



West Green Road / Seven Sisters  
DEVELOPMENT TRUST

# Development of the Wards Corner Community Benefit Society: workshop for market traders

Thank you for waiting; the meeting will begin shortly

# Today's agenda

6.30pm Arrivals

6.35pm Welcome from Myfanwy Taylor, Trustee of the WGR/SS Development Trust

6.45pm CBS Workshop (Market Traders), facilitated by Dave Hollings, Cooperative & Mutual Solutions

7.55pm AOB

8pm Close

# The Wards Corner community plan



Unit 38. Full Design and Access Statement available at [wardscornerplan.org](http://wardscornerplan.org)

- The product of 15 years' community organising by market traders, local residents and local businesses.
- Proposes the sensitive restoration of the historic Wards building, delivering a new market and affordable community, retail and office space. Potential to deliver social housing on the wider Wards Corner site (various options TBD).
- Planning permission secured in 2014 (241 letters of support) and again in 2019 (443 letters of support; 9 objections).
- Estimated cost £13m (RLP, 2020) to be met through £6m grant funding, £1m community share issue and £6 ethical investment.
- Financially viable, repaying loans after between 17 years (50% grant funding scenario) and 42 years (0% grant funding) (Altair, 2021).
- Potential to generate substantial Community Fund of ££84m over 60 years for reinvestment in other projects for the benefit of the community.

# The Wards Corner CBS

- Since 2014, the Trust has acted as an interim vehicle for advancing the community plan including by commissioning studies, re-gaining planning permission and attempting to secure funding.
- However, it was never intended that the Trust itself would deliver the plan: a new organisation would be set up to do this.
- These workshops represent the beginning of the process of developing that new organisation, a community benefit society, or 'CBS'.
- In parallel, work will begin shortly to redevelop and register the Trust as a charity, with the purpose of reinvesting the surplus from Wards Corner in other initiatives for the benefit of the community.
- The Wards Corner CBS will restore and manage the Wards building on a democratic one member, one vote basis for the benefit of the community, in perpetuity.
- It will be the Wards Corner CBS – not the Trust – that bids to secure a long-term affordable lease of the Wards buildings from its owner, Transport for London.
- The CBS can be set up such that Haringey Council (as the local authority) and Transport for London (as the building owner) have a direct role, making the CBS a partnership between the community and the relevant public bodies (a 'public-commons' partnership instead of the usual 'public-private' partnership).

# Developing the Wards Corner CBS

- Earlier this year, the Trust made a successful application to the Mayor of London/Coops UK *Boosting Community Business programme* for Tier 1 support to develop the new Wards Corner Community Benefit Society.
- Tier 1 of the programme provides start-up support, in the form of eight days support, mentoring and training, worth up to £4k. NB no funds are passed to the Trust.
- Approved CoopsUK support provider, Cooperative and Mutual Solutions Ltd (CMS), assigned to work with the Trust (<https://cms.coop/>)



## CMS' role

- To facilitate workshops with market traders, local businesses, local residents, market/town centre users, Haringey Council and Transport for London. People will also be able to input in writing via email or a survey (to follow).
- To prepare a report and recommendations on the registration and development of the new Wards Corner CBS, including the governing 'Rules'.
- To assist with the process of registration, and provide support on next steps.

# Housekeeping rules

During the discussions,

1. Please **mute** yourself when not speaking - this helps cut down on disruptive background noise.
2. Please **raise your hand** if you want to speak. Zoom has a button for this (if you click first on 'Reactions'). This helps us manage the conversation and make sure everyone gets a chance to contribute.
3. If you prefer, you are welcome to **contribute via the chat**, or raise your hand physically if you have your camera on.
4. There will be some **polls** during the workshop: please participate if you wish (instructions to follow). The polls are indicative only.

Throughout, please be **respectful** to your other attendees. This is an inclusive and opening space for all, free from any form of discrimination or harassment.