

Report for: Leader's Decision, 19th January 2018

Item number: 5

Title: Minor variations to land transactions at Tottenham Hale

Report

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Ward(s) affected: Tottenham Hale

Report for Key/

Non Key Decision: Key

1. Describe the issue under consideration

- 1.1 On 12th July 2016 Cabinet approved the recommendation to enter into a Strategic Development Partnership Agreement with Argent Related.
- 1.2 As part of the same decision, Cabinet declared 10 sites in Tottenham Hale surplus to requirements and, subject to title investigations, that they be disposed of, and for the considerations as set out in draft Heads of Terms attached to the report, to Argent Related. The plan showing the 10 sites and attached to the Cabinet Report of 12 July 2016 is attached in Appendix A. The sites included Plots 9A and 9B.
- 1.3 On 15th February 2017 Cabinet agreed to a minor revision to the boundaries of Plot 6, as the development proposed by Argent Related had reached a more advanced design stage necessitating the change.
- 1.4 On 21 March 2017 the Council entered into a Development Agreement with TH Ferry Island Limited for the disposal of plots 1 through 10. These included Plots 9A and 9B.
- 1.5 Argent Related have further developed their designs and, through the masterplanning process and based on the latest land assembly provision, a further variation is required to the boundaries of Plots 9A and 9B, as compared to that which was reported to Cabinet in July 2016. The revised Plot 9A+B, as shown in Appendix B, now needs to be declared surplus to requirements and disposed of to Argent Related, as per the terms agreed in the Strategic Development Partnership Development Agreement.

2. Cabinet Member Introduction

- 2.1 The Housing Zone process gives the Council an opportunity to bring substantial resources to bear to deliver key place-making investments and to bring forward a substantial volume of new, quality homes of different sizes and tenures with a view to creating a truly sustainable, mixed community.
- 2.2 This report seeks to make a minor variation to land transactions in order to make this vision a reality. We have made great progress in setting out an exciting vision for the future of Tottenham Hale as London's next great affordable neighbourhood of choice, with a thriving district centre with new places to live, work, shop and enjoy.

3. Recommendations

- 3.1 It is recommended that the Leader of the Council agree:
 - a) To declare the land within the revised Plot 9A+B site at Tottenham Hale (shown edged red on the site plan attached as Appendix B) surplus to requirements and to incorporate the land shown coloured as revised Plot 9A+B as part of the 10 sites to be disposed of to TH Ferry Island Limited Partnership under the terms of the Development Agreement dated 21 March 2017, as agreed by Cabinet on 12 July 2016.

4. Reasons for decision

- 4.1 Cabinet has already approved on 15 March 2016 to dispose of Plot 9A and Plot 9B at Tottenham Hale and a Development Agreement was entered into on 21 March 2017. Both pieces of land lie within the Tottenham Hale District Centre which is the first phase of the Tottenham Housing Zone and will be key to achieving long term sustainable regeneration in the area.
- 4.2 Plot 9A+B at Tottenham Hale is within the Strategic Development Partnership Area, which aims to provide new mixed-use development at the heart of the District Centre.
- 4.3 As Argent Related have progressed designs for this site it has become clear that a variation to this plot of land is required, with 173m² removed towards the South of the sites, within the previous red line boundary of Plot 9A. It is proposed that an equal amount of land (173m²) is added to the previous red line boundary of Plot 9B, creating the new, combined Plot 9A+B, with the revised area of land coloured red on the site plan attached at Appendix B. The land consisting of Plot 9A+B is currently held for highway purposes and is part of the Tottenham Hale Bus Station.

5 Alternative options considered

- 5.1 The Council could decide not to alter Plot 9A and Plot 9B and retain the site boundaries previously reported to Cabinet in July 2016. However, this would result in the delivery of a sub-optimal scheme by Argent Related.

- 5.2 The preferred option outlined in this Report is to amend the site boundary to the original Plots 9A and 9B, creating a new site boundary of Plot 9A+B to facilitate the optimal scheme progressing.

6 Background information

Strategic Context

- 6.1 Tottenham is a major regeneration area for Haringey and London. The Tottenham Strategic Regeneration Framework (SRF), approved by Cabinet on 18th March 2014, identifies Tottenham Hale as being London's next great neighbourhood and sets out an ambitious vision for the transformation of this area.
- 6.2 The Haringey Local Plan: Strategic Policies and emerging Tottenham Area Action Plan (AAP) was adopted by Full Council on 27th July 2017 and includes ambitious targets of 5,000 homes and 4,000 jobs to be delivered in Tottenham Hale across a number of specific development sites.
- 6.3 The Plot 9A+B site is part of site TH 4: Station Square West and has been identified as being suitable for residential and other District Centre uses, with the creation of high quality public realm including the extension of Ashley Road as the primary route through the site and a new active use facing the Tottenham Hale bus station. The current use of the site is retail, restaurants, employment land, hotel and garage. Plots 9A and 9B as defined when the SDP DA was agreed, as well as the revised Plot 9A+B, comprise highways land as they include Station Road and its junction with The Hale. Station Road is to be realigned through the redevelopment of the Station Square West site by Argent Related, releasing the red line boundary in question and creating an optimal area of developable land. This facilitates the comprehensive redevelopment of the area, including a significant amount of new public realm within the Station Square West site boundaries. This land is currently under Council ownership.
- 6.4 On 12th July 2016 Cabinet agreed for the Council to enter into a Strategic Development Partnership Agreement with Argent Related and, and to the disposal of 10 sites in Tottenham Hale to Argent Related. This included Plot 9A and Plot 9B. The land declared surplus to requirements and disposed of to Argent Related as reported to Cabinet in July 2016 is outlined in Appendix A.

7 Best Consideration

The amendment of Plot 9A and Plot 9B into the revised Plot 9A+B does not add any additional land to the overall deal with Argent Related. As the value for this site in the SDP Agreement is based on an apportionment of overall site area an internal valuation process was undertaken which concluded that there is no impact on the original commercial terms including any change in land value. Both the previous Plots 9A and 9B, and the revised Plots 9A+B are classed as Highways land and are within the same immediate area and the proposed change has no impact on the value of the deal with Argent and therefore no change in terms of best consideration. While the release of this land is essential in enabling development for the wider Station Square West AAP site, the revisions of boundaries to be transferred are solely related to the

realignment of Station Road and therefore do not constitute a material change to the Development Agreement nor do they impact on the original commercial terms.

8 Contribution to strategic outcomes

- 8.1 The recommendations in this report are related to a number of Council wide corporate policies and priorities and will help deliver the Council's priorities as set out in the Corporate Plan 2015-2018: building a stronger Haringey together and in the draft Housing Strategy. In particular, the affordable homes to be delivered in the SDP area will support delivery of the Council's target for affordable housing in the borough.

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

Finance

- 9.1 Corporate Finance notes the recommendations in this report and that, as the previous Cabinet decisions have been very slightly altered, there is no change to the financial implications as previously approved. There is no impact on maintenance costs there is no negative impacts on valuations.

Corporate Finance therefore have no further comments.

Procurement

- 9.2 Strategic Procurement notes the contents of this report. The recommendation relates to a land transaction and therefore has no required input from Strategic Procurement. However, Strategic Procurement can confirm there is no Procurement related Regulatory constraints that would prevent the recommendations contained in this report being implemented.

Legal

- 9.3 The Council has entered into a Development Agreement with TH Ferry Island Limited Partnership on 21 March 2017 and a variation of that agreement will be required to include the revised plots referred to in this report. The extra land is held for Highways purposes.
- 9.4 Under S123 of the Local Government Act 1972 the Council has the power to dispose of this land subject to obtaining the best consideration it can reasonably obtain otherwise it must seek the consent of the Secretary of State unless the disposal falls within the General Consent. The reports states that the disposal does not add any additional value to the existing sites which are the subject of the Development Agreement;

Equality

9.5 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those protected characteristics and people who do not.

The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty. This decision has no direct impact on the protected characteristics.

9.6 The overall Tottenham Hale Delivery Framework recognises the need for engagement with residents and service users likely to be impacted by development proposals, including the need to engage with groups that share the protected characteristics and may be harder to engage. Delivery partners are expected to engage positively and proactively with the community and to support the community throughout the period of development including minimising the impact of disruption from construction works wherever possible.

9.7 An EqIA informed the Cabinet's decision on the 9th February 2016 to adopt the Tottenham Hale District Centre Framework and accompanying strategies. This EqIA was in turn considered in conjunction with the July 2016 Cabinet decision to enter into the proposed Strategic Development Partnership, as it proposed arrangements to be tasked with the delivery of key parts of the Tottenham Hale District Centre in line with these strategies. The EqIA identified that all groups of residents should benefit from the proposals set out, including improved transport links and the local network of streets, improvements in access to green open spaces and new public spaces, a mixture of new housing developments and plans to increase jobs and training opportunities in the area.

10 Use of Appendices

- Appendix A – Site Plan – SDP Plots at Completion of Development Agreement
- Appendix B – Site Plan – Revised SDP Plots following Masterplanning

11 Local Government (Access to Information) Act 1985

- 11.1 Tottenham Strategic Regeneration Framework (SRF), approved by Cabinet on 18th March 2014
- 11.2 Haringey Local Plan: Strategic Policies
- 11.3 Tottenham Area Action Plan (Pre submission version January 2016)
- 11.4 Tottenham Hale District Centre Framework and supporting strategies, adopted by Cabinet 9 February 2016

Appendix B – Site Plan – Revised SDP Plots following Masterplanning

