelopment of the area, including a significant amount of new public realm within the Station Square West site boundaries. This land is currently under Council ownership.
- 6.4 On 12th July 2016 Cabinet agreed for the Council to enter into a Strategic Development Partnership Agreement with Argent Related and, and to the disposal of 10 sites in Tottenham Hale to Argent Related. This included Plot 9A and Plot 9B. The land declared surplus to requirements and disposed of to Argent Related as reported to Cabinet in July 2016 is outlined in Appendix A.

7 Best Consideration

The amendment of Plot 9A and Plot 9B into the revised Plot 9A+B does not add any additional land to the overall deal with Argent Related. As the value for this site in the SDP Agreement is based on an apportionment of overall site area an internal valuation process was undertaken which concluded that there is no impact on the original commercial terms including any change in land value. Both the previous Plots 9A and 9B, and the revised Plots 9A+B are classed as Highways land and are within the same immediate area and the proposed change has no impact on the value of the deal with Argent and therefore no change in terms of best consideration. While the release of this land is essential in enabling development for the wider Station Square West AAP site, the revisions of boundaries to be transferred are solely related to the

realignment of Station Road and therefore do not constitute a material change to the Development Agreement nor do they impact on the original commercial terms.

8 Contribution to strategic outcomes

- 8.1 The recommendations in this report are related to a number of Council wide corporate policies and priorities and will help deliver the Council's priorities as set out in the Corporate Plan 2015-2018: building a stronger Haringey together and in the draft Housing Strategy. In particular, the affordable homes to be delivered in the SDP area will support delivery of the Council's target for affordable housing in the borough.

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

Finance

- 9.1 Corporate Finance notes the recommendations in this report and that, as the previous Cabinet decisions have been very slightly altered, there is no change to the financial implications as previously approved. There is no impact on maintenance costs there is no negative impacts on valuations.

Corporate Finance therefore have no further comments.

Procurement

- 9.2 Strategic Procurement notes the contents of this report. The recommendation relates to a land transaction and therefore has no required input from Strategic Procurement. However, Strategic Procurement can confirm there is no Procurement related Regulatory constraints that would prevent the recommendations contained in this report being implemented.

Legal

- 9.3 The Council has entered into a Development Agreement with TH Ferry Island Limited Partnership on 21 March 2017 and a variation of that agreement will be required to include the revised plots referred to in this report. The extra land is held for Highways purposes.
- 9.4 Under S123 of the Local Government Act 1972 the Council has the power to dispose of this land subject to obtaining the best consideration it can reasonably obtain otherwise it must seek the consent of the Secretary of State unless the disposal falls within the General Consent. The reports states that the disposal does not add any additional value to the existing sites which are the subject of the Development Agreement;

Equality

9.5 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 protected 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. This decision has no direct impact on the protected characteristics.

9.6 The overall Tottenham Hale Delivery Framework recognises the need for engagement with residents and service users likely to be impacted by development proposals, including the need to engage with groups that share the protected characteristics and may be harder to engage. Delivery partners are expected to engage positively and proactively with the community and to support the community throughout the period of development including minimising the impact of disruption from construction works wherever possible.

9.7 An EqIA informed the Cabinet's decision on the 9th February 2016 to adopt the Tottenham Hale District Centre Framework and accompanying strategies. This EqIA was in turn considered in conjunction with the July 2016 Cabinet decision to enter into the proposed Strategic Development Partnership, as it proposed arrangements to be tasked with the delivery of key parts of the Tottenham Hale District Centre in line with these strategies. The EqIA identified that all groups of residents should benefit from the proposals set out, including improved transport links and the local network of streets, improvements in access to green open spaces and new public spaces, a mixture of new housing developments and plans to increase jobs and training opportunities in the area.

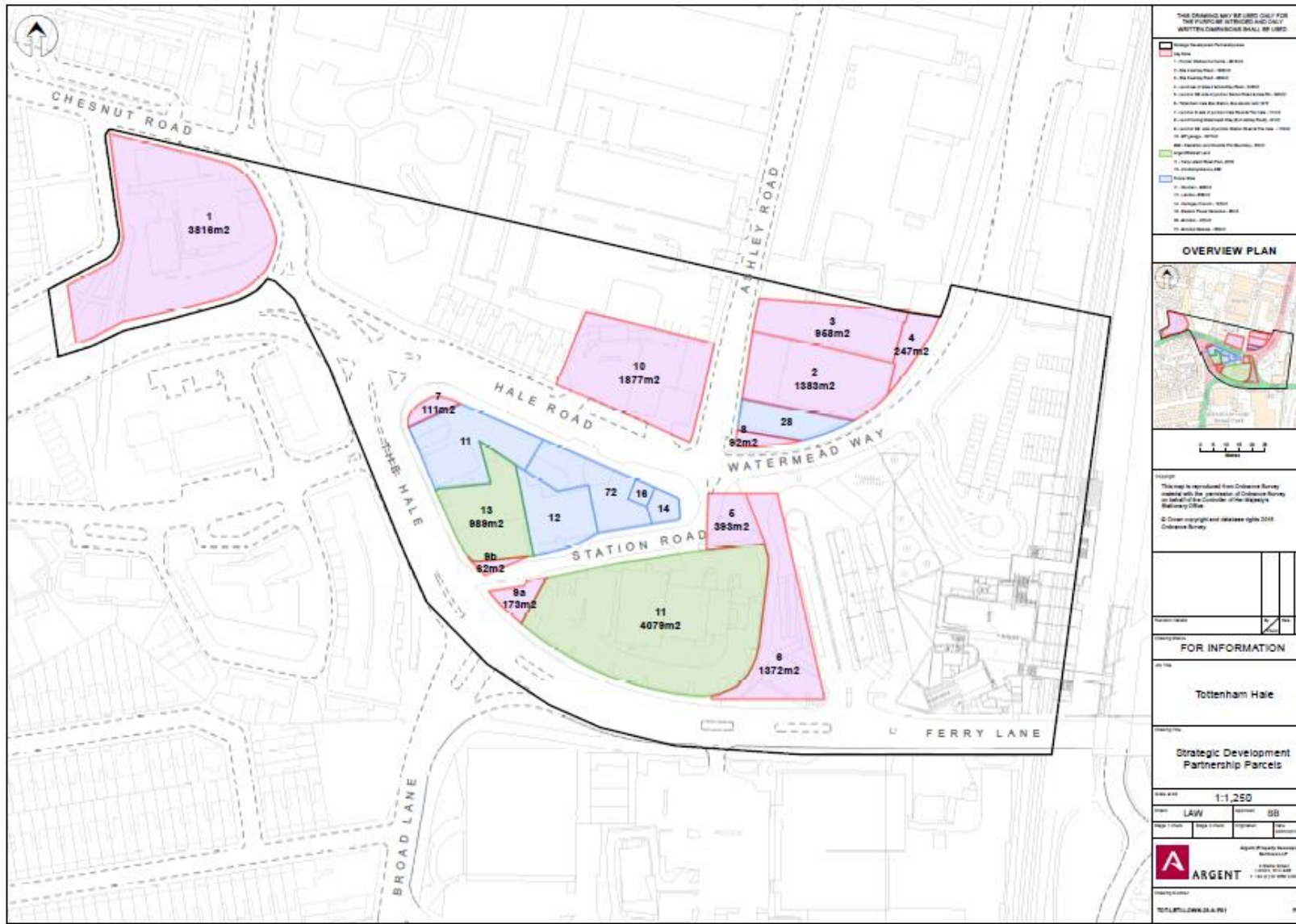
10 Use of Appendices

- Appendix A – Site Plan – SDP Plots at Completion of Development Agreement
- Appendix B – Site Plan – Revised SDP Plots following Masterplanning

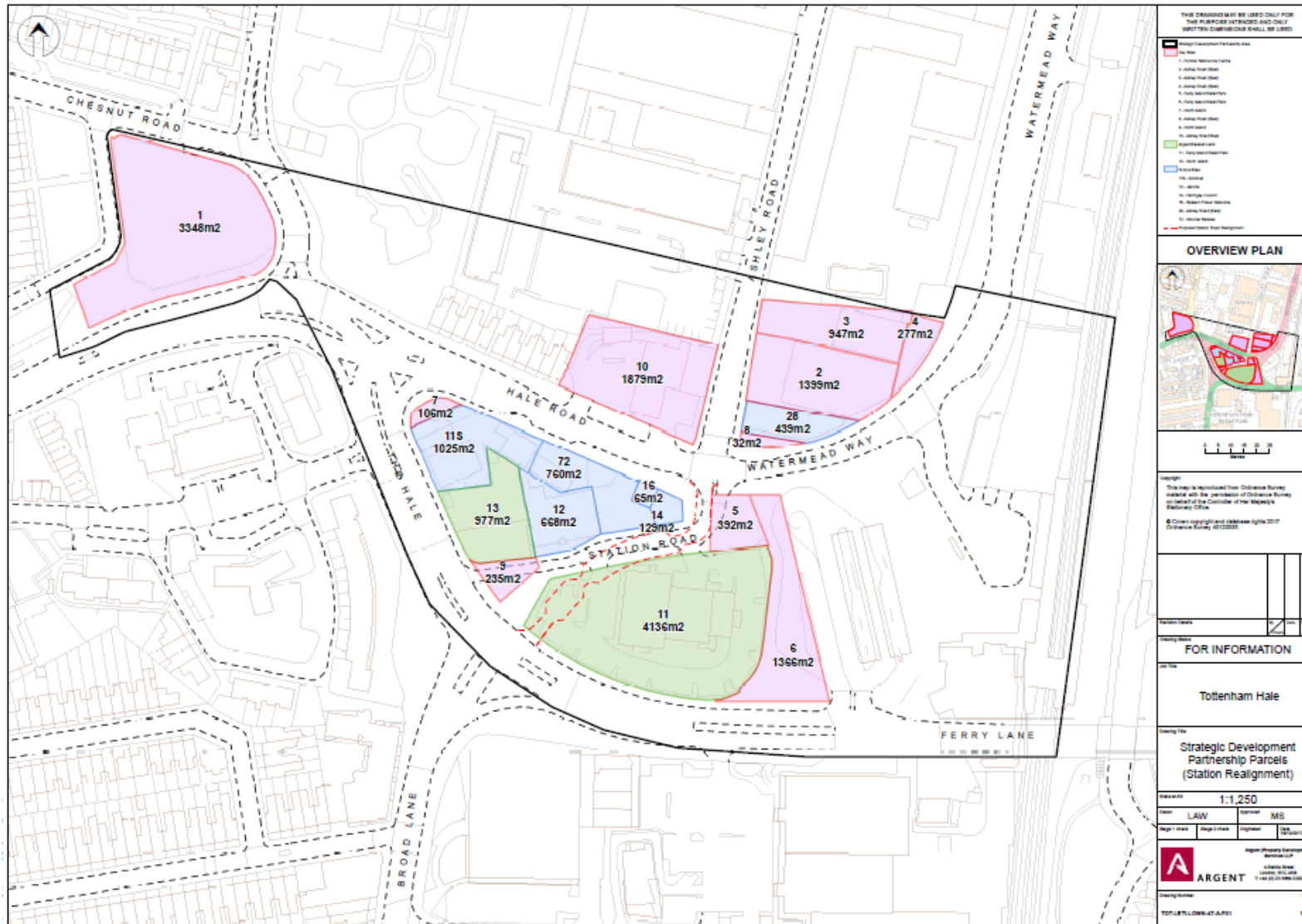
11 Local Government (Access to Information) Act 1985

- 11.1 Tottenham Strategic Regeneration Framework (SRF), approved by Cabinet on 18th March 2014
- 11.2 Haringey Local Plan: Strategic Policies
- 11.3 Tottenham Area Action Plan (Pre submission version January 2016)
- 11.4 Tottenham Hale District Centre Framework and supporting strategies, adopted by Cabinet 9 February 2016

Appendix A – Site Plan – SDP Plots at Completion of Development Agreement



Appendix B – Site Plan – Revised SDP Plots following Masterplanning



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