



Haringey Council

Agenda item:

[No.]

Cabinet

On 16 June 2009

Report Title: Myddleton Road – Proposal to re-profile the Partnership Schemes in Conservation Areas (PSiCA) scheme capital budget

Report of **Niall Bolger, Director of Urban Environment**

Signed :

3rd June 09

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Wards(s) affected: **Bowes Park**

Report for: **Non-Key Decision**

1. Purpose of the report (That is, the decision required)

1.1. To seek approval to re-profile Haringey's capital spend allocation for the delivery of the Myddleton Road PSiCA programme. The original budget for this programme was approved by Cabinet on 22 January 2008.

2. Introduction by Cllr. Cooke – Cabinet Member for Enterprise & Regeneration

2.1 This report details the proposed variation to the previously agreed Haringey capital budget for the regeneration scheme for Myddleton Road, N22. Consideration and approval is sought from Members on the proposals set out in the report below which is designed to deliver a programme of regeneration in partnership with English Heritage, traders and local residents over the next three years.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

3.1. Haringey's Sustainable Community Strategy

3.2. Haringey Council's Regeneration Strategy – People, Places, Prosperity

3.3. Haringey UDP Policy 11 – Conservation

4. Recommendations

- 4.1. That Cabinet approve the proposal set out by the Myddleton Road strategy group to permit flexible spend for £100,000 of Haringey's PSICA capital budget allocation on other improvement projects in Myddleton Road.

5. Reason for recommendation(s)

- 5.1. Any proposal to change previously approved budget allocations requires Cabinet authority to proceed.

6. Other options considered

- 6.1. The original programme for delivery is set against 10 potential properties identified in Myddleton Road. The updated proposal is a revision to this programme as an alternative option to deliver a more tailored set of projects that will add value to the regeneration of Myddleton Road. As such, no other options arise for consideration as a result of this report.

7. Summary

Background

- 7.1 Myddleton Road is a designated shopping parade situated close to Bowes Park and Bounds Green station. It is also within a conservation area that contains a number of historic shop fronts and buildings of interest.
- 7.2 In November 2008 the Economic Regeneration department was successfully awarded grant funding under the Partnership Schemes in Conservation Areas (PSICA) programme from English Heritage. The programme aims to deliver shop front improvements to a prescribed group of buildings along Myddleton Road, N22, as set out in Appendix 1.
- 7.3 The total allocated budget for the delivery of this programme is estimated to be £660K which is profiled as follows:

	Haringey Council	English Heritage	Private contributions from shop owners	
2008/09	£100K			
2009/10	£100K	£30K		
2010/11	£100K	Allocation to be announced		
2011/12		Remainder of grant		
Total	£300K	£300K	Estimated £60K	
Total scheme fund				£660K

- 7.4 The current delivery plan for the programme is to restore 10 shop fronts in Myddleton Road and budget permitting, undertake improvements to upper (front facing) elevations above identified properties. An initial group of units have been short listed and a reserve list of properties compiled.
- 7.5 The funding agreement (Appendix 2) between English Heritage and the Council is based on ratio of 1:1 which in total grants a £300K match to the Council's £300K investment. In addition to this, a private contribution from participating shop owners is also required in the form of a contractual obligation which secures certain requirements from participants. It is estimated that private contributions for the scheme will be £60K.
- 7.6 It should be noted that whilst grant funding has been approved in principle, actual grant allocations are assessed and awarded on an annual basis. Grant allocations could therefore potentially be reduced or withdrawn –this however has never been the case on any previous schemes in Haringey.

Proposal

- 7.7 The Myddleton Road strategy group is a stakeholder steering group chaired by Cllr. Cooke which discusses neighbourhood issues and prioritises areas for local improvements.
- 7.8 A proposal has been received from the stakeholder group to use £100K of the £300K capital allocation for PSICA to undertake other improvement projects on Myddleton Road. The proposal seeks flexibility to deliver a project that could:
- help to improve business and retail footfall in Myddleton Road
 - encourage future participation in the PSICA shop front scheme and;
 - foster good partnership working between local stakeholders and the

Council

- 7.9 Discussions with the strategy group have identified some initial projects that include a window replacement and upgrade scheme, upgrading the public domain or facilitating a local street market. A final proposal is still being discussed and is subject to further consultation with local businesses and residents.
- 7.10 If the proposed improvement projects remain within the grant funding objectives of PSICA it may be possible to re-negotiate the existing agreement and delivery plan with English Heritage without loss of match funding. Initial discussions with English Heritage indicate that this option could be approved - subject to approval of a revised delivery plan.

Risk

- 7.11 It should be noted that re-profiling the existing budget to divert £100K for other improvement projects may risk the match funding proportion i.e. £100K from English Heritage and, will reduce the current delivery plan for improving 10 shop fronts to 6.

8. Chief Financial Officer Comments

- 8.1. The Council has provisionally agreed to provide £300k of capital receipts over three years to support a bid for match funding from English Heritage for the delivery of the Myddleton Road PSICA. If revised proposals were to lead to a loss in match funding from English Heritage, the Cabinet will need to review whether it wishes to continue to make its own resources available.
- 8.2. A request to carry forward the £100k capital allocation from 2008/09 will be considered by Cabinet at its meeting on the 16th June 2009. A further allocation of £100k is in the 2009/10 capital programme. A formal bid for additional resources of £100k in 2010/11 will need to be made as part of the budget setting process.
- 8.3. So far English Heritage has only agreed to make an allocation of £30k for 2009/10. Given the 50% reduction in national capital programmes from 2011/12 in the Chancellor's April Budget Statement, there is a risk that match funding from English Heritage will not be available.
- 8.4. The Cabinet will need to consider whether it wishes to agree to spend £100k on any of the options outlined in this report, given other demands on the Council's limited capital resources. This is subject to successful renegotiation of the existing agreement and delivery plan with English Heritage.

9. Head of Legal Services Comments

- 9.1. The Council has on 12 March 2009 entered into a funding agreement for period of five years with English Heritage for an initial grant of £30,000, match funded by the Council with a similar sum of £30,000. The monies are to be used as grants for the repair and enhancement works at Myddleton Road, Bowes Park as set out in the delivery plan ("the scheme").
- 9.2. The funds are to be targeted in accordance with the priorities set out in the delivery plans. The funding allocation from the English Heritage cannot be used to fund any proposed works which do not fall within the scheme and which does not comply with the priorities contained within the delivery plan. Any changes to the scheme, the delivery plan or to the terms of the funding agreement will need the written approval of English Heritage. That approval may or may not be forthcoming.
- 9.3. If the English Heritage do not approve of any changes then their funding cannot be used for any other scheme and the Council may lose the funding available. The seeking of approval may also delay the delivery of the project.

10. Head of Procurement Comments – [Required for Procurement Committee]

10.1. N/A.

11. Equalities & Community Cohesion Comments

- 11.1. The proposal for flexibility in spend adheres to the Council's Equalities policies and does not deviate from the original intention of delivering positive regeneration benefits to all citizens and communities who live and interact with Myddleton Road.

12. Consultation

- 12.1. The proposal under consideration was drawn up and put together by the Myddleton Road strategy group which consists of a number of local residents and stakeholders. The stakeholder group is a vehicle for consultation and discussion on matters relating to Myddleton Road and ongoing liaison with this group will form the basis of any new project proposals.

13. Service Financial Comments

The service financial impact of the proposal remains unchanged subject to approval from English Heritage.

14. Use of appendices /Tables and photographs

- 14.1. Provisional schedule for list of properties identified in Myddleton Road
- 14.2. PSiCA Funding Agreement

15. Local Government (Access to Information) Act 1985

- 15.1. English Heritage Guidelines for PSiCA.
- 15.2. 22 January 2008 Cabinet report.