

Report for: Full Council

Title: High Road West Regeneration Scheme – Approval to seek Secretary of State Consent to dispose of housing land

Report authorised by : Lyn Garner, Strategic Director of Regeneration, Planning and Development

Lead Officer: Sarah Lovell
Sarah.lovell@haringey.gov.uk
0208 489 2025.

Ward(s) affected: Northumberland Park Ward

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

1. Describe the issue under consideration

- 1.1 The purpose of this report is to seek approval under Article 4 of Part Two of the Council’s Constitution for an application to be made to the Secretary of State for Communities and Local Government (“Secretary of State”), for approval under section 32 of the Housing Act 1985, for the disposal of Council owned land held within the High Road West Regeneration area, to facilitate the delivery of the High Road West Regeneration Scheme (“Scheme”).
- 1.2 This recommendation is the next substantive decision in delivering the Scheme. The Scheme has received significant support from residents who have been closely involved in the development of the Scheme and has been agreed and progressed through Cabinet decisions in 2013, 2014 and 2015 and is supported by the adopted Tottenham Area Action Plan.
- 1.3 Most recently, on the 12th September 2017, Cabinet gave approval to appoint Lendlease Europe Holdings Limited (“Lendlease”) as its preferred bidder for the Scheme, to enter into a Development Agreement (“DA”) with Lendlease and to dispose of Council owned land within the High Road West site (subject to the approval of full Council to make the application to the Secretary of State as set out in the Constitution). The 12th September Cabinet report can be found at Appendix 1. This Cabinet decision was subject to a call in from Overview and Scrutiny Committee and subsequently agreed at a Special Cabinet Meeting held on the 9th October 2017. The October Cabinet Report can be found at Appendix 2 and the Overview and Scrutiny Report can be found at Appendix 3.
- 1.4 It is a condition of the DA with Lendlease that the Council seek the necessary consents from the Secretary of State to dispose of its land where required.

The Council's land within the High Road West Area is shown coloured green (land held within the Housing Revenue Account) and red (land held within the General Fund) on the Site Plan attached at Appendix 4. As shown on the Site Plan, the majority of land is held within the Housing Revenue Account. Disposal of Council land held within the Housing Revenue Account requires the consent of the Secretary of State under section 32 of the Housing Act 1985. The Council's land will be disposed of on a phased basis, only once all residents have been moved. For secure tenants and resident leaseholders, that may be to a home within the Scheme or elsewhere in the borough according to their particular choice.

1.5 Securing Secretary of State consent to dispose of the housing land will facilitate the delivery of the Scheme, which will deliver the following benefits for the borough:

- Over 2,500 high-quality, sustainable homes.
- At least 750 affordable homes (a net increase of 539), which will meet the Council's housing strategy on affordability, ensuring that the homes will be affordable for local people.
- 191 high quality, safe, replacement homes for council tenants and resident leaseholders which meet resident aspirations as set out in the Resident Charter and will be built to new fire and safety standards. These homes will be owned by the Council and managed by Homes for Haringey.
- Over £10m of funding for social and economic support for both businesses and residents, including a contribution of c.£8m for supporting the Tottenham People Priority overall commitments.
- A cutting edge new Library and Learning Centre and a refurbished Grange Community Hub which will provide improved community facilities early in the scheme.
- 143,500 sqft of green spaces for the community including a large new linear community park with an outdoor gym, children's play area and Grange Gardens; a safe, central green space for local people.
- A welcoming new civic square which will be an important focus of local events and activities, bringing the community together, promoting cultural activities and enhancing activity and safety at night.
- Over 130,000sqft of commercial, retail and leisure space throughout the scheme providing a wide range of leisure, employment space, shops, cafes and restaurants around a new civic square.
- £500k of investment in the town centre and also a £500k fund for events and activities, as well as meanwhile uses which will revitalise the local centre during construction and afterwards.
- Over 3,300 construction jobs and more than 500 end-user jobs once the development is complete.
- High quality new industrial and maker/artisan space to support businesses from the existing Peacock Industrial Estate.

2. Cabinet Member Introduction

2.1 The recommendation within this report is an important step in the Council's decision making process for High Road West- a scheme, which I have

ensured has been developed with and supported by residents, has been through several Cabinet decisions and has been supported and adopted through the Council's planning policy.

- 2.2 Making this decision will ensure that Love Lane residents, who overwhelmingly supported (70%) the demolition of the Love Lane Estate and the Council remaining the landlord of the replacement homes (c.100%), and who are now eagerly awaiting the construction of their new homes- will be a step closer to having them delivered.
- 2.3 They will also be a step closer to ensuring that their living environment, which has been plagued by anti-social behaviour for a number of years, will be vastly improved and will become a safe and welcoming place to live and work. It will also ensure that they will see the delivery of a new public square, community park and a cutting edge Library and Learning Centre, which they have been instrumental in developing the proposals for.
- 2.4 Not only will the Scheme deliver residents' aspirations and contribute significantly to the borough's housing and growth needs, the delivery of 191 Council owned homes, managed by Homes for Haringey, will mean that the Council has a supply of new, high quality homes built to the highest safety standards in a significantly improved environment. There is also, through the planning process, the possibility of the number of council homes increasing further.
- 2.5 This Scheme and the minimum of 191 new Council homes, will be the single largest development of council housing in the borough in over 25 years. This is something all Members are asked to support.

3. Recommendations

- 3.1 It is recommended that Full Council:
 - i. Gives approval for the Director of Regeneration to submit an application under section 32 of the Housing Act 1985 to the Secretary of State for consent to dispose (as agreed by Cabinet on the 12th September and the 9th October 2017) of the land belonging to the Council situated within the High Road West Area and held within the Housing Revenue Account, as shown on the Site Plan shaded green and accompanying property list at Appendix 4 of this report.

4. Reasons for decision

- 4.1 The recommendation above will support the delivery of the Scheme. The Scheme is critical in supporting the Council in delivering all of its Corporate Priorities. It will address issues of deprivation which have long characterised the Northumberland Park Ward and will set a benchmark for future regeneration across the borough.

- 4.2 Securing permission to dispose of land is the next step in delivering the Council and local communities' vision to transform High Road West into a vibrant, attractive and sustainable new residential neighbourhood with a blend of housing, and support the creation of a premier leisure destination for London, alongside the Tottenham Hotspur Football Club development.
- 4.3 Delivering this vision offers a unique opportunity to tackle the entrenched deprivation that has characterised the Northumberland Park Ward and meets the Council's Corporate Priorities:
- **Priority 1: Enable every child and young person to have the best start in life, with high quality education-** The Scheme will help ensure that children and young people have the best start in life, by providing a high quality living environment and world class community facilities, such as the new Library and Learning Centre. This will go some way in tackling the 4% (national average of 3.1%.) of 16 and 17 year olds living in the Northumberland Park Ward who are not in employment, education or training (NEET).
 - **Priority 2: Enable all adults to live healthy, long and fulfilling lives -** The Scheme will help all residents to live healthy, long and fulfilling lives by providing, and giving easy access to a range of services by delivering a healthy neighbourhood with ample public space, such as a large new community park with play and gym equipment and food growing as well as, a new public square for public events and encouraging community cohesion. All of which will seek to address the issue of life expectancy, which is demonstrably worse in the east of the borough compared to the west of the borough: on average the difference between parts of the east and parts of the west is 7 years. It will also address the obesity amongst children and the mental health challenges which are significant, and stubborn.
 - **Priority 3: A clean, well maintained and safe borough where people are proud to live and work-** The Scheme will deliver a clean, well maintained and safe welcoming environment for residents, businesses and visitors alike where people are proud to live and work. This will be delivered through high quality inclusive design, placemaking and responding to the needs of the area and community. It will be maintained by one inclusive, transparent estate management regime, that will be responsible for the management and maintenance of the high quality, affordable environment. The management regime will seek to train and support residents and businesses and community partners to once ready will be able to run the management and maintenance of the area, fostering long-term civic pride and community ownership.
 - **Priority 4: Drive growth and employment from which everyone can benefit-** Critically, the Scheme will deliver economic growth which is not only essential to residents and businesses of the borough and the wider region but also the Council. The new employment and commercial space will provide significant opportunities for training, jobs and employment and will go some way to address unemployment (at 26%) in Northumberland Park, which is almost double the rate across the whole borough and three times the national average. The improved environment and the creation of

a new leisure destination in London will bring thousands of visitors who will contribute to the local economy and support local businesses.

- **Priority 5: Create homes and communities where people choose to live and are able to thrive**-The Scheme will deliver over 2500 new high quality homes, which residents will be involved in designing, in a mix of tenures ensuring that residents' housing choice is maximised. 2500 new homes are a significant contribution to meeting the boroughs housing demand. Meeting the housing demand will lead to more and more families being able to afford a home in the borough, either to rent or buy, alleviating the current difficulties faced by local people. It will also help to drive down levels of homelessness, so fewer households find themselves in crisis, and the relieve some of the significant pressure on the council budget through increased temporary accommodation costs. The Scheme will build on the strengths of the existing local residents and businesses to create an even stronger sustainable community where people don't only live, they thrive.

5. Alternative options considered

Delivery approach and procurement process

- 5.1 Throughout the development of the Scheme, the Council has explored alternative options.
- 5.2 In 2013 the Council consulted on three masterplan options for the High Road West area, these options had varying levels of intervention and development. Following the consultation feedback, which showed significant support for comprehensive regeneration, the Council's Cabinet agreed to develop a comprehensive masterplan for the High Road West area.
- 5.3 In December 2015 Cabinet noted the business case setting out the preferred delivery approach for High Road West. That business case identified and robustly assessed three alternative options for achieving the Council's bespoke objectives for the Scheme. The options are detailed in paragraphs 6.12-6.16 of the 12th September 2017 Cabinet report.
- 5.4 If the Council does not make an application to the Secretary of State for consent to dispose of land, then the Council will not be able to dispose of the land held within the Housing Revenue Account. If the Council cannot dispose of its land, it will not be able to deliver the Scheme. This means that the Council will not deliver residents' aspirations for the area, will not deliver the benefits of the scheme listed in paragraph 1.4 above and will not be able to support the delivery of the Council's Corporate Priorities as set out in paragraph 4.3 above. As such, this report is seeking approval from Full Council as required under the Council's Constitution to make an application to the Secretary of State under section 32 and/or section 43 of the Housing Act 1985 for consent to dispose of its land holdings within the High Road West Area.

6.0 Background and summary information

Background

- 6.1 Paragraphs 6.1–6.141 of Appendix 1 provide detailed background information on the Scheme, however, some of the key decisions relating the Scheme are set out below:
- 2014 Cabinet – Following three years of extensive community engagement and consultation the Council's Cabinet agreed the High Road West Masterplan Framework and the Love Lane Secure Tenant, Leaseholder and Private Tenant Guide, the Love Lane Resident Charter and the Business Charter – all of which set out the Council's commitments to those affected by the Scheme.
 - 2015 Cabinet – The Cabinet noted the business case produced by Bilfinger GVA and agreed to commence a Competitive Dialogue procedure under the Public Contract Regulations 2015, to procure a Development Partner to deliver the Scheme.
 - 2016 Cabinet – The Cabinet agreed to enter into an Overarching Borough Agreement with the GLA to secure c.£60m of Housing Zone funding to support the delivery of the High Road West Scheme.
 - 2017 Cabinet – The Cabinet agreed Lendlease as preferred bidder for the High Road West Scheme, agreed to dispose of land (subject to Full Council and Secretary of State approval) and gave delegations for Officers to enter into the Developmnet Agreement and associated legal documentation.

Housing Revenue Account Land- The Love Lane Estate

- 6.2 The housing land within the High Road West Site mainly comprises of the Love Lane Estate which is c.30% of the land within the High Road West area. The Estate was built in the 1950's and 60's and suffers from design flaws typical of estates built at this time, including poor permeability throughout the estate and poorly utilised open space, which has contributed to anti-social behaviour issues.
- 6.3 The Estate comprises 297 properties. Before the rehousing process commenced on the Love Lane Estate, in December 2014 there were 212 Council-owned properties and 85 leaseholders.
- 6.4 In December 2014, with the approval of Cabinet, the rehousing process began. All secure Council tenants have the guarantee of a new home in the regeneration area, however, the rehousing process also gave tenants the opportunity to be re-housed in another part of the borough if they chose to exercise this choice.
- 6.5 To support rehousing, the Council established a successful and effective Rehousing Team that offers residents much more than rehousing advice. The team offer support to residents, identify needs and vulnerabilities and sign post or refer residents to ensure they receive the support and services they require. Where residents are being rehoused this is in-line with the

commitments within the tenant guides, which were agreed by Cabinet in 2014. The commitments outlined in the guides, predate the Estate Renewal Rehousing and Payments Policy (“ERRP”), but meet and in some areas exceed the commitments within the ERRP. The commitments within the resident guides included the following:

- All secure Council Tenants will:
 - Be offered a new home in the redevelopment area, with the aim of one move only;
 - Continue to pay a social rent;
 - Be offered a new home to meet their housing need - to tackle overcrowding and under-occupancy;
 - Be able to move to a council tenancy elsewhere in the Borough if they wish;
 - Be given Home Loss compensation and have the costs of the move paid
 - Be able to under-occupy by one bedroom if they are currently under occupying their property

- All resident leaseholders will:
 - Be offered market value for their home;
 - Be offered 10% of the market value as home loss compensation;
 - Be offered the opportunity to purchase a shared equity or shared ownership home in the new redevelopment;
 - Be compensated for legal, valuation and reasonable costs.

- All private Tenants will:
 - Be offered timely re-housing advice so that they are aware of all of their options.

6.6 As mentioned above, the Council has assured secure Council tenants that they will have a new home in the regeneration area if they wish. Despite this assurance, some residents have chosen to exercise their right to move early. 29 residents from the Love Lane Estate chose to move to Ambrose and Mallory Court within the Newlon Housing Association development, which is located just north of the masterplan boundary. Altogether, 120 tenants have exercised their choice to be rehoused elsewhere in the borough. The majority (70%) have chosen to remain in the N17 area.

6.7 The Rehousing Team do not only support tenants, they have also been working hard to engage leaseholders on the Love Lane Estate and understand their individual financial and housing needs. To date, the Council has acquired 11 of the 85 leasehold properties and have agreed terms to acquire a further 2. The Council is also working with residents to build on the Leasehold Guide and Council Estate Renewal, Rehousing and Repayments Policy and develop a bespoke, detailed leasehold offer for Love Lane Leaseholders. This will include determining the minimum equity share percentage which resident leaseholders will need to contribute towards the acquisition of a new property in the development area. The Council will

undertake a 6-week consultation with leaseholders on the offer, the results of which will be considered at Cabinet.

- 6.8 The current breakdown of tenures on the Love Lane Estate is detailed in the table below¹.

Love Lane Property Tenure Type	Number of Properties
Resident Leaseholder	31
Non-resident leaseholder	43
Secure tenant	63
Temporary Accommodation (Council owned)	160
TOTAL	297

- 6.9 In addition to the properties on the Love Lane Estate, the HRA land also includes the Coombes Croft Library, which is due to be replaced with a larger cutting edge Library and Learning Centre within the Scheme, the vacant British Queen pub and residential unit, garages, car parking and Love Lane estate grounds.

Resident Engagement and consultation

- 6.10 There has been extensive resident engagement and consultation over the past five years on the Scheme as it has developed, particularly with Love Lane residents.
- 6.11 This has included two consultations under Section 105 (“s105”) of the Housing Act with secure Council tenants on the Love Lane Estate. The first s105 consultation took place in September-October 2014 and sought views on the masterplan/regeneration proposals and the Secure Tenant Guide, which set out the Council’s rehousing commitments to the Love Lane residents. A full analysis of this consultation feedback was produced and considered by Cabinet in December 2014, when the Cabinet considered the masterplan and Resident Guides. The consultation demonstrated that 70% of the Love Lane residents who responded to the consultation agreed that the Love Lane Estate should be demolished and homes replaced.
- 6.12 The second s105 consultation took place in March-May 2017 and sought views on the ownership and management of the replacement homes being built for Love Lane residents within the Scheme. Again a full analysis of this consultation feedback was produced, which demonstrated that residents overwhelmingly (close to 100%) felt that the Council should own and manage the replacement housing. This was then the recommendation by officers in the 12th September 2017 Cabinet report, which sought a decision on ownership of the replacement housing.

¹ Please note that due to secure council tenants exercising their right to move elsewhere in the borough and leaseholders asking the Council to acquire their properties- this number is subject to change.

- 6.13 Further detail relating to the consultation and engagement undertaken to date can be found in the High Road West Engagement Log, Appendix 9 of the 12th September 2017 Cabinet Report (Appendix 1).

Why is Secretary of State Consent Required?

- 6.14 To deliver the Scheme, the Council and Lendlease will enter into a Development Agreement (DA) and a Compulsory Purchase Order Indemnity Agreement (“CPOIA”). These agreements set out the obligations of both parties in delivering the Scheme and associated timescales.
- 6.15 The Council’s key obligations are in relation to securing the land required for delivery of the Scheme. This will involve securing the necessary statutory consents to dispose of the Council land within the High Road West Regeneration area. The Council land set out in Appendix 4 (i.e. the Love Lane Estate) is held within the Housing Revenue Account and as such the Council must obtain the consent of the Secretary of State under section 32 of the Housing Act 1985 before it can dispose of the land. There are no secure tenants in any Council land not held for housing purposes therefore consent under section 43 of the Housing Act 1985 will not be required.
- 6.16 The obligation to secure the necessary Statutory Consents to dispose of the land is a site wide condition of the DA to be entered into with Lendlease. If the Council does not secure the necessary consent the DA will not become unconditional and the Scheme will not be delivered.

What are the benefits to the Council of disposing of the land?

- 6.17 By disposing of its land holdings the Council will secure all of the benefits listed in paragraph 1.5 which will support the Corporate Priorities listed in paragraph 4.3. There are several elements that come together to form the main pillar of the commercial deal with Lendlease. The principal elements include:
- 191 new council properties to replace those being demolished. Of these, 145 will be new socially rented homes and 46 will be prioritised for resident leaseholders who wish to remain in the area.
 - A guaranteed minimum fixed payment for Phase 1 (subject to abnormals)
 - A residual land value payment for each subsequent phase of development, calculated prior to each phase transfer
 - 100% indemnity to cover the Council’s land assembly costs
 - Fixed developer profit rates throughout the course of development
 - 100% of finance risk carried by Lendlease
 - 50% share for the Council in any in-phase revenue overage (private sale and private rent disposals), subject to upward only in-phase build cost indices review
 - Delivery of new Council facilities (including the library learning centre and Decentralised Energy Network energy centre shell and core) at zero capital cost to the Council.

- 6.18 Through the procurement process the Council sought a fixed minimum payment from Lendlease for Phase 1 of the Scheme so that value would be a major factor during the competitive dialogue procurement process and to provide certainty as to the minimum level of the first land payment to be received from the development partner.
- 6.19 The land payment for subsequent phases will be calculated once the phase has planning permission. The financial model will be used to generate a residual land value for the phase, which if agreed by the Council will be paid as the land premium.
- 6.20 As the DA is structured on an open book basis, the Council will have full visibility of all of the costs and assumptions within the financial model and will be able to test and challenge their robustness.

Best consideration

- 6.21 Section 123 of the Local Government Act 1972 (“s123”) and section 233 Town and Country Planning Act 1990 (“s233”) provides that local authorities may dispose of land as they see fit and that they must seek the best consideration reasonably obtainable (“best consideration”).
- 6.22 The letter from the Council’s commercial advisors GVA, included as part of Appendix 12 in the exempt part of the 12th September 2017 Cabinet Report (Appendix 1), sets out GVA’s assessment of the Council’s commercial position in the commercial deal. This is partly to confirm that the Council is receiving best consideration for its assets under s123 Local Government Act 1972 and s233 Town and Country Planning Act 1990.
- 6.23 The central conclusions within the letter are:
- The decision to appoint Lendlease was made following a thorough and detailed marketing process via Competitive Dialogue, which enabled the Council to drive the strongest possible commercial deal for itself.
 - That the commercial terms agreed with Lendlease for the formation of a development partnership to deliver the regeneration of the High Road West area represent the best consideration reasonably obtainable as per s123 Local Government Act 1972 and s233 Town and Country Planning Act 1990.
 - That the market value of the Council’s interest if offered on the open market unfettered would be lower than that which Lendlease are offering (assuming a Day 1 Land Payment). It should be noted that given the presence of third party interests such a sale might be difficult to secure.

7. Contribution to strategic outcomes

- 7.1 As set out in section 4 above, the delivery of the High Road West Scheme will support the Council in delivering all of its Corporate Priorities, as well as

supporting the progression of objectives in the London Plan to support regional growth in north London.

- 7.2 The regeneration at High Road West will help to enhance the area in relation to each of the Council's five priorities: -
- (i) Enable every child and young person to have the best start in life, with high quality education
 - (ii) Enable all adults to live healthy, long and fulfilling lives
 - (iii) A clean, well maintained and safe borough where people are proud to live and work
 - (iv) Drive growth and employment from which everyone can benefit
 - (v) Create homes and communities where people choose to live and are able to thrive
- 7.3 This is developed further through the themes and specific actions highlighted in the Tottenham Strategic Regeneration Framework, which describes as one of its actions, to "Deliver the High Road West regeneration scheme – creating a new residential neighbourhood, major leisure destination and hundreds of new jobs". The adopted Tottenham Area Action Plan DPD, identifies High Road West as "Masterplanned, comprehensive development creating a new residential neighbourhood and a new leisure destination for London. The residential led mixed-use development will include a new high quality public square and an expanded local shopping centre, as well as an uplift in the amount and quality of open space and improved community infrastructure", providing indicative quantum of development which has informed the bidders' proposals.
- 7.4 With the delivery of over 2,500 new homes the Scheme will in particular, be instrumental in taking forward the first objective of Priority 5, but the effect of an integrated masterplan and proposals ensure that the positive impact of this extends far beyond this into the other Corporate Priorities. The Council's requirements for bidders has focussed on ensuring that proposals provided an integrated response to the masterplan, which ensured that the design of the site provided inherent improvements to issues such as health, education and personal safety. Working in partnership with colleagues from the Council's Public Health Team, Economic and Employment Team and Highways / Sustainable Transport Teams the Council has ensured that proposals have complied with the principles of standards such as the Town and Country Planning document "Planning Healthy Weight Environments", promoted inclusive design and healthy streets principles, recognised the opportunities provided through the masterplan in promoting active travel and community activities which promote community cohesion, education and training and health benefits.
- 7.5 As well as this, the Council has recognised the need to support economic growth through its Economic Development and Growth Strategy. The major new leisure and commercial quarter located around Moselle Square and the new work spaces being created as part of the Scheme, will deliver an

increase in employment in the area and attract significant visitor spend ensuring that the Council meets the objectives of Priority 4.

- 7.6 The Scheme will provide 'high street' and business employment spaces for new and existing businesses, aimed at both reinforcing the north Tottenham Local Centre as well as providing vital local employment. The High Road West scheme will manage delivery of space within the site to optimise the potential for growth related to the scheme, while supporting local people to access education, training and employment opportunities through funded and dedicated schemes, matching local requirements.
- 7.7 This growth in the local economy will harness the opportunities provided by the new THFC stadium, while recognising the needs of the Conservation Area and needs of the centre as a Local Centre for convenience goods and as a place for local community congregation. Based on the infrastructure of a strong masterplan and governance structure, investment into socio-economic benefits and town centre / business development will make sustainable and significant enhancements to the area.
- 7.8 The Scheme will build for sustainability, helping achieve the Council's 40:20 goal and will be the home to the Council's first District Energy Centre which will provide affordable energy to residents across north Tottenham.
- 7.9 In addition to the thousands of new homes and commercial space mentioned above the Scheme will see much needed investment in community infrastructure for local residents including a new Library and Learning Centre, a new public park and civic square and a new community theatre. Alongside this, funding will be made available to invest in skills support and training for local residents and there will be a construction framework that will deliver a range of benefits including a contractual obligation to pay the London Living Wage; jobs for local people; training and apprenticeships; and investment both in terms of money and time to engage with our local communities.
- 7.10 The Scheme will work towards an agreed set of socio-economic outcomes, grouped under the four impact themes below:
- (i) **Create better prospects** -This theme focuses on the connectivity between education and employment. It explores how to capture opportunities from the physical development and businesses to:
- Motivate, inspire and support people with their learning and development
 - Provide opportunities to progress to higher education and into employment
 - Address key barriers to finding and sustaining employment
- (ii) **Enable healthy and safe lives** - This theme looks at improving community safety and creating opportunities and supporting people to make choices that improve their health and wellbeing. It explores how to capture opportunities from the physical development and how to enhance services to:

- Embed health and community safety within regeneration plans and service delivery
- Empower people to improve their own health and wellbeing, enabling people and families to participate in sport, leisure and physical activities
- Develop community-led solutions that address obesity, mental health and community safety issues and manage demand on services by focusing on prevention

(iii) Build community capacity- This theme underpins strands 1 and 2 by looking at ways to enable people to engage with and support the regeneration programme and to shape and access services that will improve their education, health, employment and community safety. It explores how to capture opportunities from the physical development and how to enhance services to:

- Develop local ownership and civic pride by enabling people to shape the planning, design and operations of spaces and community facilities
- Enable local people to identify the needs of their community and to work with them to co-design and co-produce services
- Connect people and organisations to a range of opportunities that support individual or organisational development and growth

7.11 The Scheme will significantly contribute to these outcomes through the delivery of its Tottenham People Priority Strategy which puts these outcomes at the heart of delivery of all aspects of the Scheme. This includes the design and construction of new homes, neighbourhood and public spaces and new community facilities. The types of uses and commercial and creative operators who will be allowed to occupy space in the Scheme and through targeted funding and interventions which will, for example, provide local residents (including young people and those furthest from the employment market) with additional support, in order to be able to take advantage of the new opportunities on offer.

7.12 The delivery of these outcomes will ensure that the Council Priorities 1-3 are supported through the delivery of the Scheme.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance

8.1 GVA have been providing commercial advice to the Council through negotiating the Development Agreement and associated legal documentation. As mentioned above, the Council has received a signed best consideration letter from GVA.

- 8.2 As part of the Secretary of State application the Council will need to provide a current valuation report.. The Council will ensure that this report is obtained and included as part of the application.
- 8.3 Further commentary on the valuation and commercial terms of the DA and the apportionment of consideration between the Housing Revenue Account and the General Fund can be found in section 8 of the 12th September 2017 Cabinet Report (Appendix 1).

Legal

- 8.4 The Cabinet agreed on 12 September 2017 and (following a call in) on 9th October 2017 to dispose of the Council's sites within the High Road West area. The land mentioned in this report is held for housing purposes and the Council has authority under section 32 of the Housing Act 1985 to dispose of the properties held in the Housing Revenue Account in any manner it wishes but must first obtain the consent of the Secretary of State.
- 8.5 However an application to the Secretary of State in respect of a disposal under section 32 (and/or section 43) of the Housing Act 1985 must be referred to Full Council for approval first in accordance with Article 4 of Part Two of the Council's Constitution and pursuant to Regulation 4 (6) of The Local Authorities Executive Arrangements (Functions and Responsibilities) (England) Regulations 2000. The function of making the application lies with the executive of the Council under Regulation 4(5). In addition, prior to making any decision by Cabinet to dispose, the Council needed to carry out a statutory consultation in accordance with section 105 of the Housing Act 1985. Under that section the Council must consult with the secure tenants affected on matters concerning the management, maintenance, improvement or demolition of dwelling-houses let by the authority under secure tenancies, or the provision of services or amenities in connection with such dwelling-houses. The Council has conducted the necessary statutory consultation.

Equality

- 8.6 The Council is subject to the Public Sector Equality Duty under the Equality Act 2010, which requires the Council to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Equality Act
 - Advance equality of opportunity for those with "protected characteristics" and those without them
 - Foster good relations between those with "protected characteristics" and those without them.
- 8.7 The protected characteristics are: 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.

- 8.8 An Equality Impact Assessment (EqIA) was undertaken for the following Cabinet decision related to the High Road West Regeneration Scheme made at the Cabinet meetings held on 16th December 2014, 15th December 2015 and 12th September 2017, as well as for the Housing Strategy 2017-2022, which was approved by Cabinet on 18th October 2016.
- 8.9 The EqIA for the 12th September 2017 Cabinet Report built on the previous EqIAs to inform Cabinet of the likely equality implications of the decisions within the Cabinet report, which included a decision to dispose of the housing land belonging to the Council and situated within the High Road West Area held within the Housing Revenue Account (subject to the approval of full Council to make the application to the Secretary of State and the consent of the Secretary of State).
- 8.10 The Cabinet carefully considered this EqIA before it reached its decision on 12th September 2017. However, the Secretary of State's consent is required to enable disposal of the Council's housing land within the High Road West Area as a condition of the DA. As a result this same EqIA (found at Appendix 5) needs to be considered with equal care by the Full Council before it decides whether or not to give approval to make an application to the Secretary of State.
- 8.11 This EqIA highlighted a range of implications including the following:
- Housing (such as, rehousing residents and providing a significant increase in new homes to the area)
 - Employment and Businesses (such as relocation of some existing businesses and new jobs and employment opportunities)
 - Healthy and safer communities (such as creating new public spaces, parks, community buildings)
- 8.12 These will impact on all protected groups in some ways, but in particular older people, younger people, women, BAME communities, disabled people and people of different faiths or religions.
- 8.13 Mitigating actions have been identified in the EqIA to minimise the negative impacts of this decision, where this has been possible. This will help achieve wider socio-economic benefits for the local community, as well as meet the housing needs in Haringey, as identified in the Housing Strategy EqIA.
- 8.14 A Design Code will be developed for the Scheme to ensure that properties and the development are designed to the highest standard. Homes will be designed to meet the needs of residents and adaptations for example hand rails and walk-in showers will be undertaken for residents.
- 8.15 The Scheme will include a new Library and Learning Centre which will have particular benefits for the local community in regards to education and job opportunities, it has been designed to ensure it is fully accessible.

9. Use of Appendices

9.1 The table below details the appendices relevant to this report:

Appendix	Document
Appendix 1	12 th September 2017 Cabinet Report
Appendix 2	9 th October Special Cabinet Report
Appendix 3	2 nd October Overview and Scrutiny Report
Appendix 4	Site Plan
Appendix 5	12 th September 2017 EqlA

10. Local Government (Access to Information) Act 1985

10.1 Background Papers:

- 10th October 2016, Cabinet – EqlA for Adoption of the Housing Strategy 2017-2022
<https://www.minutes.haringey.gov.uk/documents/s88250/Housing%20Strategy%20App3%20EqlA%20v1%200.pdf>
- 13th September 2016 Cabinet Report- Tottenham Housing Zone Phase 2- North Tottenham
- 15th December 2015 Cabinet Report- High Road West Regeneration Scheme Update and Next Steps
- 15th December 2015 Cabinet Report EqlA
<http://www.minutes.haringey.gov.uk/documents/s82602/Appendix%203-%20EqlA.pdf>
- 16th December 2014 Cabinet Report- High Road West Regeneration Scheme- Masterplan and Next Steps
- 16th December 2014 Cabinet Report
<http://www.minutes.haringey.gov.uk/documents/s56687/Appendix%2011-%20Final%20High%20Road%20West%20Masterplan%20Framework%20EQIA.pdf>
- 15th July 2014 Cabinet Report- High Road West Regeneration Scheme Consultation.
- 28th November 2013- High Road West Regeneration Project - Master Plan Option Consultation Feedback and Next Steps.