

DECISION MAKING REPORT FORMAT WITH GUIDANCE

Report for: Peter O'Brien, Assistant Director of Regeneration

Item number: N/A

Title: White Hart Lane Station Land Transfer to Network Rail Infrastructure Ltd

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Ward(s) affected: Northumberland Park Ward

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

1 Describe the issue under consideration

1.1 On 22nd January 2019, Cabinet approved:

- a) The appropriation of two freehold land parcels, one of which is known as "land on Love Lane" and the "UKPN site" from being held in the General Fund for planning purposes to the General fund for general purposes; and
- b) The transfer of these land parcels to Network Rail Infrastructure Limited ("Network Rail") for a sum of £1.00 for the purposes set out in the report and based on the draft Heads of Terms attached in the report; and
- c) To give delegated authority to the Assistant Director of Regeneration to agree the final Heads of Terms for the transfer.

1.2 The parcels of land need to be transferred to Network Rail for the redeveloped White Hart Lane station to operate. Network Rail will then lease the land to Rail for London ("RfL"), a subsidiary company of Transport for London ("TfL") which will operate the new station.

1.3 The new station, due to open in summer 2019, is being delivered with over £25 million of investment from public sector partners in order to transform it into a highly accessible, attractive, visible and efficient new station for the local community.

1.4 Once completed, the station redevelopment works will include; a double-height ticket hall on Love Lane with a striking terracotta design, well-lit station entrances from Love Lane and Penshurst Road linking the two platforms, step-free London Overground ticket gate lines and station facilities, the erection of 20 cycle spaces, and valuable public realm enhancements.

1.5 This report seeks authority of the Assistant Director to agree the final Heads of Terms for Transfer.

2 Recommendation

- 2.1 It is recommended that the Assistant Director of Regeneration approves the final Heads of Terms for the transfer of two land parcels to Network Rail, as set out in the exempt appendix of this report.

3 Reasons for decision

- 3.1 The transfer of land will enable the redeveloped WHL Station to open in summer 2019. The redeveloped station will deliver a range of economic, social and environmental benefits to the local community. The station redevelopment has been delivered using over £25 million of public funds and will continue to attract further investment into North Tottenham.

4 Alternative options considered

- 4.1 The alternate option would be to not approve the Heads of Terms, and therefore not transfer the land to Network Rail. This would prevent the station from opening in summer 2019 and the range benefits which will accompany it.

5 Contribution to strategic outcomes

- 5.1 The recommendations in this report will enable the redeveloped WHL Station to open on time in summer 2019. The new station will contribute to four of the Council's Borough Plan priorities (Housing, People, Place, Economy) through the economic, social and environmental benefits it will bring to the local area, as set out in this report, and also through supporting and improving the wider investment context for North Tottenham.
- 5.2 In particular it will contribute towards the Place Priority by helping to deliver on all of the four outcomes, including Outcome 11: 'A Cleaner, Accessible and Attractive Place, part (a) Provide safer and accessible public spaces for everyone, especially children, young people, and people with disabilities'. Within this outcome, the Council is committed to 'invest with partners £20m in maintaining the highways network over the next five years, making it safer and more accessible for cyclists and pedestrians, and those with disabilities.' The WHL Station redevelopment will provide step-free access to the station from the public highway and will make a new pedestrian route running east-west under the railway.
- 5.3 The Council also commits to working 'with partners, including urban designers, police, and local communities to design out crime and improve safety.' The new station was designed in consultation with the local community to have better access and lighting for passive surveillance as well as ticket barriers to reduce fare dodging and abuse of the station facilities and public realm. The station was designed in partnership with crowd safety experts to ensure that local services such as the police and fire brigade can operate to increase safety on THFC Stadium event days.

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

Finance

- 6.1 The report is recommending that the Council dispose of two sites (the UKPN site and “Land at Love Lane” site) for £1. The Council bought these sites as part of the land assembly process for the White Hart Lane Station redevelopment. The original financing of the acquisitions was predicated on the Council being reimbursed its acquisition cost through grant received from the GLA under the Housing Zone initiative.
- 6.2 For the reasons set out in the Cabinet report, the GLA funding will not be available to refund the Council its acquisition costs at the point that the land needs to be transferred to Network Rail Infrastructure for £1.
- 6.3 Once the GLA Housing Zone funding is secured, the grant will reimburse the Council its acquisition costs. The delay in receiving the reimbursement from the grant will have a very minor cash flow effect on the Council’s interest budget. There is a risk that the Housing Zone funding will not materialise for this scheme in which case an alternative financing solution will need to be found.

Legal

- 6.4 The Assistant Director is able to make the decision set out in this report as it is in accordance with the delegated authority given by Cabinet on 22 January 2019.

Procurement

- 6.5 There are no procurement comments required for this report.

Equality

- 6.6 There are no equality comments required for this report

7 Use of Appendices

- 7.1 The following appendices are included:

- Appendix 1 – Exempt Heads of Terms
- Appendix 2 - Site plan of Land on Love Lane
- Appendix 3 – Site plan of UKPN site