

**Report for:** Leader's Signing 15th March 2018

**Title:** Reallocation of funds agreed by Cabinet in 2012 to enable urgent highways improvements required ahead of the opening of the new THFC stadium.

**Report authorised by :** Peter O'Brien, Assistant Director – Area Regeneration

**Lead Officer:** Ed Richards, Head of Area Regeneration (North Tottenham East)  
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**Ward(s) affected:** Northumberland Park, Tottenham Hale

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

## **1. Describe the issue under consideration**

1.1 In February 2012 Cabinet agreed to contribute £500,000 towards public realm improvements on Worcester Avenue. This money has not yet been allocated and will not be until Tottenham Hotspur (THFC) are in a position to lay permanent surfaces and finishes once the majority of construction in and around the stadium has finished. Meanwhile, a number of additional highways and transport related priority issues have been identified which the Council will need to resolve ahead of the new stadium opening. This report proposes using a proportion of £500,000 already allocated to fund these works. THFC will still be required to complete the Worcester Avenue work through their own funds and the remainder of the £500,000 committed, with no further funds being provided by the Council. This will be guaranteed through stipulations contained within a section 278 agreement for Worcester Avenue.

## **2. Cabinet Member Introduction**

2.1 As I stated in the 2012 Cabinet report, promoting the regeneration of Tottenham is a priority for the Council. The redevelopment of the Tottenham Hotspur stadium was an integral part of these plans and I am excited to see the stadium nearing completion. This will be complemented by the Council's High Road West scheme which is now entering the delivery phase after the development agreement with Lendlease was signed on 20th December 2017. The transformational change that such large scale investment in north Tottenham brings will benefit new and existing residents, businesses and the 62,000 spectators who will regularly attend events at the new stadium, including the exciting prospect of the NFL basing itself in Tottenham.

2.2 This increased number of spectators presents a fantastic opportunity for the local community to benefit through visitors spending money in local businesses and inward investment as a result of Tottenham's international profile. Inevitably

such a large number of people also puts pressure on local infrastructure, particularly our roads, pavements and public transport provision. In partnership with TFL and the GLA we are upgrading many of the transport hubs which serve the stadium so that not only does it provide a more enjoyable matchday experience but also that our residents benefit from significantly improved transport links on a non-matchday. This helps increase access to jobs and bring further investment to the area. We have also upgraded much of our highways network and contributed towards the public realm improvements THFC are delivering as part of the stadium redevelopment.

- 2.3 As one would expect with such largescale schemes it is inevitable that new requirements appear as development progresses. I am therefore satisfied by the requirement to utilise money currently being held for Worcester Avenue for more urgent highways and transport improvements that are needed in time for the opening of the new stadium. I am particularly pleased to see that agreement has been reached with THFC so that by reallocating this funding, no additional costs will be borne by the Council when the permanent improvements are delivered to Worcester Avenue once development in and around the road have been completed.

### **3. Recommendations**

- 3.1 It is recommended that the Leader approves:
- a) the reallocation of £211,937.48 plus 15% contingency (equating to a maximum of £243,728.10) from the £500,000 committed by Cabinet in February 2012 for improvements to Worcester Avenue, to cover urgent highways and transport works required to mitigate against the large volume of spectators visiting the new THFC stadium from August 2018 to be carried out as highway works pursuant to the 2016 S106 agreement.
  - b) the remainder of the £500,000 continues to be held until THFC are in a position to install a permanent surface and fixtures to Worcester Avenue.
  - c) that, where agreed with THFC, any additional work required for similar improvements can also be funded from this sum until the £500,000 ceiling has been reached.
  - d) that the Section 278 agreement relating to Worcester Avenue stipulates a requirement for THFC to complete the work to Worcester Avenue in line with the February 2012 Cabinet agreement without any additional funding (beyond any remaining funds from the original £500,000 allocated) being provided by the Council.

### **4. Reasons for decision**

- 4.1 In February 2012 a package of funding for north Tottenham was agreed which included a financial contribution of £8.5m towards the Northumberland Development Project (a stadium led regeneration scheme delivered by THFC).

This contribution covered contributions towards public realm and heritage improvements as well as £0.5m towards improvements to Worcester Avenue.

- 4.2 Due to the large volume of construction on and around Worcester Avenue both now and in the future, THFC do not intend to install permanent surfaces or finishes to the road until a much later date. The Council has therefore retained this £500,000, for release once THFC are in a position to carry out the permanent works.
- 4.3 Through the preparation of the Local Area Management Plan (LAMP), THFC and officers from the Council have identified that some additional highways and transport improvements are required ahead of the opening of the new stadium in August 2018. The total cost of these works equates to £215,937.48 (£243,728.10 including 15% contingency) and will be carried out as highways works pursuant to the S106 agreement as per the following table:

	Works	Work Cost	Contingency (15%)	Estimated Cost	Comment
1	Relocation of bus shelter	£9,231.23	£1,384.68	£10,615.91	Bus stop to be relocated to allow implementation of one of the signalled pedestrian crossings outside stadium. Cost of removing old shelter and installing a new shelter is £9231.23. The cost of relocating the old shelter is £373.25.
2	Removal of High Road speed table	£4,000.00	£600.00	£4,600.00	Removal of High Road speed table for the relocation of northbound bus stop.
3	Relocation of Thames Water meter pillars at the junction of High Road / Park Lane	£18,106.25	£2,715.94	£20,822.19	Thames Water pillars need to be relocated to put in the new radius kerbs and complete the new junction layout.
4	Northumberland Park east bus diversion route	£144,600.00	£21,690.00	£166,290.00	Cost for creating footway parking to widen the carriageway width to allow two buses to pass.
5	Change of Hale CPZ to include Event Days	£25,000.00	£3,750.00	£28,750.00	Hale CPZ is near Tottenham Hale and has no Event Day controls. This is associated with the increased capacity of

					the stadium.
6	Relocation of TFL signals control box	£15,000.00	£2,250.00	£17,250.00	THFC would like the controller relocated to the other side of Park Lane, opposite the stadium. Awaiting estimate from TFL.
	Totals	£215,937.48	£32,390.62	<b>£248,328.10</b>	

4.4 In order to fund these works with no additional financial burden to the Council, it is proposed that it is funded out of the £500,000 currently being held for Worcester Avenue.

4.5 To ensure that the Council is not required to contribute further money towards Worcester Avenue at the point THFC carry out the improvement work, the section 278 agreement for Worcester Avenue, which primarily relates to the management of the road, will include a clear stipulation that THFC complete a permanent surface and fixtures to Worcester Avenue in line with the original February 2012 Cabinet agreement. This will be solely through their own funds with the Council contribution equating only to what remains of the £500,000 after the improvement work specified in 4.3 above has been completed.

4.6 Whilst the proposal in this report does not incur any additional financial burden to the Council nor prevent the completion of any works previously agreed with THFC, a Decision report is required as it represents a variation from the funding strategy specified in the February 2012 Cabinet report.

## 5. Alternative options considered

5.1 Option 1: Fund the highways and transport improvements through other budgets: The Council could decide to use an alternative Council budget to fund the require works. This would incur additional cost to the Council with a detrimental impact on other planned highways/transport improvements. As THFC and Council officers have reached agreement to progress as outlined in section 4 above there is no justiafiable reason for incurring additional expense on the Council or failing to carry out much needed improvements work elsewhere in the borough.

5.2 Require THFC to provide funding for the cost of the highways and transport improvement works now: Through the S106 agreement, highway works to the value of £1.86m are to be carried out by the Council. Legal have confirmed that as the £500,000 for Worcester Avenue is yet to be spent it may not count towards the £1.86m figure until the work has been completed. The Council are therefore not yet in a position to require THFC to contribute any additional funds. Even if the Council were to do so this would not save the Council any money as THFC would then be able to draw down the full £500,000 once they deliver a permanent surface and fixtures to Worcester Avenue. As the arrangement described in section 4 above explains, the proposal contained within this report would see the Council's contribution towards Worcester Avenue reduce by the amount spent on these highways and transport

improvements. There is therefore no benefit in the Council trying to demand that THFC cover the cost of the work now.

## **6. Background information**

6.1 In February 2012 the Council approved a further allocation of £5m to make a total of £9m investment in North Tottenham (linking with the Mayoral investment of £18m) to support:

- A contribution to heritage building improvements in the vicinity of the NDP Scheme (£3m)
- A contribution to public and community event space to be provided as part of the NDP Scheme (£5m)
- Environmental improvements on Worcester Avenue (£0.5m) [It is this bullet point that relates to the recommendations contained within this report]
- The formulation of a phased North Tottenham regeneration master-plan with a primary focus on the area west of High Road centred on White Hart Lane (£0.5m)

6.2 Work has commenced on the THFC stadium and it is due for completion in August 2018, at which point up to 62,000 spectators will attend events on a regular basis.

6.3 In line with the S106 agreement, THFC have been working on a Local Area Management Plan (LAMP) which covers everything relating to getting spectators to and from the stadium on event days. Council officers have been working closely alongside THFC to develop this document.

6.4 As the LAMP has developed various potential issues have been highlighted with appropriate mitigation being sought. This has included identifying where additional highways or transport related work is absolutely required if the smooth running of traffic and pedestrian management plans is to be realised. The total cost of these required works is outlined in point 4.3 above.

6.5 Officers have confirmed that this work is required and have sought legal advice on how this could be funded. Off the back of this legal advice and through discussion with THFC it has been mutually agreed for the work to be funded from the £500,000 currently being held until THFC complete permanent works to Worcester Avenue.

6.6 As this will be a deviation away from the original intended usage of the £500,000 a Cabinet Member Signing is required.

## **7. Contribution to strategic outcomes**

7.1 The proposal outlined in the report contributes to Priority 4 - Sustainable Housing, Growth and Employment and Priority 5 - Create homes and communities where people choose to live and are able to thrive

- 7.2 Regular events bringing over 60,000 visitors to the borough will bring benefits to the local economy through consumer spend and inward investment.
- 7.3 The stadium development will deliver improvements to public realm and heritage buildings in north Tottenham which, alongside the Council's own regeneration schemes will bring transformational change to north Tottenham benefitting existing and new residents, businesses and visitors to the area.
- 7.4 Inevitably, such a volume of visitors does put strain on local infrastructure including highways, train/tube stations, buses and pedestrian routes. The improvements covered by this report will mitigate against some of this impact, ensuring that residents, visitors and those passing through Tottenham suffer the minimum level of disruption.

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

### **Finance**

- 8.1 Currently the funding for this project is contained with scheme 419 - NPD Phase 2 LBH Match Funding with a budget of £540,000. Actual expenditure of £28,000 has been incurred as at period 10 with further planned expenditure of £12,000 to the end of 2017/18. This means that there is uncommitted funding of £500,000 available which is sufficient to undertake the maximum amount of expenditure proposed by this report, £215,937.48 plus a contingency of £32,390.62 giving a total of £248,328.10
- 8.2 It will be essential that for the residual works that the Council's financial exposure is capped at £251,671 via the mechanism outlined in this report.

### **Procurement**

- 8.3 Not required

### **Legal**

- 8.4 The Assistant Director of Corporate Governance has reviewed and noted this report. In particular that it is only required to change the use of the £500,000 to a different highway purpose from that envisaged by the Cabinet recommendation in 2012. The works outlined in paragraph 4.3 above will still be conducted by the Council as part of the 2016 section 106 agreement's highway works, counting towards the total £1.86million sum to be spent on such highway works. The Worcester Avenue works originally intended to be part of the section 106 agreement's highway works and to be funded by the £500,000 approved by Cabinet in 2012 will now be undertaken by THFC pursuant to a section 278 agreement.

### **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 The decision will enable highways and transport improvements to take place in advance of the new THFC stadium opening in August 2018. The aim of the works is to ensure that local residents and stadium attendees are able to make use of an enhanced public realm, particularly on days when there is a match at the stadium. Any successful contractor for the improvement works will be expected to adhere to equalities considerations, including ease of accessibility to the public realm for elderly, disabled, and pushchairs.

## 9. Use of Appendices

None

## 10. Local Government (Access to Information) Act 1985

Cabinet Report – Funding and Investment Package for the Tottenham Regeneration Programme – 7 February 2012

(<https://www.minutes.haringey.gov.uk/mgChooseDocPack.aspx?ID=5356>) N/A