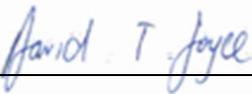


Haringey Council
Written Statement/Record of a decision made by an officer under delegated authority

Decision Maker (Post Title)	Director of Placemaking and Housing
Subject of the decision	Funding and Works Agreement (FWA) with St Mark's Methodist Church (SMMC) in relation to the St Mark's Methodist Church Public Realm works.
Date of decision	22 Dec 2023
Decision	<p>Approval, pursuant to CSO 17.3 and 9.07.1(c), to enter into a Funding and Works Agreement (FWA) with the managing trustees (Rev. Stephen Poxon and Mr. Charles Agyemang-Duah) of St Mark's Methodist Church, New River Circuit (SMMC) in relation to the SMMC Public Realm works. The FWA will enable a grant of £466,550.12 to be given to SMCC;</p> <p>Noting that under the FWA, SMMC will make a nil contribution to the Public Realm works but will grant a licence to the Council to carry out the works; and,</p> <p>Noting also that SMMC will then make a substantial contribution (about 20%) to the costs of the works to the SMMC building, which will be the subject of a separate FWA, the approval of which will be the subject of a report to Cabinet in February 2024.</p>
Reasons for the decision	<p>The FWA with SMMC will enable the Council to deliver the SMMC Public Realm works.</p> <p>The SMCC project forms part of the wider Tottenham High Street Heritage Action Zone (HS HAZ) regeneration scheme, a partnership between Historic England and Haringey Council with the aim of boosting the local economy by investing in Bruce Grove's heritage assets.</p> <p>The SMMC site is identified as a key priority within the HS HAZ Programme Design, which forms part of the Council's Funding Agreement with Historic England and has become one of the flagship schemes of the Tottenham HS HAZ.</p> <p>Funding for the HS HAZ programme comes from a £2.012 million grant from Historic England, with £2.598 million of match-funding from Haringey, in addition to third-party/owner contributions. The Funding Agreement also stipulated that the programme must close by March 2024.</p>

	<p>Approximately 50% of the total costs of the Public Realm workstream are to be externally funded by Historic England. There is thus a great deal of urgency surrounding the need to deliver the Public Realm workstream of the project before programme closure, or there is a risk that Historic England grant funding could be withdrawn and the affordability of the project compromised.</p> <p>The FWA thus allows the Council to fulfil its obligations under its Funding Agreement with Historic England and its commitment to residents and businesses of Tottenham by investing in a locally significant heritage building, while supporting a local community group and five businesses providing vital services to local residents.</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: ‘Do Nothing’</p> <p>This option would be for the Council <u>not</u> to enter into the FWA with SMMC for the Public Realm works. This would prevent the Council from delivering this critical element of the Tottenham HS HAZ programme and providing much-needed investment into the local economy and support for the local community. It would also limit the programme’s ability to invest in a locally significant heritage building at the centre of the town centre and make good on its promises to the diverse community and businesses housed within the building by supporting the vital services they provide, in accordance with High-Level Outcomes of the Corporate Delivery Plan.</p>
<p><u>Conflicts of interest – Executive decisions</u></p>	<p>N/A</p>
<p><u>Conflicts of interest – Non executive decisions</u></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>Decision Making Report on St Mark’s Methodist Church (Public Realm) Funding and Works Agreement</p>
<p>Reasons for exemption with reference to categories of exemption specified overleaf, or</p>	<p>N/A</p>

<p>Reason why decision is confidential (see overleaf)</p> <p>Note: decisions containing exempt or confidential information falling within the categories specified overleaf are not required to be published.</p>	
<p>Signature of Decision Maker</p>	
<p>Name of Decision Maker</p>	<p>David Joyce, Director of Placemaking and Housing</p>
<p>Does the decision need to be published?</p> <p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	

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

DECISION MAKING REPORT

Report for: David Joyce, Director of Placemaking and Housing

Item number: N/A

Report Title: St Mark's Methodist Church (Public Realm) Funding and Works Agreement

Report authorised by: Toussainte Reba, Head of Area Regeneration – South Tottenham

Lead Officer: Camilla Gersh, High Streets Heritage Action Zone (HAZ) Project Officer

Ward(s) affected: Tottenham Central, Tottenham Hale

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

1. Describe the issue under consideration

- 1.1. This report seeks approval to enter into a Funding and Works Agreement (FWA) with (SMMC) in relation to the SMMC Public Realm works. Through this agreement, a grant of £466,550.12 will be given to SMCC, in exchange for SMMC granting the Council permission to carry out the works on its behalf.

2. Cabinet Member Introduction

- 2.1. N/A

3. Recommendations

- 3.1. For the Director of Placemaking and Housing:

3.1.1 to approve, pursuant to Contract Standing Orders (CSO) 17.3 and 9.07.1(c), the Council entering into a Funding and Works Agreement (FWA) with the managing trustees (Rev. Stephen Poxon and Mr. Charles Agyemang-Duah) of the St Mark's Methodist Church, New River Circuit (SMMC) in relation to the SMMC Public Realm works. The FWA will enable a grant of £466,550.12 to be given to SMCC;

3.1.2 to note that under the FWA, SMMC will make a nil contribution to the Public Realm works but will grant a licence to the Council to carry out the works; and,

3.1.3 to note also that SMMC will then make a substantial contribution (about 20%) to the costs of the works to the SMMC building, which will be the subject of

a separate Funding and Works Agreement the approval of which will be the subject of a report to Cabinet in February 2024.

4. Reasons for decision

- 4.1. The St Mark's Methodist Church (SMCC) project forms part of the wider Tottenham High Street Heritage Action Zone (HS HAZ) regeneration scheme, a partnership between Historic England and Haringey Council with the aim of boosting the local economy by investing in Bruce Grove's heritage assets.
- 4.2. Funding for the HS HAZ programme comes from a £2.012 million grant from Historic England, under the terms of a 2021 Funding Agreement, with £2.598 million of match-funding from Haringey, in addition to third-party/owner contributions. The Historic England Funding Agreement also stipulated that the programme must close by March 2024. There is thus a great deal of urgency surrounding the need to deliver the Public Realm workstream of the project before programme closure, in accordance with the latest revision of the Tottenham HS HAZ Scheme Plan (October 2023).
- 4.3. The SMCC site is identified as a key priority within the HS HAZ Programme Design which forms part of the Council's Funding Agreement with Historic England and has become one of the flagship schemes of the programme.
- 4.4. Entering into this Funding and Works Agreement (FWA) will enable the Council to fulfil its obligations under its Funding Agreement with Historic England and its commitment to residents and businesses of Tottenham by investing in a locally significant heritage building, while supporting a local community group and five businesses providing vital services to local residents.
- 4.5. Approximately 50% of the total costs of the Public Realm workstream are to be externally funded by Historic England. If the deadline of March 2024 for completion of the Public Realm works is not met, there is a risk that Historic England grant funding could be withdrawn.

5. Alternative option considered

5.1. 'Do Nothing'

This option would be for the Council not to enter into the FWA with SMMC for the Public Realm works. This would prevent the Council from delivering this critical element of the Tottenham HS HAZ programme and providing much-needed investment into the local economy and support for the local community. It would also limit the programme's ability to invest in a locally significant heritage building at the centre of Tottenham and make good on its promises to the diverse community and businesses housed within the building by supporting the vital services they provide, in accordance with High-Level Outcomes of the Corporate Delivery Plan.

6. Background information

- 6.1. In April 2020, the Council was notified that its bid to Historic England's HS HAZ programme for the Tottenham HS HAZ had been successful. The Council was awarded a grant of £2.012 million, with the Council providing £2.598 million in match funding, to be spent by March 2024.
- 6.2. The South Tottenham Regeneration Team has been implementing the Tottenham HS HAZ scheme since February 2021. The scheme aims to boost the local economy by investing in Bruce Grove's heritage assets. It seeks to help to create a unique identity for Bruce Grove, enhance its image and perceptions of it, and provide the catalyst for change and additional investment from private owners. In this way, it aims to deliver a more attractive and vibrant town centre, improve its long-term viability to serve its local residents and broaden its appeal to visitors.
- 6.3. The scheme has sought to do this through a range of heritage investments: repair and restoration, shopfront improvements, small-scale public realm investment, feasibility, technical work and planning guidance to inform current and future activity required to manage heritage assets at risk.
- 6.4. The HS HAZ scheme has been based on consultation with residents, businesses and stakeholders (including Historic England) during and after the preparation of the Tottenham High Road Strategy and the Bruce Grove Conservation Area Management Plan, as well as extensive engagement with individual property owners over the course of the scheme.
- 6.5. The Tottenham HS HAZ scheme forms part of a wider transformative and comprehensive regeneration of Tottenham, guided by 'A Strategy for Tottenham High Road 2019–2029' ('The Strategy'). Through its emphasis on collaboration with local property owners and community groups, the scheme also embodies the spirit of the Haringey Deal and the High-Level Outcomes of the Corporate Delivery Plan.
- 6.6. The SMCC site is at the heart of Bruce Grove and is one of the area's most recognisable historic landmarks, although it is only locally listed. It is also a building that houses five local businesses that provide vital services to the community (nursery, funeral director, hairdresser, GP surgery and pharmacy); a place of worship for a congregation of more than 200 people of all ages; and a community centre that ministers to the area's homeless and those suffering economic deprivation or mental illness. Yet like many historic buildings in Bruce Grove, it has suffered from decades of under-investment and high levels of crime and anti-social behaviour.
- 6.7. The SMCC project is divided into two separate work streams, each under a different works contract: improvements to the car park and boundary on Forster Road and the boundary to St Loy's Road (the 'Public Realm works') are due to be delivered by the Council's term contractor, Marlborough Highways, subject to entering into the FWA with SMMC; and the works to the façade and shopfronts on Tottenham High Road (the 'Building works') are the subject of a separate tendering exercise. The tender returns have been evaluated and a decision on the contract

award is due to go to Cabinet on 6 February. Each workstream is reliant on the other to achieve the full suite of outcomes possible from this project.

6.8. In October 2023, a revised Scheme Plan was submitted to Historic England. This proposal set out the projected spend and programme for delivery of the projects under the Tottenham HS HAZ programme. The proposal committed to delivering the SMCC Public Realm works by programme closure in March 2024. The Building works would be allowed to carry on beyond March 2024, as long as a works contract had been entered into by then.

6.9. While SMMC will not be expected to make a financial contribution to the costs of the Public Realm works, they will be expected to make a significant contribution (c. 20%) to the costs of the Building works. SMMC's contribution to the costs of the Building works will be secured through a separate Funding and Works Agreement, proposed approval for which will be the subject of a Cabinet decision currently timetabled for February 2024. Funding for SMMC's contribution has already been secured by SMMC through third-party grant funding – namely, from the Methodist London District, New River Circuit, Michael Marks Charitable Foundation, Benefact Trust and National Churches Trust.

7. Contribution to the Corporate Delivery Plan 2022-2024 High-Level Outcomes

7.1. Entering into a FWA with SMMC will enable delivery of the SMCC project. This will support the following High-Level Outcomes in the Council's Corporate Delivery Plan (CDP).

7.1.1 Theme 1: Resident experience, participation and collaboration

- **Outcome 1: Positive Resident Experience** – By taking an active role in the project, residents have been able to directly influence how the HS HAZ funding is being spent and engage in co-production.
- **Outcome 2: Inclusive Public Participation and Outcome 3: Enabling Community Collaboration** – The project has involved working directly with residents, community groups and local businesses, including seldom-heard groups, to develop and implement designs for the site.
- **Outcome 5: Insourcing** – This Outcome is achieved because the Public Realm workstream of the project is being delivered by the Council's Highways term contractor.

7.1.2 Theme 2: Responding to the climate emergency

- **Outcome 1: A Greener and Climate Resilient Haringey** – The project achieves this Outcome by introducing flood mitigation measures and greenery.

- **Outcome 2: A Just Transition** – This outcome is achieved through investment in a prominent heritage and community asset that is open and accessible to all and will serve as an exemplar for the transition towards a low-carbon economy.
- **Outcome 3: A Low Carbon Place and Outcome 4: Growing the Circular Economy and Making Better Use of Resources** – The project achieves these Outcomes by promoting sustainable construction techniques, including the incorporation of energy-efficiency measures into the building, and improving waste and recycling facilities for the building’s users.

7.1.3 Theme 3: Children and young people

- **Outcome 1: Best Start in Life** – The project contributes towards this Outcome by supporting the Morning Star Nursery, which is housed within the St Mark’s Church building and will benefit from the car park improvements.
- **Outcome 2: Happy Childhoods** – The project will make the area around the church more attractive and inviting, encouraging pedestrian movement and healthy activity, thereby making it feel safer and reducing the impact of anti-social behaviour on the nursery children and the young people who attend church services and the church’s youth-orientated outreach activities.
- **Outcome 3: Successful Futures** – The businesses and church community provide services to all children, regardless of background, and this project will enable them to better support local young people.

7.1.4 Theme 4: Adults, health and welfare

- **Outcome 1: Healthy and Fulfilling Lives** – The project will make the area around the church more attractive and inviting, encouraging pedestrian movement and healthy activity, thereby making it feel safer for passersby and building users and helping them to stay connected in their communities.
- **Outcome 2: Advice and Support** – The project will enable the church to enhance its outreach work, which includes support and advice for those suffering financial hardship.

7.1.5 Theme 6: Safer borough

- The project contributes towards the delivery of the Outcome of Theme 6 of the CDP by offering a development that will encourage increased community connections and positive social interactions, and provide

improved street lighting.

7.1.6 Theme 7: Culturally Rich Borough

- By conserving a locally listed building and prominent landmark within the Bruce Grove Conservation Area, the project will achieve the Outcome of Theme 7 of the CDP, increasing public knowledge of and access to local history and heritage, highlighting the rich cultural heritage and stories of innovation and creativity in our borough, and enhancing Haringey's cultural reputation and profile in London and beyond.
- By involving local property owners in the design and decision-making, the project also accomplishes this Outcome by increasing resident, cultural sector and community collaboration and participation in culture.

7.1.7 Theme 8: Place and Economy

- **Outcome 1: Towards an Inclusive Economy and Outcome 4: Leveraging Social Value** – These Outcomes are achieved by investing in a community-owned building that houses five locally owned businesses and offers services for all members of the community, regardless of background. The changes to the built environment thus directly benefit residents.
- **Outcome 2: High Streets, Town Centres & Businesses** – This Outcome is achieved by enhancing heritage assets in the town centre that have suffered from under-investment. The project will also support local businesses and help them to become more resilient and to grow through the incorporation of measures to become more energy efficient and resistant to the effects of climate change.
- **Outcome 5: Placemaking** – Regeneration with social and economic renewal at its heart, which is shaped by and reflects the people that live in Tottenham, an area of great need and opportunity, is achieved by
 - delivering improvements to the public realm in Tottenham, which will promote community cohesion and healthier lifestyles;
 - fostering the renewal of Bruce Grove Town Centre, where the growing number of local small and independent businesses have spaces to flourish, and the diverse local community feel comfortable to shop, proud to work, keen to socialise, and take pride in welcoming visitors; and
 - serving as an exemplar of public involvement in planning, design and management of residents' and business owners' local spaces/places across South Tottenham, and creation of places that promote increased social value from investment in Bruce Grove.

8. Carbon and Climate Change

- 8.1. The SMCC project will contribute towards reducing carbon emissions and energy usage through the replacement of original Crittal steel windows that have reached the end of their life with double-glazed versions. This will contribute towards improving the thermal performance of the building – not least because steel windows are among the worst-performing in terms of heat retention.
- 8.2. The repairs to the building also respond to the need for environmental sustainability by adopting a conservation approach that seeks to maximise retention of existing fabric, carrying out replacements only as necessary with locally sourced materials. Demonstrating sustainable transport and business practices was also a requirement of the construction tender and the earlier design team procurement exercise.
- 8.3. The project further responds to the need to address the risks and impacts in a changing climate through the introduction of a new permeable surface and cycle racks to the car park, new planting on the north and south sides of the site, and improved waste management. The permeable surfacing and planting will mitigate against flood risk, while the planting will address the urban heat island effect and encourage biodiversity. The cycle racks will encourage use of a low-emission transport option. New bin enclosures in the car park will improve waste management on site and reduce the risk of pollution and contamination.

9. Statutory Officers comments

9.1. Finance

- 9.1.1 This report seeks approval to enter into a Funding and Works Agreement (FWA) with St Mark's Methodist Church (SMCC) in relation to the St Mark's Methodist Church 'Public Realm' works, for £0.437m.
- 9.1.2 The delivery of the 'Public Realm' works will be funded via a combination of both LBH (London Borough of Haringey) borrowing, SCIL (Strategic Community Infrastructure Levy) & Historic England grant funding.
- 9.1.3 There is sufficient funding to meet the proposal of this report. The current council capital programme plan includes circa £3.4m budget, which is earmarked towards the delivery of the South Tottenham HAZ programme under capital scheme 411.

9.2. Procurement

- 9.2.1 Strategic Procurement (SP) note the contents of this report and confirm there are no procurement related matters preventing the Director of

Placemaking and Housing approving the Recommendations stated in paragraph 3 above.

9.3. Legal

9.3.1 The Head of Legal and Governance has been consulted in the preparation of this report.

9.3.2 Pursuant to Contract Standing Orders 17.3 and 9.07.1(d), a Director may approve the award by the Council to an external body of a grant valued less than £500,000.

9.3.3 The Head of Legal and Governance sees no legal reasons preventing the recommendations in paragraph 3 of the report being approved.

9.4. Equality

9.4.1 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.

9.4.2 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. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

9.4.3 The proposed decision is to enter into a FWA with SMCC, to enable delivery of the SMCC project, including improvements to the car park, boundaries, principal façade and shopfronts; this decision will enable the delivery of much-needed investment in Bruce Grove through improvements to a building and surrounding public realm that are key elements of the Tottenham HS HAZ scheme.

9.4.4 The SMCC project seeks to support the local economy and contribute towards defining local character and developing identity. Thus, the primary beneficiaries of the proposed decision will be the residents and business owners of Tottenham Central and Tottenham Hale wards, among whom children, White Other and Black people as defined in the 2021 census, disabled people and

people suffering due to their socioeconomic status are overrepresented relative to the populations of Haringey and London.

9.4.5 The objective of the proposed decision is to enter into a FWA with SMCC to enable delivery of the SMCC project, which seeks to support the local economy by carrying out physical improvements to a historic building and public realm in Bruce Grove.

9.4.6 This will contribute towards ensuring the economic viability of the town centre in Bruce Grove, as well as supporting an important community centre and five businesses that collectively provide vital services to the local community, including to those suffering economic hardship and/or mental illness. To that extent, it will help to address the disproportionate impact of the economic decline of the high street on children, White Other and Black people as defined in the 2021 census, disabled people and people already suffering due to their socioeconomic status.

9.4.7 The proposed decision therefore represents a measure to address known inequalities among the groups identified and to advance equality of opportunity for local residents by meeting their needs through investment in the local economy.

9.4.8 As an organisation carrying out a public function on behalf of a public body, the appointed contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management arrangements will be established to ensure that the delivery of the service does not result in any preventable or disproportionate inequality.

9.4.9 This decision will therefore seek to advance equality of opportunity and foster good relations between those who share protected characteristics and those who do not. It is therefore expected that this decision will have a positive impact on those who share protected characteristics and positively advance the PSED in Haringey.

Important Additional Guidance on Accessibility

- Documents must be available for Councillor Hearn at the same time as for all other Councillors
- The council's primary typeface, Helvetica, should be used for all reports and accompanying documents, size 12 preferred (Arial font is also acceptable)
- Text should be as plain as possible with no boxes around it, Microsoft Word is preferred, not PDF, and no abbreviations (such as Cllr.) and try to keep symbols to minimal use
- Roman numerals are not suitable for a person using a screen reader so please use normal paragraph numbering/ lettering and bullet points where necessary
- Reports should be written without images, however, where images are used, report authors must provide a text alternative in all cases (a short paragraph explaining what the graphs, table, pictures etc are showing). Detailed examples can be provided by contacting Natalie.layton@haringey.gov.uk
- Appendices
 - All of the above applies for appendices and report authors should avoid including lengthy PDF documents as part of the report
 - In some cases an executive summary could be more appropriate if Councillor Hearn is on the committee
- Presentations – if Powerpoints are to be used then a Word version must be submitted in advance of the meeting (and at the same time it is made available to all other members)
- The Democratic Services Team will not accept reports which are not in an accessible format.
- In the rare event that a document is not in a fully accessible format the report author must submit, by the same report deadline, an accessible version for Councillor Hearn (if she is on the relevant committee)
- Plain text documents should be saved with document names including "DATE TITLE COUNCILLOR HEARN PLAIN TEXT"

Categories of Exemption

Exempt information means information falling within the following categories:

Part 1

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 particular 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 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 upon 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.

Part 2

Qualifications to the above exempt information:

(a) Information falling within paragraph 3 above is not exempt information under that paragraph if it is required under – (a) the Companies Act 1985 (b) the Friendly Societies Act 1974 (c) The Friendly Societies Act 1992 (d) The Industrial and Provident Societies Acts 1965 – 1978 (e) the Building Societies Act 1986 (f) The Charities Act 1993.

(b) Information is not exempt information if it relates to proposed development for which the local planning authority may grant itself planning permission pursuant to regulation 3 of the Town and Country Planning General Regulations 1992.

(c) Information which – (i) falls within any of paragraphs 1-7 above; and (ii) is not prevented from being exempt under (a) or (b) above is exempt information if and so long as, in the opinion of the Monitoring Officer, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.