

Haringey Council

Written Statement/Record of a decision made by an officer under delegated authority

Decision Maker (Post Title)	Head of Programme Management – Regeneration and Economic Development
Subject of the decision	Approval for award of contract (under Contract Standing order (CSO) 9.07.1c) for commissioning of property valuations to inform funding and works agreements for 11 properties, which will allow the council to carry out physical improvements as part of the Tottenham High Street Heritage Action Zone (HS HAZ)
Date of decision	xx April 2022
Decision	For the Head of Programme Management – Regeneration and Economic Development to approve the implementation of Contract Standing Order 9.07.1c, the manner most expedient to the efficient management of the service, and award a contract for property valuations of 11 properties within the HS HAZ area to Lambert Smith Hampton, in the sum of £7,700.00 excluding VAT, from April 2023 to April 2024.
Reasons for the decision	<p>Haringey Council is delivering the Tottenham HS HAZ scheme, with funding from Historic England and match-funding from the council, alongside third-party contributions. This scheme will see the council invest in physical improvement works to private property in Bruce Grove.</p> <p>Works will be delivered by the council, and contributions towards the costs are being sought from the private property owners who will benefit from the scheme. These works and contributions will be secured by means of legally binding funding and works agreements between Haringey Council and the individual private property owners.</p> <p>A requirement is included within the funding and works agreements to partially reimburse the council, in the event of a sale of the property within three years of completion of the works, for the costs of the improvement works through a share of any profits. This is to ensure that property owners do not unfairly profit from public sector investment through the sale of their properties soon after the works are completed.</p> <p>To inform an assessment of any profits, property owners will be required to provide a valuation of the property to the council at the time of a sale. Valuations of the properties at the time of the signing of the funding and works agreements are required to provide a baseline against which to</p>

	<p>assess the amount of profit. The property valuations commission will provide this baseline.</p> <p>This commission forms part of the wider Tottenham HS HAZ regeneration scheme, which aims to make the high street in Bruce Grove Town Centre a more attractive, engaging and vibrant place for people to live, work and spend time and provide the catalyst for change and additional investment from private owners. In this way, it seeks to improve the long-term viability of the town centre to serve its local residents and broaden its appeal to visitors.</p> <p>This work would be wholly funded from the Historic England grant allocation for the Tottenham High Streets Heritage Action Zone.</p>
<p>Details of any alternative options considered and rejected by the officer when making the decision</p>	<p>The following alternative option was considered:</p> <p>‘Do Nothing’ - This would introduce considerable risk into the scheme by preventing the council from baselining the value of the private properties in which it is seeking to invest. It would limit the council’s ability to make effective use of public money and prevent private property owners from unfairly benefitting from public investment.</p>
<p><u>Conflicts of interest – Executive decisions</u></p> <p>Details of any conflict of interest declared by a Cabinet Member who is consulted by the officer which relates to the decision and details of dispensation granted by the Council’s Head of Paid Service</p>	<p>N/A</p>
<p><u>Conflicts of interest – Non executive decisions</u></p> <p>Where the decision is taken under an express delegation e.g. by a Committee, the name of any Member who declared a conflict of interest in relation to this matter at the committee meeting,</p>	<p>N/A</p>
<p>Title of any document(s), including reports, considered by the officer and relevant to the above decision or where only part of the report is relevant to the above decision, that part)</p> <p>These documents need to be attached to the copy of this record/statement kept by the Authority but must not be published if they contain exempt information</p>	<p>None.</p>
<p>Reasons for exemption with reference to categories of exemption specified overleaf or</p>	<p>N/A</p>

Reason why decision is confidential (see overleaf) Decisions containing exempt or confidential information falling within the categories specified overleaf are not required to be published.	
Signature of Decision Maker	
Name of Decision Maker	David Lee, Head of Programme Management – Regeneration and Economic Development

Does the decision need to be published Yes <input checked="checked" type="checkbox"/> X No <input type="checkbox"/>	
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Exempt Information

Local Government Act 1972 Schedule 12A

Part 1: Descriptions of Exempt Information

1. Information relating to any individual.
2. Information which is likely to reveal the identity of an individual.
3. Information relating to the financial or business affairs of any person (including the authority holding that information).
4. Information relating to any consultations or negotiations or contemplated consultations or negotiations in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
6. Information which reveals that the authority proposes -
 - (a) To give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
 - (b) To make an order or direction under any enactment.

7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

Note: It is insufficient to simply identify a category of exemption, you must also conduct a public interest test on the basis specified in the Act as follows:
Information falling within categories 1-7 is exempt if and so long as in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Confidential Decisions

1. The decision contains information provided by a Government department on a non disclosure basis
2. There is a Court order against disclosure