

Report for: Leader Signing – 15th May 2024

Item number: To be added by the Committee Section

Title: Nomination to the Seven Sisters Market Partnership Advisory Group (SSMPAG)

Report authorised by: David Joyce, Director for Housing and Placemaking.

Lead Officer: Toussainte Reba, Head of Area Regeneration

Ward(s) affected: Seven Sisters

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

1. Describe the issue under consideration

- 1.1 The Seven Sisters Market (SSM) is a key landmark in Seven Sisters which has been shut since March 2020. The owners, Transport for London (TfL) and their commercial property arm, Places for London (PfL) have established the Seven Sisters Market Partnership Advisory Group (SSMPAG) in January 2024 to make recommendation on the long-term future of the market.
- 1.2 The establishment of the SSMPAG is a welcome step in the journey of the market. Its development will result in an exemplar project which uses a strengths-based approach to placemaking and is centred around local people, with the Latin American Community at its heart.
- 1.3 SSMPAG is a non-incorporated consultative and advisory body established by PfL, it has no separate, independent or corporate legal status and as such, must operate through PfL.
- 1.4 According to the Terms of Reference (TOR) for SSMPAG are attached at Appendix 1, the purpose of SSMPAG is to advise PfL in connection with its proposal to grant a long leasehold interest in the SSM Site, which is to be developed and managed in line with PfL's requirements whilst providing economic and social benefit to the local community.
- 1.5 The Group is led by an Independent Chair, Sufiya Patel, appointed by PfL to oversee the work of SSMPAG. The partnership group will include up to 4 market traders' representatives, up to 6 expert advisors and key stakeholders (ex-officio members/ "observers") including the GLA and Haringey Council.
- 1.6 The Chair of SSMPAG has requested that council nominates a representative to SSMPAG to act in an "observer" capacity – "The role is an observer role

and has no voting rights. The role of the observer member is to act as a conduit of information flow between the group and the council. The observer member may also be called upon to provide points of information or opinion when the group make recommendations”.

- 1.7 The Group is meeting in May 2024 and is expected to meet quarterly for 3 years – the time the Group expects to require in order to make a recommendation to Pfl on the market’s future with a long-term operator.

2. Cabinet Member Introduction

- 2.1 N/A

3. Recommendations

It is recommended:

- 3.1 That, in line with the council’s constitution, the Leader nominates the Lead Member for Council Housebuilding, Placemaking and Local Economy to represent the council as an observer on SSMPAG as described in the TOR for SSMPAG attached at Appendix 1.

- 3.2 That, in line with the council’s constitution, the nomination is noted at the next Full Council Meeting which is expected to be held on 20th May 2024.

4. Reasons for decision

- 4.1 The council has a longstanding interest in the return of SSM, a sustainable home for the trader community to resume their livelihoods would also have wider benefits for the local economy. A SSM with the Latin Village at its heart has the potential to be a catalyst for the local economy and would attract footfall in Seven Sisters/West Green Road District Centre at this time. The long closure of the market and building works has contributed the decline of the district centre surroundings and poor visitor experience at Seven Sisters Station entrance.

- 4.2 The return of the market would help to reinvigorate Seven Sisters town centre and help to maintain its vibrancy during the economic downturn.

- 4.3 Due to ongoing issues with the existing market building, Pfl are proposing to bring the market back in two phases: a first phase would see the market return temporarily with a limited indoor provision on the current site and an outdoor provision on vacant council land adjacent to the existing market. A lease agreement between the council and Pfl is required to enable this. Pfl expects to re-house all former traders within the indoor and outdoor temporary markets. Pfl have indicated that they are working to open the temporary market in 2024. The temporary market is expected to remain in situ for 3 years.

- 4.4 In a second phase, Pfl would return the market to its permanent home on a sustainable basis with a long-term operator. Pfl have expressed support for the

development of the existing site into a community-led asset creating both commercial and social returns for the wider community to create local wealth.

4.5 SSM comes under the Lead Member for Council Housebuilding, Placemaking and Local Economy's portfolio. The Lead Member receives regular updates on the market from Pfl, is familiar with key stakeholders on SSMPAG and is therefore best placed to act as "observer" on SSMPAG.

5. Alternative options considered

Not nominating a council representative

5.1 The council has a vested interest in seeing the Seven Sisters Market with its vibrant Latin Village return to its landmark home. As a non-voting member, the council has the opportunity hear directly from its partners and local stakeholders on a longstanding sensitive issue for Seven Sisters. The council would not benefit from "not being in the room" when these key conversations are taking place.

6. Background information

6.1 In March 2020, SSM was shut initially because of a failure in the power supply and then later in line with national COVID-19 restrictions. Independent surveys commissioned by TfL identified significant health and safety issues and the building was deemed unsafe to reopen.

6.2 In November 2020, considering the length of time the market was to remain closed, and the financial impact the closure had had on the livelihoods of the traders, staff and their families, the Mayor directed TfL to make available up to £500,000 in financial support to traders.

6.3 In August 2021, following Grainger's exit from the Wards Corner Development, a second Mayoral Directive enabled another package of support for traders whilst TfL made separate plans for a temporary market.

6.4 In September 2021, TfL identified a series of options for bringing the market back temporarily whilst challenges remained with the main market hall building. The preferred option identified in 2022 was to refurbish a section of the existing market to bring back non-cooking trades whilst the Food & Beverages trades would be housed on vacant land newly acquired by the council as part of Grainger's exit from the Wards Corner Development.

6.5 TfL also indicated support the development of the existing market site into a community-led asset creating both commercial and social returns for the wider community to create local wealth. To achieve this, TfL proposed to establish a new, independently chaired, partnership board which will assemble the right expertise including the community and traders to provide confidence and credibility to making the right decisions for the future of the site.

6.6 TfL proposed to invite any group linked to traders to bid for the long leasehold first with the partnership board managing the long-leasehold process to ensure the right appointee is chosen in a fair manner and that the appointee can succeed.

6.7 In October 2022, TfL appointed an Independent Chair to lead the Partnership Board and engage with local stakeholders to recruit members to the Board. In September 2023 TfL Property Ltd (TTLP) rebranded to Pfl and the new Partnership Group was established in January 2024.

6.8 In March 2024, Pfl launched an expression of interest (EOI) procurement for the long lease of the SSM which is expected to close in May 2024. In April 2024, Pfl shared the final TOR for SSMPAG (attached at Appendix 1) and requested a council representative on the Group to attend SSMPAG meeting at the end May 2024 which will be reviewing the EOI procurement and make recommendation to Pfl on next steps.

Conflict of Interest Consideration

6.9 In August 2021, further to Grainger's exit from the Wards Corner Development, Council Leader, Peray Ahmet and the Chair of the West Green Road/Seven Sisters Road Development Trust released a joint statement in support of the Wards Corner Community Plan which has planning consent to restore the existing market building and former Wards Corner Department Store, both owned by TfL.

6.10 Given that the nomination of the Lead Member for Council Housebuilding, Placemaking and Local Economy is in an observer capacity, the role is fairly limited and non-decision-making which is considered to limit conflict of interest on SSMPAG.

7. Contribution to the Corporate Delivery Plan 2022-2024 High level Strategic outcomes

Theme 8: Placemaking and economy

Placemaking

7.1 Pfl's approach to bring back the SSM is in line with the Corporate Plan 2022-24 Shaping Tottenham Outcome for this area which would see a focus on Your Seven Sisters Placemaking Programme with the return of the market as a key focus of activity that would be supported with wider access improvements to the district centre and to and from the underground and overground station.

Building an Inclusive Economy

7.2 The Corporate Plan focus on the Council's adoption of a Social Value Policy is aligned with Pfl's aspiration to deliver a sustainable community-led market with commercial and social returns for the wider community to create local

wealth. The market's long lease approach offers an opportunity for shared learning on social value.

8. Carbon and Climate Change

8.1 N/a

9. Statutory Officers comments: Finance, Procurement, Assistant Director of Legal and Governance, Equalities

Finance

9.1 There are no financial implications arising from this decision.

Procurement

9.2 There are no immediate procurement implications or considerations for this report.

Assistant Director of Legal & Governance

9.3 The Head of Legal Services has been consulted.

9.4 The TOR for SSMPAG specify that its role will be as follows:

9.5 The role of the SSMPAG is to provide advice, guidance, and recommendations to Places for London on:

- identifying options for the development of the entire site while ensuring alignment to the Mayor of London and Places for London's objectives, and noting the operational interface with Seven Sisters Underground Station
- the tender process for appointing an entity to take a long lease of the market site;
- the received Expressions of Interest and tenders from interested parties bidding to acquire a long lease of the site
- the financial sustainability and viability of the selected long lease organisation proposal

9.6 SSMPAG may make recommendations to Places for London on additional advice or services from third parties, which Places for London may choose to procure in line with own procurement regulations.

9.7 The ToR also provide that LBH will "nominate an officer or councillor to sit as an observer at Committee meetings. They will provide input of borough priorities and local plan". As such, there appears to be a fairly limited non-decision-making role for the Lead Member for Council Housebuilding, Placemaking and Local Economy. However, paragraph 1.5 above notes that the Lead Member "may also be called upon to provide points of information or opinion when the group make recommendations". Accordingly, it should be noted that the Lead Member for Council Housebuilding, Placemaking and Local Economy will still need to

consider whether their role on SSMPAG and any contributions made in relation to recommendations submitted by SSMPAG to Pfl, is likely to involve a conflict of interest, a perception of bias or predetermination of any matter which may then preclude the Lead Member from participating in related decisions made by the Council.

9.8 In carrying out duties on SSMPAG, the Lead Member will be expected to adhere to the Council's Code of Conduct. In addition, the SSMPAG ToR provides that –

- Places for London promotes the highest standards of conduct in public service. Group members will be expected to comply with any requirement of Places for London including TfL Code of Conduct, policies, processes on declaration of interests and gifts and hospitality, Standing Orders and any other governance or proprietary requirements.
- When undertaking work in connection with the Group, Members are required to agree to comply with the standards and processes relating to conduct as detailed in TfL/Places for London Code of Conduct ("the Code") which will be shared with members in letters of appointment.

9.9 Section 10.08 of the Articles to the Council's Constitution specifies the procedures that apply in relation to Members being nominated to sit on outside bodies. The process will depend on the nature of the "outside body". Based on the SSMPAG ToRs, it is considered that SSMPAG would come within the definition of a "partnership body". For partnership bodies, among other things, the Constitution provides that the Nominations Procedure is as follows –

- i.) Nominations to all organisations will be made or confirmed at each Annual General Meeting (AGM) of the Council. In the case of Association and "Partnership" bodies, which mainly exercise "executive" functions present, nominations of Cabinet members will be made by the Leader, or the Cabinet with the Leader's agreement, and merely recorded in the complete list approved at the AGM.
- ii.) The capacity in which members are nominated, the duration of the appointment and any other relevant terms and conditions will be set out in the report to the AGM and recorded in the minutes. Nominations will be stated as being made "at the request of the Council".
- iii.) A full list of existing and newly nominated or appointed councillors will be presented to the next meeting of full Council after the AGM setting out the name of the organisation, terms of appointment and status or capacity of the councillor within the organisation.

9.10 Accordingly, the Head of Legal Services confirms that there are no legal reasons preventing the Leader from approving the recommendations in this report.

Equality

9.11 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

9.12 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.

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

9.14 The decision is to nominate a council representative to SSMPAG as “observer”. This decision has no disproportionate impacts on individuals or groups with any of the protected characteristics. The decision will enable the council to work closely with local and strategic partner who have shared aspiration to see the Seven Sisters Market with its vibrant Latin Village return to its landmark home.

10. Use of Appendices

Appendix 1 – Seven Sisters Market Partnership Advisory Group Terms of Reference

11. Background papers

1. Cabinet Report – Wards Corner Acquisition Programme
2. Wards Corner Community Plan Statement