



St Ann's and Haringay Area Forum and Committee

MONDAY, 11TH FEBRUARY, 2013

6.30 pm

VENUE: SOUTH HARRINGAY JUNIOR SCHOOL, MATTISON ROAD, N4

MEMBERS OF THE AREA COMMITTEE/FORUM:

Councillors Adamou, Alexander, Brabazon (Chair), Browne, Canver and Schmitz

Officers from Haringey Citizens' Advice Bureau and the Credit Union will be present from 6.30 – 7pm to answer questions from local residents before the meeting starts. Health and other community information and advice will also be available.

Introduction by the Chair

AREA FORUM – 7pm

<u>Warm and Well</u>	7.00pm
<u>Proposal for private sector tenants' group</u>	7.05pm
<u>Haringey Credit Union</u>	7.15pm
<u>Benefit Changes – implications for Haringey</u> - Presentation and introduction to the changes at a national level, and the implications at a local level.	7.20pm
Followed by a 10-minute refreshment break.	7.40 pm
Panel discussion on the benefit changes, and the implications for Haringey	7.50pm

AREA COMMITTEE – 8.50pm

- 1. APOLOGIES FOR ABSENCE**
- 2. MINUTES OF THE PREVIOUS MEETING - 20 SEPTEMBER 2012**
- 3. URGENT BUSINESS**
- 4. DECLARATIONS OF INTEREST**
- 5. DEPUTATIONS AND PETITIONS**
- 6. FEEDBACK FROM AREA FORUM**
- 9. AREA PLAN UPDATE**
- 8. HMO DISCRETIONARY LICENSING UPDATE**

Report from Steve Russell.

- 9. GREEN LANES OUTER LONDON FUND ROUND 2 UPDATE**

Report from Stephen Goodwin. **TO FOLLOW**

- 10. ANY OTHER BUSINESS**

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Friday, 1 February 2013

**MINUTES OF THE ST ANN'S AND HARRINGAY AREA FORUM AND COMMITTEE
THURSDAY, 20 SEPTEMBER 2012**

Councillors Adamou, Alexander, Brabazon (Chair), Browne and Schmitz

Apologies Councillor Canver

PC49.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies for absence were received from Cllr Canver.</p>	
PC50.	<p>MINUTES OF THE PREVIOUS MEETING - 5 JULY 2012</p> <p>Cllr Brabazon reported that she would write to the Leader regarding the Finsbury Park Accord, as agreed at the previous meeting.</p> <p>The Committee agreed that the suggestion that the Regulatory Committee audit a random sample of Certificates of Lawfulness application was a good one and should be followed up on. It was reported that the Planning department did now require original documents in considering such applications.</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 5th July 2012 be approved.</p>	
PC51.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC52.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
PC53.	<p>DEPUTATIONS AND PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC54.	<p>FEEDBACK FROM THE AREA FORUM</p> <p>It was felt that the debate on HMOs had been positive, and that having fewer topics per meeting seemed to work well. It was felt, however, that too many items were covered in the first part of the meeting as updates, and that this meant that these felt quite rushed.</p> <p>It was acknowledged that a balance was needed between ensuring that people were kept informed and allowing enough time for each item.</p>	

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	<p>For the format of the Question Time, it was suggested that in future Panel Members could each open with a brief introduction before it was opened to questions from the floor. It was further suggested that it would have been beneficial for councillors to be represented on the Panel given the significant level of work that some councillors had put into addressing this issue for several years, although some felt that it had worked well without councillors as the nature of the information was very complex and technical. It was reported that people had learnt a lot from the session, which indicated that it had been a useful discussion. It was recognised that having senior council officers presented had represented a valuable opportunity for local residents to ask questions of them directly. Having a panel member with experience of working with families living in HMOs had provided a different viewpoint on this issue.</p> <p>It was hoped that there would be some positive action taken as a consequence of the debate.</p> <p>It was suggested that a future discussion be held around rent control, as well as Housing Benefit cuts.</p>	
<p>PC55.</p>	<p>GREEN LANES OUTER LONDON FUND ROUND 2 UPDATE</p> <p>The architect gave a presentation, updating the Committee on progress with the Green Lanes TfL Corridor Scheme and the Outer London Fund public realm, shopfront improvements and overground bridge improvements projects, and setting out the strategic objectives for each.</p> <p>In response to a question from the Committee, it was confirmed that the scope of the project included the upper facades on Green Lanes, as well as shopfronts. Work was currently underway on developing a menu of items for the shopfronts and facades, this would then be assessed with Rob Chau and landlords would then be approached. It was essential that there be a sufficient level of buy-in from the traders.</p> <p>For the shopfront improvement works, it was noted the available budget would mean that a significant impact could be made by landlords selecting from the available menu of works, but it was unlikely that both upper and lower facades would be undertaken at the same time. Once the initial work was done, remaining improvements could be made over time on an individual basis.</p> <p>A number of properties had made improvement over the past few months, and it was suggested that contact be made with those properties to learn from them. It was suggested that design guidance be provided on 'quick-wins'.</p> <p>It was confirmed that parking would not come within the remit of</p>	

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	<p>the architects, but would remain the responsibility of the Council; it was reported that there were likely to be only minor adjustments in respect of parking as a result of the project, rather than a comprehensive review.</p> <p>The Committee noted that public consultation would be taking place in October and November 2012, and that stakeholder walkabouts would be taking place on the 2nd and 4th October 2012.</p>	
<p>PC56.</p>	<p>AREA PLAN UPDATE</p> <p>It was agreed that the Area Plan would be discussed at the next meeting of the Committee.</p>	
<p>PC57.</p>	<p>ANY OTHER BUSINESS</p> <p>i) The Chair reported back on a walkabout of St Ann's ward undertaken with Homes for Haringey in respect of greening estates and how this was being implemented. Cllr Browne advised of an organisation called the Metropolitan Public Gardens Association, which offered small grants for the improvement of public green space. The Committee expressed an interest in learning more about this, and Cllr Browne agreed to seek further information.</p> <p>ii) It was reported that a further update was needed on the St Ann's Hospital site, as it had been confirmed that the proposed renal unit to be located there would now be located at Tottenham Hale instead.</p> <p>The meeting closed at 9.30pm.</p>	

COUNCILLOR ZENA BRABAZON

Chair

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St Ann's & Harringay Area Forum & Committee Area Plan

Aspiration (3 year vision)	Year One Activity 2012/13	Service / Partner Action	Lead Service & Lead Officer Contact	Outcomes	Timescales	Jan 13 Update
1. CLEAN & GREEN	1. Fly-tipping & Litter	1. Programme of increased communication agreed with Veolia re fly-tipping, litter etc. that informs and aims to effect positive behaviour change by June 2013	Michael McNicholas – Neighbourhood Action Team Manager & Tony Kennedy – Sustainable Transport Manager	Please see Update	Please see Update	2. Consultation for Public Realm improvements along Green Lanes is ongoing from Mid November until the end of December.
		2. Public realm audit of Green Lanes to take place in 2013/14 as part of the Public Realm as part of the Outer London Fund delivery				3. Consultation is ongoing with the community throughout the year to develop Community Streets improvements to the neighbourhood.
	2. Greening	3. Gardens Street public realm audit to take place in 2012/13 engaging and working alongside the Gardens Residents Association.				
		4. Neighbourhood Services colleagues to respond to street audits undertaken by community groups with concerns about street signs, read-ability and practical value (including community languages, promotion).				
		1. Maintenance of trees and planters along Harringay	Alex Fraser – Arboricultural and			Tree works on Ladder roads and

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1. CLEAN & GREEN (cont.)	3. Refuse & Recycling	<p>Green Lanes This is done as part of a 4 year inspection cycle covering the borough's trees and planters. Trees and planters on the Ladder and Green Lanes were inspected in early April 2012. Works will be contracted to take place in July 2012 as part of the Summer Works Programme</p> <ol style="list-style-type: none"> 1. Robust communication about new fortnightly refuse collections will be shared with residents before implementation (by June 2012) 2. Haringey Council / Veolia will more widely publicise refuse, recycling and street cleaning schedules (Plain English): <ul style="list-style-type: none"> • Online at www.haringey.gov.uk/repofit-it • In all marketing material • New Neighbourhood Services page in www.haringey.gov.uk/harin_gexpeople <p>Timed collection schedules to be sent to ward Councillors</p>	Allotments Manager			green lanes was completed in Sept 2012. It is proposed to plant replacement trees during the 2013/14 planting season
			Joan Hancox – Head of Neighbourhood Services			COMPLETED COMPLETED

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Aspiration (3 year vision)	Year One Activity 2012/13	Service / Partner Action	Lead Service & Lead Officer & Contact	Outcomes	Timescales	Jan 13 Update
	4. Community Reporting & Engagement	<ol style="list-style-type: none"> <li data-bbox="336 1272 794 1727">1. Council to promote ways for community to report cleaner / greener concerns: <ul style="list-style-type: none"> <li data-bbox="475 1503 564 1637">• Online (www.haringey.gov.uk/report-it) <li data-bbox="571 1294 660 1637">• in all marketing material <li data-bbox="667 1294 756 1637">• New Neighbourhood Services page in Haringey People at www.haringey.gov.uk/haringeypeople <li data-bbox="794 1272 1043 1727">2. Audit current key holders of community notice boards (May 2012) <li data-bbox="1043 1272 1370 1727">3. Re-launch community notice boards with regular updates and wider range of local service information 	Zoe Robertson – Engagement & Enablement Manager	<p>Leaflet produced explaining Neighbourhood Services and reporting problems</p> <p>Audit complete with a list of current notice boards in the borough</p> <p>Notice boards handed over to relevant community groups / associations to keep up to date with local issues.</p>	<p>March 2013</p> <p>Nov 12</p> <p>Jan 13</p>	<p>Leaflet to be produced by end March 2013</p> <p>Audit of noticeboards is underway to ensure we have a complete picture of where boards exist and what condition they are in.</p> <p>This will follow on from the completed audit (above) when the condition of the boards has been assessed.</p> <p>The Dog Control Order report has been put to Cabinet</p>
	5. Enforcement (Dog fouling, littering, fly-	<ol style="list-style-type: none"> <li data-bbox="336 1272 1370 1727">1. Introduce and enforce dog control orders locally and work with police around use of 	Joan Hancox – Head of Neighbourhood		The proposed launch date is 1 st April 2013.	

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	tipping)	powers and enforcement	Services			and the proposals accepted. An Implementation Plan is being devised.
2. CRIME & ANTISOCIAL BEHAVIOUR (ASB)	1. Supporting Safer Neighbourhood Team Priorities	1. Promote ward panel membership locally to reflect local population and promote their work 2. Updates from Safer Neighbourhood Teams provided at quarterly Area Forums	Claire Kowalska – Community Safety and Engagement Manager / Mark Long – Chief Inspector Safer Neighbourhoods	New and Streamlined Safer Neighbourhood boards	Results can be feedback at the next round of meetings	A proposal is under discussion regarding new and streamlined Safer Neighbourhood Boards and we await further information. In the meantime, Haringey MPS will be consulting locally during December on their Local Policing Model and MetChange programme. Results can be feedback at the next round of meetings
2. CRIME & ANTISOCIAL BEHAVIOUR (ASB) (cont.)	2. Tackling	1. Regular updates from	Michael Bagnall –		Ongoing	An inspector will always attend to give relevant updates; they must always be invited though in case they don't have dates. Regular updates sent

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	Wickes Issues	<p>Antisocial Behaviour Team(ASBAT) at www.haringey.gov.uk/anti-socialbehaviour to ward councillors on how issue is being progressed</p> <p>2. Review current signage at Wickes (and potential of signs in other languages)</p> <p>3. Communicate enforcement successes widely</p> <ul style="list-style-type: none"> • online • New Neighbourhood Services page in Haringey People – www.haringey.gov.uk/haringeypeople • Updates to Area Forum 	Antisocial Behaviour Team Manager	<p>Blanket section 222 Injunction against those gathering at Wickes. Any breaches will be automatically arrestable and can lead to a 5 year prison sentence.</p>	<p>Anticipate further Court action within next 3 months.</p> <p>This activity completed.</p>	<p>to all Ward Councillors on the 15th June, 9th August and the 19th September. Further update to be sent November 2012</p> <p>Section 222 applications to be made and Ward Members advised</p> <p>11 ASBO's secured publicised widely in local and Eastern European Press. Residents in the area leafleted.</p> <p>COMMS/COMM SAFETY</p>
	3. Anti-social Behaviour	<p>1. Publicise more widely antisocial behaviour (ASB) reporting processes (Plain English)</p> <ul style="list-style-type: none"> • Online at 	Michael Bagnall – Antisocial Behaviour Team Manager			

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		<p>www.haringey.gov.uk/report-it <ul style="list-style-type: none"> in all marketing material New Neighbourhood Services page in Haringey People www.haringey.gov.uk/haringeypeople A new ASB campaign <p>Communicate enforcement successes widely (as above)</p> </p>				
3. CULTURE & CREATIVITY	1. Inward Investment	<p>1. Re-brand the Harringay specific area of Green Lanes to attract business, tourists and Londoners:</p> <ul style="list-style-type: none"> Agree new brand/name (May 2013) Design and erect signage (before Olympic Games) Identify and publish in relevant travel guides and sites Produce electronic brochure for visitors to London geared also towards those privately accommodated Identify good practice elsewhere (e.g. Wood Green/Tower Hamlets/Stroud Green) 	Green Lanes Strategy Group			

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3. CULTURE & CREATIVIT Y (cont.)		<p>Maximise use of Harringay Online (at www.harringayonline.com) churches, schools and community centres for promotional activity</p> <ul style="list-style-type: none"> • 				
	2. Celebrating the Arts	<ol style="list-style-type: none"> 1. Work with local businesses to find space for local artists – wall space and floor space 2. Support local people to organise a Harringay Open Studios event 3. Enable the involvement of local libraries as a key player in the local arts scene 4. Encourage local artists and digital media to develop a thriving local scene 	Green Lanes Strategy Group			
	3. Community Resources	<ol style="list-style-type: none"> 1. Outcome of Community Buildings Review (below) to be a future Area Forum agenda item in order to identify key venues to meet community needs and interests (September 2012) <p>Haringey Council is undertaking a review of Council buildings leased to community organisations to improve support for Haringey's voluntary sector (in line with the</p>	Dinesh Kotecha – Property Services Manager			The review is progressing well and a report will go to Cabinet on 18 December 2012 reporting on the overall condition, use/utilisation and potential opportunities for regenerative

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3. CULTURE & CREATIVITY (cont.)		<p>Voluntary Sector Strategy 2011-16, visit www.haringey.gov.uk/voluntary_sector_strategy. Key issues the Building Review will consider are;</p> <p><u>Building condition</u> –the portfolio is considered to be in poor state of repair, with limited capacity to invest</p> <p><u>Community use</u> – some buildings could be made more generally available as a flexible resource</p> <p><u>Utilisation</u> – some buildings are under-utilised due to limited opening hours, constraints to flexibility in uses and building condition</p> <p>The approach to the Buildings Review is as follows:</p> <ol style="list-style-type: none"> 1. Assess the building stock condition and utilisation of the buildings and other Council properties available for community use 2. Evaluate all buildings to identify opportunities for redevelopment and consider disposal options that could help realise or contribute to other Council 				development of sites. The report will propose key principles for detailed surveys and engagement in respect of each of the buildings and tenancies during the period January to March 2013

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		<p>objectives relating to regeneration and housing and employment</p> <p>3. Develop options for increasing the efficiency and effectiveness of community building assets.</p> <p>The review is in progress and a list of relevant properties, initial outcomes and options will be available in Autumn 2012.</p>				
4. GREEN LANES DEVELOPMENT	<p>1. Delivery of Green Lanes Outer London Fund Programme (3 strands):</p> <ul style="list-style-type: none"> I. Public Realm II. Shop fronts III. Bridge Improvements 	<p>Delivery Plans in development</p>	<p>Regeneration & Green Lanes Strategy Group (GLSG)</p>			
	<p>2. Green Lanes Corridor Traffic Improvements</p>	<p>Delivery Project Plans in development</p>	<p>Tony Kennedy – Sustainable Transport Manager & Green Lanes Strategy Group (GLSG)</p>			<p>Consultation on proposals held in November and December 2012</p>
	<p>3. Smarter Travel Community Streets Project (www.haringey.go)</p>	<p>Delivery Project Plans in place</p>	<p>Zoe Robertson Manager & Green Lanes Strategy Group (GLSG)</p>			<p>Consultation started in November 2012</p>

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	v.uk/roadsafetyconsultations) Gardens Road					
5. HEALTH	1. Access to GPs	1. Access to GP care and availability of appointments to be a future Area Forum agenda item (Chair to determine during 2012)	Jeanelle De Gruchy – Joint Director of Public Health	NHS health checks Smoking cessation numbers Mental health patients using the linkworkers scheme Patients using the new welfare hubs	Welfare hubs will be commenced in early January. Majority of other work is ongoing or requires additional investment	Maintain and strengthening the exercise referral scheme for patients with long term conditions.. Brief intervention training for key front line staff in how to support lifestyle change.Obesity pathway. New investment through the primary care strategy in welfare hubs in an east Haringey practice. Mental health promotion scheme through a linkworkers scheme with Barnet, Enfield and Haringey Mental Health Trust
	2. Health Promotion (healthy eating, active lives, smoking cessation, vaccinations, antenatal care)	1. Continue the range of health promotion programmes already underway locally: health trainers, physical activity referral, NHS health checks, smoking cessation. 2. Campaign materials aimed at raising awareness of the importance of early maternity care access with the general public will be disseminated in key locations throughout Haringey (including GPs, pharmacists, housing departments, social services, sexual health services, leaving care teams, looked after	Nicole Klynman - Assistant Director of Public Health, working with Clinical Commissioning Group (CCG), Vanessa Bogle, Senior Public health Commissioning Strategist Sheena Carr – Senior Public Health Commissioning Strategist	Increase in percentage of women booking for	Ongoing	
5. HEALTH (cont.)						

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		<p>children services, educational establishments and third sector organisations) (August 2012)</p> <p>3. Targeted outreach work with black African communities will utilise existing networks and programmes to promote the importance of early access (2012 onwards)</p>	<p>Sheena Carr – Senior Public Health Commissioning Strategist</p>	<p>antenatal care before 12 weeks 6 days of pregnancy. Improvements to be assessed in annual health equity audit (to take place in April 2013). Ward level information can be shared with councillors to assess improvements in this ward.</p> <p>Increase in proportion of Black African women booking before 12 weeks</p>	<p>dissemination of materials – new materials to be disseminated from January 2013.</p> <p>January-June 2013</p>	<p>New materials will shortly be printed (December 2012) promoting early access and giving phone numbers for direct access to maternity services at the Whittington and North Middlesex Hospitals</p> <p>The south-east GP collaborative has received a presentation on the importance of early maternity access stressing the importance of timely</p>

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						<p>referrals and promoting self-referral to maternity.</p> <p>A knowledge exchange event with faith leaders, maternity professionals etc will take place on 16th January 2013. The aim of the event is to promote greater understanding of the barriers to early access and promote an understanding of cultural issues affecting maternity care.</p>
	<p>3. Mental Health support</p>	<p>1. Mental health to be a future Area Forum agenda item (Chair to determine - 2012)</p> <p>Agenda item to address the following issues:</p> <ul style="list-style-type: none"> • Local mental health need • Housing provision and mental health 	<p>Jeanelle De Gruchy – Joint Director of Public Health</p>			

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6. HOUSING	1. Homes for Haringey Estates	<ul style="list-style-type: none"> Mental health provision and the St Ann's development Alternative community support for mental health patients 				
		<p>Improve Enforcement</p> <ol style="list-style-type: none"> To increase enforcement activity (tenancy, improper use of stairwells etc) Homes for Haringey (HfH) will draw together a list of problem blocks / estate where stairwells and corridors are used for loitering / ASB to inform a targeted action plan (by July 2012) The restructure of the Homes for Haringey Housing Management Directorate in 2012/13 and will see the introduction of a dedicated enforcement team (by end 2012) 	Sharon Morgan – Deputy Director Housing Management, HfH			<p>List completed. Action Plan and priorities to be agreed with ASBAT and SNT in January</p>
		<p>Improved Caretaking</p> <ol style="list-style-type: none"> A meeting will be scheduled between Ward Members and key Homes for Haringey (HfH) staff including Head of Estate Services, Leasehold Services 	Sue Hunter – Business Improvement Manager, HfH			<p>Restructure in progress implementation by 1st April 2013</p> <p>Closed and completed previously</p>

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6. HOUSING (cont.)		<p>Manager and Business Improvement Manager to agree responsibility/ownership around the caretaking role that is being paid for by leaseholders (by May 2012)</p> <p>4. Cleaning concerns about specific blocks will be identified and an agreed, targeted, programme of action put in place for each block / estate to address the issues (June 2012 onward)</p> <p>Improved Ground Maintenance</p> <p>5. Schedule of seasonal grounds maintenance, including grass cutting, will be made available to residents (by June 2012)</p> <p>Improved communication and</p>	<p>Peter Purdie – Head of Estate Services, HfH</p> <p>Peter Purdie – Head of Estate Services, HfH</p> <p>David Sherrington</p>	<p>Deep cleaned stairwells with some decorated if in a poor condition</p> <p>Improved grounds maintenance through adherence to a schedule of maintenance.</p>	<p>Cleaning to be completed by end of Nov 12 Painting to be completed by end of March 12</p> <p>Grass cutting schedule by June 12</p> <p>By mid Dec 12</p>	<p>Programme of deep cleaning of stairwells underway from Sep 12 and due for completion by end of November To be followed by identification of sites where painting required</p>

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6. HOUSING (cont.)		working with Councillors 6. Reinstate a regular communication to Councillors (e.g. on achievements, prosecutions, new policies etc.) 7. Invite Cllr Brabazon to Leasehold Panel 8. Consider starting face-to-face briefings/round-ups for Councillors	Nesan Thevanesan David Sherrington		Decent Homes briefing note Jan/Feb 2013 New Vision face to face briefing Dec 2013 New Vision briefing note to members Dec 2013 Further updates on welfare reform to members Jan/Feb 2013	Grounds maintenance schedule provided for Members for grass cutting in June 12 Complete Schedule for winter work to be provided We have recently begun increasing the information we sent to members. A briefing note on changes to welfare benefits was sent to members and further information on the decent homes programme in 2013/14 will be sent in the new year. A briefing covering changes to the housing service will

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		<p>Explore establishment of a sense of neighbourhood /place bringing together numerous small blocks to east of these Wards</p> <p>Explore holding an "Area Event" to discuss this with residents</p> <p>9. Address Councillor concerns RE: Tenancy Management staff in this part of borough</p> <p>10. Conduct an assessment – are there a higher percentage of people with Mental Health problems housed in this area</p> <p>11. Share work on Customer Journey with Cllr Brabazon</p>	<p>Sharon Morgan Interim Director, Housing Management</p> <p>Sharon Morgan</p> <p>Sharon Morgan</p> <p>Sue Hunter</p>			<p>also be sent shortly. We will also be offering face to face briefing sessions for members, particularly around changes to the housing service. Dates for these sessions will be distributed shortly.</p> <p>Restructure in progress implementation by 1st April 2013</p> <p>Closed and completed previously</p>

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	2. Affordable Housing (St Ann's Hospital Development)	1. Affordable Housing to be included as part of any redevelopment of the St Ann's Hospital site St Ann's Hospital is listed in the Unitary Development Plan (www.haringey.gov.uk/udp-2) as Site Specific Proposal no.14, which indicates the development potential	Nick Powell – Head of Carbon Management and Sustainability & Michael Kelleher – Housing Development Manager	Comprehensive mixed-use development of the St Ann's Hospital site including an appropriate provision of affordable housing.	Design Panel – Jan/Feb 13 (TBC) Planning Committee – May 13 (TBC)	Scheme currently in pre-application phase. Working together with the applicant (NHS Mental Health Trust) to bring forward a planning application for the site.

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		<p>of the site for a comprehensive mixed-use scheme. This might include housing, leisure, health and community services, community spaces, employment and small business / social enterprise opportunities and allotments (once the health-related needs have been determined). The Council will work to deliver good quality residential development including affordable housing on the site of St Ann’.</p> <p>2. Suggested that St Ann’s development / affordable housing update is a future Area Forum agenda item – to address sizes of homes developed (2012/13)</p>				
	<p>3. Houses of Multiple Occupation (HMO)</p>	<p>1. Monitor the effectiveness of the Additional Licensing Scheme (www.haringey.gov.uk/additional-hmo-licensing) that was formally adopted on 1st October 2011 and which will last for 5 years.</p> <p>(The Grand Parade side of Green Lanes has been included within the area as has Salisbury Road N.4, which is in St Ann’s ward. The</p>	<p>Steve Russell – Manager, Housing Improvement Team (Private Sector)</p>	<p>Since the scheme became operation in Oct 2011 a total of 100 licensing applications have now been received. Proactive work with letting agents and Landlords have involved hundreds of properties in the area all of whom are currently in the</p>		<p>Steve Russell attended the Area forum meeting held on 20th September . A briefing paper updating on the additional Licensing Scheme in the Harringay ward was provided at this meeting. Steve Russell also discussed the</p>

AREA PLAN

Aspiration (3 year vision)	Year One Activity 2012/13	Service / Partner Action	Lead Service & Lead Officer Contact	Outcomes	Timescales	Jan 13 Update
		<p>whole of the Harringay ward is included within the scheme including both sides of the main roads forming the boundary).</p> <p>2. Complete and approve a business case for Article 4 and extend to St Ann's & Harringay ward</p> <p>Article 4 is a planning issue and the Council's Planning department is looking to adopt Article 4 in the east of the borough.</p>		<p>process of licensing. Those property owners who have failed to communicate will be targeted in the new year. This initiative has however been extremely successful</p>		<p>proposal of declaring parts of Tottenham an Additional Licensing Area inviting residents to participate in this consultation.</p>
7. REGULATION	1. Planning Enforcement	<p>1. Explain the role and scope of this service and advertise the way residents can report concerns for investigation (Plain English)</p> <ul style="list-style-type: none"> • Online at www.haringey.gov.uk/repof-t-it • in all marketing material • New Neighbourhood Services page in Haringey People (Visit www.haringey.gov.uk/harin geypeople) 	Paul Smith – Head of Development Management			
7.	2. Licensing & Trading Standards	2. Explain the role and scope of this service and advertise the		Advertisements, leaflets and	2012/13	A range of different communications have

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REGULATION (cont.)	Enforcement 3. Trade Waste Enforcement	way residents can report concerns for investigation (Plain English) <ul style="list-style-type: none"> • Online at www.haringey.gov.uk/reports in all marketing material • New Neighbourhood Services page in Haringey People (www.haringey.gov.uk/haringeypeople) 3. Neighbourhood Services will produce a pamphlet explaining the role and scope of Neighbourhood Services, including Licensing, Trading Standards and Waste. The pamphlet will explain local powers and ways residents can help enforcement activity.	Zoe Robertson – Engagement & Enablement Manager	engagement regarding services	March 2013	taken place so far this year to explain services. Includes articles in Haringey People, door knocking engagement activity and leaflet drops to households regarding waste service changes. Leaflet to be produced by end of March 2013.

HARRINGAY ADDITIONAL LICENSING REPORT 25/01/13

Introduction:

On 7 June 2011 the council designated an additional licensing scheme in respect of houses in multiple occupation (HMOs). This scheme came into force on 1st October 2011. The area affected covers the whole of the Harringay Ward, together with the whole of Turnpike Lane, Green Lanes and all of Salisbury Road in the St Ann's Ward.

The type of properties which need to be licensed in the Harringay area:

A House in Multiple Occupation is a building that is occupied, as a main residence, by more than one household. HMOs include:

- Buildings that consist of bedsit rooms where at least some facilities are shared
- Buildings converted into self-contained flats that don't comply with the Building Regulations 1991 **and** where less than two thirds of the flats are owner-occupied
- Buildings with multiple units of accommodation that all have their own exclusive facilities but which are not self-contained
- Buildings which contain a mixture of the above types of accommodation
- Hostels
- Shared houses

The definition of household relates to any members of a family, including aunts, uncles, nieces, nephews, cousins, grandparents etc and partners living together

How much does a license cost?:

The license fee is £208 per residential unit i.e. a landlord has to pay this fee for each bedsit room, self contained flat, non self contained flat or bedroom in a house let on a single tenancy agreement to a group of friends. All licencing fee money covers the Councils costs of administering the licensing process. To date £105,000 fee income has been received.

How we are able to ensure HMOs are well managed and maintained:

When we inspect an HMO following a license application, we look at the repair, security, fire safety and overall management of the house. A Fire Officer visits the Department every fortnight to check the plans of the properties we are dealing with to confirm they are happy with the fire precautions we are asking the owner to put in place. Harringay Council has their own set of standards for HMOs which set out the size of bedrooms we will accept in HMOs and the number of kitchens and bathrooms which need to be provided for the number of occupants in the property. The license we issue will inform a landlord of the number of people who can occupy the property, any works which need to be done as a condition of that license and also whether the kitchen and bathroom facilities are adequate for the number of occupying tenants. Landlords are given a set period of time to carry out required works and the property is then re-inspected to ensure they have been carried out.

Update on scheme:

Since the scheme began in October 2011, the Council has received 137 license applications from landlords. 53 licenses have been issued to date.

Conditional works are attached to licenses which have to be completed by the landlord within a set period of time. These are very often related to fire safety as officers find that many HMOs have no mains operated smoke alarms, heat alarms

and fire doors. As Haringey has very high Domestic Burglary rates security is a hazards in all HMOs which do not have the Council's prescribed security package for the type of accomodation being licenced. Security measures which fail to meet the appropriate standard are also requested to be upgraded failure to do do will lead to enforcement action. Following the completion or works or on the expiry of the given time frame a property is then re-inspected to ensure the works have been completed satisfactorily and as requested.

We have created a portfolio of landlords in the area who own more than one property and we have written to them all. 91 landlords have been sent letters which cover 217 properties. These letters have been copied to 105 interested parties. So far this has resulted in 59 applications being submitted with 59 more expected shortly.

Statutory Notices have been served on properties in the area which fail to comply under the Housing Health and Safety Rating System (HHSRS) which was brought in under the Housing Act 2004 and allows officers to rate the health and safety of a dwelling. 11 properties in Haringay have had Improvement Notices served on them with regard to various hazards such as entry by intruders, falls between levels, fire, excess cold and electrical hazards. A Prohibition Order has also been served on one owner using a lean-to as sleeping accommodation, prohibiting the room to be used this way. Notices have also been served under other Statute for defective drainage.

Where conversions are found which have no Planning approval or Building Regulations, the relevant Departments within the Council are informed. If we find that inadequate Council Tax is being paid on a property we contact Council Tax to ensure the correct amount can be collected.

Now that the area has been running for over a year, the Department will be looking to prosecute landlords who continue to fail to license their properties despite being written to on more than one occasion by the Council. We are currently working on a list of properties and their owners with regard to this, following an enforcement process which requires dedicated resources and collabaration with our safet Neighbourhood Police team. We will also be aiming to find HMOs which need to be licensed and will target roads in order to do this. Landlords who own several properties which are not licensed and those receiving large numbers of Housing Benefit payments from the Council will be the first to be Prosecuted.

Although Additional licensing is a priority the team also have to deal with Mandatory Licensing borough wide and those HMO properties across the borough which are causing the most problems to either their tenants or local residents.

Consequences to Landlords of not applying for a license:

A person having control of or managing a prescribed HMO in the designated area must apply to the London Borough of Haringey for a licence. Failure to apply for a license is an offence under Section 72(1) of the Housing Act 2004 for which a person may be fined up to £20,000. In addition they may be required to repay up to 12 months rent if the tenant or the council, in the case of housing benefit payments, apply to the Residential Property Tribunal under the provisions of section 73 and section 74 of the Housing Act 2004 for a rent repayment order.

We welcome any information from the public as to any HMOs which they are aware of and we always follow up complaints about properties from the public or our Members. There is an email address to send referrals to: hitadditionallicensing@haringey.gov.uk