

Report for: Cabinet – 14th July 2020

Report Title: Tottenham Heritage Action Zone (HAZ)

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Ward(s) affected: Bruce Grove

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

1. Describe the issue under consideration

- 1.1. This paper seeks cabinet approval to accept an offer of grant for £2.012 million from Historic England and to subsequently enter into a grant agreement with Historic England. The council will need to provide match funding of £2.598m.
- 1.2. In Autumn 2018, the Chancellor announced a new Future High Streets Fund, with £675m being allocated to support the renewal and reshaping of town centres and high streets in a way that improves experience, drives growth, and ensures future sustainability. As part of that fund, £40m has been allocated to Historic England for work to support historic high streets.
- 1.3. The Council submitted a grant funding bid to Historic England in December 2019 that focuses on the repair and restoration of both historic properties and public realm spaces within the Bruce Grove Town Conservation Area (Bruce Grove Town Centre) in Tottenham. Following submission, the Council have duly been informed by Historic England that they were successful in the request for grant funding and have been offered a grant of £2.012 million from Historic England. Appendix 1 (exempt) to this report provides a letter from Historic England setting out their offer of grant to the Council.
- 1.4. Underpinning the bid to Historic England is the submission of a document referred to as the Programme Design. This document sets out the rationale for investment and identifies those properties within the Bruce Grove Conservation Area that are to be prioritised for improvements. Appendix 4 (exempt) provides the list of properties that are to be prioritised for inclusion into the Programme Design.

2. Cabinet Member Introduction

- 2.1. This investment comes at an important time for the High Road, the context in which we will be delivering our programme will be very different from that when we made our submission to Historic England late last year. Coronavirus has provided a new and immediate threat to Tottenham and although we do not yet understand the full implications for the high street, it is clear that there is already a major impact on high street occupiers, this includes retailers, cafes and other local businesses.
- 2.2. We are committed to supporting our town centres and high streets to thrive in a changeable economy. Tottenham High Road is the heart and soul of our community and as a Council we want to ensure that it recovers from the Coronavirus emergency and remains a vibrant and bustling part of community life.
- 2.3. This funding allows us to capitalise on the broader nature of the High Road, creating a more welcoming, safer and attractive visitor experience, promoting Tottenham High Road as a distinct destination; improving arrival at Bruce Grove Station and encouraging people to walk along Bruce Grove to Tottenham Green to enjoy the diverse local shops and handsome buildings.

3. Recommendations

Cabinet agrees that:

- 3.1. Pursuant to Contract Standing Order 17.1, to approve the receipt of a grant for £2,012,000 from Historic England, subject to the Council entering into a funding agreement, to deliver the Tottenham Heritage Action Zone (HAZ) Programme.
- 3.2. Delegated authority is granted to the Director of Housing, Regeneration and Planning, after consultation with the Cabinet Member for Strategic Finance and Regeneration, to approve the final terms of the funding agreement and enter into the agreement on behalf of the Council.
- 3.3. Delegated authority is granted to the Director of Housing, Regeneration and Planning, after consultation with the Cabinet Member for Strategic Finance and Regeneration, to approve the final Programme Design and any changes thereafter including private contributions to the shopfronts improvement element of the programme.
- 3.4. The properties listed in Appendix 4 (which have been accepted by Historic England for grant funding) will be prioritised for inclusion into the HAZ programme, for subsequently entering into separate legal agreements with each owner for those properties listed in Appendix 4 (exempt).

4. Reasons for decision

- 4.1. Overall, Bruce Grove's shopping centre has had a decline in the quality of the street frontages, correlated with low or no private investment, and compounded by signage and advertising hoardings that detract from the appearance of the High Road. Bruce

Grove retains broad appeal, where footfall is high, but unit investment is lacking', reflecting a local business community that is vulnerable to broader market forces affecting high streets.

- 4.2. The Historic Action Zone Grant offered to the Council by Historic England presents a significant opportunity to address the physical, economic, and social issues facing Bruce Grove. It will improve Bruce Grove's historic identity and provide the catalyst for change and additional investment from private owners. This will encourage existing businesses to commit to the area and grow whilst also encouraging new businesses to locate and grow in the area; thus improving the long-term viability of the Town centre to serve its local residents and broaden its appeal to visitors.
- 4.3. The recommendations in this report allows the Council to receive the grant funding from Historic England and enter into a grant agreement with Historic England to deliver the programme of improvements for Bruce Grove and to commit council match funding from the approved capital programme.

5. Alternative options considered

Option 1: 'Do Nothing'

- 5.1. This option would be for the Council to not accept the grant funding from Historic England, and therefore not enter into a funding agreement. This would prevent the Council from securing £2m in funds from Historic England which are required to assist in repairing and restoring the historic fabric and open spaces within Bruce Grove Town Centre.
- 5.2. Without intervention, the economic viability of the Town Centre to compete and sustain itself would be adversely affected. This could lead to further deterioration of the historic urban fabric of Bruce Grove and in turn would not provide the catalyst for further investment by private owners nor encourage other businesses to locate into the area.

Option 2:

- 5.3. The recommended option is to accept grant funding from Historic England and enter into a grant agreement. This would enable a catalyst for positive change in Bruce Grove that will not only secure physical Improvements to its historic environment but will encourage further private investment and broaden the appeal of Bruce Grove to new businesses to locate there. Visitors to the town centre will be encouraged to stay longer that will in-turn help to support existing businesses.

6. Background information

- 6.1. The HAZ Programme is a nationwide initiative designed to secure lasting improvements to our historic high streets for the communities who use them. The objective of the Programme is to make the high street a more attractive, engaging, and vibrant place for people to live, work and spend time (see also Appendix 3 for further information on the Tottenham HAZ Aims and Objectives, the rationale for investment, along with those governance processes to be put in place to deliver the programme). The Programme will do this through three complimentary strands:

- Undertaking physical works to buildings, including repair, reinstating lost features, supporting the conversion of historic buildings for new uses and improvement of shared spaces,
 - Facilitating cultural activities and events celebrating the history of the high street and its importance to local communities over the generations,
 - Empowering the local communities in decision making and implementation of the agreed works to make the high street the sort of place they want it to be.
- 6.2. The Tottenham HAZ area encompasses the Bruce Grove Conservation Area, which is also Bruce Grove Town Centre and one project which falls within the Tottenham Green Conservation area: both areas form part of the Tottenham Conservation corridor.
- 6.3. The programme incorporates a blend of heritage investments: repair and restoration, shop front improvements, small scale public realm investment, feasibility, technical work and planning guidance to inform any current and future activity required to manage heritage assets at risk; including any enforcement action against violations of planning policy in the management of shop fronts and facades improvements.
- 6.4. The programme is based on consultation with residents, businesses and stakeholders during the preparation of the Tottenham High Road Strategy, the Bruce Conservation Area Management Plan, as well as the feedback from the recent site visit and engagements with the Historic England Team. Further detailed engagement with local property owners and stakeholders is envisaged as part of the programme delivery and the HAZ Engagement Plan.
- 6.5. This programme explores the historic fabric of the area, the paucity of private maintenance and capital spending in the historic assets, outlines planning and socio-economic issues in Bruce Grove, and provides a rationale for Historic England and the Council investment.
- 6.6. The Councils bid to Historic England for an award of grant for £2,012,000 also committed the sum of £2,598,000 as match funding from the Council towards the HAZ programme. The match funding is contained within the approved capital programme 2020/21-2024-25. This will provide the HAZ programme with a combined contribution £4.610 million from both Historic England and the Council. The Tottenham High Road Strategy (THRS) budget provides the source of the Councils match funding towards the HAZ programme. Cabinet endorsed the THRS in February 2019 with a resultant THRS budget secured to deliver interventions along the High Road and prioritised for expenditure were match funding can be secured.
- 6.7. The HAZ programme will also secure contributions towards the works from those property owners who are prioritised for inclusion into the HAZ programme; further details of those properties identified as a priority for inclusion into the HAZ programme can be found in Appendix 4 (exempt). The precise amount to be collected from property owners towards improvements to their property through the HAZ programme is to be agreed upon going forward with Historic England. Further considerations as to the owner amount as a % of the works costs to be collected,

and especially in-light of Covid-19 that occurred following our bid to Historic England is discussed in further detail in appendix 3 (exempt), paragraphs 2.7 to 2.11.

- 6.8. The HAZ programme will be agreed and formalised through the Grant agreement to be entered into with Historic England. The Program Design attached to the grant agreement will set out those properties to be prioritised for improvements and the cost for delivery from those parties to the HAZ programme; this will include those private owner contributions to be sought. The governance arrangements for the HAZ programme, including the approved HAZ Programme Design to be included in the grant agreement will be decided through both the THRS operational board for discussion purposes and subsequently through the Regeneration Delivery Board as a decision-making body. Further details on the governance arrangements for HAZ are provided in appendix 3 (exempt), paragraphs 4.1 to 4.2.

7. Contribution to Strategic Outcomes

- 7.1. The HAZ Design Programme will support the Council in delivering the following priorities in the Council's existing Borough Plan.

Economy - a growing economy which provides opportunities for all our residents and supports our businesses to thrive

- 7.2. The HAZ programme will secure improvements to shopfronts for local businesses in Bruce Grove, including those public realm spaces that will:

- Improve the historic setting and streetscape of Bruce Grove therefore making it a more attractive environment for residents and visitors to shop in the town centre.
- Support local businesses by providing better window displays and advertisement of wares and goods.
- Encourage greater footfall into the town centre that will in-turn create more opportunities for businesses to capture passing trade.

Place - a place with strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green

- 7.3. The HAZ programme will support the Place Priority by:

- Creating public realm spaces that are greener and more inviting where people can have greater pride in their town centre.
- Create a safer environment that is well maintained and enable opportunities for the community to connect and enjoy their surroundings.
- Enabling local businesses to become more resilient by improving their image and enable them to better compete in an ever demanding and competitive market.

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

8.1. Finance

- 8.1.1 At its budget setting meeting in February 2020, council approved the General Fund capital programme for 2020/21-2024/25. The capital programme at that time included a £15.546m Haringey contribution to the Tottenham High Road Strategy profiled over the MTFS period and spread amongst a number of budget heads. The budgetary provision was made to enable the council to bid for match funding.
- 8.1.2 In accepting the HAZ grant of £2.012 the council will be committing £2.598m to the scheme over the life of the current MTFS as match funding as required by the grant award. This will create a £4.610m investment scheme. After this investment there is £12.948m uncommitted from the approved capital programme.
- 8.1.3 The council has also submitted a bid to the Future High Streets Fund (FHSF) which, if successful, will commit a further £9.758m of the approved capital programme. This will leave an uncommitted balance within the approved capital programme of £3.190m. The balance of the budget will be used to fund other interventions and act as match funding for bidding purposes.
- 8.1.4 Further work will be undertaken over the summer on the timing of the expenditure so that budgetary provision is made in the appropriate financial years.

8.2. Procurement

- 8.2.1 There are no procurement implications arising from this report

8.3. Legal

- 8.3.1 The Assistant Director of Corporate Governance has been consulted in the preparation of this report.
- 8.3.2 Contract Standing Order 17.1 provides that for approval of receipt of grants valued at £500,000 or more a Cabinet decision is required.
- 8.3.3 The Assistant Director of Corporate Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

8.4. Equality

- 8.4.1 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.

8.4.2 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.

8.4.3 The proposed decision is to approve the receipt of a grant from Historic England to deliver the Tottenham Heritage Action Zone programme. The programme will see repair and restoration of historic properties and public realm in Bruce Grove ward. It follows that the primary beneficiaries of the proposed decision will be the residents of Bruce Grove ward, among whom children, people from White Other and Black communities, and people with disabilities are overrepresented relative to the populations of Haringey and London. To the extent that the decision may help to ensure the economic viability of the town centre in Bruce Grove, it will represent a measure to address known inequalities and therefore a measure to advance equality of opportunity for local residents.

9. Use of Appendices

Appendix 1 (Exempt): Historic England offer of grant funding letter

Appendix 2 (Exempt): Historic England Draft Grant Agreement

Appendix 3(Exempt): Tottenham HAZ Aims and Objectives

Appendix 4(Exempt): Tottenham HAZ Priority Clusters

10. Local Government (Access to Information) Act 1985

10.1 A Strategy for Tottenham High Road 2019-2029