

Housing & Regeneration Scrutiny Panel

Scrutiny Review on the Wards Corner regeneration – Draft Scope and Terms of Reference (2018/19)

Rationale	<p>The Wards Corner regeneration project near Seven Sisters underground station is expected to deliver 196 new homes and around 40,000 sq ft of new retail space as part of the Tottenham Area Action Plan (AAP) by Grainger plc. There are currently a significant number of retail units on the site including an indoor market that hosts around 40 businesses of mainly Latin American origin. These businesses have been offered a temporary space in another new building site opposite (Apex House), also being redeveloped by Grainger plc, until a new market space is built in the redeveloped space, but businesses say this will be disruptive and that they will be unable to afford higher levels of rent in the new development. Local campaigners, including the Wards Corner Community Coalition, local businesses and many local residents have been opposing the redevelopment for some years.</p> <p>Plans for regeneration of the site date back to 2003, with planning permission for the site first granted in 2008 and then planning permission for a revised application granted in 2012. Compulsory Purchase Orders (CPO) were issued by Haringey Council in September 2016 to acquire the remaining properties required to go ahead with the redevelopment. Objections to the CPOs led to the establishment of a Public Local Inquiry heard by a Planning Inspector which was held in July 2017. As of November 2018, the Ministry of Housing, Communities and Local Government (MHCLG) has still not reported a decision.</p> <p>It has therefore been 15 years since the process to regenerate the market at Wards Corner began, without a satisfactory outcome being achieved. The panel believes that a scrutiny review that takes into account the historical context on this deadlocked issue will enhance the potential for the Council to bring about the best possible outcome for local residents, traders and for meeting the Council's objectives.</p> <p>Concerns have been raised verbally and in writing by local residents, traders and civic organisations about various aspects of the current plan for the development of the market. Given the long passage of time, including over six years since the most recent planning application was granted, the existing agreement must therefore be reviewed to consider what other factors have come into play since then and whether this represents the best option for local residents. In particular, questions over whether alternative options were adequately considered and whether current arrangements are legally compliant have been raised. The panel will consider evidence from a broad range of witnesses as the panel sees fit and be prepared to make recommendations to Cabinet (and has the option to refer the report to full Council or other non-Executive committees of the Council as the panel considers to be appropriate).</p>
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	<p>The panel will also assess whether the Council’s responsibilities in respect of the S106 agreement for Wards Corner, have been monitored sufficiently and whether any of the parties concerned are, or have been, in breach of obligations under the agreement, therefore potentially invalidating the planning permission.</p>
Scrutiny Membership	<p>The Members of the Housing and Regeneration Scrutiny Panel that will carry out this review are:</p> <p>Councillors: Ruth Gordon (Chair), Dawn Barnes, Isidoros Diakides, Bob Hare, Yvonne Say, Daniel Stone, Sarah Williams.</p>
Terms of reference	<p>The aims of this project are:</p> <p>1 – To look back at the historical context of the proposed redevelopment, to re-examine the development plan and consider any alternative options in order to establish what outcomes would be in the best interests of the local community, represent best value and ensure that the Council is in full compliance with all of its obligations.</p> <p>2 - To seek clarification and assurance that the Council and its development partners are fully meeting equalities duties and responsibilities in respect of the future development at Wards Corner and any interim arrangements.</p> <p>3 - To provide the Cabinet with evidence-based recommendations that seek to improve the current day to day management of the market, consider the future development of the market and ensure ongoing improved relations between the Council, the local community, market traders and development partners.</p>
Links to the Corporate Plan	<p>Priority 4: Drive growth and employment from which everyone can benefit. Priority 5: Create homes and communities where people choose to live and are able to thrive.</p> <p>(In the draft Borough Plan 2019-2023 this links to Priority 1: A safe, stable and affordable home for everyone, whatever their circumstances)</p>
Evidence Sources	<p>A broad selection of interested parties will be invited to take part in the review and to submit evidence. These will include residents and/or representatives from the local community, traders, academic experts, officers of the Council, TfL and representatives of development partners at Wards Corner.</p>

Witnesses	TBC
Methodology/Approach	A variety of methods will be used to gather evidence, including: site visits; desk top research; and evidence gathering sessions with witnesses.
Equalities Implications	<p>The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to: (1) Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act; (2) Advance equality of opportunity between people who share those protected characteristics and people who do not; (3) Foster good relations between people who share those characteristics and people who do not.</p> <p>The three parts of the duty applies to the following protected characteristics: age; disability; gender reassignment; pregnancy/maternity; race; religion/faith; sex and sexual orientation. In addition, marriage and civil partnership status applies to the first part of the duty.</p> <p>The Panel should ensure that it addresses these duties by considering them during final scoping, evidence gathering and final reporting. This should include considering and clearly stating: How policy issues impact on different groups within the community, particularly those that share the nine protected characteristics; Whether the impact on particular groups is fair and proportionate; Whether there is equality of access to service and fair representation of all groups within Haringey; Whether any positive opportunities to advance equality of opportunity and/or good relations between people, are being realised.</p> <p>The Panel should ensure that equalities comments are based on evidence, when possible. Wherever possible this should include demographic and service level data and evidence of residents/service-users views gathered through consultation.</p> <p>In response to concerns raised by the UN Rapporteur in Geneva in 2017 in respect of possible breaches of the human rights, cultural rights and minority rights of traders at Latin Village at Wards Corner, the panel will consider if everything that can be done has been done to ensure that the Council has acted and will continue to act to uphold the highest possible standards and fall in line with its statutory obligations.</p>
Timescale	Draft scoping document submitted to Overview & Scrutiny Committee – 19th November 2018

	<p>Evidence gathering sessions and site visits – late November 2018 to February 2019.</p> <p>Analyse findings / develop recommendations – March 2019</p> <p>Report published – Spring 2019</p>
Reporting arrangements	The Director of Housing, Regeneration & Planning will coordinate a response to Cabinet to the recommendations of the panel's final report.
Publicity	TBC
Constraints/Barriers/Risks	We aim to complete the draft report before the end of spring 2019. However, we are aware that the panel may receive a large amount of evidence so this may prove to be a challenging timescale. If the panel later determines that this timescale is not sufficient to the gather and analyse the evidence required then it may be necessary to extend the schedule. In that context we should bear in mind that it is possible that the membership of the panel could change following the Annual Council meeting in May 2019.
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