

**Report for:** Cabinet – 5<sup>th</sup> July 2022

**Report Title:** Response to the Housing and Regeneration Scrutiny Panel Review: ‘The Future of the Seven Sisters Market Site (Wards Corner)’

**CLG Lead:** David Joyce, Director – Housing, Regeneration and Planning

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**Contact No:** x1219

**Ward(s) affected:** Seven Sisters

### **Report for Non Key Decision**

#### **1. Describe the issue under consideration**

- 1.1. The report sets out the proposed Cabinet response to the recommendations of the Housing and Regeneration Scrutiny Panel (HRSP) on the Future of the Seven Sisters Market Site (Wards Corner) – attached as Appendix 1 to this report.

#### **2. Cabinet Member Introduction**

- 2.1. I welcome the recommendations by the Housing and Regeneration Scrutiny Panel (HRSP) on the Future of the Seven Sisters Market Site (Wards Corner).
- 2.2. The 8 recommendations put forward by Scrutiny have been carefully considered and accepted, these responses are set out in Appendix 2 of this report. The council is keen to work with TfL and is supportive of a Partnership Board approach to identify a sustainable community asset operator for the Seven Sisters Market.

#### **3. Recommendations**

Members are asked:

- 3.1. To consider the recommendations of the Housing and Regeneration Scrutiny Panel (HRSP) attached at Appendix 1.
- 3.2. To agree the response to these recommendations attached at Appendix 2.

#### **4. Reasons for decision**

- 4.1. In September 2021, Housing and Regeneration Scrutiny Panel (HRSP) started a review of the future of the Seven Sisters Market Site following long time developer announcing their withdrawal from the development at Wards Corner.

- 4.2. This report provides a response to the 8 recommendations made by HRSP in their May 2022 Report: The Future of the Seven Sisters Market (Wards Corner).

## **5. Alternative options considered**

- 5.1. None.

## **6. Background information**

### **TfL's Seven Sisters Market**

- 6.1. TfL's ownership interest in the Wards Corner site includes the Seven Sisters Market (SSM) and adjacent former Wards Corner department store buildings and a small portion of land off Suffield Road.
- 6.2. The Grainger planning approved scheme for the Wards Corner site included the provision of a new market hall for 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. This was to provide SSM traders with space to occupy whilst their new permanent home within the Wards Corner development was completed.
- 6.3. 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 units fronting the High Road, SSM has remained closed.
- 6.4. Following the announcement that Grainger would not be progressing with the Wards Corner development including the temporary SSM at Apex Gardens, Transport for London (TfL) indicated their intention to work with SSM traders and the community to secure the SSM and former Wards Corner Department Store buildings as a community asset into the future.
- 6.5. TfL's intended approach is in line with the principles of the planning approved 'Community Plan' scheme. This scheme involves the restoration of the existing SSM and former Wards Corner Department Store buildings for community and commercial uses including a refurbished market hall for SSM.

### **The Housing and Regeneration Scrutiny Panel Review**

- 6.6. Under its agreed terms of reference, the HRSP can assist the Council in developing or updating local policies to improve local service provision.
- 6.7. In this context, HRSP agreed in September 2021 to start a review of the future of the SSM following Grainger's withdrawal from the Wards Corner Development. The terms of reference for the review were: "to better understand to the proposals put forward for the site and the views of key stakeholders on these. The Panel put forward recommendations on the future of Seven Sisters Market and how the
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council can continue to work with interested groups to achieve the best outcome for the community”.

## **7. Contribution to Strategic Outcomes**

- 7.1. The Tottenham Area Action Plan (2017) sets out the regeneration ambitions for Wards Corner as part of the Seven Sisters/West Green Road neighbourhood area. It identifies it as a key site for redevelopment to deliver a mixed-use development including an improved Seven Sisters market.
- 7.2. More recently, the Strategy for Tottenham High Road (2019-29) includes a vision for the wider Seven Sisters area, including West Green Road and Broad Lane that will be identifiable as an exciting and new destination and the gateway to Tottenham; focussing on building on its healthy international food offer inspired by the market; and a high-quality, safe and welcoming atmosphere for visitors and locals alike.
- 7.3. The Council launched the ‘Good Economy Recovery Plan’ in Autumn 2020 in response to challenges posed by Covid-19 to High Streets, Town Centres and individual businesses. Key priorities include:
- Re-opening and supporting high streets and town centres.
  - Supporting businesses through recovery and into renewal; and
  - Securing social and economic value through investment in neighbourhoods and communities.
- 7.4. TfL’s proposals for the temporary and permanent provision for Seven Sisters Market will deliver a ‘good economy’ model – good jobs, greater fairness, recognising the link between health and wellbeing, business resilience and environmental sustainability.

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

### **Finance**

- 8.1. The recommendation to consider the recommendations of the Housing Regeneration Scrutiny Panel in itself does not give rise to any financial implications.
- 8.2. Appendix 2 is the recommended response to the recommendations of the Housing Regeneration Scrutiny Panel. These recommendations, if agreed, do not give rise to any financial implications for the Council.

### **Procurement**

- 8.3. Strategic Procurement notes the contents of this report; however, comments are not applicable in relation to any of the individual recommendations.

### **Legal**

- 8.4. The Assistant Director of Corporate Governance has been consulted on the content of this report. Legal advice has been given and incorporated into the Response attached at Appendix 2 of this report.

### **Equality**

- 8.5. 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
- 8.6. 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.
- 8.7. This report sets out the proposed Cabinet response to the recommendations of the Housing and Regeneration Scrutiny Panel (HRSP) on the Future of the Seven Sisters Market (Wards Corner).
- 8.8. Cabinet will have due regard for the need to achieve the three aims of the Public Sector Equality Duty in developing its response to the review. Haringey Council will equally have due regard for the need to achieve the three aims of the Public Sector Equality Duty in the full course of any implementation of any of the Scrutiny Panel's recommendations.

### **9. Use of Appendices**

Appendix 1: Housing and Regeneration Scrutiny Panel Review: The Future of the Seven Sisters Market Site (Wards Corner)

Appendix 2: Response to the Housing and Regeneration Scrutiny Panel Review Recommendations

### **10. Local Government (Access to Information) Act 1985**

#### **Background Documents**

None