Tottenham

# New Café Space in Bruce Grove

## (former Bruce Grove Public Conveniences)

### Expressions of interest invited

Haringey Council is busy restoring and extending this historic landmark to bring it back into use to support the local economy

Floorspace available: 62.5m$^2$ on Ground Floor (36.5m$^2$ internal, 26m$^2$ external) & Basement 43m$^2$




Haringey LONDON

# 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 are keen to hear from creative and ambitious organisations who have the passion, track record and entrepreneurial skills to make this happen.

The former public conveniences are in the centre of the Bruce Grove Town Centre and the Conservation Area, 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 restoring the building and seeking to make this unique architectural and historic asset accessible to the public with a new, commercially viable and sustainable use. This is an exciting opportunity to contribute to the council's investment in making Bruce Grove a more attractive place to shop, meet and socialise, and delivering benefits to the local community.

Construction works have been progressing on site and are expected to be completed in October 2022. The Planning and Heritage Consent Applications can be downloaded here. The London Borough of Haringey is now inviting expressions of interest from prospective tenants to lease the building as a café, bringing new life to this historic structure and enlivening this part of Tottenham High Road.





*Visualisations showing indicative interior and exterior spaces of the Public Conveniences*

## Why Tottenham/Bruce Grove?

Bruce Grove is the commercial centre of Tottenham High Road, with an array of commercial activity, including Holcombe Market, attracting a diverse range of residents and visitors. With transport links to the rest of London via Bruce Grove, Tottenham Hale and Seven Sisters stations, Bruce Grove is increasingly the town centre to invest in.

Bruce Grove (A10) contains one of the most substantial stretches of Georgian townscape surviving in Tottenham and is of major heritage significance within Haringey Borough. It connects the busy commercial centre with landmarks including Bruce Castle and Park, All Hallows Church and Tottenham Cemetery.

It is an exciting time for Bruce Grove Town Centre, with its young, diverse resident population. In recent years it has seen upgrades to Holcombe Market and the High Cross Pub, as well as the new Tottenham Stadium.

The Council has adopted 'A Strategy for Tottenham High Road', which sets out its long-term vision for the High Road, and has secured £2m Good Growth Funding from the Greater London Authority, £2m High Streets Heritage Action Zone Funding and £10m Future High Streets Fund support for a series of projects to create excellent places, new opportunities and infrastructure that foster inclusion and improve outcomes for all.

Returning the public conveniences to use and levying wider socio-economic benefits for the Tottenham community is part of the Tottenham High Road Regeneration Programme, which seeks to unlock Tottenham's vast potential and support the Council's wider commitment to addressing socio-economic inequality. For more information, see Tottenham website or contact the team at tottenhamregeneration@haringey.gov.uk.

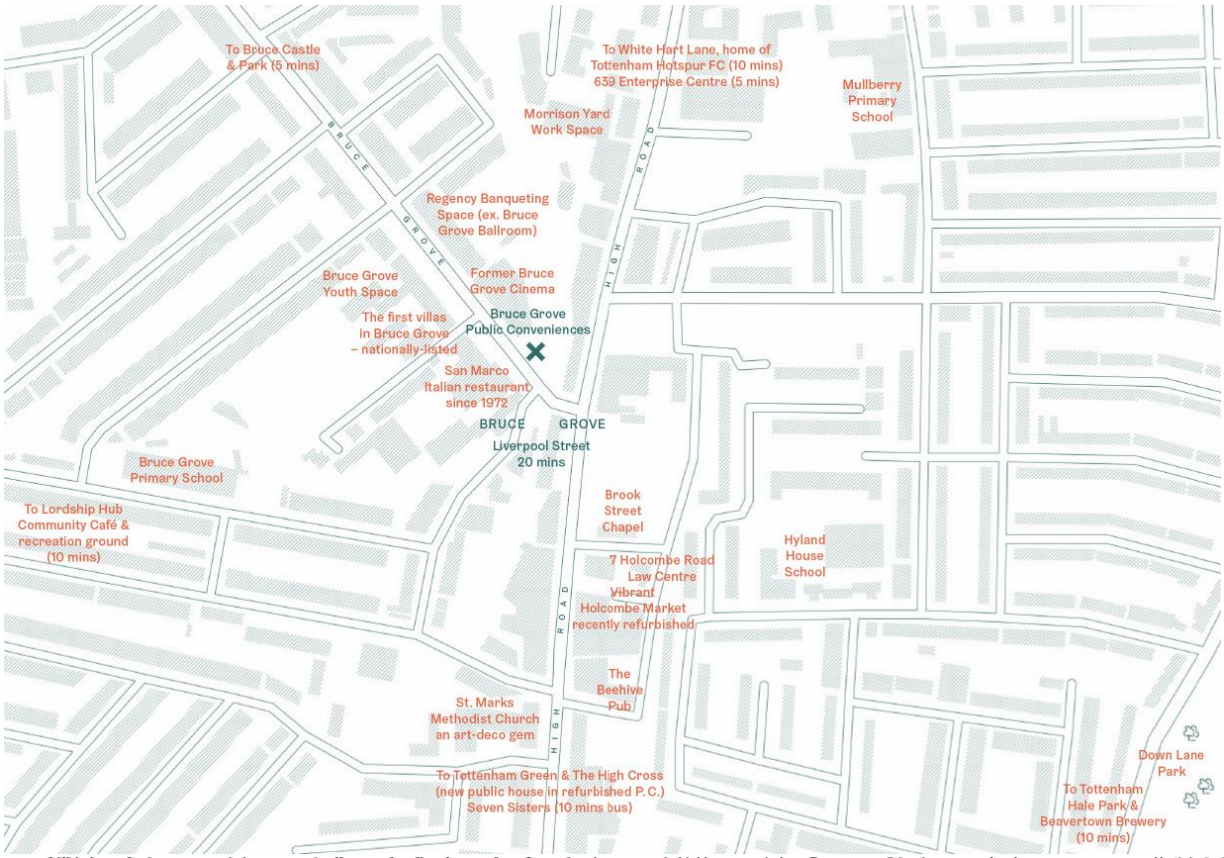
## Location

Bruce Grove Public Conveniences is situated in the centre of the vibrant Bruce Grove Town Centre. The nearby historic Victorian high street of Bruce Grove is a focus of Tottenham's retail, leisure, and community life. The site 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 strong contribution to Tottenham's local character.

The site is a one-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 (for example, providing access to Seven Sisters and Tottenham Hale Victoria Line stations in less than 10 minutes) and central London.

The site is within 10 minutes' walk of 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 are White Hart Lane and the home of Tottenham Hotspur FC.

*Site location with local landmarks and amenities (top), Site red line boundary (bottom)*






# 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 collaborate 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 evaluate expressions of interest in light of the objectives below and alignment with the vision and strategy for Tottenham's regeneration. For more information on this, see the Tottenham High Road Strategy and Tottenham website.

Objectives for Bruce Grove Public Conveniences tenant:

- 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 use and interaction amongst the diverse local population from all walks of life and businesses; for example, hosting events/renting space at low cost to local community and creative groups, or showcasing local artists' work.

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

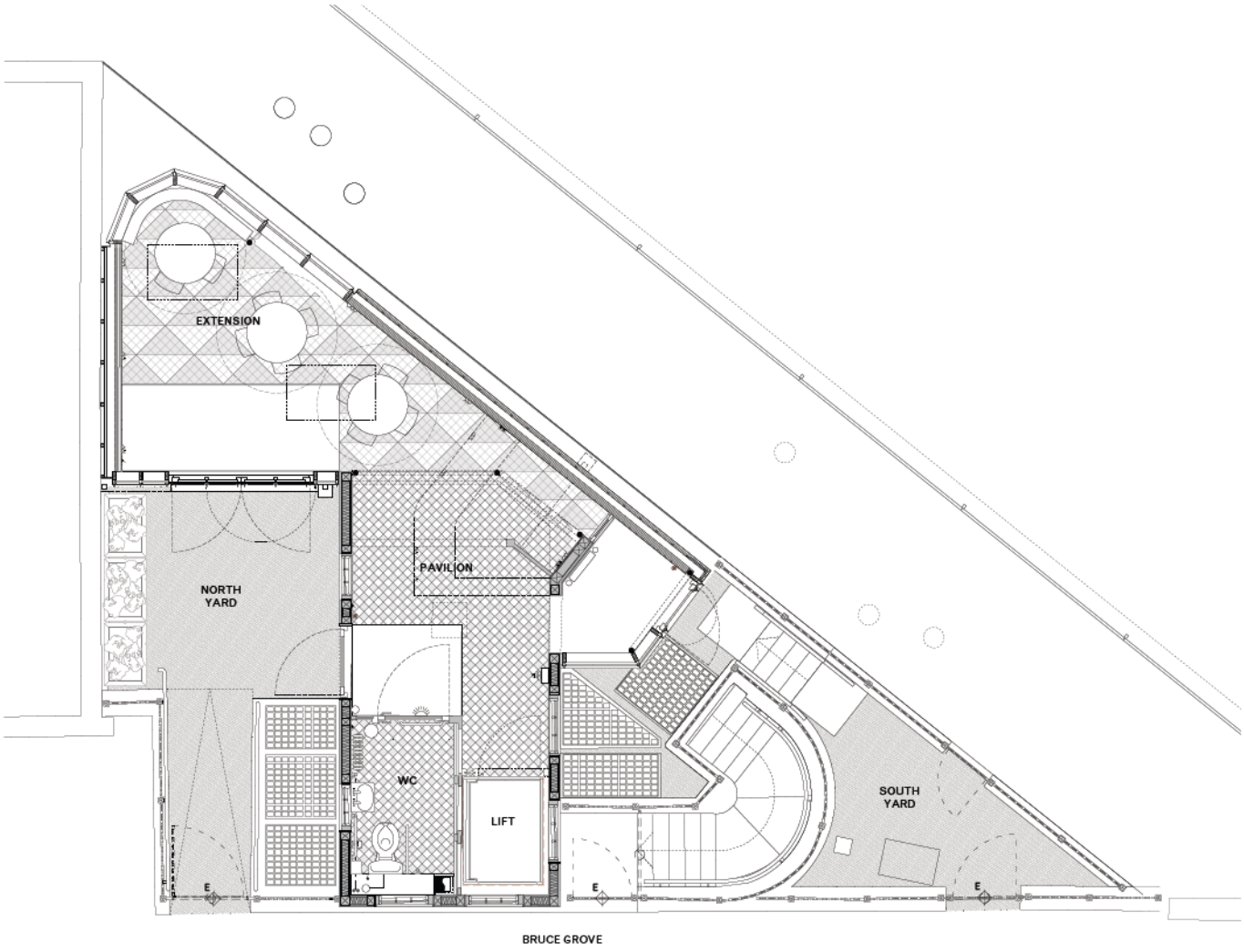
Meeting the above objectives are in keeping with the Public Services (Social Value) Act 2012 to secure economic, social and environmental well-being. This will not only allow the applicant to score well through the application process; the council will also be offering a financial incentive to the successful tenant to ensure the delivery of these social benefits. Whilst the applicant will be required to make an offer on the rent, the successful tenant will be able to obtain a discount up to 35% of the rent base if they can prove their delivery of 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 guidance/support will be given to the successful tenant to help with delivery.

- Number of jobs filled by local people / long-term unemployed / NEET / rehabilitating young offenders / people with disabilities
- Meaningful work paid placements (internships, apprenticeships or student placements) or pre-employment courses
- Spend in Haringey supply chain or with Haringey-based SMEs.

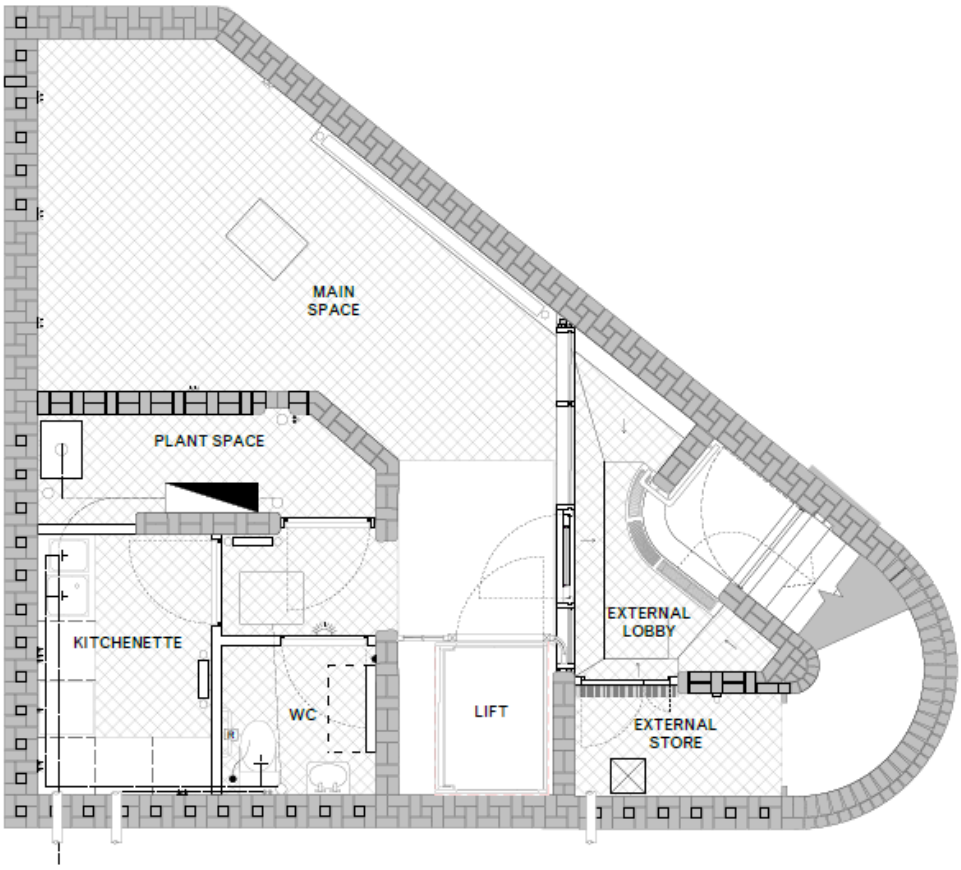
Please note that the successful tenant will be required to pay full rent quarterly, and will be able to claim the discount at the end of each year upon verifiable evidence. Should the tenant be unable to deliver on these social indicators the council will retain the full rent income. Failure by the tenant 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

*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.*




*Ground Floor*




*Basement*

The Council have appointed architect DK-DM and building and restoration contractor Lilstone Ltd to deliver the project. The design and building costs to shell and core are borne 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 engage fully with the council to agree the fit-out design.

The Energy Performance Certificate (EPC) requirement is exempted with the following: Buildings protected as part of a designated environment or because of their special architectural or historical merit area are exempt from the requirements to have an EPC insofar as compliance with minimum energy performance requirements would unacceptably alter their character or appearance.

Tottenham

# Letting details and requirements

## Accommodation

- G/F floor space: 62.5m$^2$
- Basement floor space: 43m$^2$

- The tenant will be expected to fund and complete fit-out works (and any further refurbishments they chose to do) for their operation.
- Fit-out must preserve and enhance the internal and external architectural features of the building (including internal dividing walls and tiling). Architect DK-CM has produced 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.
- 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).

## Required use and associated permissions

- 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.

## Rent, lease, and VAT

- Offers are invited for per annum rent and lease length (between 5 and 15 years).
- The successful tenant may also be able to claim rental discount based on the agreed social value outputs. Details can be found in the 'What are we 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.
- Council will retain the freehold.
- VAT is not currently charged on the rent but the council reserves the right to do so during the term of the lease.

## Services, Business rates, Legal and property administration charges

- The building will be served by electricity, water, and foul drainage connections.
- Business rates must be met by the tenant. Please make enquires with the rates department on 0208 489 1700.
- All other running costs (e.g. bills, utilities, and refuse collection) must be met by the tenant.
- The incoming tenant is to pay £1,200 towards our legal fees and £500 property admin fees.
- The lease will place Full Repairing and Insuring responsibility on the tenant.

# Application timeline

1. This opportunity is open from 31st March 2022. Site visits will be held at the following slots for prospective applicants.
    - Tuesday 19th April 11am-1pm
    - Thursday 21st April 11am-1pm

    If you would like to attend, please register your interest **by Tuesday 12th April** by contacting Olivia Halper at olivia.halper@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 24th April 2022 to** olivia.halper@haringey.gov.uk. If you would like to discuss your ideas or need any further information, contact Olivia Halper at the above address.

3. Expressions of Interest will be reviewed by a panel of council officers, 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 end of April. They will be offered a face-to-face feedback session in the first two weeks of May, where comments and support will be provided for successful applicant to further develop their business plans. They will then be invited to submit a full application form and business case by 22nd May.

5. Full applications will be reviewed in late May-early 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 agreed heads of terms) and start operating by no later than 3 months after the lease agreement has been entered into.

7. Building construction is expected to complete in October 2022, and the property will be ready for occupation by December 2022.

*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.

## 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 **Web:** 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 **Web:** 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 **Web:** www. haringey.gov.uk/business/business-rates

# Expression of interest form – Bruce Grove Public Conveniences

## About you

| | |
|---|---|
| Name | |
| Address | |
| Email | |
| Telephone Number | |

## Summary of your proposal

| | |
|---|---|
| Company name | |
| Type of Business | |
| 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)<br>If yes, please give the name of the larger organisation: | |
| Proposed rent (per annum) | |
| Fit-out and start up capital* | |

* 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 (High level estimation)

| | |
|---|---|
| No. of jobs (Full Time Equivalent, FTE) filled by people from Tottenham, employed on contract for at least six months | |
| No. of jobs (FTE) filled by people:<br>• Who are long term unemployed (unemployed for a year or longer)<br>• not in employment, education, or training (NEETs)<br>• rehabilitating young offenders (18-24 years old)<br>• with disabilities, including learning difficulties or suffering mental health issues<br>employed on contract for at least six months. | |
| No. of weeks of meaningful paid work placements (internships, apprenticeships or student placements) or pre-employment courses | |
| Spend in Haringey supply chain or Haringey-based SMEs | |
| Building stronger community:<br>• Initiatives to support and increase participation/empowerment of older, disabled and vulnerable people<br>• Provision of community interaction with a programme of events<br>• Engage local groups to take an active role in the ownership e.g. public and open spaces | |
| High quality community 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 the 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.....