

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

<b>Decision Maker (Post Title)</b>	Head of Programme Management
<b>Subject of the decision</b>	Tottenham Green Market Equipment Purchase
<b>Date of decision</b>	07.03.24
<b>Decision</b>	That the Head of Programme Management approves the contract award under CSO 10.01.1 for the purchase of the market equipment for Tottenham Green Market for a value of £32,035 using grant funding from DLHUC's Future High Streets Fund.
<b>Reasons for the decision</b>	<p>There is a lack of infrastructure and other amenities that prevent the existing Tottenham Green Market from being able to reach its full potential.</p> <p>It is proposed that funding from the Future High Streets Fund (FHSF) is used to purchase the equipment, and then deliver longer term infrastructure improvements as part of the wider Seven Sisters programme.</p>
<b>Details of any alternative options considered and rejected by the officer when making the decision</b>	<p><b>Option 1 – Develop and build a bespoke design for new market stalls</b></p> <p>This was not progressed as it would add significant cost and time, and so would be undeliverable as part of the current programme. It was also considered that a bespoke design would be less durable and flexible for the needs of the market.</p> <p><b>Option 2 – Do not purchase the required market equipment</b></p> <p>This option was not progressed as it would mean that the market expansion could not be delivered, not meeting the full potential for activating the area, supporting the night time economy and building an identity for Tottenham Green as a cultural quarter.</p>

<p><b><u>Conflicts of interest – Executive decisions</u></b>  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>	None
<p><b><u>Conflicts of interest – Non executive decisions</u></b>  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>	None
<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)  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>Reasons for exemption with reference to categories of exemption specified overleaf, or  Reason why decision is confidential (see overleaf)  Note: decisions containing exempt or confidential information falling within the categories specified overleaf are not required to be published.</p>	
<p>Communicating your decision:  Who needs to know about this decision and is a plan in place to tell them? (officers in your department, in other departments where necessary, members, external stakeholders).</p>	
<p>Signature of Decision Maker</p>	
	David Lee, Head of Programme Management

Name of Decision Maker	
<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:** Head of Programme Management

**Report Title:** Tottenham Green Market Equipment Purchase

**CLG Lead:** David Lee, Head of Programme Management

**Report Author:** Gabriela Martino – Regeneration Manager

**Ward(s) affected:** Tottenham Central

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

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

- 1.1. The purpose of this report is to seek contract award approval from the Head of Programme Management under CSO 10.01.1 for the for the purchase of new market equipment to support the expansion of Tottenham Green Market, which received planning permission in March 2020.

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

- 2.1. N/A

### **3. Recommendations**

- 3.1. That the Head of Programme Management approves the purchase of the market equipment for a total of £32,035 as set out in Section 6.4 using grant funding from DLHUC's Future High Streets Fund, Scheme ref 457.

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

- 4.1 In March 2020, planning permission was secured to move the market away from the Green and to operate from the Tottenham Town Hall Approach Road (TTHAR), for one weekday and on a Sunday, on a weekly basis. The application permits for up to 70 stalls at any one iteration (the current average is around 25). However, there is a lack of infrastructure and other amenities that prevent the market being able to reach its full potential.

4.2 Funding was secured via the Future High Streets Fund (FHSF) in 2020 to improve the infrastructure and public realm. This would enable traders to improve their bottom-line and become more profitable. Separate FHSF funding is in place supporting the 'Your Seven Sisters' programme of public realm improvements in and around the District Centre and Tottenham Green.

## 5. Alternative options considered

### Option 1 – Develop and build a bespoke design for new market stalls

5.1. This was not progressed as it would add significant cost and time, and so would be undeliverable as part of the current programme. It was also considered that a bespoke design would be less durable and flexible for the needs of the market.

### Option 2 – Do not purchase the required market equipment

5.2. This option was not progressed as it would mean that the market expansion could not be delivered, not meeting the full potential for activating the area, supporting the night time economy and building an identity for Tottenham Green as a cultural quarter.

## 6. Background information

6.1. Following the successful bid for funding from FHSF to support the market expansion, a new operator was appointed in 2022 via a competitive procurement exercise.

6.2. The new operator confirmed that the existing infrastructure and amenities provision is not sufficient to support the requirements of the full market potential (as per planning permission). Shortcomings include (but not limited to):

- Electricity points
- Electric Vehicle Charger Bollards
- Water points
- Market storage facilities
- Semi-permanent market stall gazebos and a uniform approach
- Ground anchor points
- Toilet(s) provision
- Secured LAN Wi-Fi network (and/or other smart city devices) – incl. procurement
- Connection of the market to the High Road, assess existing layout to optimise
- Wayfinding signage
- Branding and identity
- Event space (non-permanent)

6.3. It is proposed that the longer term fixed elements of infrastructure (eg. new electrical and water points, new lighting) are designed and delivered as part of the wider 'Your Seven Sisters' programme, and that the storage and movable

elements of infrastructure are procured as an ‘early win’ with an ambition that this is in time for the Spring Festival on 23<sup>rd</sup> March.

6.4. A competitive procurement exercise has been undertaken, with the following items identified as best value for money:

Item	Quantity	Product Ref/Description:	Unit (£)	Quantity	Total (£)
Delivery	1	Multiple Pallets	395	1	395
Gazebos	40	Product ref: COM303AL, 3m x 3m With velcro fixing for branding	500	40	20,000
Printed Valance Wrap	40	3m x 3m with Council branding	115-130 + 70 one off cost	40	5,240 (max)
Metal weights	80	12.5kg steel stacking (pair) To suit the COM303AL gazebo	62.50	80	5,000
Folding Table	40	6ft plastic top with metal frame Max weight 15kg	35	40	1,400
<b>Total</b>					<b>32,035</b>

6.5. An in principle agreement is in place with ‘MOB Creative Ltd’ (a local workspace operator) to store the equipment in a vacant unit at Bernard Works, which is a five minute drive from Tottenham Green. The agreement would be captured in a ‘neutral lease’, which would incur no cost to the Council, other than initial legal fees to set up the agreement.

6.6. It should be noted that whilst there are no clear plans for developing or disposal of the site at Bernard Works, this may happen during the period of the lease and in that case, another location would need to be found. An option for this would be the rental of car parking spaces at Bernie Grant Arts Centre.

6.7. It is proposed that as part of ‘Your Seven Sisters’ a permanent solution to storage is developed. This could include a flexible pavilion on the green itself, subject to securing Planning Permission and Conservation Area Consent.

## 7. Contribution to strategic outcomes

7.1 The project will support the council in delivering the following priorities in the council's Corporate Delivery Plan.

### Placemaking and Economy:

- **High Streets, Town Centres & Businesses** - Haringey's economy has resilient high streets & town centres at its heart, and businesses are supported to start and grow
- **Employment & Skills** - Haringey residents can easily access education and skills training. Support will be targeted at those furthest from the labour market, helping residents into growth sectors, with a focus on obtaining Good Work
- **Placemaking** - Regeneration with social and economic renewal at its heart; focussed where need and/or opportunity is greatest, and which are shaped by and reflect the people that live there

7.1 This project will seek to invest in existing local asset (Tottenham Green) and support its use to better serve the Tottenham community and local economy.