

The purpose of this paper is to provide the Housing and Regeneration Scrutiny Panel (HRSP) with an update on progress with the implementation of recommendations from the HRSP review of the Wards Corner development and to provide an update on the current position with the development.

1 HRSP review update

- 1.1 On 19th November 2018, Overview and Scrutiny Committee (OSC) agreed the scoping document for a review of the Wards Corner development by the HRSP. The rationale for the review that was included in the scoping document said that it had been:

“15 years since the process to regenerate the Wards Corner site began, without a satisfactory outcome being achieved. The Panel believes that a scrutiny review that takes into account the historical context on this deadlocked issue will enhance the potential for the Council to bring about the best possible outcome for local residents, traders and for meeting the Council’s objectives”.

- 1.2 On 15th October 2019, OSC approved the recommendations of the HRSP review of the Wards Corner development. In its work which contributed to the review, the HRSP held a number of evidence gathering sessions and took evidence from Council officers and key stakeholders (a total of thirteen sessions were held between 6th February 2019 and 9th May 2019).
- 1.3 On 21st January 2020, Cabinet approved responses to the recommendations of the HRSP review and agreed or partially agreed to 4 of the 14 recommendations made by the review.
- 1.4 An update on progress with the 4 recommendations Cabinet agreed or partially agreed is included at Appendix 1.

2 Wards Corner development and Seven Sisters Market (SSM) current position

- Grainger are in Development Agreements with the council and TfL dating back many years to deliver the Wards Corner scheme. Amongst the most significant elements of the scheme is a new market to replace the existing Seven Sisters Market (SSM).
- The s106 agreement connected with Grainger’s planning consent for the Wards Corner development includes the requirement for Grainger to provide a temporary SSM on the ground floor of their Apex Gardens development, located directly opposite the Wards Corner site.
- In March 2020, SSM closed due the main power supply being disconnected as it was deemed unsafe and the introduction of Government Covid-19 restrictions requiring all non-essential retail premises to close.
- The SSM main market hall did not reopen when Covid-19 restrictions were lifted in June 2020 as TfL identified serious Health & Safety issues and the risks were too high to safely reopen the market hall. Apart from 6 SSM units fronting the High Road, SSM has remained closed.
- On 7th April 2021, Grainger issued a notification to SSM traders indicating that they are currently unable to instruct the works to open the Apex Gardens temporary SSM. The reason Grainger cited was viability challenges being encountered with the main Wards Corner development scheme.
- On 12th April 2021, TfL wrote to SSM traders advising that they were accelerating a review of options for a temporary SSM and assessing the work required to restore the market hall and wider buildings.

- On 5th August 2021, Grainger made a [public statement](#) and wrote to the council confirming that, due to viability issues they are not progressing with the Wards Corner development scheme including the Apex Gardens temporary SSM.
- On 6th August 2021, TfL and the council made a [joint public statement](#) in response to Grainger's statement confirming their agreement to work collaboratively alongside traders to explore the vision of delivering a new community-led development and work as quickly as possible to identify appropriate short- and long-term solutions for SSM.
- On 6th August 2021, the council Leader and the Chair of West Green Road/Seven Sisters Development Trust made a [joint public statement](#) on Wards Corner and SSM.
- The current and immediate responsibility for SSM sits with TfL and this continues to be the case.
- Following Grainger's notification that the Wards Corner development scheme had viability challenges, the council commissioned an independent viability review, which has concluded that the scheme is not viable under the terms of the Development Agreement with Grainger.
- For their part, TfL are reviewing the short- and long-term solutions for SSM including further hardship fund for SSM traders.
- The council is now working with Grainger to ensure an orderly exit from the Development Agreement which has been in place since 2007 and exploring overall options for the Wards Corner site. The council are engaging with TfL and the GLA throughout this process.