

Report for: **Cabinet Member's Signing June 2024**

Item number: 6

Title: **Gateway 0 Report - Phase 2, Selby Urban Village, N17 – Bruce Castle Ward**

Report
Authorised by: **David Joyce, Director of Placemaking and Housing**

Lead Officer: **Robbie Erbmman, Assistant Director of Housing**

Ward(s) affected: **Bruce Castle**

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

1. Describe the issue under consideration

- 1.1. This report seeks approval to include the proposed redevelopment of the Selby Centre site, currently used by the Selby Trust, into the Council Housing Delivery Programme. The redevelopment will be Phase 2 of the Selby Urban Village (SUV) regeneration project. The whole of the SUV is shown edged red on the plan attached at Appendix 1.
- 1.2. The SUV was first presented to Cabinet on 8th October 2019 for approval to appoint the recommended contractor to undertake a master planning exercise and was subsequently approved.
- 1.3. The intention would be to provide 202 social rented homes and 1 commercial unit on this site under the Council House Delivery Programme.
- 1.4. The site is council land and is shown marked "Phase 2" on the plan attached at Appendix 1. It is currently held in the General Fund (GF) portfolio, in the Bruce Castle Ward. It is proposed that the housing element of the wider SUV regeneration project be delivered by the Housing Delivery Team, and that the land be appropriated, first for planning purposes prior to commencement of construction, and subsequently for housing use into the Housing Revenue Account (HRA) portfolio prior to letting any completed homes and will be subject to a further report and Cabinet approval at Gateway 3.

2. Cabinet Member Introduction

- 2.1. NA

3. Recommendations

- 3.1. It is recommended that Cabinet Member:
 - 3.1.1. Note that the SUV is now at the end of RIBA stage 2.
 - 3.1.2. Approves the addition of the SUV (phase 2), Selby Centre site, as shown marked "Phase 2" in Appendix 1, to the Council's Housing Delivery Programme in order to enable progression of RIBA stage 3. This will allow the work already undertaken by the project Design Team to be completed and will allow us to bring forward a GW1 paper to New Homes Board in due course.

4. Reasons for decisions

- 4.1. The Council is committed to delivering 3000 council homes by 2031. This decision would contribute to Haringey achieving their ambitious house-building programme.
- 4.2. On 9 July 2019, Cabinet noted that all housing delivery schemes are subject to three formal stages of Member scrutiny and decision-making. The first stage is including any potential site into the council housing delivery programme with approval to progress design and consultation work. The second stage is when a site comes forward for planning, at which point members on the Planning Sub Committee make a decision. Finally, all sites will come back to Cabinet before any contracts are let to build or to purchase homes. This would also be the point at which any decision to formally appropriate any site from the General Fund into the Housing Revenue Account would be taken. So, this decision is the first of three stages in a triple lock, ensuring Members have full oversight of the delivery programme.

5. Alternative options considered

- 5.1. The Council has no statutory duty to develop this site. However, the Council's top priority is the delivery of a new era of Council housebuilding. The Selby Centre will contribute around 200 council rented homes, so to exclude them from the development programme would undermine the Council's capacity to deliver a new era of Council homes. With more than 11,000 Haringey households on the housing register, this option was rejected.

6. Background information

- 6.1. The Haringey Local Plan adopted in 2017 recognised the Selby Centre as an Asset of Community Value, recognising its current and potential future purpose of furthering the social wellbeing of the local community. To this end, the Site Allocations Development Plan Document (DPD) proposed the Selby Centre as a site for Community-use led, mixed development, including the consolidation of community uses, with a potential for housing development. The DPD also identified an opportunity to link the adjacent Bull Lane playing fields with the Selby site development. This broad regeneration project is known as SUV, as shown on the plan edged in red in Appendix 1.
- 6.2. The site, which will be developed for housing, is located at the Selby Centre, a disused school which was taken over for use by the Selby Trust in 1992. The Selby Trust have been operating from the Selby site for over thirty years and currently host thirty-four organisations. The majority of these organisation are small, voluntary sector organisations which offer a range of services, including but not limited to recreation, work, play, teaching and training. A community lease has been granted to The Selby Trust which expires in 2025. This allows The Selby Trust to charge rents to subtenants with licenses to occupy. The current lease will be replaced with a twenty-five-year lease for the new Selby Centre building, subject to approval of the Selby Trust business plan, financial model and social value outputs. This will be subject to a Service Level Agreement (SLA) and Key Performance Indicators (KPI) tied to the community lease.
- 6.3. In 2019 the Council entered into a Memorandum of Understanding (MOU) with the Selby Trust (the tenant and principal occupier of the Selby Centre). The objective of the MOU is a joint approach to bring forward the development of SUV.

- 6.4. The existing Centre currently takes up the entire site, which is approximately 1.2 hectares in size with a floorspace of appx 7,200 sq. metres over six blocks and associated car parking. Bull Lane playing fields is a 4-hectare site located directly to the north of the Selby site and is designated as 'Local Open Space'. Whilst located within the London Borough of Enfield (and hence sits within the planning jurisdiction of that Local Planning Authority) the site is owned by the London Borough of Haringey and sits within the Council's GF Education portfolio, and is maintained by Parks.
- 6.5. The project is intended to be split into two phases. The development of Bull Lane playing fields, which will be the new home for the Selby Centre as well as a newly developed park and sports facilities, being phase 1. Phase 2 will be the housing development on the current Selby site, requiring the decant of the Selby Centre to facilitate the development of new homes.
- 6.6. The first phase of the scheme will be delivered by the Major Works team and funded through the GF capital programme. The programme of works for phase 1 will have a start on site date of May 2025, which marks the beginning of works to erect the new Selby Centre. The Selby Trust are programmed to move to their new centre in October 2026 which will allow for demolition of the old Selby Centre, although demolition and enabling works for some of the other buildings on phase 2 will begin in March 2025. The second phase will be delivered by the Housing Delivery Team and funded from the HRA's capital programme. This is to allow a clear focus on the initial delivery of phase 1, and the subsequent separate delivery of phase 2. By separating the phases out in this way there is no need for the GF to forward fund the delivery of the homes in phase 2, and instead these costs can be met by the HRA. To do this, authority will be sought to appropriate the land from the GF, initially for planning purposes, and subsequently to the HRA for housing purposes following practical completion of the development.
- 6.7. For the avoidance of doubt, and in line with the red-line boundary plan at Appendix 1, this paper seeks permission for only the Phase 2 (Housing) part of the broader SUV site to be included within the Housing Delivery Programme.

7. Contribution to strategic outcomes

- 7.1. The following strategic site objectives have been established through the Regeneration and Economic Development (RED) team's regeneration governance processes and consultations. These objectives would deliver principally on Theme 1 (Resident Experience, Participation and Collaboration), Theme 2 (Responding to the Climate Emergency), Theme 5 (Homes for the Future) and Theme 8 (Place and Economy) of Haringey's Corporate Delivery Plan 2022/3 to 2023/4.
- 7.2. Specifically in relation to the Selby centre site, this project seeks to support the delivery of the Homes for the Future theme in the corporate plan, which sets out in its first outcome that "There will be more of the high quality and sustainable new homes Haringey's residents need" In particular, the recommendations in this report will contribute to the aim to deliver new council homes. The proposals in this report contribute directly to the strategic outcomes on new housing supply, especially homes for council rent, that are at the core of the aims of the Council as expressed in the Corporate Plan.
- 7.3. The wider SUV holds significant potential in achieving the Council's corporate delivery plan outcomes. Despite the project's scheduled completion extending beyond the Corporate Delivery Plan timeline, evaluating the scheme's ability to

deliver anticipated and current outcomes is imperative. The table below illustrates how the SUV 'has,' 'is,' or 'will' meet the outcomes in the Delivery Plan.

7.4. Haringey's Corporate Delivery Plan 2022/3 to 2023/4 objectives

Delivery Plan Outcomes	Scheme Assessment
Theme: Resident experience, participation and collaboration	
Outcome 1: Inclusive Public Participation	The project strives to be an exemplar as a model for collaboration between the public and third sectors (not for profit) for the benefit of the wider community. The design process has undergone thorough community co-design, ensuring equitable participation and incorporation of diverse perspectives to ensure that the final outcome aligns with the needs of the local community.
Outcome 2: Enabling Community Collaboration	
Theme: Responding to the Climate Emergency	
Outcome 3: A Greener and Climate Resilient Haringey	The central aim of the scheme is to achieve a financially and environmentally sustainable outcome. This involves ensuring that the designs conform to the stringent standards that are typically associated with new council development, while also taking into account the project's future energy consumption during its operational phase. Where possible, efforts will be made to reduce the project's carbon footprint.
Theme: Homes for the Future	
Outcome 4: Everyone has a home that is safe, sustainable, stable and affordable	The second phase of the project will be the delivery of new homes at Council rent to the meet the growing housing need of the Borough.
Theme: Placemaking and Economy	
Outcome 5: Placemaking	The Selby Urban Village's design process has been anchored on social and economic revitalisation, with the community's best interests at the core of the decision-making. The design choices prioritise the essential needs of the community, such as access to health and leisure facilities, affordable workspace, and a secure and safe place.

Outcome 6: Leveraging Social Value	The Council acknowledges the considerable potential of both Bull Lane and the Selby Centre assets to significantly enhance the community. However, the full realisation of this potential can only be achieved through the Selby Urban Village project.
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8. Statutory officer comments

Finance

- 8.1. Finance note the contents of this report and confirm there are no financial related matters preventing Cabinet approving the Recommendations stated in paragraph 3 above.

Legal

- 8.2. The report seeks authority to include part of the site included in the SUV development project into the Council's Housing Development Programme. The site is subject to a tenancy to the Selby Centre a report on title and legal advice will be required on obtaining vacant possession of the site before any development can be carried out.
- 8.3. The report also refers to a future decision to appropriate the site in order to facilitate the future development. Appropriation of land held for education would require the consent of the secretary of state and legal advice should be sought in this respect as soon as possible.

Procurement

- 8.4. Strategic Procurement note the contents of this report and confirm there are no procurement related matters preventing Cabinet approving the Recommendations stated in paragraph 3 above.

Equalities

- 8.5. The council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:
- A. Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - B. Advance equality of opportunity between people who share protected characteristics and people who do not
 - C. Foster good relations between people who share those characteristics and people who do not
- 8.6. 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.

- 8.7. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 8.8. The decision in this report seeks approval to include the proposed redevelopment of the Selby Centre site, currently used by the Selby Trust, into the Council Housing Delivery Programme. The intention would be to provide 202 social rented homes and 1 commercial unit on this site under the Council House Delivery Programme.
- 8.9. This is likely to have a positive impact on individuals in temporary accommodation as well as those who are vulnerable to homelessness. Data held by the council suggests that women, young people, BAME people and those from a lower socio-economic background are over-represented among those living in temporary accommodation. Furthermore, individuals with these protected characteristics, as well as those who identify as LGBT+ and individuals with disabilities are known to have an increased vulnerability to homelessness, as detailed in the Equalities Impact Assessment of the council's Homelessness Strategy. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics. It should be noted that there are expected to be no negative equalities impact resulting from this decision.

Carbon

Mitigating carbon (reducing your carbon footprint)

Reducing energy demand

- 8.10. The Council is seeking to deliver new homes that achieve Zero Carbon, i.e. avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar or photo-voltaic panels) and off-site measures to deal with any remaining emissions.
- 8.11. It is envisaged that the fabric first energy efficiency approach will be best achieved by designing to Passivhaus Standard (Classic). This approach will also help our residents by designing out fuel poverty and reducing heating costs, as well as improving the internal comfort of homes. A decision on Passivhaus certification will be made at a later stage.
- 8.12. A communal heating system is the preferred solution, with connection to the local District Energy Network. Further work will be undertaken to establish if this is the best option for the Council and its residents.
- 8.13. In terms of biodiversity, a minimum 10% uplift is required, with a target of 20%. An Urban Greening Factor rating of 0.4 is required in line with London Plan Policy G5 Urban greening.
- 8.14. Travel emissions will be reduced by exploring the option of a car free scheme, only allowing spaces designed for blue badge holders.

- 8.15. Improvements will be made to the north south and east west cycle routes and adequate cycle storage will be provided. This will promote cycling on this scheme.
- 8.16. The wider development of the SUV and improvements to the pedestrian routes, parks and open spaces will minimise the need for unnecessary car travel and promote more pedestrian and cycle travel.

9. Use of appendices

Appendix 1– Red Line plans of the Selby Centre site

10. Local Government (Access to Information) Act 1985

None