

Haringey Council

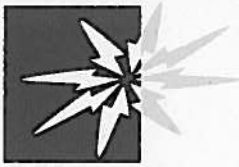
Report for:	Cabinet Member Signing 20 November 2014	Item Number:	
Title:	Tottenham High Road Historic Corridor (North) submission of THI Bid		
Report Authorised by:	Lyn Garner, Director of Regeneration, Planning & Development,		
Lead Officer:	Jacqueline Veater, Principal Planning Programme Manager, Tel: 0208 489 1914, Jacqueline.veater@haringey.gov.uk		
Ward(s) affected: Northumberland Park	Report for Key/Non Key Decisions: Key Decision		

1 Describe the issue under consideration

- 1.1 A bid has been prepared, requesting a contribution of £1.5m from HLF (the Heritage Lottery Fund) to fund improvements to shop fronts in North Tottenham under HLF's Townscape Heritage Initiative (THI). The total value of the project is just over £2m including an approximate contribution from property owners of £192,000 and a contribution of up to £733,000 from the Council.
- 1.2 The bid to HLF must be accompanied by the relevant authority to submit it. In this case a minute of the Cabinet approval (in the form of this Cabinet Member sign off) is required because of the amount of funding being sought.
- 1.3 The HLF timetable for their quarterly Committee is; submission on 28th November with a decision in March 2015. Formal approval is therefore sought to submit the bid.

2 Cabinet Member introduction

- 2.1 The opportunity to further the aims of the Tottenham Regeneration Programme with a significant financial investment from HLF, clearly demonstrates external approval for the Council's priorities in Tottenham, and HLF's keenness to have a profile in the area.



- 2.2 The bid contributes to strategies 1, 2, 6 and 7 of the Tottenham Strategic Regeneration Framework and is specifically itemised in the Tottenham Strategic Regeneration Framework Delivery Plan as the 'Tottenham High Road Heritage Initiative).
- 2.3 In addition, Tottenham Hotspur Football Club (Spurs) has recently bid to HLF for a substantial refurbishment of Percy House (number 796 High Road).
- 2.4 A substantial amount of officer time has gone into preparing this bid over the last three years, matched by time and effort from HLF to guide the preparation of the bid towards approval by their committee.
- 2.5 The implementation of the project would meet both the current and the emerging priorities of the corporate plan by providing attractive, clean, safe and sustainable spaces, and enabling economic resilience in communities of greatest need.

3 Recommendations

3.1 It is recommended that:

- 1) Cabinet approve the bid submission for consideration by HLF and for the Council to enter into a Funding Agreement with HLF if the bid is successful.
- 2) Authority is delegated to the Director of Regeneration, Planning and Development, to agree the final terms of the Funding Agreement and allocate the funding received from HLF.

4 Alternative options considered

- a. To take no action would result in the loss of external investment in North Tottenham of over £1.5m.
- b. Any change to the amount of funding requested would result in the request having to go back to the HLF board. Competition for funding is very tight and having been supported through to this stage, the bid in its current form has a good chance of succeeding.

5 Background information

Strategic context

- 5.1 Since 2005, Haringey Council together with the Heritage Lottery Fund (HLF), have been pursuing an ongoing programme of conservation led regeneration of the Borough, including Tottenham High Road.

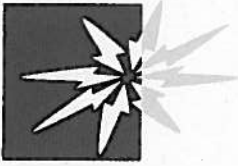


Haringey Council

- 5.2 A previous programme of works undertaken from 2006 - 2011, delivered over £3.4million of historic building improvement works in the Bruce Grove Conservation Area in conjunction with both HLF and English Heritage. A total of 35 properties benefited from this scheme and resulted in a significant improvement to the streetscape of the High Road.
- 5.3 The bid is set in the context of the Tottenham Strategic Regeneration Framework and fits with several of the seven strategies for success of the programme. It will contribute: in small part to providing new and interesting apprenticeships in conservation skills (strategy 1); investment to strengthen the business resilience in this area of the High Road where businesses are marginal, by improving business premises (strategy 2); environmental improvements to properties revitalise the High Road (strategy 6) and; bring further investment to the area from the Heritage Lottery Fund (strategy 7). Specifically, this bid is identified in the Tottenham Strategic Regeneration Programme Delivery Plan 2014, in priority 3 (North Tottenham including High Road West), as the Tottenham High Road Heritage Initiative. Its aim is to restore the character and the heritage of the North Tottenham Area.

Current THI bid

- 5.4 The Council made a successful stage 1 bid for funding from the Heritage Lottery Fund (HLF) to carry out a heritage led regeneration project at the north end of Tottenham High Road. As a result, the Council was awarded £50,000 from the HLF to contribute towards the development of a stage 2 bid. The Council match funded this with £47,700 to give a total budget of £97,700. The Council has so far received £25,000 of the funding from the HLF. The remaining payment, which will be in the region of £25,000 will be payable once the development phase is complete and we submit a Development Grant completion report
- 5.5 There are a number of large documents that will be submitted with the bid to HLF. These are available on request.
- 5.6 Consultants who have produced a revised Conservation Area Appraisal (CAA) and Conservation Area Management Plan (CAMP). Both are for just the THI part of the North Tottenham Conservation Area. The revised CAA & CAMP will need to be adopted by the Council as an addendum to the original CAA adopted on 9th March 2009. They are currently out to consultation which will end on the 27th November. The consultation is not statutory and the final version of the CAA and CAMP can be submitted to HLF after the submission of the bid.
- 5.7 Bruce Castle Museum have produced a Community Action Plan to carry out the learning and training outcomes required by HLF. The final document will be available by the 18th November.
- 5.8 Valuations have been carried out on a sample of the properties to determine the uplift in value that will result after the works are complete. This will inform the calculation of the average amount of grant that can be offered to owners/tenants.



- 5.9 The Council commissioned a feasibility study from Frankhams (subcontracted to Survey & Design) which includes a thorough survey of all the 26 properties identified as a priority to received funding. Only two are vacant and both are likely to be re-let soon. The planning consultant (Frederick Stafford Planning) appointed by the architects has indicated that take-up of the grant will be very good. Only two shop tenants (Bet Fred at number 777-779 and Superstar Drycleaners at number 789) have not verbally confirmed their agreement as their shop fronts are quite new. These will be approached again as soon as the bid is confirmed.
- 5.10 The bid also entails answering a checklist of detailed questions about processes, finance, management of the project, staffing etc.
- 5.11 The current THI bid will refurbish groups of commercial properties in the North Tottenham Conservation Area including, shop front renewal and repairs to the external fabric of historic buildings.
- 5.12 Although permission to start from HLF was given in May 2013, preparation of the stage 2 bid was delayed pending consultation on the masterplan for the land to the west of the High Road.
- 5.13 This delay would have taken us beyond the agreed submission date set out by HLF in our grant agreement. The deadline for submission was renegotiated in June 2014 with an agreed final deadline of 28th November 2014.
- 5.14 The heritage regeneration scheme identifies three priority groups of properties where intervention is most needed. Properties are grouped to maximise the benefit from the scheme (i.e. to make a significant impact). The groups are: Group 1, numbers 769-791 High Road and numbers 1-5 White hart Lane; Group 2, numbers 795-807; and Group 3, numbers 816-822 (map attached at Appendix A).
- 5.15 Several of the properties have been purchased by Spurs, since they were chosen to be part of the scheme. The football club is fully supportive of the project and keen to see their properties improved.

Aims and Objectives

- 5.16 The North Tottenham Conservation Area is suffering from deprivation and economic decline. The overall aim of the scheme is to create a positive environment which people take pride in. The historic building repairs proposed in this scheme will help to create much needed positive change and improvement to the built environment in north Tottenham.
- 5.17 A key objective is to achieve economic regeneration through conservation. Improving the outlook of commercial premises will create a more attractive retail area, encouraging more customers and an increasing return for local businesses.



Haringey Council

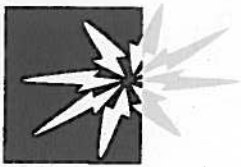
- 5.18 It will also provide, through the Community Action Plan, an opportunity to learn about the heritage of the area and to be involved in its restoration.

The Council's Role

- 5.19 The Council's role will be to deliver the implementation of the bid through procuring appropriate consultants and maximising the use of existing staff resources. HLF will require a dedicated member of staff to deliver the bid for which an element of funding will be integral to the bid submission.
- 5.20 The Council will be required to follow all processes and procedures and provide HLF with regular updates on progress.

Methodology

- 5.21 The project so far has led to protracted discussions with HLF over a period of three years, in order to reach the point of submitting the stage 2 bid. This has included both reducing the area of the High Road to be addressed (at the request of HLF) and ensuring that the bid fits with the Council's aspiration for Tottenham (in particular High Road West and Northumberland Park).
- 5.22 Following the request for the area to be reduced, the final area extends south from the number 869 High Road, to Mosell Place and number 784 High Road (see map at Appendix A).
- 5.23 In the last few months HLF and their appointed project monitor have both been supportive and helpful in moving toward the bid submission.
- 5.24 HLF are also funding a separate project within the THI part of the conservation area, further cementing their commitment to the Council's bid.
- 5.25 The bid will be submitted (in paper and digital form) on 28th November. This allows HLF officers to review the information and prepare a comprehensive report to the committee in March. Officers may be called upon to add further information to the bid, should it be required.
- 5.26 Following the end of the consultation period of the CAA and CAMP, this will be amended, if necessary and submitted to HLF as an Appendix to the bid.
- 5.27 Once all documents have been submitted, the final payment towards the preparation of the bid will be claimed from HLF. This will be approximately £25,000 depending on the final amount spent.

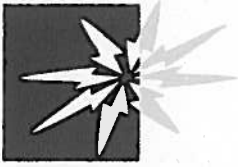


North Tottenham Townscape Heritage Initiative Action Plan

Date	Activity	Details	Lead
Nov 2014	Submission of bid	Documents to be delivered to HLF on 28 th November	Jacqueline Veater (JV)
December 2014	Review of CAA and CAMP comments and produce final copy of documents	Any comments arising out of the consultations will be considered and appropriate amendments made.	JV
December 2014	Signing off CAA and CAMP (Councillor Demirci 19 th December)	The CAA and CAMP will be adopted as an addendum to the current Conservation Area Character Appraisal	JV
March 2015	Receive notification of decision from HLF	We will be notified whether the grant bid has been accepted in full and any conditions that we need to meet	JV
April 2015	Apply for official start of project	This will require formal Director acceptance of the bid proposal	Director of Regeneration, Planning and Development
April/May 2015	Appoint THI officer and admin support	This will be conditioned in the bid approval	Head of Housing Investment and Sites
May - July 2015	Procure consultants for the construction phase of the project	This will include architects, planning consultant, and building contractors, amongst others	THI Officer
August 2015	Commence project	Further drawings, studies and detailed costings will be required before a start on site can be programmed.	THI Officer
August 2019	Complete project		THI Officer

Resources

- 5.28 The project will be overseen by a project board comprising members, officers, and external partners. Preparation for the board has commenced with commitments received from Councillor's Bevan and Peacock as Design Champion and Ward member respectively. Representation has already been offered from the Tottenham Traders Association. Other confirmations of support will follow once the bid has been approved.
- 5.29 The purpose of the board will be to make decisions on issues that arise as a result of the detailed surveys and costings, guide publicity for the project, help to promote the projects aims and objectives, and ensure the project proceeds in a timely fashion.



5.30 HLF will require a dedicated THI Officer to oversee the project. If an existing member of staff is appointed then the substantive post must be backfilled. Administrative support will also be required to ensure all paperwork complies with HLF requirements. Part-funding for this post will be included in the bid. Supplementary funding will be required from the Tottenham Regeneration Programme Budget. An allowance has been made for this within the £733,000 safeguarded for the project within the Heritage Buildings Improvement funding.

6 Comments of the Chief Finance Officer and financial implications

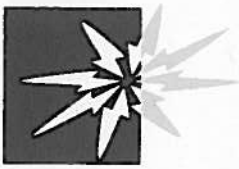
- 6.1 In February 2012, Cabinet agreed a £41m package of support for Tottenham in conjunction with the Greater London Authority.
- 6.2 Within this amount was £3m of Council capital funding for Heritage Building Improvements. The Council match-funding required to access the grant funding discussed in this report can be met from that capital budget and a successful application will increase the total level of resources available to improve the Public Realm in the North Tottenham area

7 Comments of the Assistant Director of Corporate Governance and legal implications

- 7.1 The Assistant Director of Corporate Governance has been consulted on the preparation of this report.
- 7.2 The Council will be required to enter into a funding agreement with HLF and the funds will have to be allocated in accordance with the terms and condition set out in the agreement. Members should note that the Council will be liable to the HLF for any parts of the funds that are subject to any clawback. The allocation of the funds must be based on an agreement between the Council and the landowners and any occupiers.
- 7.3 The project when implemented will inevitably need specific legal advice at that time.

8 Equalities and Community Cohesion Comments

- 8.1 Policy and Strategy Team have been consulted in the preparation of this report and have commented as follows:
- 8.2 The Index of Multiple Deprivation scores show that areas covered by Tottenham have the highest levels of deprivation in the borough. These areas are home to predominantly Black and Ethnic Minority communities and are characterised by among other things, higher than average levels of unemployment and many buildings in a poor state.



Haringey Council

- 8.3 In 'Tottenham Strategic Regeneration Framework', a report to CAB on 24th October 2014 it is recognised that the physical transformation of Tottenham will attract the attention of developers and the investor community whose activities will help realise the Council's aspirations for Tottenham as described in this report.
- 8.4 The bid described in this report will support the aims of the Tottenham Regeneration Programme by contributing to the physical regeneration of the area. It will also engender economic and social regeneration and help to create a positive image of the area as a thriving place where people choose to live, work and stay throughout their lives, thus enhancing community cohesion in the area. In both these respects, the impact will be positive on the residents of Tottenham many of whom possess many of the characteristics protected by the Equality Act 2010. The bid will contribute to the Council's performance of its public sector equality duty.

9 Head of Procurement Comments

- 9.1 The bid for funding from the Heritage Lottery Fund is important to the regeneration work in the Tottenham High Road Historic Corridor. The funding awarded will be used as efficiently as possible to achieve the outcomes of the Council and demonstrate value for money to our community and the Heritage Lottery Fund.

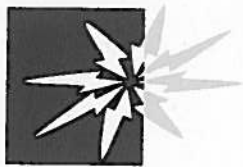
10 Policy Implication

- 10.1 The THI area will fall within the wider area identified for the Tottenham Area Action Plan (AAP). It is envisaged that the economic benefits and physical and environmental improvements that result from the implementation of the bid will complement the aims and objects of the AAP.
- 10.2 A Conservation Management Plan Strategy is currently being prepared on behalf of Spurs. This should be available in February 2015. The THI area is within the broad area which is subject to the strategy being prepared by the club. The club are fully aware of the proposed bid to HLF.
- 10.3 Within the current draft of the Corporate Plan, the implementation of the bid will contribute towards the 2015-18 Corporate Priority 4:

'Provide attractive, clean, safe and sustainable public spaces of which all residents are proud'.

By improving commercial properties and making the current marginal businesses more resilient and profitable, it will also address Corporate Priority 6:

'Enable growth and employment by developing communities where need and opportunity are greatest'.



Haringey Council

11 Reasons for Decision

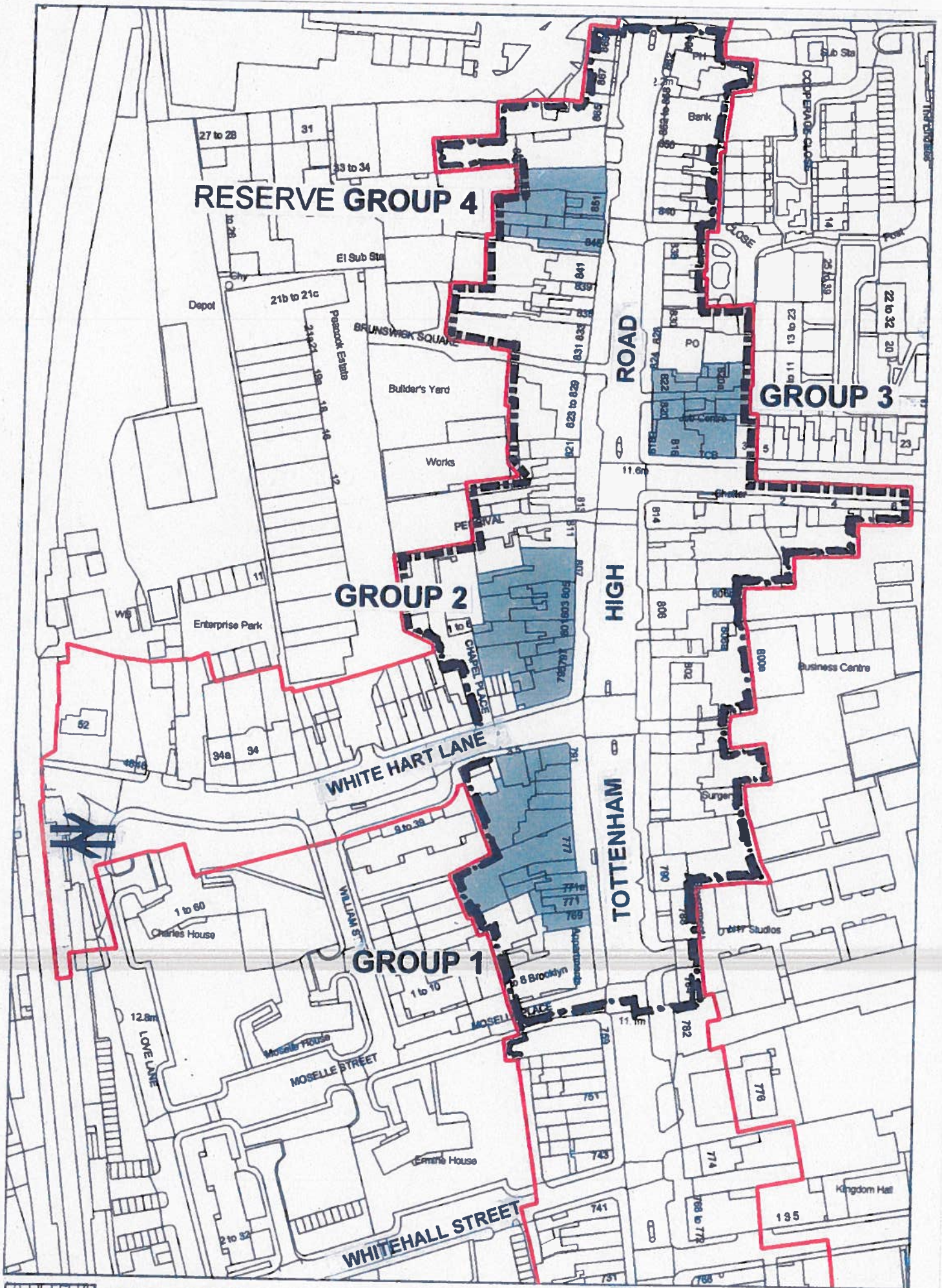
- 11.1 The decision will grant authority to submit a bid to HLF for £1.5m funding to improve building frontages including shop fronts in North Tottenham.

12 Use of Appendices

Appendix A: Map of area and properties included in the project

13 Local Government (Access to Information) Act 1985

Stage 1 Bid Application Form
Appendix 5 to Stage 1 Bid Application Form



RESERVE GROUP 4

GROUP 2

GROUP 3

GROUP 1



**NORTH TOTTENHAM
CONSERVATION AREA**
**GROUPS PROPOSED
FOR IMPROVEMENT**



THI BOUNDARY

LOCATION

