

## The Gem of Bruce Grove

(former Bruce Grove Public Conveniences)

### Expressions of interest invited

Funding secured to restore and extend the building – floorspace available 75.5m<sup>2</sup> on G/F (45m<sup>2</sup> internal, 30.5m<sup>2</sup> external) & 39m<sup>2</sup> in basement level.



## The Opportunity

The London Borough of Haringey is seeking proposals from organisations interested in working with us and the local community to bring the iconic Grade II Listed Public Conveniences back to life. We believe the building lends itself to providing flexible commercial space but also opportunities to offer something back to the community. We are keen to hear from creative and ambitious organisations, with a strong social mission, who have the passion, track record and entrepreneurial skills to make this happen.

These former public conveniences are located in Bruce Grove Conservation Area, in the centre of the town centre with a one-minute walking distance from Bruce Grove Overground station. This is a Grade II Listed heritage building and a much loved local landmark. After being vacant for a number of years, the council is keen to see this building sensitively restored and accessible to the public, re-activating this unique architectural and historic asset with a new, commercially viable and sustainable use. The council has commissioned DK-CM architects to develop a concept design and has successfully bid for Good Growth funding from the Greater London Authority for refurbishment works and an appropriate extension (works to be undertaken in summer 2020 for occupation from winter 2020). The accommodation provided includes 75.5m<sup>2</sup> on G/F (45m<sup>2</sup> internal, 30.5m<sup>2</sup> external) and 39m<sup>2</sup> at basement level. This is an exciting opportunity and will complement wider improvements on Tottenham High Road and make it a more attractive place to shop, meet, and socialise.

Following consultation with the local community and an architectural study of the building, the London Borough of Haringey is now inviting expressions of interest from prospective tenants to lease the building, bringing new life to this historic structure and enlivening this part of the Tottenham High Road. The RIBA Stage 2 Report can be downloaded [here](#). A film produced during our on-site engagement programme will be published soon on [tottenham.london/bgpc](http://tottenham.london/bgpc).

## Why Tottenham/Bruce Grove?

This is an exciting time for Bruce Grove town centre. The recently refurbished Holcombe Market, the newly transformed High Cross public house, and work underway for an improved walking and shopping experience. With the recent opening of the new Tottenham Hotspur FC stadium, and links to the rest of London via Bruce Grove and Seven Sisters stations, Bruce Grove is increasingly the town centre to invest in. The council has recently adopted 'A Strategy for Tottenham High Road', which sets out its long-term vision for the High Road, and has successfully bid for £2m Good Growth funding from the Greater London Authority in 2019 for a series of projects that will further improve Bruce Grove and Tottenham High Road.

Returning this building to use and levying wider socio-economic benefits for the Tottenham community is part of an ongoing series of investments through the Tottenham Regeneration programme. For more information, see [tottenham.london/BGPC](http://tottenham.london/BGPC) or contact the team at [tottenhamregeneration@haringey.gov.uk](mailto:tottenhamregeneration@haringey.gov.uk).

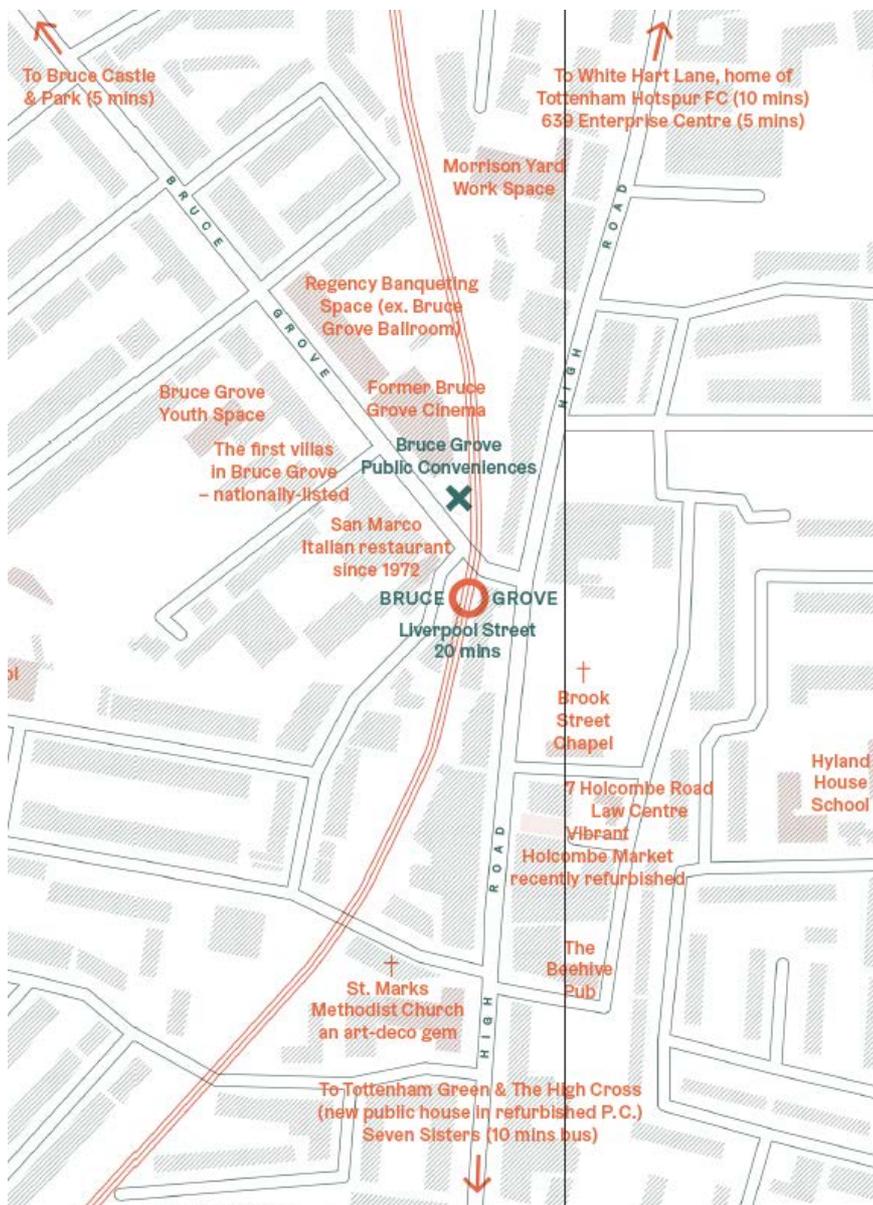
## Location

### Site location on the High Road

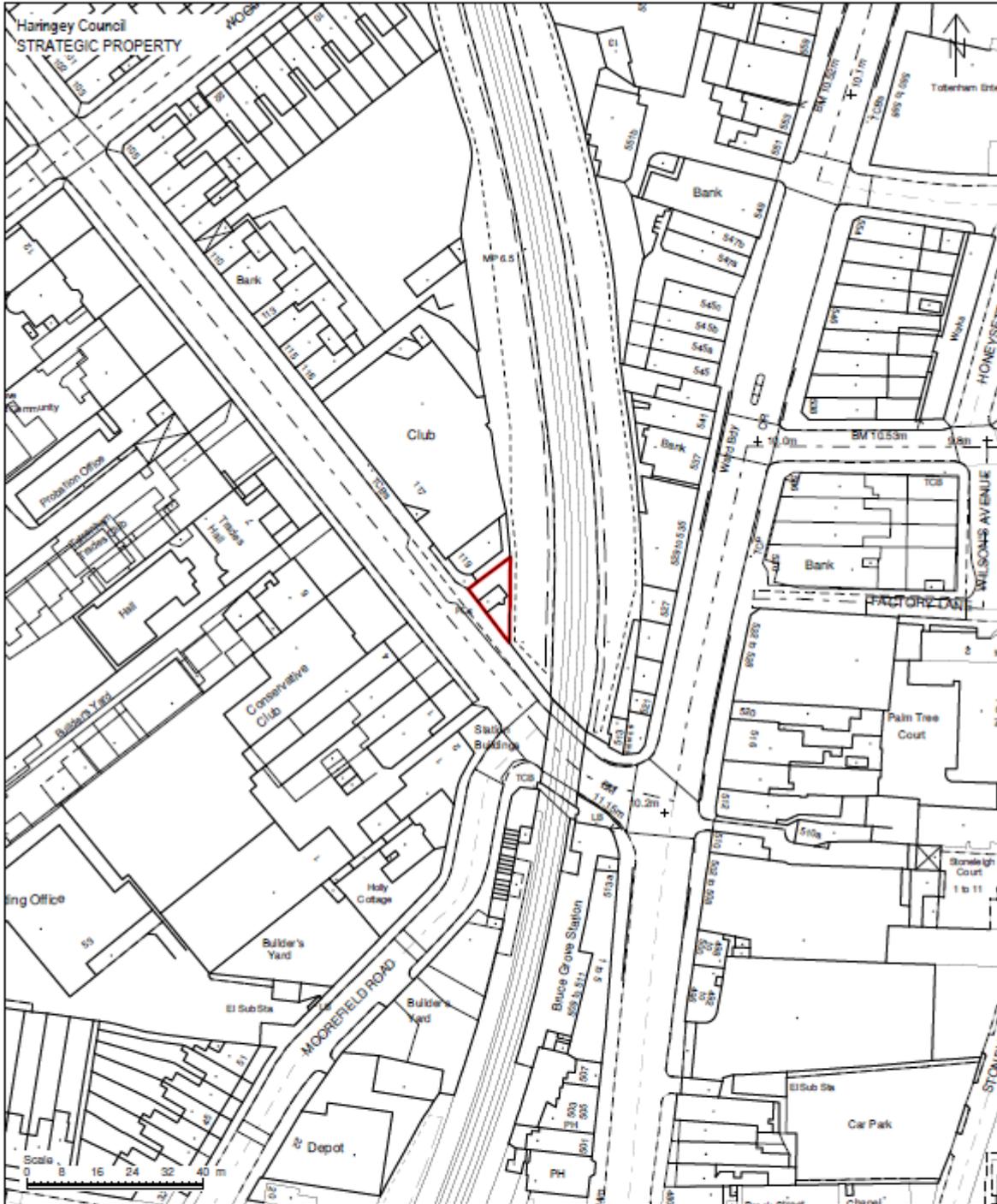
Bruce Grove Public Conveniences are identified as a notable mock Tudor building situated in the vibrant town centre of Bruce Grove. This historic Victorian high street is a focus for Tottenham's retail, leisure, and community life. It also lies within the Bruce Grove Conservation Area, part of the Tottenham High Road Historic Corridor, which represents a valuable part of the borough's heritage and makes a central contribution to Tottenham's local character.

It is situated in the centre of the Bruce Grove Town Centre, 1-minute walk from the Bruce Grove Overground station which intersects the Victoria Line at Seven Sisters and reaches Central London in 20 minutes. It is also served by 10 bus routes which connect the local area (less than 10-minute bus journey to Seven Sisters and Tottenham Hale stations on the Victoria Line) and central London.

The site is a 10-minute walk to the Tottenham Green Cultural hub which includes the Bernie Grant Arts Centre, Marcus Garvey Library, and Tottenham Green Pools and Fitness. Approximately 15 minutes' walk to the north is White Hart Lane and the home of Tottenham Hotspur FC.



# Tottenham



This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright 2019 LSH. All rights reserved. Licence no. 100019199

Bruce Grove Public Conveniences - EPC  
LAND ON THE NORTH SIDE OF BRUCE  
GROVE  
Tottenham  
N17 6UR

Red verging - Demise

Deed document no. : 14a

Title no. : AGL193692

UPRN\_100023551361

Overlay : Corp - Corporate

Plan produced by Sean Purcell on 12/02/2019

Scale 1:1250

Drawing No. BVES A4 2924

## What are we looking for?

The key aim of the council is the creation and operation of a highly accessible and sustainable, well occupied space. The council is looking for creative and innovative uses to bring the building back to life. The tenant will need to demonstrate positive impact, inclusion and willingness to cooperate with the diverse population and businesses in the local community, as well as the council. In addition to a financially sound plan, the review panel will consider expressions of interest in light of the objectives below, as well as alignment with the vision and strategy for Tottenham's regeneration.

- Sustainable occupation and management arrangements, taking the building's Listed status and heritage into account.
- Businesses with a strong social mission to create a positive impact in the community that they serve and the environment which they inhabit, including providing employment opportunities for local people and offering apprenticeships, work experience, and training.
- Positive contribution to the vibrancy of the town centre, such as active frontage and long opening hours.
- Proposals which involve vibrant community/cultural activity, allowing the local diverse population from all walks of life and businesses to use and interact; for example, hosting events/renting space at low cost to local community and creative groups, or showcasing local artists' work.

In addition, we welcome all expressions of interest but particularly encourage applications who are independent businesses, ideally from the local area.

For more information on this, see the [High Road Strategy](#) and [Tottenham website](#).

Meeting the above objectives are in keeping with the Public Services (Social Value) Act 2012 to secure economic, social and environmental well-being. This will not only allow the bidder to score well through the application process, the council will also be offering a financial incentive to the successful tenant to ensure the delivery of these social benefits. Whilst the applicant is required to make an offer on the rent, the successful bidder will be able to claim a discount up to 35% of their rent if they can prove their delivery on the 'social value outputs' below. Further details will be available in the second stage of application. We would be open to discussions on how these could be achieved, and some guidance/support will be given to the successful tenant to help with delivery (e.g. [Better Business Journey](#) guidance).

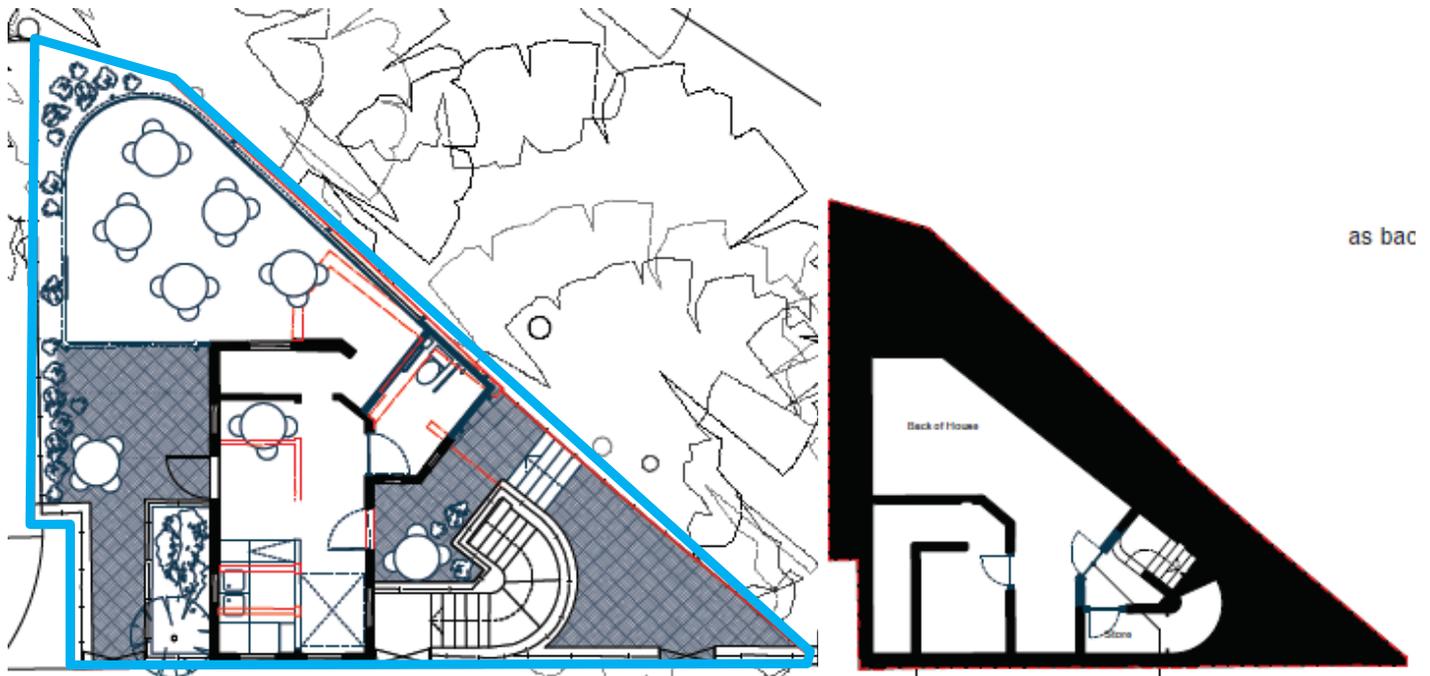
- Number of employee that are local people/ BAME/ long-term unemployed/ NEET/ rehabilitating young offenders/ people with disabilities
- Meaningful work placement (paid or unpaid intern) for local residents
- Spend in local supply chain/ support of local SMEs

Please note that the successful tenant will be required to pay full rent quarterly, and will be able to claim the discount at the end of the each year upon verifiable evidence. Should the successful tenant be unable to deliver on these social indicators the council will retain the full rent income. Failure by the tenant to deliver a minimum level of agreed social value outputs over a defined period of time would trigger an automatic review of their lease.

## Indicative floor plan

Ground Floor

Basement



*Blue line indicates the G/F boundary of the site.*

*Please note: London Borough of Haringey does not accept responsibility for any illustrations or photographs. These are provided for guidance purposes only. Responsibility lies with prospective tenants/the future operator to ensure measurements are correct.*

The council has appointed architects DK-CM to design renovation plans for the building. There will be opportunities for the operator(s) to get involved in the process. The architect's fees for the restoration and delivery of the building shell is covered by the council. The successful tenant is responsible for the fit-out costs, and they can consider applying for the [Opportunity Investment fund](#) for this. They will be required to co-operate and engage fully with the council to agree fit-out design.

EPC requirement is exempted with the following:

- Stand-alone buildings with a total useful floor area of less than 50m<sup>2</sup>
- Buildings protected as part of a designated environment or because of their special architectural or historical merit are exempt from the requirements to have an energy performance certificate insofar as compliance with minimum energy performance requirements would unacceptably alter their character or appearance.

## Letting details and requirements

<p><b>Accommodation</b></p> <ul style="list-style-type: none"> <li>- G/F floor space:             <ul style="list-style-type: none"> <li>➢ internal area - 45m<sup>2</sup></li> <li>➢ external area – 30.5m<sup>2</sup>:                 <ul style="list-style-type: none"> <li>➢ north yard / external dining space - 14m<sup>2</sup></li> <li>➢ south yard and balcony – 16.5m<sup>2</sup></li> </ul> </li> </ul> </li> <li>- Basement floor space - 39m<sup>2</sup></li> <li>- The tenant will be expected to fund and complete fit-out works (and any further refurbishments they choose to do) for their operation.</li> <li>- Fit-out must preserve and enhance the internal and external architectural features of the building (including internal dividing walls and tiling). Architects DK-CM will produce example designs to RIBA Stage 3 for sympathetically fitting out the building. These designs will be made available to those invited to submit a full application.</li> <li>- The lease will include a clause which requires the tenant to discuss and agree any structural or major cosmetic work to the interior or exterior of the building with the council as the landlord (in addition to any planning application or building control processes).</li> <li>- In future, the council plans to develop a plan with local community groups for the green verge adjacent to the railway and the site, such as community planting. The tenant must work with the appointed local community group on the plans.</li> </ul>	<p><b>Required use and associated permissions</b></p> <ul style="list-style-type: none"> <li>- The tenant will be responsible for change of use planning application (from current Sui Generis class). The council may wish to include the change of use application within the council’s full planning application submission. In that case the Tenant will need to provide the council sufficient information to support the change of use and pay the council a fee of £462.</li> <li>- Any future changes to the use class (including under Permitted Development) must be agreed with Haringey Council. However, please note that any further change from the agreed use is unlikely to be approved.</li> <li>- The tenant will be expected to secure all relevant planning, building control, licensing, highways, and food safety approvals and certificates.</li> <li>- The building’s toilet(s) should be made available to the public during operating hours. The management of this will be discussed further with the successful applicant, with support from the council’s Community Toilet Scheme initiative.</li> </ul>
<p><b>Rent, lease, and VAT</b></p> <ul style="list-style-type: none"> <li>- Offers are invited for per annum rent and lease length (between 5 to 15 years).</li> <li>- Successful tenant may also be able to claim rental discount base on the agreed social value outputs. Details can be found in the ‘What we are looking for?’ section above. Rental discount will be available for the first 2 years and the availability for the rest of the lease will be subject to council’s confirmation.</li> <li>- council will retain the freehold.</li> <li>- VAT is not currently charged on the rent but the council reserves the right to do so during the term of the lease.</li> </ul>	<p><b>Services, Business rates, Legal and property administration charges</b></p> <ul style="list-style-type: none"> <li>- The building will be served by electricity, water, and foul drainage connections.</li> <li>- Business rates must be met by the tenant. Please make enquiries with the rates department on 0208 489 1700.</li> <li>- All other running costs (e.g. bills, utilities, and refuse collection) must be met by the tenant.</li> <li>- The incoming tenant is to pay £1,200 towards our legal fees and £500 property admin fees.</li> <li>- The tenant will be expected to meet the costs for the change of use planning application, in addition to any other planning or building control processes, as well as legal and administration fees.</li> <li>- Prospective tenants are advised to contact the local planning authority on 0208 489 5504 if they have any specific queries.</li> <li>- The lease will place Full Repairing and Insuring responsibility on the tenant.</li> </ul>

## Application timeline

1. An open house will be held at the following slots for prospective applicants.
  - 17<sup>th</sup> April Wednesday 4-7pm
  - 27<sup>th</sup> April Saturday 1-3pmPlease register your interest by contacting Adam via [Adam.Stoneman@haringey.gov.uk](mailto:Adam.Stoneman@haringey.gov.uk) .
2. Prospective applicants should complete the Expression of Interest Form below. **Completed Expression of Interest Forms must be submitted electronically by 11:59pm on Sunday 5 May 2019 to [Adam.Stoneman@haringey.gov.uk](mailto:Adam.Stoneman@haringey.gov.uk)** . If you would like to discuss your ideas or need any further information, please contact Adam.
3. Expressions of Interest will be reviewed by a panel of council officers, community and GLA representatives, based on a combination of the applicant's experience and how well their proposal supports the regeneration objectives for Tottenham (see section 'What are we looking for?').
4. Successful applicants at the Expression of Interest stage will be contacted by mid-May. They will be offered a face-to-face feedback session to be scheduled between 13 to 26 May, where comment and support will be provided for applicants to further develop their business plans. They will then be invited to submit a full application form and business case by 16 June 2019.
5. Full applications will be reviewed in late June and we may ask follow-up questions. Applications will be assessed according to how well they support the regeneration objectives for Tottenham as well as the viability of the business case. The successful applicant will be notified as soon as possible.
6. The successful applicant will be required to enter into a lease of the building with the council (based on the agreed heads of terms) and start operating by no later than Winter 2020.
7. The council will seek to submit the planning application in September/October 2019, construction work starts in summer 2020 and the property will be ready for occupation in Winter 2020.

*Please note the council is not contractually bound to consider or accept any proposal and we reserve the right to amend this timeline. The issuing of brief documents does not amount to any form of offer for any purpose.*

## Misrepresentation Act 1967

### Disclaimer Notice:

Haringey Council gives notice to anyone who may read these particulars as follows:

1. These particulars are set out as general outline only and do not constitute any part of, an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Haringey Council.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
5. The lessors do not make or give, nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.
6. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are good working order.
7. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property, which are not shown in the photographs.

These particulars are prepared as a general outline for prospective tenant and do not constitute nor form part of an offer or contract. It should not be relied upon as statements or representations of fact. We cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them.

## Notice to Applicants

Tenant is required to put in the change of use application. Duplicating of uses within council parade of shops is not preferred. The applicant shall be responsible for seeking and obtaining all necessary consents.

## Data Protection Acts 2018

The information provided by you is confidential; however, The London Borough of Haringey may pass on information to the Benefit Agency, Employment Services and other Departments of the council and the Rent Officer. We may also use the information to prevent and/or detect fraud. Certain lease details may also be provided as comparable evidence to other commercial landlords/tenants and/or their retained advisors.

## Business Rates

Please note that the Business Rates may change due to phasing or transitional relief (if any). The current uniform Business Rate (UBR) is set at 0.414 pence in the £ from April 2010. You should contact the council's business Rates Team on 020 8489 1700 to find out the current rate.

## Subject to Contract

All transactions are subject to formal contract/lease.

## Offers

The rent quoted is the council's assessment of the open market value of the premises. Please submit an offer you consider your business can support at the particular location.

## Useful Contacts

### 1. Planning Service

**Address:** Planning, Regeneration & Economy  
Level 6, River Park House, Wood Green, N22 8HQ  
Tel 020 8489 5504

**Email:** [planningsupport@haringey.gov.uk](mailto:planningsupport@haringey.gov.uk) **Web:** [www.haringey.gov.uk/planning](http://www.haringey.gov.uk/planning)

### 2. Building Control Service

**Address:** Level 6, River Park House, Wood Green, N22 8HQ  
Tel 020 8489 5504

**Email:** [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk) **Web:** [www.haringey.gov.uk/building-control](http://www.haringey.gov.uk/building-control)

### 3. Shared Service Centre | Revenues

Business Rates (Haringey), PO Box 55280, London, N22 9EN  
Tel 020 8489 1700

**Email:** [business.rates@haringey.gov.uk](mailto:business.rates@haringey.gov.uk) **Web:** [www.haringey.gov.uk/business/business-rates](http://www.haringey.gov.uk/business/business-rates)

## Expression of interest form - The Gem of Bruce Grove

### About you

Name	
Address	
Email	
Telephone Number	

### Summary of your proposal

Company name	
Type of Business	
Company Mission	
Company Address	
Company website	
Your position at the company	
No. of years the company has been trading	
Are you a branch of a larger organisation? (Y/N) If yes, please give the name of the larger organisation:	
Proposed rent (per annum)	
Fit out and start up capital*	
Proposed opening hours	

\* The council has invested in refurbishment of the building but the tenant is required to fit it out for their operation. Please specify whether your funding is confirmed; if so, you will be required to provide evidence of this at full application stage. Applicants may wish to consider bidding to the [Tottenham Opportunity Investment Fund](#) .

Please provide a brief summary of your vision for the building, and a high level business plan / operating model. We are keen that the provision in the building has roots locally in order for the project to be sustainable in the long term. Please indicate how your proposal will help embed it in the local community and support delivery of the regeneration objectives for Tottenham. You can include details of your knowledge / research of the existing local provision and context. This should be summarised in no more than 200 words. You may attach brief supplementary information if required.

--

## 'Social Value' Outputs for The Gem of Bruce Grove (High level estimation)

No. of local people (FTE) employed on contract for one year or more	
No. of employees (FTE) who are <ul style="list-style-type: none"> <li>• long term unemployed (unemployed for a year or longer)</li> <li>• not in employment, education, or training (NEETs)</li> <li>• rehabilitating young offenders (18-24 y.o.)</li> <li>• people with disabilities</li> </ul>	
Meaningful work placement (paid or unpaid intern)	
Spend in local supply chain/SMEs	
Building stronger community <ul style="list-style-type: none"> <li>• Initiatives to demonstrate inclusion of a diverse community, support and increase participation/empowerment of older, disabled, BAME and vulnerable people</li> <li>• Demonstrate community co-production and provision of community interaction with a programme of events</li> <li>• Engage local groups to take an active role in the ownership e.g. public and open spaces</li> </ul>	
High quality community/cultural facilities, sharing facilities and complementary services that reflect the needs of the local community	
Promoting health and wellbeing through their products and services and/or engage communities in wellbeing and resilience	
Any other outputs you think maybe relevant	

### About You and Your Team

We want to find out more about your experience in operating a business relevant to this opportunity and how this will support your successful operation of the building. Please provide a summary of your experience, and a statement on your capacity to deliver the project (particularly in relation to the 'Social Value outputs' you indicated above and approach in working with community). This should be summarised in no more than 200 words. You may attach brief supplementary information if required.

### Declaration

I confirm that all the information provided in this expression of interest is correct and understand that any misrepresentation could result in my application being rejected.

Name..... Signed..... Date.....