

# GREATER LONDON AUTHORITY

## REQUEST FOR DIRECTOR DECISION – DD938

**Title:** Mayor's Regeneration Fund North Tottenham Package - Stadium Approach

### Executive Summary:

This Director's Decision form seeks approval to commence the first part of the Stadium Approach component of the North Tottenham Package falling within the Mayor's Regeneration Fund (MRF).

The Stadium Approach project will improve access to sustainable methods of transport including walking, cycling and public transport, reduce vehicle dominance, and provide an improved quality of public realm to the west side of Tottenham High Road that enhances the environment and perception of the area to residents, visitors and investors alike.

### Decision:

That the Director approves the:

- award of MRF grant funding to the London Borough of Haringey for the delivery of its Stadium Approach project; and
- entry into and execution (by the Executive Director of Resources on behalf of the GLA) of a funding agreement with the London Borough of Haringey governing the GLA's provision of the funding.

### AUTHORISING DIRECTOR/HEAD OF UNIT

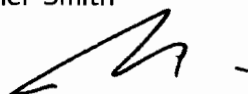
I have reviewed the request and am satisfied it is correct and consistent with the Mayor's plans and priorities.

It has my approval.

**Name** Fiona Fletcher-Smith

**Position** Executive Director of Development and Environment

**Signature**



**Date**

6.12.12

## **PART I - NON-CONFIDENTIAL FACTS AND ADVICE**

### **Decision required – supporting report**

#### **1. Introduction and background**

- 1.1 Prior to the civil disturbances in August 2011, Tottenham had already been identified as a regeneration priority by the Mayor, and as an area where there are considerable barriers to private sector investment in Tottenham. A cycle of economic and social deprivation, transient communities and low land values has prevented private investment, regeneration and the development of mixed tenure communities in the area.
- 1.2 Following the disturbances, the Mayor announced a fund of £70m to invest in long term regeneration in some of the worst affected boroughs. A significant proportion of this fund was earmarked for improvement works in London Borough of Haringey (LBH), and multiple proposals have been developed for the borough through consultation with the local community and investigating need for the area linked to jobs and economic growth, predominantly focused where the public disorder disturbances started.
- 1.3 The Stadium Approach package forms part of the North Tottenham/Northumberland Park project, to provide needed improvements to the physical environment and walking routes and unlock an estimated £430m of private sector stadium, residential, retail and office investment. North Tottenham/Northumberland Park is 1 of 5 projects for LBH endorsed by the Regeneration Investment Group (RIG) which have a total budget of £41.345m comprising £28m of Mayor's Regeneration Fund (MRF), £11.7m of LBH match funding and £1.645m of other match funding.
- 1.4 This project will secure improvements to the functioning of White Hart Lane station to provide an improved sense of place and a community asset that functions successfully throughout the year, and a significant improvement in the amount and quality of the public realm on the west side of Tottenham High Road.. The improved environment provided through this project will integrate with other improvement works to the High Road and surrounding public realm that are currently being taken forward in Tottenham and the emerging masterplan for the North Tottenham area, that will provide a framework for longer term change in this area.
- 1.5 Endorsement from the Regeneration Investment Group (RIG) was agreed on the basis that further information would be provided when a preferred option scheme had been agreed following the completion of the Tottenham Master Plan work. It was also agreed that minor changes to the scheme would be approved by Director Decision and that significant changes would be reported to the Regeneration Investment Group.
- 1.6 Certain information regarding the background to and proposed management of the arrangements are contained in a part 2 report as their disclosure is likely to prejudice the commercial interests of the GLA and/or LBH.

#### **2. Issues for consideration**

- a) Links to strategies and Mayoral and corporate priorities

The programme overall, and the individual projects for Tottenham is currently being scoped linking closely to 2 of the Mayor's priority themes: improving Londoners' quality of life; making London safer

b) Impact assessments and Consultation

The Stadium Approach project will improve access to sustainable methods of transport including walking, cycling and public transport, reduce vehicle dominance, and provide an improved quality of public realm to the west side of Tottenham High Road that enhances the environment and perception of the area to residents, visitors and investors alike.

Since the riots in August, Haringey Council has held a dialogue with local residents, businesses and stakeholders to inform and shape the key elements of the overall approach to regeneration in Tottenham. Between 1st November 2011 and 6th January 2012 a formal public consultation exercise was held to give the local community an opportunity to have their say about shaping Tottenham's future and what their priorities for change are. Consultation questionnaires were sent to every household in Tottenham as well as being available to complete online, with over 630 responses received. Two successful public consultation events were held on the 28th and 29th November at Tottenham Town Hall (South Tottenham) and the Northumberland Park Neighbourhood Resource Centre (NRC) (North Tottenham). The event at Tottenham Town Hall attracted almost 90 attendees and the event at the NRC almost 30. Officers from the GLA were in attendance at these events.

The key themes of concern raised by local people were:

1. Lack of jobs and enterprise
2. Environmental and public realm issues
3. Young people – lack of opportunities and engagement
4. Image and perception of Tottenham
5. Quality of housing and related issues

The key themes for aspirations for Tottenham were:

1. Encouraging jobs and enterprise growth
2. Building on the vibrant arts and cultural offer
3. Building on the excellent community relations
4. Development of a positive image for Tottenham
5. Better utilisation of Tottenham's many assets
6. An attractive, vibrant and historic High Road

On 1<sup>st</sup> August 2012 "A Vision for Tottenham" was launched. The document was produced in partnership with the Tottenham Taskforce and following wide consultation with local residents and traders, and reconfirms the commitment of the Mayor, LBH and Tottenham Hotspur FC to the Northumberland Park/Worcester Avenue area, to which the Accessibility and Parking Improvements project relates.

c) Risk

- 1.7 Details of key risks and mitigation steps are contained in a part 2 report, as their disclosure is likely to prejudice the commercial interests of the GLA and/or LBH.

**3. Financial Comments**

- 3.1 The financial comments related to this decision are included in the part 2 paper as their disclosure is likely to prejudice the commercial interests of the GLA and/or LBH.

**4. Legal Comments**

- 4.1 The foregoing and part 2 sections of this report indicate that:

- 4.1.1 the decisions requested of the Director fall within the statutory powers, acting on behalf of the Authority (pursuant to her delegated authority granted under MD895), to promote economic development and wealth creation, to promote social development, to promote the improvement of the environment, and/or to do anything which is facilitative of or conducive or incidental to the promotion of those purposes, in Greater London; and
- 4.1.2 in formulating the proposals in respect of which a decision is sought officers have complied with the Authority's related statutory duties to:
  - (a) pay due regard to the principle that there should be equality of opportunity for all people;
  - (b) consider how the proposals will promote the improvement of health of persons, health inequalities between persons and to contribute towards the achievement of sustainable development in the United Kingdom; and
  - (c) consult with appropriate bodies.
- 4.2 Officers have indicated in Section 1 above of this report that the contribution of funding to the proposed recipients and projects will amount to the provision of funding and not a payment for services rendered. Officers must ensure that the funding is distributed and managed fairly, transparently, and in accordance with the Authority's Contracts and Funding Code.
- 4.3 Given that the proposed funding will be granted to a public body the risk of challenge on the basis that it constitutes unlawful state aid is considered to be low. However, for the sake of completeness and to mitigate any risk officers must ensure that:
  - 4.3.1 Authority funding is not used for any activities or overheads incurred in respect of activities for which recipients charge and a clear operational limit is placed on their use of funds for the administration of the project in this regard;
  - 4.3.2 recipients are required to have a separate account for the receipt and use of Authority funding, or if this is not possible, that they show the funding and related expenditure as a restricted fund in their accounts under a clear identifier, e.g. "MRF Funding"; and
  - 4.3.3 any award by recipients of funding to sub-recipients (if permitted) under the funded projects are made in accordance with EU "de minimis" principles.
- 4.4 Therefore, the director (having delegated authority via MD895 pursuant to section 38 of the Greater London Authority Act 1999) having consulted with RIG, may approve the proposed award of grant funding and entry into corresponding funding agreements if satisfied with the content of this report.
- 4.5 Officers must ensure that an appropriate funding agreement is put in place and executed by the London Borough of Haringey and the Authority before any commitment is made to the grant of funding.

## **5. Investment & Performance Board**

- 5.1 The original MD 895 was discussed and agreed at Regeneration Investment Group (RIG). On 20<sup>th</sup> February 2012 RIG received a paper seeking approval for North Tottenham/ Northumberland Park and on 2<sup>nd</sup> April 2012 the Stage 2 report was endorsed by RIG. On 14<sup>th</sup> November 2012 MD 1092 updated MD 895.

- 5.2 The decision was made that an investment decision of £18 million and business case for North Tottenham/ Northumberland Park project be approved. The Stadium Approach project was confirmed in the Stage 2 paper as comprising 1 of the 4 projects within North Tottenham/ Northumberland Park.
- 5.3 This report proposes the first allocation of part of the fund earmarked for the Stadium Approach project. Please see Section 1 above.

**6. Background/supporting papers**

MD 895, MD 1092

North Tottenham Stage 2 Project Appraisal – 11<sup>th</sup> April 2012

**Public access to information**

Information in this form is subject to the Freedom of Information Act 2000 (FOI Act) and other legislation. Information on this decision will be included in the Mayor's report and decision list. The form will be available publically from then. Any facts and advice that should not be made automatically available on request should not be included in Part 1 but instead on the separate Part 2 form. Deferment is only applicable where release before that date would compromise the implementation of the decision being approved.

Is the publication of this approval to be deferred? YES

If yes, for what reason:

It contains information the disclosure of which would be likely to prejudice the Authority's and the London Borough of Haringey's commercial interests as it impacts upon the London Borough of Haringey's ability to the optimum results from the Stadium Approach project. Such impact could therefore, adversely affect the Authority's and London Borough of Haringey's ability to secure value for money which is not in the public interest.

Until what date: 31 March 2014 (the date by which land acquisition costs will have been discharged fully).

Is there a part 2 form – YES

**ORIGINATING OFFICER DECLARATION:**

	Tick indicates approval (✓)
<b>Drafting officer:</b> Rob Spender has drafted this report in accordance with GLA procedures and confirms the following have been consulted on the final decision:	✓
<b>Assistant Director/Head of Service:</b> Joanna Rowelle has reviewed the documentation and is satisfied for it to be referred to the Sponsoring Director for approval.	✓
<b>Advice:</b> The Finance and Legal teams have commented on this proposal.	✓

**Executive Director, Resources**

I have been consulted about the proposal and confirm that financial and legal advice have been taken into account in the preparation of this report.

Signature

*M. J. Bell*

Date

*4.12.12*