

## Haringey Council

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

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| Decision Maker (Post Title)  | Assistant Director - Regeneration and Economic Development  |
| Subject of the decision  | Award of grant to the Selby Trust   |
| Date of decision   | 25 <sup>th</sup> October 2023   |
| Decision   | In accordance with CSO 17.3, the Assistant Director for Regeneration and Economic Development agrees to award £50,000 grant to the Selby Trust as per the reasons set out below.  |
| Reasons for the decision   | To meet the timescales set by the Department of Levelling Up, Housing and Communities (DLUHC), and continue the joint approach that has been taken place thus far, the Council have opted to support the Selby Trust to resource the project. In this instance the financial support provided by the Council, via Levelling Up Funding, will help the Selby Trust to continue fund their development management resource thus supporting the delivery of the redevelopment programme and sustainable Selby business plan. |
| Details of any alternative options considered and rejected by the officer when making the decision   | <p>An alternative option would be to make this grant repayable. This would not be a sustainable solution for the organisation.</p> <p>A further option is to not award a grant to the Selby Trust. This would result in the Selby Trust not being able to play their part in the Selby Urban Village programme.</p>   |
| <u>Conflicts of interest – Executive decisions</u>   | N/A   |
| <u>Conflicts of interest – Non executive decisions</u>   | N/A   |
| 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) | N/A   |
| Reasons for exemption with reference to categories of exemption specified overleaf, or   | N/A   |
| Signature of Decision Maker  |   |
| Name of Decision Maker   | Peter O'Brien   |

Does the decision need to be published?

Yes

No

Report for: Assistant Director - Regeneration and Economic Development

Item number: N/A

Title: Award of grant to the Selby Trust

Report authorised by: Peter Exton – Head of Area Regeneration (North Tottenham)

Lead Officer: Lauren Sinclair, Regeneration Programme Manager

Ward(s) affected: Bruce Castle

Report for Key /  
Non Key Decision: Non Key

## 1 Describe the issue under consideration

- 1.1 This report seeks approval under delegated authority for the award of a grant to the Selby Trust for £50,000.00 (fifty thousand pounds). The grant will be used towards funding a Development Manager resource who will lead on behalf of the Selby Trust partnership with the Council to deliver the Selby Urban Village project.
- 1.2 In 2019, a Memorandum of Understanding (MOU) was signed by the Council and the Selby Trust and where both organisations '*committed to the reprovision of community facilities on the Selby site.*' The award of this grant upholds this commitment to a partnership approach towards delivery. For the next 12 months Selby Trust requires Council support up to £50k based on spend to date and 23-24 projections.
- 1.3 For the purposes of supporting this development programme, other supporting roles within the Selby Trust organisation account towards a core contribution of £35,000 per annum, which the Council consider to be match funding. In addition, their resource plan provides named personnel who will contribute to the overall development programme as part of their continuing support and partnership with LBH over the next 3-5 years.
- 1.4 This is a non-recoverable grant, that will be funded by the monies secured through the Levelling Up grant (LUF).

## 2 Recommendations

- 2.1 In accordance with CSO 17.3, the Assistant Director for Regeneration and Economic Development agrees to award £50,000 grant to the Selby Trust as per the reasons set out in Section three below.

## 3 Reasons for decision

- 3.1 From the outset, the ambition has been for the Selby Urban Village project to be an exemplar scheme, developed through community co-design, to bring substantial social and economic benefits to local residents, businesses and communities. The Council

have been working alongside the Selby Trust to develop proposals for the scheme, which will seek to deliver much needed investment and transformation in the North Tottenham area.

- 3.2 The Selby Urban Village masterplan proposals consists of the redevelopment of the Selby Community Centre; revitalisation of the Bull Lane playing fields through the delivery of new parks, 3G Football pitches, cricket pitch and padel courts; and the delivery of c. 200 new homes, including a minimum of 50% social rent. Since 2018, the Selby Trust have been working with the Council to develop the proposals for the new Urban Village.
- 3.3 In January 2023, the Council was successful in its application for Levelling Up Funding, which would unlock and support the delivery of Phase One of the Selby development project; namely the reprovision of a new community facility and sports and leisure facilities across the Selby and Bull Land Playing Fields.
- 3.4 In addition, in July 2023 the Council secured an additional allocation of £60,000 from the LUF Capacity and Capability Grant Payment for 2023-2024 financial year, which will be utilised to fund this grant, therefore being at no cost to the Council.
- 3.5 In order to meet the timescales set by the Department of Levelling Up, Housing and Communities (DLUHC), and continue the joint approach that has been taken place thus far, the Council have opted to support the Selby Trust to resource the project. In this instance the financial support provided by the Council, via Levelling Up Funding, will help the Selby Trust to continue fund their development management resource thus supporting the delivery of the redevelopment programme and sustainable Selby business plan.
- 3.6 This grant will be paid to the Selby Trust in two tranches; 50% will be payable following approval of this decision and the final instalment payable before April 2024, on the basis that the following conditions are met:
  - Re-establishment of the Selby Project Joint Steering Group (JSG)
  - Selby Trust Attendance and contribution to JSG agenda
  - Production of final draft business plan by March '24
  - Contribution to Engagement Strategy

#### 4 Alternative options considered

- 4.1 An alternative option would be to make this grant repayable. This would not be a sustainable solution for the organisation, as recent macroeconomic conditions together with the poor condition of the current Selby Centre, has introduced additional pressure on the Selby Trust. A non-repayable grant ensures the Selby Trust have the right resources in place to contribute to the wider Selby Urban Village project.
- 4.2 A further option is to not award a grant to the Selby Trust. This would result in the Selby Trust not being able to play their part in the Selby Urban Village programme. They could over time secure additional funding, but because of the extremely tight timeframe of the LUF funding, there is insufficient time to secure this alternative funding. Award of this grant to the Selby Trust is strategically aligned to the Corporate Delivery Plan (CDP) objectives of Inclusive Public Participation and Enabling Community

Collaboration. Enabling the Selby Trust's continued engagement in the development process, empowers them as a community organisation and their licensees to have meaningful participation in the project.

## 5 Background information

- 5.1 In 2016, the Local Plan Site Allocations Development Plan Document (DPD) proposed the Selby Centre as a site for consolidation of community uses with potential housing development. It recognised the Selby Centre as an asset of community value and noted that the site should be restructured to make the best use of the land, with the potential for cross subsidy from residential to achieve this. The DPD also noted that there may be opportunities to link the open spaces in the area, specifically Bull Lane and Weir Hall Road open spaces, to benefit wider areas of the Borough.
- 5.2 The site, which is held freehold by Haringey Council, is approximately 1.56 hectares and primarily accessed via Selby Road. It contains the Selby Centre [an ex-school building on the west [left] and a sports hall to the east [right], a pavilion currently used for food bank and boxing gym and ex-community building currently used by the DVLA. Access to the playing fields can be gained by an unofficial hole in the rear fence but its main access is via Bull Lane.
- 5.3 Over a 30-year period, the Selby Trust has occupied the Selby Centre and built up its operations on the site, to include an extensive user base of over 130 groups. The Council therefore recognised their role a key stakeholder and community resource in the North Tottenham area.
- 5.4 In 2019 the Council entered a MOU with the Selby Trust to seek to work together to bring forward development of the Selby Urban Village Regeneration Scheme. The single masterplan would include the Bull Lane playing field site, to ensure that opportunities for the community were maximised.
- 5.5 It was imperative that the masterplan and designs for the Scheme were developed through a co-design process with the Selby Trust, the Council and the community. An extensive community engagement process has been undertaken over the past two years across both Haringey and Enfield which included four rounds of public engagement which were held to shape the detailed design of the masterplan and proposals.
- 5.6 The partnership approach undertaken by the Selby Trust and the Council has supported many meetings and events with local community groups and licensees to maximise input into the designs. The joint project delivery and governance structure has enabled key stakeholders to be engaged throughout the predevelopment stage and have meaningful input into the scheme.
- 5.7 In 2022, external market pressures such as high inflation and increased interest rates had a detrimental impact on the viability of the scheme. In the same vein, these external factors also had a negative impact on an already stretched Selby Trust business plan. Increasing energy bills and rising maintenance costs have put pressure on the Trust and therefore their ability to support the Selby development project.

- 5.8 It is therefore proposed that in line with the MOU and the CDP objectives, the Council award the Selby Trust £50,000 to secure the development management support required to continue the partnership approach towards the Selby development programme.
- 5.9 The grant will be used towards funding a Development Manager resource who will lead on the Selby Trust partnership with the Council. In partnership with the Council, the Development Manager will progress workstreams including the design development of the Selby Centre, Selby Trust business planning and licensee stakeholder engagement.
- 5.10 In July 2023 the Council was successful in securing £60,000 Levelling-Up funding from the LUF Capacity and Capability Grant Payment for 2023-2024 financial year. It is therefore proposed that this grant is used to support the ongoing participation of the Selby Trust.

## **6 Contribution to strategic outcomes**

- 6.1 The Selby Urban Village is a named activity in the Placemaking and Economy theme of the Corporate Delivery Plan (CDP). The award of this support to the Selby Trust will help mobilise the partnership approach required to unlock and progress the scheme towards delivery phase one of the project; namely the reprovision of the community centre and development of sports and leisure facilities.
- 6.2 The award of this grant also supports the Corporate Delivery Plan Theme - Resident experience, participation and collaboration by providing the financial support to a community organisation to enable their continued involvement in a major capital investment by the Council. The Council has and will continue to engage with local groups and residents on the proposals and provide opportunities to actively participate in local decision making.

## **7 Statutory Officers comments (Chief Finance Officer (including procurement), Head of Legal and Governance, Equalities)**

### **7.1 Finance**

The decision to award a grant to the Selby Trust will be funded via a LUF grant.

### **7.2 Procurement**

### **7.3 Legal**

7.3.1 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing The Assistant Director for Regeneration and Economic Development from approving the recommendations in the report.

### **Equality**

## **8 Use of Appendices**