

Report for: Cabinet – 18 January 2022

Title: Broadwater Farm Estate Regeneration Funding Agreement

Report

Authorised by: Peter O'Brien, Assistant Director for Regeneration and Economic Development

Lead Officer: David Sherrington, Director of Broadwater Farm

Ward(s) affected: West Green

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

1. Describe the issue under consideration

- 1.1. This paper seeks cabinet approval to enter into an agreement with the Department for Levelling Up, Housing and Communities (DLUHC) to receive grant funding of £1,000,000 from the Estate Regeneration Fund to support the delivery of the Broadwater Farm Estate Improvement Programme.
- 1.2. The Broadwater Estate Improvement Programme represents the largest investment in the estate's history and will deliver on resident priorities, including circa. 300 new high quality council homes, a safe and welcoming neighbourhood and more opportunities and services for residents.

2. Cabinet Member introduction

- 2.1. I am pleased to support the acceptance of this grant which will help the council to deliver on our ambition to build almost 300 high quality council owned homes at council rent on the Broadwater Farm estate.
- 2.2. Alongside new homes we will deliver a range of improvements on the estate, including new open spaces, a new modernised health facility, a new energy centre that will decarbonise the whole estate, and commercial units for shops and other local enterprises.
- 2.3. This project represents a once in a generation opportunity to make a huge investment on Broadwater Farm.

3. Recommendations

Cabinet is asked:

- 3.1. To approve the receipt (as provided for under Contract Standing Order (CSO) 17.1) from the Department for Levelling Up, Housing and Communities of £1,000,000 in capital funding through the Estate Regeneration Fund, to be used as a funding contribution towards the costs of leasehold acquisitions within the Tangmere and Northolt blocks.

- 3.2. To approve that the grant sum is added to the Housing Revenue Account (HRA) Budget.

4. Reasons for decision

- 4.1. The decision to accept the grant would support the delivery of the Broadwater Estate Improvement Programme which is expected to deliver circa. 300 new high quality council homes, a safe and welcoming neighbourhood and more opportunities and services for residents.

5. Alternative Options Considered

- 5.1. The council could decline the grant allocation. This option was rejected because the Broadwater programme is a demanding scheme in terms of viability and the level of funding required to fully implement the programme. The £1,000,000 of capital funding from DLUHC's Estate Regeneration Fund will assist the council to proceed to deliver the programme.

6. Background information

- 6.1. The council has bid successfully for £1,000,000 of DLUHC grant funding to be used as a funding contribution towards the costs of leasehold acquisitions within the Tangmere and Northolt blocks.
- 6.2. The grant would be paid from the Estate Regeneration Fund as a single payment by the end of January 2022, as a contribution towards Eligible Expenditure incurred by the council between 27th October 2021 and 31st March 2022.
- 6.3. The council's application to the Estate Regeneration Fund was approved as DLUHC considered that the following Gateway Criteria were satisfied:
 1. The project must be undertaking capital works – this Gateway Criteria was satisfied as the Broadwater Estate Improvement Programme involves capital works to provide new homes and supporting facilities and infrastructure.
 2. Funding can be spent in 2021/2022 – this Gateway Criteria was satisfied as the grant funding will be used as a funding contribution towards spend on leasehold acquisitions within the Tangmere and Northolt blocks, between 27th October 2021 and 31st March 2022, which is forecast to be in excess of the £1,000,000 grant award.
 3. There is a funding gap for the wider estates regeneration project and grant funding will provide added value – this Gateway Criteria was satisfied as the Broadwater programme is a demanding scheme in terms of viability and the level of funding required to fully implement the programme. The £1,000,000 of capital funding from DLUHC's Estate Regeneration Fund will assist the council to proceed to deliver the programme.
 4. Community and political support for the project is in place – this Gateway Criteria was satisfied as the council consulted with residents of the Tangmere and Northolt blocks in autumn 2018, with over 80% of residents either 'strongly agreeing' or 'broadly agreeing' with the proposal to demolish and

rebuild new homes on the Tangmere and Northolt sites. The council has been and continues to work on an ambitious programme of activities on the Broadwater Farm estate, with the aim of putting the local community at the heart of the design process. Over the past 16 months the council has been working in close collaboration with residents and the wider Broadwater Farm community to develop design proposals incorporating residents' and stakeholder feedback. A ballot of Broadwater Farm residents, will be held in early 2022, ensuring that they have the final say on whether design proposals deliver on their priorities and commitments made to them. A strong political mandate exists for the Broadwater Farm estate improvement programme to enable delivery of replacement and new council homes.

6.4. The council must provide reports to DLUHC in January and April 2022 against the following milestones:

1. Procurement of works; contractor commencement date;
2. Commencement of estate regeneration funded works date;
3. Completion of estate regeneration funded works date;
4. Expected start on site for new/replacement homes or commencement of refurbishment; and
5. Expected development end date.

6.5. If the project no longer meets the Gateway Criteria or terms of the Funding Agreement are not met, then grant would have to be paid back in part or in full to DLUHC within 30 days of notification.

7. Contribution to strategic outcomes

7.1. The Broadwater Farm programme will contribute to the delivery of the following four priorities set out in the Council's Borough Plan (2019-2023):

- **Priority 1 – Housing** (“A safe, stable and affordable home for everyone, whatever their circumstances”): the Council wants all its residents to have a safe, stable, and genuinely affordable home, and as such is committed to delivering new Council homes, bringing up the standard of private rented housing, and preventing homelessness. The Council has a strong focus on significantly extending housing options for its residents, including direct delivery of homes and initiatives. The Broadwater Farm new homes will deliver approximately 100 additional council homes and will increase the number of family sized units available, allowing those in overcrowded accommodation to move house.
- **Priority 2 – People** (“Strong families, strong networks and strong communities nurture all residents to live well and achieve their potential”): As a Borough we are seeking to build the capacity of its communities and focus on a strengths-based approach, which doesn't focus solely on needs and deficits but on assets and qualities at individual, family, and community level. This work is initially focusing on North Tottenham. Early intervention and

prevention are at the heart of this, with services being pulled together around the individual linking in with work to integrate health and social care, including through the delivery of Health and Wellbeing Hubs.

- **Priority 3 – 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”): The Community Safety Strategy 2019-23 sets out how the Council will deliver on its firm commitments to enhanced safety, including support for vulnerable young people from violence, abuse and exploitation in the Young People at Risk Strategy and through programmes such as Haringey Gold. This is complemented by a focus on promoting physical activity which will be delivered through a ‘whole system approach’, which is proactive in promoting facilities, improved parks and open spaces, active and safe travel between areas, and direct interventions into schools and communities to promote sports and other activities. Broadwater Farm will strengthen existing public spaces and deliver new ones and include investment into projects which and enable healthy and safe lives for local people.
- **Priority 4 - Economy** (“A growing economy which provides opportunities for all our residents and supports our businesses to thrive”): Realisation of opportunities for good local business growth and skill and employment growth, in line with the current “community wealth building” approach. The Council approved this approach in October 2019 aimed at supporting the financial and social resilience of the borough’s communities. A new Good Economy Recovery Plan provides a focus on a good economy – good jobs, fairness, health and well-being and environmental sustainability. Broadwater Farm will include significant investment into employment, education, and training opportunities for local people, to connect residents to sustainable and long-term jobs.

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

Finance

- 8.1. The grant allocation of £1m will be a contribution towards the cost of leasehold acquisitions. The grant condition requires all eligible spend, as set out within the grant application and the award letter, to be fully spent or fully committed by the 31 March 2022. Any impact on the current budget will be reported as part of the quarterly budget report.

Strategic Procurement

- 8.2. Procurement comments are not applicable for grants, for grants, property and land transactions as they sit outside of the Procurement Contract Regulations.

Legal

- 8.3. The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.

- 8.4. Under CSO 17.1 approval for grants valued at £500,000 or more falls to Cabinet.
- 8.5. The receipt of the grant will be a Key Decision and, as such, will need to comply with the Council's governance arrangements in respect of Key Decisions, including publication in the Forward Plan.
- 8.6. The Head of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing Cabinet from approving the recommendations in this report.

Equality

- 8.7. 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 protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not
- 8.8. The three parts of the duty apply 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.
- 8.9. Cabinet has already agreed the approach to delivering the Broadwater Farm Estate Improvement Programme, which has included equalities analysis. This decision has no specific equalities impact other than to support the overall delivery of the programme.

9. Use of appendices

Appendix A – Estate Regeneration Fund Grant Funding Agreement

10. Local Government (Access to Information) Act 1985

None