

# **MINUTES OF THE MEETING OF THE CABINET HELD ON TUESDAY, 24TH JANUARY, 2017, 6.30pm**

## **PRESENT:**

**Councillors: Claire Kober (Chair), Peray Ahmet, Jason Arthur, Eugene Ayisi, Ali Demirci, Joe Goldberg, Alan Strickland, Bernice Vanier and Elin Weston.**

**Also Present: Councillors: Waters, Mitchell, Newton, Hearn, Ibrahim, Connor.**

## **151. FILMING AT MEETINGS**

The Leader referred to agenda item 1, as shown on the agenda in respect of filming at this meeting and Members noted this information.

## **152. APOLOGIES**

No apologies for absence were received.

## **153. URGENT BUSINESS**

The Leader advised that Cabinet would consider the minutes of the Regulatory Committee which met on the 17<sup>th</sup> of January, after publication of the Cabinet papers, and considered items 8, 10 and 11 on the agenda. This was in accordance with Part three of the Council Constitution, section B, and paragraph D which required the Regulatory Committee to make informal recommendations to Cabinet on planning policy matters.

## **154. DECLARATIONS OF INTEREST**

There were no declarations of interest put forward.

## **155. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS**

No representations were received.

## **156. MINUTES**

The minutes of the Cabinet meeting held on the 13<sup>th</sup> of December 2016 were agreed as an accurate record of the meeting.

**157. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE**

The Leader set out the how the Cabinet would consider the Scrutiny Review of Housing Viability completed by the Housing and Regeneration Scrutiny Panel in early 2016 .Councillor Wright, Chair of Overview and Scrutiny Committee would introduce the scrutiny review, followed by Councillor Doron who would then further provide feedback from the Regulatory Committee that had considered, the non executive recommendations concerned with planning development and Councillor Strickland would then continue to respond to the Cabinet Member for Planning assigned actions.

**158. VIABILITY ASSESSMENTS - SCRUTINY REVIEW AND CABINET RESPONSE TO RECOMMENDATIONS**

Councillor Wright, Chair of Overview and Scrutiny, introduced the scrutiny review which had been conducted in 2016 when Cllr Ayisi had chaired the Housing and Regeneration Scrutiny Panel. There had been a wide range of attendees at the evidence gathering sessions including: housing, and planning professionals/ organisations and developers, examining increasing the number of viability assessments that will allow higher numbers of affordable housing units to be included in a development and challenging developers to meet these planning obligations.

The Chair of Overview and Scrutiny spoke about the predicament of Councils having limited options to solely finance affordable housing and having to source the provision of affordable housing, via section 106 agreements, to meet London Plan requirements .However, at the same time needing to attract developers to invest in the development of housing which meant the development needed to provide a return to the developer. This created a policy tension, especially when the viability assessments calculated a lower ratio of affordable housing than required by the Planning authority or where there was no affordable housing assessed as viable to the developer.

There was London- wide concern that the development viability calculation was neither transparent nor fit for purpose for delivery of affordable homes, .There was a collective view of the need for a London wide protocol for housing viability.

The Mayor was keen to take forward London wide statutory planning guidance to increase the numbers of affordable homes and the Council was involved in a London wide borough Planning network to address these issues.

The scrutiny recommendations included: a request for a supplementary planning document, for future planning documents to reflect the principles of a London wide protocol being collated, called for viability assessments to be public documents, and requested that the Council adopt its own tighter arrangements on review mechanisms for viability as well as meeting future London arrangements.

Councillor Doron, Chair of Regulatory Committee, reported Regulatory Committee's comments on this scrutiny review. The Committee had approved the responses and commented on the Council's need to ensure robust mechanisms were in place to ensure planning obligations were complied with. A new staff member post, assigned to monitor the viability process, was welcomed as this would further help build

confidence in the planning system. The Committee also welcomed training for Planning Members to enable them to better discuss the issue of viability in planning meetings.

Councillor Strickland, Cabinet Member for Housing, Regeneration and Planning, further thanked the panel and spoke about the importance of viability which was a complex issue that the scrutiny report set out well. The Cabinet Member highlighted that the Planning service already works hard to tackle and challenge developers on viability and report reflects how to improve this further.

Most of the recommendations were accepted and some suggested actions were already being applied. The Cabinet Member mentioned the Planning service involvement in the London boroughs working group made up of senior officer across London and was pleased that officers are playing a lead on this London wide issue.

The Cabinet Member reported on the progress of the London SPG and a new proposed approach for increasing affordable housing whereby 35% or above inclusion of affordable housing, in a development, will qualify developers for lighter touch approach to the development arrangements.

**RESOLVED:**

1. To note the Scrutiny Review recommendations and Regulatory Committee comments outlined in appendix 1 and the tabled paper.
2. To agree the responses, to the recommendations, outlined in appendix 2.

**Reasons for decision**

The evidence supporting the Panels' recommendations is outlined in the main body of the report (**Appendix 1**).

**Alternative options considered**

The evidence supporting the Panels' recommendations is outlined in the main body of the report (**Appendix 1**). The Cabinet could choose not to accept the recommendations, despite endorsement by the Planning Service.

**159. DEPUTATIONS/PETITIONS/QUESTIONS**

There were no deputations, petitions or public questions put forward to Cabinet.

**160. WOOD GREEN AREA ACTION PLAN**

The Cabinet Member for Economic Development, Social Inclusion and Sustainability introduced the report which requested review and approval of the "preferred option" Area Action Plan for Wood Green set out in appendix B. This would be the key planning document governing the regeneration of the Wood Green (including Haringey Heartlands) area, providing a statutory framework for the determination of all new development proposals within the area.

The Cabinet Member advised that the Wood Green AAP was being renewed to take forward economic opportunities offered by potential inclusion of Wood Green station in the Cross Rail route which would help make Wood Green the heart of North London. The AAP set out plans for: growing manufacturing in the area, expanding the town centre offer, providing an office based offer for more businesses and workplaces to locate to the borough, in turn creating more jobs town centre and including 8000 new homes.

Councillor Doron was invited to present Regulatory Committee comments on the AAP. Cabinet noted the following:

- Important to be ambitious with green space and take a good look at incorporating green buildings in plans and a sustainable drainage systems.
- Haringey felt to be lacking the sense of place.-Wood Green area action plan offers positive opportunity to address this issue.
- Concerning to hear the current trends of a declining retail offer in the Town Centre and welcomed scale of ambition.
- The current maps in the agenda pack were very small and officers would need to make sure these were accessible and seen by residents.
- Strong re- assurance needed for residents potentially involved in a decant process where demolition of homes is taken forward. Council need to provide this assurance strongly and clearly.
- How the potential loss of the supermarket is discussed in the documentation– some re-assurance on this to residence. Concerns on wording / language on Lordship Lane area investment, leading to concerns that this part of Wood Green is potentially ignored.
- Addressing issues on the traveller's site to gain maximum value for the Civic Centre site.
- Turnpike Lane has a strong identity for specialist Asian shops and it was suggested the AAP take this into consideration.

In response to questions from Councillor Newton, the following information was noted.

- 40% of affordable housing will be low rents.
- Important to look at how many nearby boroughs have pools and what can be reasonably be achieved. Funding limited – a zero sum- so Planning Committee and Cabinet would need to consider how this fits in with the priorities of the regeneration i.e. housing, employment or leisure space and also considering whether there is better access to open swimming offer
- Surprised if government looking at productivity as a zero sum , government likely to look at growing all infrastructures. The plan was about an economic heart in North London.
- Plan not solely reliant on Crossrail 2, the Piccadilly line upgrade also helps make the case for enhanced density levels.

Councillor Goldberg stressed the importance on consultation with tenants on housing in Wood Green, in particular Housing Association tenants affected by potential demolition and decant. It was important that the consultation focused on getting the views of residents on the the kind of area that they want to live in. Housing Associations in Wood Green retail area had not expressed dissatisfaction with the initial proposals and the Council proposed moves with the accommodation. However the housing plans for Wood Green would be continue to be consulted upon.

## **RESOLVED**

1. To consider the findings of the Wood Green AAP & Investment Framework consultation report, as set out in Appendix A.
2. To approve the “preferred option” Wood Green Area Action Plan (“AAP”) for statutory public consultation, as set out in Appendix B. The AAP sets out the following vision: *‘Wood Green will be north London’s most prosperous and liveable town centre. It will combine outstanding places for people to shop, socialise and create, with a wide range of businesses. It will be a focus for opportunity and growth, a productive economic capital for Haringey where people can come together, exchange ideas and create new services and products.’*
3. To note that the statutory preferred option proposes c7,700 net additional housing units, and 4,000 new jobs, together with improvements to the retail offer in the town centre, public realm improvements and associated community and social infrastructure thus unlocking the potential that the provision of Crossrail 2 brings to Wood Green. This is an increase of 3,400 units from the Site Allocations which is currently at Examination in Public, and expected to be adopted in 2017.

## **Reasons for decision**

The AAP creates a positive, statutory, basis for determining planning applications within Wood Green and provides a means to unlock the further regeneration potential delivered by Crossrail 2. Once adopted, the AAP will:

- Safeguard Wood Green’s Metropolitan town centre status, by enabling an expansion of town centre floorspace, particularly for comparison retail uses, expanded and enhanced leisure uses, and the creation of an improved evening economy;
- Revitalise the centre by increasing demand for town centre uses through the creation of 4,000 new jobs and 7,700 new homes;
- Enable a range of new pieces of urban realm including the creation of a new town square on the site of a new Crossrail 2 station entrance, which will act as the centre point of a regenerated Wood Green;
- Enabling the use of Council-owned land to act as a catalyst for regeneration by creating a positive planning framework enabling regeneration in Wood Green;

- Establish enhanced north/south connections through the centre, enabling residents to have better access to services within the centre;
- Co-ordinating new infrastructure in the regenerated town centre, to support the area's increasing population;
- Establish a set of sound planning principles to guide investment within the area.

There are currently dependencies that are required to be resolved prior to the completion of the AAP document. These are summarised as:

<b>Dependency</b>	<b>Implication</b>
Lack of Crossrail decision regarding Seven Sisters- New Southgate spur (currently anticipated for Spring 2017)	<p>Critical to delivery of the AAP. The Council supports the creation of a new Central Wood Green station, and the current draft AAP has been drafted on the basis of this being TfL/DoT's final position.</p> <p>The AAP preferred option can come forward in advance of a decision, and can be used as an indication of the benefits that could flow from a positive decision.</p>

### **Alternative options considered**

As set out in the Issues & Options Consultation Report, a number of "options" for the redevelopment of Wood Green were considered, and consulted upon. The Council has previously approved for submission a set of Site Allocations for Wood Green totalling approximately 4,300 net additional homes, which are at an advanced stage of preparation, and should be considered a baseline minimum for the quantum of development to be included in the AAP.

As set out in the consultation report, there is support for a high level of intervention, supporting co-ordinated and significant growth in Wood Green, when linked to a new Crossrail station.

### **161. COMMUNITY INFRASTRUCTURE LEVY [CIL]**

The Cabinet Member for Housing, Regeneration and Planning introduced the report which set out: the findings of viability evidence and supported an increase in CIL rates in certain parts of the borough, namely Seven Sisters, St. Ann's, West Green, Bruce Grove, Tottenham Green, and Tottenham Hale wards, a proposed partial review of the CIL Charging Schedule to update Council's Regulation 123 List – [the list of infrastructure that the Council intends to spend CIL on] and proposals on how to manage CIL expenditure.

The Cabinet Member advised that the Planning service had started work on review of CIL rates in 2013 and at this time there was no evidence, in values, that more than £15 per square metre could be levied to developments in the Tottenham area.

However, in part, because of work on AAP in Tottenham, land values had increased and development in this area had become more valuable, meaning the Council could secure benefits for residents in the charging process of the CIL. In South East Tottenham this would mean increasing the charge to developers from £15 per square foot to £130 per square foot and reflected Tottenham's reputation change in the land market. The Cabinet Member referred to Table 4 which set out some initial modelling undertaken on existing site allocations, on which planning applications were anticipated in the period 2018-2026, which showed that with an increase in the CIL rate, if approved, following consultation, this could provide the Council with a potential £19m to spend on vital infrastructure projects such as school, parks, roads and health centres.

Councillor Doron advised that Regulatory Committee approved of the proposed new CIL rate for consultation. The Committee welcomed more money for infrastructure in the borough but were surprised at low CIL values included for North Tottenham. There had been discussion on CIL expenditure being restricted to infrastructure projects that drive growth and it was suggested there be a process for non Cabinet members to make recommendations for CIL expenditure. The cycling champion suggested consulting with local groups as they can also suggest ideas relating to transport infrastructure projects.

The Cabinet Member responded to the comments of Regulatory Committee and advised that the CIL rate for North Tottenham had been assessed by an independent advisor and outlined that there was still progress to be made on ensuring stakeholders such as Housing Associations see North Tottenham as an investment area. The Council would continue to monitor planning and development activity in North Tottenham, regularly, to capture benefits from regeneration for residents.

The Cabinet Member advised that Ward members could influence the local funding but he recognised this only involved a minority of the funding, 15 to 20 %, and if their ward was in the plan area. Non Cabinet members could help shape the priorities and, during the consultation on the CIL, would be able to put forward ideas.

Councillor Strickland further agreed to speak with Councillor Mallett on opportunities for local engagement.

In response to a question from Councillor Newton, the 5% allocation of CIL receipts to admin costs was set by statute so all Councils were required to allocate this percentage of income, from the CIL, to fund administration and monitoring of the governance processes.

Spend on CIL was included in the Annual Monitoring report which is considered by both Regulatory Committee and Cabinet.

## **RESOLVED**

1. To approve publication of the revised CIL Charging Schedule (the Preliminary Draft Charging Schedule) and Regulation 123 List as set out at Appendix A for public consultation, in accordance with the CIL Regulations.

2. To approve publication of the proposal for the governance of CIL expenditure (as detailed in paragraphs 6.22 – 6.43) for public consultation.

### **Reasons for decision**

Amending the CIL charging schedule will increase the scope of CIL receipts from new development to fund strategic infrastructure improvements in the borough.

Governance arrangements are required to ensure CIL expenditure is appropriately managed and the processes for allocating both the strategic and neighbourhood proportions of CIL are made clear.

### **Alternative options considered**

The Council has been charging CIL on qualifying developments since 1<sup>st</sup> November 2014. This includes a significant differential in rates between the west and centre of the borough (£265/m<sup>2</sup> & £165/m<sup>2</sup>), and the east of the borough (£15/m<sup>2</sup>). An alternative is to do nothing, and keep the rates as they are, however, evidence suggests that the majority of the eastern area can support a higher CIL rate. It is considered appropriate that a higher CIL rate is proposed for this area, to create additional funding for strategic infrastructure in the borough to support the growth planned.

In respect of the governance of CIL expenditure, there are a range of options for how the neighbourhood proportion of CIL could be allocated. These options were explored in the 'Scrutiny in a Day' exercise that was undertaken by Overview & Scrutiny that resulted recommendations to advance the proposal put forward in this report.

With regard to the strategic proportion of CIL, the only reasonable alternative was to have a bidding process for the use of CIL monies. However, this option was dismissed in favour of using established processes.

## **162. NORTH TOTTENHAM DECENTRALISED ENERGY NETWORK**

The Cabinet Member for Economic Development, Social Inclusion and Sustainability introduced the report which set the proposal to establish a District Energy Network (DEN) for the North Tottenham area to support regeneration in Tottenham.

The report was the culmination of work by the Council over the last 8 years to establish a municipal energy company to challenge energy distribution in the markets, provide residents with affordable electricity and heat whilst keeping to low carbon requirements. The Spurs development has enabled this business case to be taken forward. The stadium would draw power and heat for local delivery to Northumberland Park and High Road West

The Cabinet Member highlighted this exciting opportunity which was not without dependencies and sensitivities linked to the regeneration programme proposed for North Tottenham. The DEN Project would need to achieve the overall objectives and parameters set out in the Business Case and report. Securing external funding

towards the project, such as from the Heat Networks Investment Programme run by the Department of Business, Energy and Industrial Strategy would underwrite some of the development of the project and the investment profile for the Council

## **RESOLVED**

1. To consider the Business Case attached as Appendix 1 in the open report and Appendix 2 in the exempt report setting out the preferred delivery approach for the North Tottenham DEN and demonstrating project viability.
2. To establish a District Energy Network for the North Tottenham area, subject to recommendations 3) and 4) below.
3. That Option 2 as set out in paragraphs 6.25 to 6.31 and 6.60 to 6.64 of this report (the 100% Council Owned Special Purpose Vehicle) is the most appropriate delivery structure and gives delegated authority to the Director of Regeneration, Planning and Development in conjunction with the Council's s151 officer after consultation with the Cabinet Member for Economic Development, Social Inclusion and Sustainability, to refine and finalise the delivery structure. The final structure and design of the SPV will be reported back to Cabinet for approval.
4. To give delegated authority to the Director of Regeneration, Planning and Development in conjunction with the Council's 151 officer, after consultation with the Cabinet Member for Economic Development, Social Inclusion and Sustainability, to agree amendments to the Business Case (and the supporting technical and financial models) that may be required, insofar as the overall objectives and parameters of the Business Case can still be achieved (as set out in section 6.18). This will ensure that the project can alter based on key dependencies and sensitivities changing, and that all agreements (including pricing structure) can be put in place to ensure that the business case can be delivered. Any substantial changes in the business case will be reported back to Cabinet for approval. The business case prior to Financial Close including supporting agreements will be reported back to Cabinet for approval.
5. To facilitate the development of the Business Case including financial model give Delegated Authority to the Director of Regeneration, Planning and Development in conjunction with the Council's s151 officer after consultation with the Cabinet Member for Economic Development, Social Inclusion and Sustainability, to progress the project and agree all documentation required to enter into agreements with customers for the supply of heat and electricity and funding agreements to reach financial close. This will be a commercially viable rate for both parties, and address future energy pricing mechanisms and regulation frameworks.
6. To the commencement of a procurement process to procure contractor/s to design, construct, operate and maintain the DEN infrastructure, as well as perform billing and metering of customers.

7. To give Delegated Authority to the Director of Regeneration, Planning and Development, after consultation with the Cabinet Member for Economic Development, Social Inclusion and Sustainability, to agree all documentation required to support the procurement process subject to funding approval at Council in February 2017.
8. To give Delegated Authority to the Director of Regeneration, Planning and Development, after consultation with the Cabinet Member for Economic Development, Social Inclusion and Sustainability, to deselect bidders, in line with the evaluation criteria, throughout the procurement process and to return to Cabinet for approval of the preferred bidder following the conclusion of the procurement process
9. To agree a capital budget for investment in the SPV.
10. To agree a capital budget of up to £1.6m to set up the Special Purpose Vehicle and support the process up to establishment, including procurement costs. This would be funded by the Council and grant allocated from GLA and Central Government to support project development.

### **Reasons for decision**

The Council has set out in its Corporate Plan and associated strategies, a set of challenging social, economic and regeneration objectives. It also has challenging economic and housing growth targets from the London Plan.

The Council set out its commitment to reducing carbon emissions and managing the impact of growth across the borough in the Corporate Plan Priority 4, Objective 4, and stated aspiration to be a carbon neutral borough by 2050.

The borough-wide Energy Masterplan, undertaken previously by WSP | Parsons Brinckerhoff, identified North Tottenham, along with Tottenham Hale and Wood Green as initial opportunity areas for area-wide District Energy Networks and recommended the Council continue to sponsor development of each network.

This project will support the delivery of growth in North Tottenham, through the installation and operation of this planning policy requirement.

The development and expansion of a DEN in the North Tottenham area is a core contribution to Corporate Plan Priority 4.

In 2015, the Council commissioned Deloitte to examine the case for a North Tottenham DEN to deliver carbon reduction and manage the impact of new housing and economic growth. The detailed work to assess the strategic case, techno-economic assessment, commercial options, monetary and non monetary analysis, and management case is included in the Business Case at Appendix 1 and considered in detail below.

The option recommended is that the Council should establish a 100% Council Owned Special Purpose Vehicle (SPV) and seek through a procurement process, private sector contractor/s to deliver the design, build and operation of the DEN. This SPV does not preclude private-sector investment and the possibility of minority stake interest by a private entity. This will be investigated as part of a soft market testing exercise through the procurement process as highlighted in sections 6.65 to 6.68.

The 100% Council Owned model provides the greatest strategic control and flexibility to the Council including:

- Reducing risk to ensure that delivery of the DEN development is aligned to the speed and scale of the High Road West regeneration and Northumberland Park regeneration programmes, as well as the THFC redevelopment in North Tottenham
- Delivering wider social benefits such as setting energy tariffs for residents, setting up a local company to support local apprentices and skills development, and reinvesting local spend on energy on service delivery and other improvements in the borough
- Network expansion and evolution (for example to support future regeneration in Tottenham and measures to reduce resident exposure to high and volatile fossil fuel prices),
- Allows the Council to have the freedom to develop an energy mutual company with the community, whereby share options could be sold to the community of Haringey. This would increase community buy-in, raise capital, and for community to shape the strategic direction of the SPV
- It maximises exit options and gains
- the potential to deliver the greatest contribution to the Council's revenue budget as the Council would benefit from 100% of the distributable profit from the entity, and also maximise the interest received on loans to the SPV

The Council accepts a degree of risk in that it will commit investment to the vehicle. It will bear the costs of the procurement and establishment of the SPV, and some limited development risk. However, the SPV will contribute to the ambition set out in the Corporate Plan for carbon reduction and support growth and higher design standards in new housing. The Council will also receive a financial return that it can reinvest in the fulfilment of its statutory functions, and particularly in measures to achieve such socio-economic objectives.

The Council has reviewed the delivery of District Energy Networks across the UK and within Europe. The 100% publically owned model is the most common approach and is seen in developments in places such as the London Borough of Islington, and cities of Nottingham, Gateshead, Aberdeen, Westminster and Manchester.

### **Alternative options considered**

The potential alternative options are considered in detail in the business case attached as Appendix 1, and covered in section **Error! Reference source not found.**6 of the report.

## **163. LEASING OF WOLVES LANE HORTICULTURAL CENTRE**

The Cabinet Member for Environment introduced the report which set out the results of the expression of interest process, instigated by Cabinet in May 2016 for development of the site and now sought agreement for the leasing of the Wolves Lane Horticultural Centre, to a successful bid from OrganicLea, for a term of 25 years based on the Heads of Terms set out in appendix 2.

The recommendations allowed the site to be retained as a community asset and to offer a new source of organically grown vegetables for supply into the local community. Residents would still be able to volunteer at the centre and would have the opportunity to learn new skills and enjoy working alongside their neighbours and other members of the community. The Cabinet Member was pleased to see the commitment of OrganicLea to work with the other bidders to explore how key elements of their bids can be incorporated to make the new offer at Wolves Lane.

Whilst current activities cease, it was expected OrganicLea would take possession of the site on the 1<sup>st</sup> of April and commence food growing. This was a secure future for the site, over the next 25 years but it just the beginning of the process with Ward Councillors and community Friends Group expected to be fully involved.

Councillor Waters, spoke on behalf of the Friends of Wolves Lane Group, who were disappointed not to have been successful in their local bid but welcomed working with OrganicLea. They had some concerns about the timing of the possession of the site, from 1<sup>st</sup> of April, and sought assurance from Council that they could begin discussions with OrangicLea on the 1<sup>st</sup> of Feb to ensure handover issues, such as relocation of the animals was resolved.

There was concern that OrganicLea would not make of use the Palm House and classrooms and commitment was being sought in respect of this.

In response to concerns, Cabinet noted the following:

- OrganicLea had committed to move their, Vegetable box distribution centre from Hornsey to Wolves Lane in early April.
- Officers had met with OrganicLea and they had given commitment to engaging and working with the Friends group
- The Cabinet Member had the understanding that there were plans to use Palm House and this was to be maintained, as is, and there was to be discussion with wider partners on making use of this area. The Cabinet Member was more than happy contact the Friends Group and get a date in the diary to discuss this further but OrganicLea had given assurances of their work with the group.

In response to Councillor Newton's questions, the Cabinet Member re – iterated that the Council were fully committed to supporting the Friends Group start their discussions with OrganicLea. Ward Councillors had been involved at all stages.

Agreed that the Assistant Director for Commercial Operations would provide Councillor Newton, in writing, the cost of staff redundancies.

The Leader thanked officers and the Cabinet Member for the significant progress made, since last year, to provide a stronger future for Wolves Lane. OrganicLea working with the Friends Group could provide a great facility and make further use of a well loved and well used centre. The Cabinet acknowledged that there were still some conversations to be had but this was the start of a new process which was setting off on the right footing.

## **RESOLVED**

To grant a lease of the property known as Wolves Lane Horticultural Centre to OrganicLea, for a term of 25 years based on the Heads of Terms set out in Appendix 2 and that delegated authority is given to the Assistant Director of Property and Capital Projects to agree the rent beyond the initial five year total rent of £19,300.

### **Reasons for decision**

Based on the evaluation process that all three bids were subjected to, Organic Lea's bid scored highest on its contribution to the Council's Corporate Plan.

Whilst the bids from FoWL and Greens and Glass proposed a greater level of rental income to the Council both are brand new organisations with no financial history. OrganicLea have a proven track record in delivering schemes similar to those they are proposing for WLHC and have a robust financial history. They also stated that they are willing to take on the site 'as is' with no ongoing liability to the Council.

### **Alternative options considered**

Cabinet's decision in May 2016 to cease provision of services at WLHC rules out the option of continuing as now.

The option to recommend offering a lease to a consortium consisting of all three bidders was explored and whilst there were synergies between bidders there were also some significant points of difference. Based on the feedback from the bidders this option was rejected as it was not supported by all the bidders and would require a greater level of ongoing support from the Council.

#### **164. THE COUNCIL'S CORPORATE INSURANCE ARRANGEMENTS**

The Cabinet Member for Corporate Resources introduced the report which set out the procurement process undertaken, via the Insurance London Consortium (ILC), to appoint a provider for Property Insurance Services (Housing Stock, Education and General Properties); Terrorism Insurance Services (Housing Stock, Education, General and Commercial Properties); and Liability Insurance Services with effect from 1 April 2017, for a period of three years with the option to extend for two further periods of one year each.

In response to a question from Councillor Newton, the contract figure could not be included in the public part of the report as, although the tender exercise was managed as a single process by the ILC, all eight ILC members needed to obtain approval from their respective authorities to award their individual contracts. This is in accordance with the ILC's formal operating agreement, which was approved by Cabinet. Premium costs across ILC members vary depending on claims experience and insured costs. Until authority has been obtained from all ILC members, contract details and premium costs are kept confidential until the successful tenderer has been notified and the statutory standstill period has expired. It was anticipated that all ILC members will have obtained authority to award contracts by 31 January 2017. Details of premium costs paid will form part of the Council's routine reporting processes as part of the Transparency Code requirements.

#### **RESOLVED**

To approve the award of contracts for the provision of the Insurance Services via the ILC, effective from 1 April 2017, for a period of three years with the option to extend for two further periods of one year each to the following providers: Property Insurance Services (Lot 1) and Liability Insurance Services (Lot 3) to Protector Insurance Limited; and Terrorism Insurance Services (Lot 2) to Charles Taylor Services Limited.

#### **Reasons for decision**

The current insurance contracts commenced on 1 April 2014 and were based on a three year agreement with an option to extend by a further two years. The initial three year period will end on 31 March 2017; ILC have decided not to take up the option to extend the contracts and instead to test the market and retender. It is necessary to ensure that the new contracts are in place from 1 April 2017, to avoid any gap in insurance cover for the Council.

#### **Alternative options considered**

Purchasing stand-alone cover for the Council, using agreed procurement processes. This was not considered appropriate because:

- Haringey Council's membership of the ILC has enabled it to benefit from significant economies of scale in procuring policies for a number of local authorities; these economies of scale would not be available if the Council were to opt for a single authority procurement route;
- Membership of the ILC has also allowed the Council to share best practice on insurance and risk management practices, which would not be available on a stand alone basis; and
- The insurance market for local authority risks has historically had a limited number of competitors. Procuring through the ILC has previously increased the number of providers willing to respond and resulted in reduced policy rates.

**165. COMMUNITY SEXUAL HEALTH SERVICES - REPRODUCTIVE HEALTH SERVICE - YOUNG PEOPLE AND LONG ACTING REVERSIBLE CONTRACEPTION**

The Cabinet Member for Finance and Health introduced the report which sought agreement from Cabinet to award a contract to Central and North West London NHS Foundation Trust (referred to as CNWL from now onwards) to provide a community sexual health service focussing on young people's sexual and reproductive health, including the provision of health promotion, testing and treatment for sexually transmitted infections (STIs) and access to contraception. The model will also provide open access to long acting reversible contraception (LARC) methods for women over 25.

**RESOLVED**

To award, in accordance with Contract Standing Order (CSO) 9.07.1(d), a contract for a community sexual health service focusing on young people's sexual and reproductive health to Central and North West London NHS Foundation Trust for a period of three years with options to extend for 2 further periods of 1 year at a maximum annual value of £1,046,939 for the first year and £1m for the consecutive years.

**Reasons for decision**

From 1 April 2013, local authorities were mandated to ensure that comprehensive, open access, confidential sexual health services were available to all people in their area (whether resident in that area or not). The London Sexual Health Transformation Programme is a partnership between 29 London boroughs with the purpose of creating a collaborative approach to commissioning sexual health services. As part of this Haringey has joined neighbouring boroughs Barnet, Camden, City of London, Haringey, Hackney, Enfield and Islington to commission the North Central London (NCL) sub-regional sexual health service, due to be implemented in April 2017. As part of this new approach, Haringey will not be providing complex sexual health services within the borough and instead is proposing to offer community based sexual health services to complement the NCL sub-regional provision.

In September 2016 the Council undertook a full procurement exercise for this service, inviting bids through the open market. As a result of the procurement exercise, which has been carried out in accordance with the Council's Contract Standing Orders and the Procurement Code of Practice, we will award the contract to the successful tenderer as outlined in paragraph 3.1 in accordance with CSO 9.07.1(d).

### **Alternative options considered**

The Public Health team explored providing this sexual and reproductive service through the NCL sub-regional tender process. However, it was decided that as the NCL service would be based on a full clinical tariff and located outside of the borough, this option would not be financially viable nor meet the needs of the target groups, who prefer to access services locally. Instead it was deemed more suitable to embed the service alongside the existing youth, primary care and community providers in Haringey. This ensures a seamless pathway and collaborative approach towards women and young people's wellbeing in the borough.

## **166. MINUTES OF OTHER BODIES**

### **RESOLVED**

To note the minutes of the following meetings:

- Cabinet Member Signing on 12<sup>th</sup> December 2016
- Cabinet Member Signing on 13<sup>th</sup> December 2016
- Cabinet Member Signing on 10<sup>th</sup> January 2017

## **167. SIGNIFICANT AND DELEGATED ACTIONS**

### **RESOLVED**

To note the significant and delegated actions taken by directors in December 2016.

## **168. NEW ITEMS OF URGENT BUSINESS**

There were no new items of business to consider.

## **169. EXCLUSION OF THE PRESS AND PUBLIC**

### **RESOLVED**

That the press and public be excluded from the remainder of the meeting as the items below contain exempt information, as defined under paragraph 3 part 1, schedule 12A of the Local Government Act 1972.

## **170. NORTH TOTTENHAM DECENTRALISED ENERGY NETWORK**

As per item 162.

## **171. LEASING OF WOLVES LANE HORTICULTURAL CENTRE**

As per item 163.

**172. COUNCIL CORPORATE INSURANCE ARRANGEMENTS**

As per recommendation 164.

**173. COMMUNITY SEXUAL HEALTH SERVICES - REPRODUCTIVE HEALTH SERVICE  
- YOUNG PEOPLE AND LONG ACTING REVERSIBLE CONTRACEPTION**

As per item 165.

**174. NEW ITEMS OF EXEMPT URGENT BUSINESS**

None