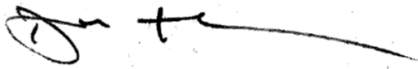


Haringey Council
Written Statement/Record of a decision made by an officer under delegated authority

Decision Maker (Post Title)	Director of Housing, Regeneration and Planning
Subject of the decision	To include an additional property to the grant agreement with THFC to deliver heritage improvements
Date of decision	22 October 2019
Decision	Approval to include an additional property to the grant agreement with Tottenham Hotspur FC to deliver heritage improvements for north Tottenham
Reasons for the decision	On 12 April 2017, the Cabinet Member for Regeneration, Housing & Planning approved a report for a grant of £2.5m to be given to THFC for heritage improvements works to 790-802 High Road Tottenham (except 796 High Road). As THFC did not own Dial House, 790 High Road at the time it was not included in the Grant Funding Agreement. On 2 April 2019, Star Furnishing Company Limited (a subsidiary company of THFC) acquired the property. THFC now wish for the property to be reinstated into the Agreement.
Details of any alternative options considered and rejected by the officer when making the decision	Dial House could remain excluded from the Funding Agreement however this will not deliver a cohesive approach and restoration of the High Street would be fragmented
<u>Conflicts of interest – Executive decisions</u>	
Details of any conflict of interest declared by a Cabinet Member who is consulted by the officer which relates to the decision and details of dispensation granted by the Council's Head of Paid Service	N/A
<u>Conflicts of interest – Non executive decisions</u>	
Where the decision is taken under an express delegation e.g. by a Committee, the name of any Member who declared a conflict of interest in relation to this matter at the committee meeting,	N/A
Title of any document(s), including reports, considered by the officer and relevant to the above decision or where only part of the report is relevant to the above decision, that part)	August 2017 – Delegated Decision by Director of Regeneration – “Approval of a grant agreement with Tottenham Hotspur FC to deliver heritage improvements for north Tottenham.”
These documents need to be attached to the copy of this record/statement kept by	

the Authority but must not be published if they contain exempt information	
<p>Reasons for exemption with reference to categories of exemption specified overleaf or</p> <p>Reason why decision is confidential (see overleaf)</p> <p>Decisions containing exempt or confidential information falling within the categories specified overleaf are not required to be published.</p>	N/A
Signatures of Decision Makers	
Name of Decision Maker	Dan Hawthorn, Director of Housing, Regeneration and Planning
<p>Does the decision need to be published</p> <p>Yes <input data-bbox="204 927 331 1028" type="checkbox"/></p> <p>No <input data-bbox="204 1088 331 1189" type="checkbox"/></p>	Yes

DECISION MAKING REPORT FORMAT WITH GUIDANCE

Report for: Delegated Decision by Director of Housing, Regeneration and Planning

Item number: N/A

Title: Approval to include an additional property to the grant agreement with Tottenham Hotspur FC to deliver heritage improvements for north Tottenham

Report authorised by: Diane Southam, Head of Area Regeneration

Lead Officer: Emily Morris, Regeneration Officer
emily.morris@haringey.gov.uk
020 8489 2385

Ward(s) affected: Northumberland Park Ward

**Report for Key/
Non Key Decision:** Delegated as per Cabinet Member Signing – 12th April 2017
Approval to enter into grant agreements with Tottenham Hotspur FC to deliver heritage and public realm improvements for north Tottenham

1. Describe the issue under consideration

- 1.1 On 12 April 2017 the Cabinet Member for Housing, Regeneration and Planning approved a report for a grant of £2.5m to be given to Tottenham Hotspur Limited (“THFC”) for heritage improvements works to the Northern Terrace. The Grant Funding Agreement was entered into on 7 September 2017.
- 1.2 The Report provided that the £2.5 million funding for heritage building improvements should be used for the Northern Terrace, a cohesive group of buildings known as Northumberland Terrace, 790-802 High Road, Tottenham, with the exception of Percy House at 796 High Road and any direct building work that may count as enabling development in relation to the Paxton Building development.
- 1.3 As THFC did not own Dial House, situated at 790 High Road, the property was excluded from the Grant Funding Agreement.
- 1.4 On 2 April 2019, Star Furnishing Company Limited (a subsidiary company of THFC) acquired Dial House. The Director of Housing, Regeneration and Planning is now requested to authorise an amendment to be made to the Grant Funding Agreement to include the property, in line with the Cabinet Member decision on 12 April 2017.

2. Recommendations

- 2.1 It is recommended that:

The Director of Housing, Regeneration and Planning authorises an amendment to be made to the Grant Funding Agreement (attached at Appendix 1 of this report) with Tottenham Hotspur Limited (THFC) to include Dial House, 790 High Road.

3. Reasons for decision

3.1 On 12 April 2017, the Cabinet Member for Regeneration, Housing & Planning approved a report for a grant of £2.5m to be given to THFC for heritage improvements works to 790-802 High Road Tottenham (except 796 High Road) and gave delegated authority to the Director of Regeneration to agree the Heads of Terms under which the Grant Agreement will be made; and after consultation with the Assistant Director of Corporate Governance, the Chief Operating Officer and the Strategic Director of Regeneration, Planning and Development, to agree the final grant amount.

3.2 The Heads of Terms that were approved on 31 March 2017 and the Grant Funding Agreement was entered into on 7 September 2017.

3.3 As THFC did not own 790 High Road at the time it was not included in the Grant Funding Agreement.

3.4 On 2 April 2019, Star Furnishing Company Limited (a subsidiary company of THFC) acquired the property. THFC now wish for the property to be reinstated into the Agreement.

3.5 Delivery and outputs – £2.5m heritage funding

3.5.1 As stipulated in the Cabinet Member Signing Report dated 12 April 2017, the £2.5m funding for heritage building improvements will be utilised for 790-812 High Road, excluding 796 High Road.

3.5.2 The Grant Funding Agreement attached as Appendix 1 includes a schedule of works which details what the funding can be allocated towards.

4. Alternative options considered

4.1 Dial House could remain excluded from the Funding Agreement however this will not deliver a cohesive approach and restoration of the High Street would be fragmented. In order to improve the appearance of Tottenham's High Street and restore it to its maximum potential, it be sensible to include the property in the Funding Agreement so it can be restored into its former glory.

5. Contribution to strategic outcomes

5.1 The delivery of heritage works improvements will play a key role in contributing to the delivery of the regeneration objectives for Tottenham as set out in the Strategic Regeneration Framework and the Tottenham Area Action Plan. The improvement works will also contribute to three of the Council's Borough Plan priorities (People, Place, Economy) through the economic and social improvements 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. In particular it will contribute towards the Place Priority, including Outcome 11: 'A Cleaner, Accessible and Attractive Place, part (c) Provide an attractive and well-maintained public realm'.

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

6.1 Finance

6.1.1 In February 2012, Cabinet approved a £27m Funding and Investment Package for North Tottenham. The funding comprised of £18m of funding from the Greater London Authority (GLA) and £9m funding from the council. This funding package was agreed to support the council's regeneration ambitions in north Tottenham, a key component of which is THFC's NDP scheme.

6.1.2 The 2012 Cabinet paper anticipated the release of funding between 2012 and 2014 (£2.5m funding for heritage improvements and £5m funding for community event and public space). However, these timescales were not realised due to THFC's revised planning application, which was not expected at the time the 2012 Cabinet report was agreed.

6.1.3 The £2.5m heritage improvement funding was added to the Council's Capital Programme in 2012. The £5m funding for community event and public space was given Capital Board approval on 25 January 2017, to be moved to the 'Green Project Approved' list subject to the project benefits and objectives being tangible and robustly set out.

6.1.4 To date the £5m funding for community event and public space scheme has been fully expended as follows: 2017/18 (£2.1m) and 2018/19 (£2.9m). The available budget for 2019/20 is £2.5m relating to heritage improvements. As this budget is cash limited, the inclusion of this property into the scheme is not likely to increase the agreed cash envelope.

6.2 Legal

6.2.1 The report authorised by the Cabinet Member on 12 April 2017 included 790 High Road as one of the properties that would benefit from the grant funding. This property was excluded as THFC did not have ownership. THFC has now acquired the property and it can therefore be included. The amount of funding will not increase.

6.3 Equality

6.3.1 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.

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;

6.3.2 This amendment to the grant funding agreement will help to ensure that heritage works are delivered in North Tottenham. It is reasonable to anticipate a positive impact for the community from this decision, and in this context it is notable that the population of North Tottenham has higher proportions of young people, BAME residents, and residents

with disabilities and/or long-term health conditions. The Council will continue to ensure the new public realm is fully accessible to all residents and visitors, in particular for disabled residents. This will enable all residents to benefit from the improved transport infrastructure and improved public and community space.

7. Use of Appendices

7.1 The following table details the appendices relevant to this report:

Appendix	Document
Appendix 1	Heritage Funding Agreement – 7 September 2017

8. Local Government (Access to Information) Act 1985

8.1 Background Papers:

12th April 2017 - Cabinet Member Signing Report – “Approval to enter into grant agreements with Tottenham Hotspur FC to deliver heritage and public realm improvements for north Tottenham.”

August 2017 – Delegated Decision by Director of Regeneration – “Approval of a grant agreement with Tottenham Hotspur FC to deliver heritage improvements for north Tottenham.”