

Report for: Cabinet - 11 November 2025

Item number: 20

Title: Wards Corner Asset Management Plan, London N15

Report

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Lead Officer: Sarah Lavery, Head of Property, Capital Projects and Property

Ward(s) affected: Seven Sisters

Report for Key/

Non Key Decision: Non Key Decision

1. Describe the issue under consideration

- 1.1. Wards Corner is an island site that has long been identified by London Borough of Haringey (LBH) as a key gateway site for improvement and regeneration. In March 2020 LBH was granted Compulsory Purchase Order (“CPO”) powers to acquire all third party property interests within the site in order to facilitate its comprehensive redevelopment. The CPO expires in December 2025 and a decision therefore needed to be taken as to whether or not to proceed with the acquisition, under these CPO powers, of the outstanding seven property interests or to let the CPO lapse.
- 1.2. The Corporate Director of Finance and Resources, reflecting updated viability advice, resolved to not pursue the purchase of the outstanding interests under delegated authority powers on 19th September 2025, thus enabling the CPO to expire through effluxion of time on 12th December 2025.
- 1.3. This cabinet report sets out an alternative approach to developing an asset management plan for the Wards Corner properties currently within LBH ownership.

2. Cabinet Member Introduction

- 2.1. Wards Corner has long stood as a vital gateway to our Borough—a location rich in potential and central to the vibrancy of Seven Sisters. Haringey Council has worked diligently to enhance the commercial and retail offer at this important junction, recognising its role not only as a transport hub but also as a key contributor to local economic activity and community identity.
- 2.2. Through targeted leasing activity, physical improvements, and collaborative efforts with partners such as Places for London and the Seven Sisters market traders, we have begun to see exciting and tangible progress. The opening of the new Seven Sisters Market is a testament to what can be achieved through collaboration and a shared vision with partners in the community.

- 2.3. However, in the current economic climate the comprehensive redevelopment of the Wards Corner site is not financially viable. This report sets out a pragmatic and forward-looking approach to the preparation of an Asset Management Plan that will allow us to actively manage the Council's property interests, support local businesses, and improve the appearance and function of this key location, while keeping future options open. This approach reflects our commitment to placemaking and economic resilience, ensuring that we continue to invest in our communities even when large-scale development is not immediately possible

3. Recommendations

- 3.1. **NOTE:** The Compulsory Purchase Order granted in March 2020 will expire through effluxion of time on 12th December 2025.
- 3.2. **AGREE:** The Director of Capital Projects and Property in consultation with the Corporate Director of Finance and Resources and the Director of Placemaking and Community Development prepares the Wards Corner Property Strategy, having regard to LBH's strategic ambitions for the South Tottenham area.
- 3.3. **AGREE:** The Director of Capital Projects and Property in consultation with the Corporate Director of Finance and Resources prepares the Wards Corner Asset Management Plan
- 3.4. **AGREE:** To co-operate with Places for London in respect of its future long term plans for its holdings within the wider site.

4. Reasons for Decision

- 4.1. In July 2022 Cabinet resolved to acquire 36 Wards Corner property interests comprising a mix of freehold and leasehold land, commercial property and residential assets from Grainger PLC ("Grainger") under an option agreement contained within the development agreement between LBH and Grainger. Grainger had notified LBH that its plans for the comprehensive development of the whole Wards Corner site were unviable and this agreement allowed Grainger to terminate its involvement on grounds of lack of development viability. LBH undertook its own analysis which confirmed this lack of viability.
- 4.2. LBH also undertook analysis on alternative schemes that would comprise only the property interests under its control and those that could be acquired under the London Borough of Haringey (Wards Corner Regeneration Project) Compulsory Purchase Order 2016 (CPO) (so, excluding the properties owned by Places for London ("Places")). The modelling of both the more comprehensive and more conservative alternative variants generated significant losses from development activity.

- 4.3. The Wards Corner scheme was removed from LBH's Capital Programme in March 2024. At that time it was deemed that a comprehensive redevelopment was not financially viable and it should be removed until more detailed plans come forward that might prove viable.
- 4.4. LBH undertook revised development viability studies via its specialist advisor BNP Paribas ("BNP") in early 2025. This updated analysis pointed to potentially greater losses upon redevelopment than at the time of the LBH acquisition of the Grainger interests.
- 4.5. The Wards Corner Asset Management Plan will enable estate management activity to be focussed upon maximising long term income from the LBH commercial assets on West Green Road and Seven Sisters Road, whilst also encouraging, through tenant incentives where necessary, work to be carried out to assist in improving the appearance of this important entrance point to the borough and removing some of the blight that impacts on Seven Sisters as an important town centre and transport hub.
- 4.6. In respect of the Suffield Road and High Road residential properties, this Asset Management Plan will also enable LBH to incorporate these assets within its Housing Delivery Programme, to refurbish to provide temporary accommodation or to generate capital receipts from disposal (or a mixture of each of these outcomes).
- 4.7. LBH is working closely with Places in respect of both parties' desired outcome for the future of the Wards Corner site. The recently constructed and opened Seven Sisters Market is an example of such co-operation. This market facility will continue to operate under its current lease while long term plans are being formulated in respect of the buildings owned by Places.

5. Alternative Options Considered

- 5.1. The alternative option is to continue to lease the commercial properties on a short term basis and to keep the currently vacant residential units unoccupied. This strategy, pending a future comprehensive redevelopment that might never become viable, will serve to deny LBH the ability to maximise revenue streams/capital receipts and remove some of the blight that affects Seven Sisters as an important gateway site.

6. Background information

- 6.1. Wards Corner is an island site comprising a number of properties subject to varying ownerships. The site ownership plan is attached as Appendix 2. The two biggest interest holders are LBH and Places. There are also seven freehold and leasehold third party interests within the Wards Corner site, currently subject to LBH CPO powers. However, the CPO will expire in December 2025. The LBH holdings are scheduled within Appendix 1 and comprise:

- **Suffield Road and High Road Residential** – ten properties, two of which are LBH historic ownerships, eight of which were Grainger acquisitions. (shown as Zone 3 within the Appendix 3 plan)
- **West Green Road Properties** – Commercial and mixed commercial/residential properties (shown as Zone 2 within the Appendix 3 plan)
- **Seven Sisters Road Properties** – Commercial and mixed use properties but these are generally in poorer condition than the West Green Road assets (shown as Zone 4 within the Appendix 3 plan)
- **Bare Sites** - in use as the location for the Seven Sisters Temporary Market plus one vacant site (shown as plots 1, 8, 21 and 27 on the CPO plan within Appendix 3)

7. Wards Corner Asset Management Plan Principles

- 7.1. **Suffield Road and High Road Residential.** There are 10 properties (some whole houses and some split into flats. The first consideration should be repurposing these for LBH Housing, subject to a satisfactory business case that considers the opportunity cost of not disposing of them in the open market. Any subsequent disposals arising from this review are anticipated during FY 2026/27 and 2027/28.
- 7.2. This information is contained within the exempt Part B report.
- 7.3. **West Green Road Properties.** These are commercial and mixed commercial/residential properties with all commercial units let. They are to be managed for long term income rather than current short term. The aim is to maximise rental income and therefore investment value to enable a future choice to be made as to whether to continue to hold for income or to dispose. There is a 12 to 24 month activity period to enhance leasing position, so benefits expected in FY2026/27 and 2027/28.
- 7.4. This information is contained within the exempt Part B report.
- 7.5. **Seven Sisters Road Properties.** These are also commercial and mixed use properties (with the commercial units fully let) but are generally in poorer condition than the West Green Road assets. Physical improvements are however already underway in respect of two of the properties following recent leasing activity initiated by Property. No. 713 is currently undergoing refurbishment following a letting recently achieved after many years of vacancy and the upper parts of 717/719 are similarly being refurbished after many years lying vacant – so piecemeal improvements to the outward facing parts of these buildings is already taking place. Some further prior investment/enhanced tenant incentives may be required to optimise the leasing position and further improvements to the facades. There is a 12 to 24 month activity period required to enhance the leasing position, so FY2026/27 and 2027/28.

7.6. This information is contained within the exempt Part B report

7.7. **Vacant Sites/Places.** The LBH owned vacant land and service yard are (with the exception of one parcel of land) currently leased to Places. Completion of the works to create the temporary market facilities on this vacant land has been achieved and trading has commenced. Longer term, post market use, there is an opportunity to sell small parcels of land for redevelopment. Alternatively, elements of this vacant land could be introduced into a future Places redevelopment of its assets if supported by a credible business case. In the meantime, the new Seven Sisters Market facility has brought fresh activity to the site.

7.8. – 7.10. This information is contained within the exempt Part B report.

8. Contribution to Strategic Outcomes

8.1. LBH's 'Haringey Deal' sets out a series of commitments (themes) that LBH has made to working differently and building a different kind of relationship with residents and communities and the prospective outcomes are contained within LBH's Corporate Delivery Plan 2022/23 and 2023/24. The future asset management strategy for LBH's Wards Corner property holdings will help deliver Theme 8: Placemaking and Economy within this important gateway location.

9. Carbon and Climate Change

9.1. This proposal concerns not proceeding with a comprehensive approach to a redevelopment of the Wards Corner site. Instead, the Council's future strategy is based upon active asset management and disposal of the existing built assets. As such, there will be minimal carbon and climate change impact.

10. Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

10.1. Finance

10.1.1. This information is included within the exempt Part B report.

10.2. Procurement

10.2.1. Strategic Procurement note the contents of this report; however, property and land transactions are excluded from the Procurement Act 2023 and therefore there are not procurement related matters preventing Cabinet approving the recommendations stated in Paragraph 3 above.

10.3. Head of Legal & Governance

10.3.1. Except those occupying the residential premises as temporary accommodation under Part VII Housing 1996, the Council will need to either

put these residential units into a Registered Provider or transfer them into a Special Purpose Vehicle company in order to avoid creating a right to buy under the Housing Act 1985.

10.4. Equality

10.4.1. LBH 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.

10.4.2. The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/fait, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

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

10.4.4. LBH originally embarked upon a site assembly strategy (by buying the Grainger assets and through CPO powers) over the Wards Corner site in order to effect a comprehensive whole site development. A comprehensive approach to redevelopment would have involved demolition of all of the buildings on the LBH owned site and thus the termination of all existing commercial and residential occupational interests. This asset management plan envisages that all existing buildings remain in situ and thus the effect upon current occupiers will be minimised. Thus, this decision will have a neutral impact on those parties.

11. Use of Appendices

Appendix 1:	Schedule of Wards Corner Properties
Appendix 2:	Site Ownership Plan
Appendix 3:	Zone Plan/CPO Plan
Appendix 4:	Tenancy Schedule (Exempt)

12. Background papers

- a. Appendices 1 – 3
- b. Appendix 4 – exempt for reasons of commercial sensitivity

Appendix 1 – Schedule of Wards Corner Properties

Address	Postcode	Use
SUFFIELD ROAD/HIGH ROAD RESIDENTIAL		
10 Suffield Road	N15 5JX	Residential
12 Suffield Road	N15 5JX	Residential
14, Suffield Road	N15 5JX	Residential
18 Suffield Road	N15 5JX	Residential
18a Suffield Road	N15 5JX	Residential
20 Suffield Road	N15 5JX	Residential
22 GF Suffield Road	N15 5JX	Residential
22 FF, Suffield Road	N15 5JX	Residential
24a Suffield Road	N15 5JX	Residential
24b Suffield Road	N15 5JX	Residential
24 Suffield Road	N15 5JX	Residential
26 Suffield Road	N15 5JX	Residential
28a Suffield Road	N15 5JX	Residential
28b Suffield Road	N15 5JX	Residential
30 Suffield Road	N15 5JX	Residential
255 High Road - Apt 1	N15 5BT	Residential
255 High Road - Apt 2	N15 5BT	Residential
257 High Road - Apt A	N15 5BT	Residential
257 High Road - Apt B	N15 5BT	Residential
257 High Road - Apt C	N15 5BT	Residential
257 High Road - Apt D	N15 5BT	Residential
WEST GREEN ROAD PROPERTIES		
1 West Green Road	N15 5BX	Commercial
1A-1B West Green Road	N15 5BX	Commercial
3-7 West Green Road	N15 5BX	Commercial
9-11 West Green Road	N15 5BX	Commercial
SEVEN SISTERS ROAD PROPERTIES		
709 Seven Sisters Road	N15 5JT	Commercial
Flat b 709 Seven Sisters Rd	N15 5JT	Residential
711 Seven Sisters Road	N15 5JT	Commercial
711a Seven Sisters Road	N15 5JT	Residential
713 Seven Sisters Road	N15 5JT	Commercial
715 Seven Sisters Road	N15 5JT	Comm/Resi

Address	Postcode	Use
717/719 Seven Sisters Road	N15 5JT	Commercial
717/719 Seven Sisters Road - Flat 1a	N15 5JT	Residential
717/719 Seven Sisters Road - Flat 2	N15 5JT	Residential
717/719 Seven Sisters Road - Flat 2a	N15 5JT	Residential
717/719 Seven Sisters Road - Flat 4	N15 5JT	Residential
VACANT LAND PROPERTY		
4-6 Suffield Road	N15 5JX	Land
251-253 High Road	N15 5BT	Land
721-723 Seven Sisters Road	N15 5JT	Land
SSM Car Park	N15 5JX	Land

Appendix 2 – Site Ownership Plan



Appendix 3 - Zone Pan/CPO Plan

