

**Report for:** Cabinet 10 March 2020

**Title:** GLA Good Growth Fund – Adaptive Wood Green and Strategic Investment Pot (SIP)

**Report authorised by:** Dan Hawthorn, Director of Housing, Regeneration and Planning

**Lead Officer:** Pippa Gueterbock, Regeneration Manager

**Ward(s) affected:** Noel Park, Alexandra, Woodside

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

## 1. Describe the issue under consideration

### Good Growth Fund

- 1.1. This report relates to the Greater London Authority (GLA) Good Growth Fund (GGF), which was launched in 2017. The GGF is Mayor Sadiq Khan's £70 million regeneration programme to support growth and community development in London.
- 1.2. Haringey submitted a bid for its round one in 2018 called “Connecting Wood Green” and successfully received a £900,000 grant.
- 1.3. Subsequently, the third round of grant applications was launched, with bids submitted in September 2019. The bidding process is undertaken over two phases, and in December 2019 the GLA notified the council it was successful in passing to the second stage of the process for its ‘Adaptive Wood Green’ bid. The outcome of the second phase will be known in March 2020.

### Strategic Investment Pot

- 1.4. The Council is participating in the London-wide Business Rates Retention Pilot. This pilot is by agreement with all London Boroughs and was approved through the 2019 Autumn Statement. The Strategic Investment Pot (SIP) forms part of the pilot, with the City of London Corporation acting as accountable body. The Council submitted the ‘Central London Inclusive Growth’ bid as part of a consortium of six London Boroughs and subsequently submitted a response to the London Business Rates Pool Strategic Investment Pot Consultation 2019/20 in October 2019 supporting the recommended allocation.
- 1.5. Part of the match funding for ‘Adaptive Wood Green’ will come from the Strategic Investment Pot (SIP) from the 19/20 SIP Consultation for the ‘Central London Inclusive Growth’ bid.

- 1.6. This report is seeking authority to enter into two grant agreements; one with the GLA in the event of the GGF bid being successful, and the other 3 with the London Borough of Tower Hamlets (accountable body for the SIP bid) to accept SIP grant funding.

## **2. Cabinet Member Introduction**

- 2.1. The 'Adaptive Wood Green' proposal builds on the Wood Green Regeneration Programme, including the work of the first Good Growth Fund programme.
- 2.2. This funding will unlock much-needed town centre and public realm improvement projects for Wood Green. It will create opportunities for local residents and businesses to become much more involved in and benefit from the regeneration of Wood Green through meaningful engagement, community empowerment, business training and participatory evaluation.
- 2.3. This proposal will also help address some of the air quality issues in Wood Green, particularly around Noel Park Primary and Alexandra Primary schools. It will help provide youth spaces in Wood Green and improvements and business support to Turnpike Lane.
- 2.4. It is proposed that the 'Adaptive Wood Green' project will be part funded from the SIP funding from the 19/20 SIP Consultation for the 'Central London Inclusive Growth' bid. One of the outcomes of SIP funding is to contribute to economic growth and 'Adaptive Wood Green' aims to bring improvements to Wood Green's town centre and businesses.
- 2.5. The 'Central London Inclusive Growth' SIP bid is for investment to deliver affordable workspace with digital infrastructure, and support for businesses to help residents from all backgrounds to set-up in business, micro businesses to employ (diversely), and small businesses to expand.

## **3. Recommendations**

- 3.1 In the event of the 'Adaptive Wood Green' application to the GLA's Good Growth Fund being successful, give delegated authority to the Director of Housing, Regeneration and Planning and the S151 Officer, after consultation with the Cabinet Member for Finance and Strategic Regeneration:
  - 3.1.1 To enter into Good Growth Fund grant agreement with the GLA to the value of £1.84m.
  - 3.1.2 To enter into grant agreements with third parties using the sources of funding as set out in the Adaptive Wood Green bid proposal, up to the maximum amount of grant funding for each of the projects as set out in the proposal, and subject to compliance with State Aid legislation.
- 3.2 The acceptance of the Strategic Investment Pot (SIP) funding from the 19/20 SIP Consultation for the 'Central London Inclusive Growth' bid from the accountable body (London Borough of Tower Hamlets) and to give delegated authority to the Director for Housing, Regeneration and Planning to agree the final terms of the funding agreement in respect of the funding if required. The

exact amount is still to be determined but is expected to be over £500,000 (up to a sum of £750,000).

#### **4. Reasons for decision**

- 4.1. Haringey submitted the Stage 1 application for the Good Growth Fund in October 2019 and Stage 2 bid was submitted on 3rd February 2020. The GLA will be notifying successful candidates in March 2020.
- 4.2. The Adaptive Wood Green proposal is for a £1.84m GGF grant and £2.52m match (including £0.40m of SIP and £0.60m of other external partner match funding) funding to contribute to projects with a total value of £4.37m. See table in appendix 1 for details.
- 4.3. If the GGF bid is successful, then the GLA will require Haringey to enter into a grant agreement by a date to be confirmed by the GLA. The decision to enter into the grant funding agreement is a Key Decision as the value of the grant is above £500k.
- 4.4. At the time of writing this report it is not known whether the GGF bid has been successful or not, but in order to meet the deadlines it is necessary to seek conditional approval that, in the event of the bid being successful, Haringey can enter into a grant agreement with the GLA.
- 4.5. The City of London Corporation has determined the funding allocation to be awarded to the successful SIP projects. The recommendation from November 2019 was to award the two 'inclusive growth' bids £8m to share. Work is ongoing between the two accountable bodies to determine the exact allocation. This is expected to complete shortly.

#### **5. Alternative options considered**

- 5.1. In January 2018, Cabinet agreed to adopt the Wood Green Strategic Regeneration Framework (SRF), which sets out the overarching vision and objectives for Wood Green. Officers have developed a Development Infrastructure and Investment Funding Study and Delivery Plan, which will set out projects and priorities for the short, medium and long term.
- 5.2. There are a number of projects and priorities in the Wood Green SRF and draft Delivery Plan. All of the projects in the 'Adaptive Wood Green' proposal sit within this framework. The projects in the GGF "Adaptive Wood Green" application have been proposed because there is a specific opportunity (in the form of reusing vacant or underused building) or funding already secured which has been used to lever in additional grant from the GLA.
- 5.3. If Cabinet does not agree to enter into the GGF grant agreement with the GLA then some projects may be unlikely to progress.
- 5.4. If Cabinet does not agree to accept SIP funding from the accountable body, the council will not be able to utilise the expected £750,000 investment in the

borough to deliver affordable workspace with digital infrastructure, and support for businesses to help residents from all backgrounds to set-up in business, micro businesses to employ (diversely), and small businesses to expand.

- 5.5. If Cabinet does not agree to accept SIP funding, then the projects to develop the civic infrastructure in Wood Green through a High Street Community Civic Centre and backing small businesses with business support will be significantly affected.
- 5.6. The report recommends that delegated authority for approving the grant agreements within the required timescale is given to the Director of Housing, Regeneration and Planning and ensure if the funding is approved Haringey enters into a grant agreement with the GLA in the deadline.
- 5.7. The alternative option would be to go back to Cabinet in June 2020 with the final grant agreements which may result in delays with project start-up.

## **6. Background information**

- 6.1. A summary of the proposal is set out below.

### Good Growth Fund

- 6.2. The Good Growth Fund is the Mayor of London's £70 million regeneration programme to support growth and community development in London. The fund supports innovative regeneration activities, that enable Londoners to actively participate in their local community, deliver co-ordinated place-based strategies that welcome growth in a way that works London's varied physical character and support diverse and accessible local economies – from high streets and town centres to industrial areas – to realise their full potential.
- 6.3. The Council was successful in the first round of Good Growth Funding with a £900k grant to develop the Clarendon Yards industrial estate and make some public realm improvements in Wood Green. The Council was successful in the second round with the £3.2m 'Enterprising Tottenham High Road' programme. This proposal is for the third round of Good Growth Funding.

### Strategic Investment Pot (SIP) funding

- 6.4. The Council is participating in the London-wide Business Rates Retention Pilot. The London-wide Business Rates Retention Pilot is by agreement with all London Boroughs and was approved through the Autumn Statement. The Strategic Investment Pot (SIP) forms part of the London-wide Business Rates Retention Pilot. The Council submitted a response to the London Business Rates Pool Strategic Investment Pot Consultation 2019/20 in October 2019 supporting the allocation recommended by the City of London Corporation as the SIP accountable body.
- 6.5. The Council worked with the London Boroughs of Camden, Hackney, Tower Hamlets, the Royal Borough of Kensington and Chelsea, and Westminster City Council on an inclusive growth directed investments SIP bid ('Central London Inclusive Growth') to deliver 8,940 SQM of affordable workspace with digital infrastructure and support for 888 businesses across the six central London

boroughs. The investment would help residents from all backgrounds to set-up in business, micro businesses to employ (diversely) and small businesses to expand. The London Borough of Tower Hamlets is the accountable body for the bid.

- 6.6. Following determination by the City of London Corporation in November 2019, two inclusive growth bids were given funding. Haringey Council will benefit from the recommended project 2 – Inclusive Growth - where the recommendation is to merge two bids together, allocating £8m across eight authorities (Camden, Hackney, Haringey, Islington, RBKC, Tower Hamlets, and Westminster); 50% of the combined bids.
- 6.7. The ‘Central London Inclusive Growth’ bid was for investment to deliver affordable workspace with digital infrastructure and support for businesses to help residents from all backgrounds to set-up in business, micro businesses to employ (diversely) and small businesses to expand. The ‘Building an Inclusive Knowledge Economy’ bid was to create an inclusive knowledge economy across economic clusters in Camden, Hackney, Islington and Tower Hamlets, integrating 'people' and 'place' so that places are opened up to local people for economic benefit through spatial planning and intensification, business growth and skills development.
- 6.8. Work is ongoing between the participating authorities in the two ‘inclusive growth’ bids to determine an equitable allocation of the funding and the outputs to be delivered accordingly.
- 6.9. In the Good Growth Fund 3 bid, which is also the subject of this Cabinet report, it is proposed to utilise a proportion of this 19/20 SIP funding as match for the community and civic centre project.

#### Good Growth Fund 3 – ‘Adaptive Wood Green’ - summary

- 6.10. Following the successful delivery of the GLA-funded Station Road revival project, and of Connecting Wood Green which focusses on the central area; the third area of focus with this proposal is Wood Green’s High Road, Turnpike Lane and Noel Park. These areas have a completely different character to Station Road and the Cultural Quarter, with a complex set of challenges around high levels of deprivation, underinvestment, social isolation, crime and youth violence, anti-social behaviour, and local centres in economic decline. In response to these challenges, the proposal programme is focussed on three aims: Empowering People through Social Inclusion, Making Better Places by Improving Air Quality and Growing Prosperity by Repositioning the Town Centre.
- 6.11. At its heart it is a partnership project engaging multiple stakeholders and empowering local people to make changes to their places. It will deliver long term transformation of spaces aimed at enabling social integration, raising aspiration and supporting the local economy.
- 6.12. Young people are the focus that links the projects together and the aim is for young people to contribute to the design of many of the projects.

6.13. Many of the projects and proposals have come directly from recommendations of the Connecting Wood Green Good Growth Fund (round 1) scheme. This involved the in-depth engagement of multiple stakeholders to develop briefs for projects which are needed in Wood Green (which includes Noel Park and Turnpike Lane).

#### Empowering Young People through Social Inclusion

6.14. There are more young people living in Wood Green than the average in Haringey and more than 6% of children in Wood Green live in temporary accommodation. The educational achievement levels of young people in the area are less than the Haringey average, though performance is improving. Wood Green has high levels of inequality in terms of employment opportunities, skills and income levels. Within Wood Green area, Noel Park is one of the most deprived wards in Haringey, in the 10% of the most deprived areas nationally with young people disproportionately affected. Young people locally are at risk of gang and knife crime, with the impacts felt across families and communities.

6.15. One of the challenges highlighted by young people is a lack of places to go outside home and after school where they feel safe and can access services. An existing youth service project at 141 Station Road in Wood Green would be a pilot project to engage young people in co-design and co-production of a new youth space. The test project is being delivered from a property which needs significant capital investment and LBH funding will be used to deliver the refurbishment works.

6.16. The aim of Empowering Young People through Social Inclusion would apply to the entire Adaptive Wood Green programme, to give a voice and role for young people in each aspect of it, in a meaningful way through co design, programme shaping, policy development, and management in the long term. This innovative approach will use the Youth Board, set up via Haringey Community Gold programme as the central means of review and scrutiny, so that the overall programme can be viewed through the lens of a young person.

6.17. A key partner in the delivery of this programme will be Noel Park Big Local. In response to the local challenges of youth unemployment and lack of skills, Noel Park Big Local are developing a plan which aims to create opportunities for young people to develop skills and work experience that relate to healthy travel and improving the environment. The aim is to make Noel Park a better place to live for all residents by planning and delivering resident-led initiatives that address large social issues while creating opportunities for local young people to access resources and skills to boost their employability.

6.18. A new youth Hub will be delivered as part of the Bury Road Centre project, as a distinct part of the civic offer in the refurbish retail unit. The Hub will provide around 250sm of dedicated space for a range of activities visible from the high street.

#### Making Better Places by improving Air Quality

6.19. Air pollution reduces life expectancy, limits physical activity in urban areas, and it creates an unwelcoming environment which people avoid. As such, improvements to better air quality is a priority for Haringey. We echo the Mayor's

call to action that poor air quality is “a health crisis that damages the lung development of our children”.

- 6.20. Our aim is to help deliver a modal shift away from petrol/diesel vehicles which are the biggest cause of pollution and therefore pollution-related harm in Haringey, while creating a safer cleaner environment for walking and cycling, as well as rest and play.
- 6.21. This project will build on the existing school streets initiative that transforms roads outside schools so that only pedestrians and cyclists can use them at school start and finish times. The council already has committed to deliver meaningful measures outside the primary school streets across the borough, and the first five of these will be delivered as part of this project – two in Wood Green and three across the rest of the borough.
- 6.22. A range of interventions will encourage active travel and the way that people travel to their local shops or high street. Measures include pavement widening, traffic calming, cycle racks and training, tree planting and urban greening.

#### Growing Prosperity by Repositioning the Town Centre

- 6.23. Wood Green is a Metropolitan Town Centre and should play a vital role in meeting residents’ retail, leisure and civic needs but it has been in decline for a number of years, with falling trade a result of its limited offer, tired and dated design and the rise of newer alternative London shopping destinations. There is also a need for more quality leisure opportunities, which can boost footfall. A lack of employment space is exacerbating the loss of the town centre’s vibrancy. Other issues include intensive traffic on the High Road, congested pavements, a lack of green infrastructure and poor air quality. Crime and the fear of crime has also been a deterrent to attracting better investment.
- 6.24. However Wood Green Town Centre / High Road has great potential to be a very successful Town Centre and High Street thanks to its uniquely good footfall and low vacancy rate. Our residents and businesses have asked us to revitalise our town centre. For young people, high streets are normally a place for gathering and socialising, however Wood Green and Turnpike Lane’s challenges of high youth violence rates create negative perceptions of not just the places but also, conversely negative perceptions of young people. Therefore services and activities should be aimed at attracting young people to the area. Public places should be managed to encourage young people to engage in meaningful and fun activities.
- 6.25. Turnpike Lane has suffered from similar issues of crime and antisocial behaviour, decline in retail and poor-quality public realm. Working in partnership with Future Wood Green Business Improvement District, the Turnpike Lane Project aims to bring about sustainable and comprehensive improvement to the area in line with the shared vision and aspirations developed in partnership with local partners and stakeholders, including public realm interventions to support active travel and shop front improvements.
- 6.26. The Town Centre Repositioning Strategy will evaluate research into retail and best practice response to Wood Green’s high street challenges; develop an

evidence base for recommendations and establish non-retail opportunities for the town centre including cultural and community uses.

6.27. The Council is keen to test a new civic offer in the town centre by piloting the adaptation of a large town centre commercial unit at Bury Road which is currently underused and not contributing to the town centre, to support cultural, civic and community uses. The first floor is being made available for a potential medical centre. Part of the ground floor will be needed for a temporary Library and Customer Service Centre in two years, leaving the allocated space available immediately for a test project. Other uses to be on the ground floor include the Citizens Advice Bureau and potentially a new, more accessible location for Haringey Works, our employment and skills provider. The Bury Road Centre can also provide much needed creative employment space in both the short and long term.

## **7. Contribution to strategic outcomes**

7.1. Economy Priority: 'A growing economy which provides opportunities for all our residents and supports our businesses to thrive' (outcome 13) and 'A borough where all residents have access to training and skills development opportunities and more people are supported into work' (outcome 14). The projects will support local residents to access the jobs and deliver significant transformation of the town centre whilst safeguarding existing businesses.

7.2. Place Priority: 'A healthier, active and greener place' (outcome 9) through improving public realm spaces in the town centre and improve the air quality, especially around schools.

7.3. People Priority: 'Every young person, whatever their background, has a pathway to success for the future' (outcome 6) through projects to provide safe spaces and opportunities to develop their skills and contribute to the design of improvements to Wood Green Town Centre and Turnpike Lane.

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

### **Finance**

8.1. This total cost of adaptive wood green project is £4.37m. This will be met from Good Growth Fund grant and a combination of Council funding and third party contribution.

8.2. This report recommends the delegation of authority to enter into Good Growth Fund agreement with GLA. This will secure part of the fund required for the Adaptive Wood Green project.

8.3. The total Good Growth Fund grant applied for is £1.84m. There is a match funding requirement of £2.53m.

The match funding:

BNLP: Part of Noel Park Lottery Funding already received -

£0.08m

Future Wood Green BID.	£0.02m
Haringey CIL -	£0.60m
SIP contribution -	£0.40m
Community Gold/Core funding -	£0.02m
Wood Green Revenue Contribution -	£0.08m
Wood Green Capital Programme -	£0.43m
School Streets Capital Programme -	£0.40m
NHS CCG: Fit out of New Medical centre -	£0.50m.
<b>Total Match Funding -</b>	<b>£2.53m.</b>

- 8.4. SIP contribution (£0.40m) to this project is subject to the receipt of SIP bid estimated at up to £0.75m.  
There is provision in the budget for the Council's revenue and capital contributions.  
NHS contribution is subject to confirmation of the GLA GGF grant award.
- 8.5. The exact amount of SIP funding to receive is still to be determined but is expected to be over £0.50m and up to a sum of £ 0.75m.

### Legal

- 8.6. The Assistant Director of Corporate Governance notes the contents of the report.
- 8.7. Pursuant to the provisions of the Council's Contract Standing Order (CSO) 17.1 Cabinet may approve the receipt of a grant in accordance with CSO 9.07 if the value of the grant is £500,000 or more and as such Cabinet has power to approve the receipt of the grant and the entering into the agreement for the receipt of the grant in this Report.
- 8.8. Pursuant to the provisions of CSO 17.3, Cabinet may approve the award of a grant to an external body in accordance with the provisions of CSO 9.07 where the grant is £500,000 or more and as such Cabinet has power to approve the award of the grant and the entering into the agreement for the award of the grant in this report.
- 8.9. The Assistant Director of Corporate Governance sees no legal reasons preventing the approval of the recommendations in the report.

### Equality

- 8.10. The Council has a public sector equality duty under the Equality Act (2010) to have due regard to:
- tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;

- advance equality of opportunity between people who share those protected characteristics and people who do not;
- foster good relations between people who share those characteristics and people who do not.

8.11. We have been proactive in consulting with a wide and diverse range of people and stakeholders on the Wood Green Strategic Regeneration Framework and Investment Framework documents. This will include groups that represent those with protected characteristics.

8.12. An Equalities Impact Assessment has been carried out for the Wood Green Strategic Regeneration Framework. The impact assessments focus on the potential impact on the nine protected characteristics, as well as the potential for addressing identified inequalities relating to areas of: employment, connectivity/transport, housing, air quality, education, training, skills, health and wellbeing, diversity and crime.

8.13. The projects set out in the Adaptive Wood Green proposals will help the council to meet the priorities which have been identified in the Wood Green SRF EqIA, and will have the following specific benefits:

8.14. The SIP package of bids features one project in which Haringey Council will participate: Inclusive Growth. This will have implications for existing businesses in Haringey with the business support package, and for businesses inside and outside the borough that are looking for workspace.

8.15. The Adaptive Wood Green project will benefit Wood Green residents, local businesses on the High Road and Turnpike Lane including small independent business, and harder to reach groups.

8.16. The additional support to local organisations like Big Local Noel Park will create benefits for all residents in Wood Green. These residents will benefit from the increased participation and engagement.

## **9. Use of Appendices**

Appendix 1 – Adaptive Wood Green Budget

## **10. Local Government (Access to Information) Act 1985**

Good Growth Fund Prospectus

[https://www.london.gov.uk/sites/default/files/good\\_growth\\_fund\\_prospectus.pdf](https://www.london.gov.uk/sites/default/files/good_growth_fund_prospectus.pdf)

Appendix 1: Adaptive Wood Green Budget

Projects									Total
	GLA	External match (BLNP, Future Wood Green, NHS CCG)	CIL	SIP	Youth at Risk Strategy/ Community Gold/ Core Fund	Haringey School Streets REF 119	Haringey (WG Revenue)	Haringey Capital Prog. (Wood Green)	
	1,842,500	597,500	600,000	400,000	20,000	400,000	80,000	425,000	4,365,000
Empower Young People in the creation of youth space	100,000				20,000		20,000	60,000	200,000
Building skills and employability with 'Changing Gears'	22,500	77,500							100,000
Improve Air Quality with School Streets	520,000					400,000		115,000	1,035,000
Intensify economy through Adaptive Town Centre strategy	20,000	20,000					20,000		60,000
Develop civic infrastructure through High Street Community Civic Centre	430,000	500,000		200,000				150,000	1,280,000
Deliver community-led regeneration of Turnpike Lane	500,000		600,000				40,000	100,000	1,240,000
Back small businesses through Business support				200,000					200,000
Programme Management	250,000								250,000
	1,842,500	597,500	600,000	400,000	20,000	400,000	80,000	425,000	4,365,000