

Housing and Regeneration Scrutiny Panel

Short Review on Wards Corner (2021/2022); Scope and Terms of Reference

Review Topic	Review / Project Title
Rationale	<p>The Wards Corner Development, near Seven Sisters underground station in Tottenham Green ward, was intended to deliver 196 new homes and commercial space. The scheme led by Grainger PLC was enabled through a Development Agreement with the Council signed in 2007 and a separate Development Agreement with London Underground Limited (LUL) / TfL for lands in public ownership.</p> <p>Amongst the most significant elements of the scheme was a new market to replace the existing Seven Sisters Market (SSM). The businesses affected by the scheme were to be offered a temporary space to use in Apex Gardens while the redevelopment of the Wards Corner site went ahead. The temporary market was intended to operate until a new market space was built in the redeveloped Wards Corner. The SSM site is owned by LUL and managed by TfL.</p> <p>The council is not party to the lease arrangements between TfL and the SSM traders.</p> <p>The developer Grainger PLC had sought to relocate the existing market to a temporary space at Apex Gardens. Many businesses in the market were concerned about the disruption that this would cause and were also concerned that they would be unable to afford higher levels of rent. A number of local campaign groups, businesses and many local residents were opposed to the development proposals for years.</p> <p>Over the course of this long process, traders and local residents were concerned about the deteriorating condition of the market and the former landlord; Market Asset Management (MAM)'s alleged failure to manage the site properly.</p> <p>In 2018/19 a Scrutiny Review into Wards Corner was held by the Housing and Regeneration Panel and in 2019/20 by the Overview and Scrutiny Committee (OSC). They made a series of recommendations covering</p>

areas such as the Seven Sisters Market Steering Group, Market Facilitator role, future options for the site, evictions, maintenance and the Section 106 Agreement.

In March 2020, SSM closed due the main power supply being disconnected as it was deemed unsafe, this was immediately followed by the introduction of Government Covid-19 restrictions requiring all non-essential retail premises to close. The SSM 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.

TfL took over control of SSM from Market Asset Management in July 2020.

On 7th April 2021, Grainger issued a notification to SSM traders indicating that they were 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 House temporary SSM.

On 6th August 2021, TfL and the council made a joint public statement ([Click here](#)) 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.

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. 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.

	<p>TfL, the landlord for the SSM, is reviewing the short and long-term solutions for market and for this purpose, are engaging and consulting with the market traders and community groups. TfL is due to publish its proposals for the site in Spring 2022. The current and immediate responsibility for SSM sits with TfL and this continues to be the case.</p> <p>With the Original Grainger scheme not proceeding, there are now a number of different possible options for taking this site forward. The N15/West Green Road Seven Sisters Development Trust, with the support of some the traders and community representatives have promoted an alternative Community Plan for the site. They are seeking to set up a Community Benefit Society to manage the future market. However, some of the other traders and interested groups are concerned with this proposal and would like to see the council take a leading role in the future of the site in a kind of trustee role. It is worth noting that the site put forward in the Community Plan is not the same as the Grainger site, it is a smaller portion of the overall site, focussing on the TfL owned properties, the largest of which is the site of the former Wards development store and more recently the home of SSM</p> <p>At the Housing and Regeneration Scrutiny Panel meeting on 13th September, the Panel received an update on the recommendations from the 2019 Scrutiny Review and also received two deputations from some of the market traders and from the West Green Road Seven Sisters Development Trust. In light of the information put to the Panel at this meeting, it agreed to do a short, focused follow-up piece of work on Wards Corner, in particular, the future of the market site. The purpose of the review is to better understand; the position of the key stakeholders on the future of the market, the various options being put forward, the role the Council can play, and what the next steps for the market are.</p>
Objectives/Desired outcomes	To make recommendations to the Council's Cabinet in relation to the proposals put forward for the site from a range of stakeholders and how the council can continue to work with interested groups to achieve the best outcome for the community.
Terms of Reference (Purpose of the Review/ Objectives)	The Scrutiny Panel is seeking to have a better understanding of the position of the key stakeholders on the Wards Corner site, in particular, the future of the SSM, the various options being considered and put forward for the market, the role the Council can play in order to achieve the best outcome for the community, and

	<p>comment on possible next steps for the Seven Sisters market, including those which are being taken forward by TFL, as landlord of the market.</p> <p>To make recommendations to the Council's Cabinet in relation to the proposals put forward for the site from a range of stakeholders and how the council can continue to work with interested groups to achieve the best outcome for the community.</p>
Scrutiny Membership	<p>The Housing and Regeneration Scrutiny Panel:</p> <p>Cllr White (Chair), Cllr Ibrahim, Cllr Adje, Cllr Hearn, Cllr Tucker, Cllr Hare & Cllr Barnes</p>
Links to the Borough Plan	<p>Priority 4: Economy</p> <p>Outcome 13: A growing economy and thriving local businesses, supported by a community wealth building approach.</p> <p>a) Maximise the benefits of council, other public sector funding and private investment for the local area.</p> <p>Outcome 16: Regeneration with social and economic renewal at its heart, focused on Tottenham and Wood Green.</p> <p>a) Deliver new homes and jobs for the benefit of our communities within Tottenham and Wood Green.</p> <p>d) Bring the physical and social infrastructure that growing communities need.</p>
Evidence Sources	<p>These will include:</p> <ul style="list-style-type: none"> • Guidance, research and policy documents; • Interviews with market traders, TfL, key officers, and community organisations; • Information and data from TfL.

Methodology/Approach	<p>A variety of methods will be used to gather evidence from the witnesses above, including:</p> <ul style="list-style-type: none"> • Desk top research; • Evidence gathering sessions with witnesses; and • Visits
Witnesses	<ul style="list-style-type: none"> • Market Traders • Community Plan advocates, include the N15/West Green Road/Seven Sisters Development Trust • Sarah Jared Transport for London (as the Landlord). • Peter O'Brien – AD for Regeneration & Economic Development • Toussainte Reba, Head of Area Regeneration, South Tottenham
Equalities Implications	<p>The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to: (1) Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act; (2) Advance equality of opportunity between people who share those protected characteristics and people who do not; (3) Foster good relations between people who share those characteristics and people who do not.</p> <p>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. In addition, marriage and civil partnership status applies to the first part of the duty.</p> <p>The Panel should ensure that it addresses these duties by considering them during final scoping, evidence gathering and final reporting. This should include considering and clearly stating: How policy issues impact on different groups within the community, particularly those that share the nine protected characteristics; Whether the impact on particular groups is fair and proportionate; Whether there is equality of access to service and fair representation of all groups within Haringey; Whether any positive opportunities to advance equality of opportunity and/or good relations between people, are being realised. The Panel should ensure that equalities comments are based on evidence, when possible.</p>

Date for completion	Cabinet - March 2021
Reporting arrangements	The Director of Housing, Regeneration & Planning will coordinate a response to Cabinet to the recommendations of the panel's final report.
Publicity	The review will be publicised through the scrutiny website. The outcomes of the review will be similarly published once complete.
Constraints / Barriers / Risks	We aim to complete the draft report before the spring 2022. However, In order to achieve this, we need to keep the review short, specific and time focused. A failure to do so will undermine the timescales for this report and risk the report not being completed by the end of the municipal year. In that context, it is likely that the membership of the panel will change following elections in May 2022 and the evidence gathering process could conceivably start all over again.
Officer Support	Lead Officer; Philip, Scrutiny Officer, 0208 489 2957 philip.slawther2@haringey.gov.uk