

## NOTICE OF MEETING

# HOUSING AND REGENERATION SCRUTINY PANEL

**Tuesday, 7th March, 2017, 7.30 pm - Civic Centre, High Road, Wood Green, N22 8LE**

**Members:** Councillors Emine Ibrahim (Chair), John Bevan, Gail Engert, Tim Gallagher, Martin Newton, Zena Brabazon and Stuart McNamara

Quorum: 3

### **1. FILMING AT MEETINGS**

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The chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual or may lead to the breach of a legal obligation by the Council.

### **2. APOLOGIES FOR ABSENCE**

### **3. URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business (late items will be considered under the agenda item where they appear. New items will be dealt with as noted below).

#### **4. DECLARATIONS OF INTEREST**

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

(i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct.

#### **5. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS**

To consider any requests received in accordance with Part 4, Section B, Paragraph 29 of the Council's Constitution.

#### **6. MINUTES**

To note that the minutes of the meeting held on 6 February 2017 will be reported to the next meeting.

#### **7. COMMUNITY INFRASTRUCTURE LEVY - GOVERNANCE ARRANGEMENTS (PAGES 1 - 12)**

This report provides an update on actions that were agreed by Cabinet on 17<sup>th</sup> May 2016 in response to implementing the recommendations of the Housing and Regeneration Scrutiny Panel.

#### **8. COUNCIL LED DEVELOPMENT (PAGES 13 - 22)**

On 13 October 2015, the Housing and Regeneration Scrutiny Panel was presented with a report on the strategic approach to council-led development. The Panel made 13 recommendations for the Cabinet, the lead-member for Housing and Directors.

This report is an update on these 13 recommendations, and actions taken since the initial report.

#### **9. SUPPORTING ENGAGEMENT AND INVOLVEMENT IN THE LOCAL PLANNING SYSTEM - VERBAL UPDATE**

To receive a verbal update from the Assistant Director for Planning.

**10. CABINET MEMBER QUESTIONS - CABINET MEMBER FOR HOUSING, REGENERATION AND PLANNING**

An opportunity to question Councillor Alan Strickland, Cabinet Member for Housing, Regeneration and Planning, on his portfolio.

**11. WORK PROGRAMME UPDATE (PAGES 23 - 32)**

This report gives details of the proposed scrutiny work programme for the remainder of the municipal year and highlights outstanding items of work for consideration in developing a work programme for 2017/18.

**12. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 3 above.

**13. DATES OF FUTURE MEETINGS**

The schedule of meetings for 2017/18 will be agreed by Full Council on 20 March 2017.

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Bernie Ryan  
Assistant Director – Corporate Governance and Monitoring Officer  
River Park House, 225 High Road, Wood Green, N22 8HQ

Monday, 27 February 2017

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**Report for:** Housing and Regeneration Scrutiny Panel – 7<sup>th</sup> March 2017

**Title:** Community Infrastructure Levy – Governance Arrangements

**Report authorised by:** Emma Williamson Assistant Director – Planning

**Lead Officer:** Matthew Patterson, Head of Strategic Planning & Policy

**Ward(s) affected:** ALL

**Report for Key/  
Non Key Decision:** N/A

## 1. Describe the issue under consideration

- 1.1 On 3<sup>rd</sup> December 2015, the Housing and Regeneration Scrutiny Panel (HRSP) conducted a review of the Haringey Community Infrastructure Levy, with a specific focus on governance arrangements needed to support allocation of receipts from the Community Infrastructure Levy to local neighbourhoods (the neighbourhood CIL). The panel conducted this review through a ‘scrutiny in a day’ format at a session with local stakeholders, including representatives from the development industry and members of the Highgate and Crouch End neighbourhood forums.
- 1.2 This report provides an update on actions that were agreed by Cabinet on 17<sup>th</sup> May 2016 (attached at **Appendix 1**) in response to implementing the recommendations of the HRSP.

## 2. Recommendations

- 2.1 The Housing and Regeneration Scrutiny Panel is asked to note the progress made to date in achieving the recommendations agreed by Cabinet (attached at **Appendix 1**).

## 3. Reasons for decision

- 3.1 N/A

## 4. Alternative options considered

- 4.1 N/A

## 5. Background information

- 5.1 Haringey’s Community Infrastructure Levy (CIL) was introduced in November 2014. As at December 2015, the Council had collected almost £1.4m in CIL and had issued liability notices for £11.4m. By 2017/18, it is expected that CIL income will average around £2m per annum. Receipts from CIL are to be used to support wider community infrastructure needs in the locality of the new development.
- 5.2 Whilst there is guidance to support the disbursement of funds from the strategic element of CIL income (approximately 80% of receipts), guidance for the distribution of

the neighbourhood element (15%) is much less defined. The HRSP review of CIL was established to identify the principles and practices that the Council should consider for the governance and administration of the neighbourhood proportion of CIL. This included:

- Assessing the national and local policy framework for the collection and allocation of CIL receipts;
- Assessing policy and practice at early CIL adopter London Boroughs to help identify good practice;
- Identifying key principles and practice that should underpin governance arrangements for distribution of neighbourhood element of the CIL, particularly in relation to how community infrastructure projects are identified, prioritised and authorised;
- Assessing what arrangements should be in place to further support the distribution of CIL receipts in areas where Neighbourhood Forums are present;
- Assessing how the allocation neighbourhood CIL receipts can maximise opportunities for improving local infrastructure through alignment with other funding programmes both internal and external to the Council.

5.3 In responding to these objectives the panel collated evidence from a wide range of interests including:

- Local council officers (Planning, Finance)
- The Planning Officers Society
- Other local authorities
- Local Neighbourhood Forums
- A developer.

5.4 On the evidence received, the panel made 13 recommendations, all of which were either agreed or partially agreed by Cabinet (see **Appendix 1**).

## 6. Update on recommendations

6.1 Work has commenced on reviewing the Haringey CIL charging schedule in accordance with recommendation 1. A report to Cabinet (24<sup>th</sup> January 2017) presented viability evidence that supported only an increase in CIL rates in certain parts of the Borough, namely, Seven Sisters, St. Ann's, West Green, Bruce Grove, Tottenham Green, and Tottenham Hale wards. A partial review of the CIL Charging Schedule has therefore been agreed.

6.2 With respect to the remaining recommendations (2-11), the Cabinet report of 24<sup>th</sup> January set out proposed governance arrangements for the spending of the neighbourhood portion of CIL receipts, including:

- The grouping of wards into seven CIL Neighbourhood Areas;
- That, where there is a neighbourhood plan, the neighbourhood plan will set out the local infrastructure proposed to be funded by CIL and will indicate the priority to be accorded to the individual projects listed therein
- That in 2017, consultation will be undertaken for each of the seven CIL Neighbourhood Areas with the local community to identify the specific infrastructure

projects that may be funded by CIL and the priority that should be accorded to each;

- The proforma and criteria that the Council will use to help assess individual projects for funding through the neighbourhood portion of CIL, which includes the ability to leverage additional funding and delivery arrangements; and
- The listing of projects for funding through the neighbourhood portion of CIL for each CIL Neighbourhood Area, as well as the reporting of CIL receipts and liabilities for each Neighbourhood Area, to be provided through the annual Authorities Monitoring Report and on dedicated Council web pages.

6.3 The proposed governance arrangements outlined above are to be the subject of public consultation over February – May 2017. The details in respect of progress by recommendation are set out at Appendix 1.

### **7. Contribution to strategic outcomes**

7.1 Priority 4: Drive Growth from which everyone can benefit. By amending the CIL rate upwards, CIL receipts will be increased as a source of funding for local and strategic infrastructure projects ensuring local communities benefit from growth and development.

7.2 Priority 5: Create homes and communities where people choose to live and are able to thrive. By amending the CIL rate, increased revenues will be made available to fund local and strategic infrastructure projects which will ensure that the necessary infrastructure is provided to make Haringey's places sustainable.

### **8. Use of Appendices**

Appendix 1 – Response by the Planning Service to the HRSP recommendations

### **9. Local Government (Access to Information) Act 1985**

Haringey CIL Charging Schedule <http://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/community-infrastructure-levy-cil#cil-charging-schedule>

Community Infrastructure Levy Report to Cabinet 24<sup>th</sup> January 2017  
<http://www.minutes.haringey.gov.uk/documents/s90555/CIL%2024.01.2017%2018.05.pdf>

## Appendix 1: Recommendations

Recommendation from Scrutiny Review	Draft response (Agreed / Not agreed / Partially agreed)	Who & when	Update – Current Progress – February 2017
<p>1. In light of significant increases in both land values and house price sales since the last viability assessment in 2013, and to ensure that CIL remains an effective and efficient process through which to resource local infrastructure, it is recommended that the <b>Haringey CIL Schedule</b> should be reviewed during 2016.</p>	<p>Agreed The service has made a bid for funding to secure the necessary evidence assessments and make provision for examination of the new Charging Schedule and Infrastructure Delivery Plan.</p>	<p>Cabinet Member for Planning and Head of Planning Policy  End of December 2016</p>	<p>Tender issued in September 2016.  BNP Paribas commissioned and Viability Assessment Report received December 2016.  Partial Review of Haringey CIL Schedule agreed by Cabinet at its meeting of 24<sup>th</sup> January 2017.  Preliminary Draft Charging Schedule to be subject to public consultation for six weeks from the end of February 2017.</p>
<p>2. It is important that Councillors, community groups, Neighbourhood Forums, and other community stakeholders have a clear understanding of the prospective income derived from the CIL and how this is apportioned to local areas (as defined in recommendation 3). It is recommended that both accrued and (where possible) <b>projected income</b> from the CIL for each area is published annually to support community infrastructure planning and development.</p>	<p>Agreed. Information on CIL income is included in the Authority's Monitoring Report (AMR) This will be revisited to include cautious forecasts based upon new developments likely to commence in the year ahead.</p>	<p>Cabinet Member for Planning and Head of Planning Policy  The AMR is produced in December each year and published on the Council's website.</p>	<p>2015/16 ARM to be reported to Cabinet in March and includes CIL income received and liabilities issued by CIL Neighbourhood Group Area.</p>



<p>3. To ensure a fair distribution and to minimise associated administrative costs, it is recommended that the neighbourhood proportion of CIL income (outside neighbourhood forum areas) is apportioned to an <b>amalgam of local wards</b> rather than individual wards. It is suggested that in total, no more than 6-7 local areas are used for this purpose.</p>	<p>Agreed The service will seek to identify ward clusters for the consultation with Ward members as part of the new governance structure to be implemented.</p>	<p>Cabinet Member for Planning, Head of Planning Policy and Wards Members  Commence October 2016</p>	<p>Cabinet, at its meeting of 24<sup>th</sup> January 2017, agreed draft governance arrangements that included the grouping of wards into seven CIL Neighbourhood Group Areas. This proposed arrangement will be subject to public consultation over February – April 2017.</p>
<p>4. Community priorities for spending the neighbourhood element of the CIL should be identified through a <b>borough wide consultation</b><sup>1</sup>. This consultation should be multi-format and be sufficiently comprehensive so that analysis can determine priorities of individual areas (as defined in recommendations 3). Priorities for each area should be published and used to inform subsequent assessment and prioritisation of proposed projects for community infrastructure. (This should be repeated every 2-3 years).</p>	<p>Agreed. The format for consultation (except where a neighbourhood plan is in preparation) should focus around the Council’s capital programme (and the Infrastructure Delivery Plan, informed by evidence based studies underpinning new planning policy documents. The priorities will be reported through the Authority’s Monitoring Report.</p>	<p>Cabinet Member for Planning, Head of Planning Policy and Communications Team.  End of December 2016 in line with consultation on the revised Charging Schedule.</p>	<p>Following consultation in February – April 2017 on the draft governance arrangements for the spending of the Neighbourhood Portion of CIL, further consultation will be undertaken with the local communities about their priorities within each CIL Neighbourhood Group Area – this is programmed to commence in April 2017</p>
<p>5. Following community consultation to identify priorities, members, community groups, local residents, local businesses and other community stakeholders should be encouraged and supported to <b>nominate</b></p>	<p>Agreed The Council envisages an online process for nominations with appropriate web form.</p>	<p>Cabinet Member for Planning, Head of Planning Policy, Communications Team and Web Team</p>	<p>There has been no action taken to date on a ‘call for nominations’ as this will following confirmation of neighbourhood priorities.</p>

<sup>1</sup> Excepting Neighbourhood Plan Areas, which will have their own consultation and involvement plans;

<p><b>local infrastructure projects</b> for funding through the neighbourhood portion of the CIL. Such proposals should aim to outline how the proposed community infrastructure:</p> <ul style="list-style-type: none"> <li>i. Match the local priorities (established in recommendation 4);</li> <li>ii. Supports further growth; or</li> <li>iii. Mitigates the impact of development in a local area.</li> </ul> <p>6. To reduce associated costs, it is recommended that the consideration, authorisation and monitoring of community infrastructure projects funded through the neighbourhood portion of the CIL is undertaken through an <b>existing council body</b>. This body should:</p> <ul style="list-style-type: none"> <li>▪ Include representation from members and officers;</li> <li>▪ Should be open to public attendance (e.g. a meeting held in public);</li> <li>▪ Publish details of those proposals which have been approved.</li> </ul> <p>7. It is likely that the project proposals will exceed neighbourhood CIL funds available (particularly in the short term), it is therefore recommended that the Council <b>establish set of criteria</b> through which the body identified in recommendation 6 assesses and prioritises those projects to be authorised. It is recommended that the prioritisation criteria should include:</p> <ul style="list-style-type: none"> <li>I. The degree to which proposals can</li> </ul>	<p>Partly Agreed. The most suitable body to consider such requests will need to be subject to further consideration and review having regard to the Council’s standing orders. Cabinet is therefore likely to be the responsible body due to the infrastructure spend being greater than £500K pa.</p> <p>Partly Agreed. Recommendations I, II, IV, V, VI, VII, and VIII accepted. The impact upon revenue funding should be a consideration but, in certain cases, impact upon revenue may be inevitable for works in the public realm.</p>	<p>February 2017</p> <p>Head of Planning Policy and Democratic Services in consultation with SLT</p> <p>February 2017</p> <p>Cabinet Member for Planning, Head of Planning Policy, Finance and Procurement teams</p> <p>March 2017</p>	<p>However, the draft governance arrangements agreed by Cabinet at its meeting of 24<sup>th</sup> January included both a standardised proforma and set of guiding criteria that the Council would use to assess nominations. These will be subject to consultation over February – April 2017.</p> <p>It was proposed in the Cabinet report (24<sup>th</sup> January 2017) that the Council’s Capital Programme Board would scrutinize CIL bids and report these to Cabinet for approval in the forthcoming year’s programme.</p> <p>The draft governance arrangements agreed by Cabinet at its meeting of 24<sup>th</sup> January included both a standardised proforma and set of guiding criteria that the Council would use to assess projects for use of CIL funding. These include the criteria listed in the</p>
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<p>be used to lever in additional investment (e.g. match funding, grants, or used to bid for funds for larger projects);</p> <p>II. Whether further investment in local infrastructure can be secured from the proposal to create a virtuous circle of investment and development.</p> <p>III. That proposals should have no revenue implications to the Council;</p> <p>IV. The level of member and community support for the proposal (all proposals should have as a minimum 2 members to support);</p> <p>V. That the proposal should be of sufficient scale for local impact, that is, there should be a minimum threshold for projects of <b>£2,500</b> with no maximum;</p> <p>VI. If the proposal can be demonstrated to compliment and support other discretionary funding projects – e.g. Ward budgets.</p> <p>VII. Those projects which are agreed are completed within <b>18-24 months</b> of authorisation</p> <p>VIII. The degree to which the project represents value for money.</p> <p>8. Given the community leadership role of elected members, it is recommended that <b>local councillors</b> should be encouraged and supported to play an active role in the operation of the neighbourhood CIL fund through:</p> <ul style="list-style-type: none"> <li>▪ Ensuring local residents, community</li> </ul>	<p>Agreed.</p> <p>The planning and communications teams will seek to support members in this role through updated web pages and materials as appropriate.</p>	<p>Head of Planning Policy, Communications Team and Democracy Services, with assistance of Web Support</p> <p>February 2017</p>	<p>recommendation alongside others. Both the proforma and assessment criteria will be subject to consultation over February – April 2017.</p> <p>Following consultation in February – April 2017 on the draft governance arrangements for the spending of the Neighbourhood Portion of CIL, further consultation will</p>
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<p>groups and other groups participate in borough-wide consultation to identify local infrastructure priorities;</p> <ul style="list-style-type: none"> <li>▪ Identifying and preparing proposals for local community infrastructure projects (either directly themselves or supporting other proposals from other stakeholders);</li> <li>▪ Engaging in dialogue with neighbouring CIL areas, or wards and Neighbourhood Forums to help identify shared community infrastructure priorities and projects to take forward;</li> <li>▪ Championing agreed community infrastructure projects in their CIL area.</li> </ul> <p>9. In anticipation of continuing and accruing income to the neighbourhood CIL, it is recommended that the authorisation process ensures that there is a <b>'pipeline'</b> of approved community infrastructure projects so that there is continuity in the use of funds (e.g. in case of project delay/failure).</p> <p>(i) Whilst CIL receipts cannot be directly</p>	<p>Agreed.</p> <p>The Council should aim to over-programme spend to provide for slippage and delay in project delivery. Support may also be required around project delivery – against which the planning service will need to engage further resources (The LPA will seek to ensure that this additional costs falls within the provisions allowed for in the CIL regulations).</p> <p>Agreed.</p>	<p>Head of Planning Policy, and Finance and Procurement</p> <p>March 2017</p> <p>Head of Planning Policy,</p>	<p>be undertaken with the local communities about their priorities within each CIL Neighbourhood Group Area – this is programmed to commence in April 2017. It is expected that ward members will take an active role in the engagement with local communities as part of this consultation.</p> <p>Following consultation in February – April 2017 on the draft governance arrangements for the spending of the Neighbourhood Portion of CIL, further consultation will be undertaken with the local communities about their priorities within each CIL Neighbourhood Group Area. It will be possible at that time to know whether the priority list of projects exceeds likely CIL funding within each area and by how much, and will inform the final list of project to take forward for future funding.</p> <p>The proposed governance</p>
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<p>released to <b>Neighbourhood Forums</b>, the panel recommends that processes for determining and prioritising the neighbourhood proportion of the CIL spend in these areas should be devolved to these bodies. It is recommended that the Council should continue to consult and liaise with NHF leads to ensure that there is a satisfactory process through which:</p> <ul style="list-style-type: none"> <li>▪ Local residents are engaged and involved in the identification of community infrastructure projects in the neighbourhood forum area;</li> <li>▪ There is a mutually agreed procedure through which the delivery of community infrastructure projects are agreed, monitored and overseen in the neighbourhood forum area;</li> <li>▪ There is appropriate dialogue with adjacent CIL areas (wards) to identify common community infrastructure priorities or projects.</li> </ul> <p>(ii) As Neighbourhood Plans are not defined by borough boundaries, the panel recommended that the Council should continue to liaise and consult with those boroughs where a Neighbourhood Plan overlaps to ensure where possible that there is a consistent and coordinated approach to the administration of the CIL.</p> <p>10. The panel recognise that efficient, cost effective and timely 'build-out' of authorised community infrastructure projects is</p>	<p>HNF will be encouraged to set out local CIL projects and to prioritise these in the draft and final Neighbourhood Plan. The process for authorising expenditure should include consideration of the extent to which the Neighbourhood Forum fulfilled the requirements set out with discretion to withhold funds where the process has clearly not been followed appropriately. .</p> <p>Agreed. Haringey and Islington already engage regularly in respect of Highgate. Islington has approached the matter of CIL spend differently.</p> <p>Agreed. The service will explore how this might be facilitated by enhancing the existing</p>	<p>and Finance and Procurement</p> <p>March 2017</p> <p>Cabinet Member for Planning, Divisional Director of Planning and Head of Planning Policy,</p> <p>February 2017</p> <p>Head of Development Management, Communications and</p>	<p>arrangements set out in the report to Cabinet of 24<sup>th</sup> January, clarifies that, where there is a neighbourhood plan, the plan should set out the infrastructure that CIL funding should help deliver and the priority to assign to each neighbourhood project.</p> <p>The approach set out above has been agreed through consultation on the Highgate Neighbourhood Plan with Camden Council. There are currently no other neighbourhood plans being progressed in Haringey that cross the borough boundary.</p> <p>Following consultation in February – April 2017 on the draft governance</p>
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<p>important to help build and maintain community trust and confidence in the CIL. In this context it is recommended that:</p> <ul style="list-style-type: none"> <li>▪ The Council publish local CIL priorities and authorised projects proposals to help engage and involve a wide range of possible providers (voluntary and community groups, resident groups and developers) to help secure timely and efficient completion of community infrastructure projects;</li> <li>▪ Given their skills and expertise in delivering infrastructure, local developers should be encouraged to play a role in the delivery of community infrastructure projects (e.g. where appropriate, local developers could be invited to pay CIL receipts 'in-kind' by helping to build out identified community infrastructure projects, rather than cash payments).</li> </ul> <p>11. To promote community participation and openness, it is recommended that a dedicated Neighbourhood CIL web page is provided on the Council web site that includes:</p> <ul style="list-style-type: none"> <li>▪ An overview of the neighbourhood CIL, income and how decisions are made to authorise community infrastructure projects;</li> <li>▪ Details of community consultations relating to CIL and how local people can be involved;</li> <li>▪ Provide illustrative examples of community infrastructure projects and how members of the local community can</li> </ul>	<p>web pages. Consideration will be given to specific branding to enable the identification of CIL funding projects on the ground.</p> <p>Partly agreed. The role of developers in delivery will need to be clearly defined.</p> <p>Agreed. The Council already has a web page dedicated to CIL. This can be expanded as the CIL is reviewed and developed.</p>	<p>Procurement team</p> <p>March 2017</p> <p>Head of Planning Policy, Head of Development Management, and Procurement team</p> <p>Head of Planning Policy and Web Team</p> <p>March 2017</p>	<p>arrangements for the spending of the Neighbourhood Portion of CIL, further consultation will be undertaken with the local communities about their priorities within each CIL Neighbourhood Group Area. The intention is that the outcomes from that consultation (i.e. the priorities for each area) will be published on the Council's website on a dedicated neighbourhood CIL page.</p> <p>No progress has yet been made in expanding the existing CIL website page to include neighbourhood areas. This is currently programmed for later in the year following consultation on the governance and prioritising spend arrangements</p>
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<p>make their own suggestions for community for projects in their area;</p> <ul style="list-style-type: none"> <li>▪ Details of those community projects which have been authorised for implementation;</li> <li>▪ Links to local Neighbourhood Forums that may operate different consultation and involvement processes in deciding how community CIL may be spent.</li> </ul> <p>12. To support effective development, it is recommended that an annual report is provided to Overview &amp; Scrutiny Committee on the administration of the CIL neighbourhood fund. Scrutiny input should aim to provide strategic oversight of the CIL neighbourhood fund to:</p> <ul style="list-style-type: none"> <li>▪ Ensure that consultation processes are adequate;</li> <li>▪ Decision making processes are open and transparent;</li> <li>▪ There is sufficient project monitoring and evaluation of those projects authorised.</li> </ul>	<p>Noted and agreed. This could be supplemented with the annual Authority's Monitoring Report and the web pages in order to reduce the impact upon the resource requirements and duplication of activity.</p>	<p>Cabinet Member for Planning, Divisional Director of Planning and Head of Planning Policy</p> <p>In line with reporting on the AMR.</p>	<p>This CIL update report is the first of the annual reports to the Overview and Scrutiny Committee. The 2017/18 report will likely include much more information as the changes to the Charging Schedule will have been through examination, the governance arrangements formalised, agreed and implemented, and consultation with the community undertaken on the priorities for each CIL neighbourhood area.</p>
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**Report for:** Housing and Regeneration Scrutiny Panel – 7<sup>th</sup> March 2017

**Title:** Update on Council-led Development

**Report authorised by :** Lyn Garner  
Director of Regeneration, Planning & Dev

**Lead Officer:** Alan Benson, Head of Housing Strategy & Commissioning

**Ward(s) affected:** All

**Report for Key/**

**Non Key Decision:** Non-key

## **1. Describe the issue under consideration**

1.1 On 13 October 2015, Housing and Regeneration Scrutiny Panel was presented with a report on the strategic approach to council-led development. The Panel made 13 recommendations for the Cabinet, the lead-member for Housing and Directors.

1.2 This report is an update on these 13 recommendations, and actions taken since the initial report.

## **2. Cabinet Member Introduction**

n/a.

## **3. Recommendations**

The Housing and Regeneration Scrutiny Panel is asked to note the progress made to date to achieve the strategic recommendations as set out in Appendix 1.

## **4. Reasons for decision**

n/a.

## **5. Alternative options considered**

n/a.

## **6. Background information**

6.1 On 13 October 2015, Housing and Regeneration Scrutiny Panel were presented with and noted the report on the strategic approach to council-led development.

6.2 The approval and actions taken since this report are provided at Appendix 1.

**7. Contribution to strategic outcomes**

The recommendations contribute to policy and practice primarily in relation to *'Priority 5 Create homes and communities where people choose to live and are able to thrive'*.

The recommendations also supports the delivery of the Housing Strategy's *'Strategic Objective 1 - Achieve a step change in the number of new homes being built'*

**8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)**

**Finance and Procurement**

This report is an update on previous proposals, and finance comments have been made alongside each individual decision at approval stage.

**Legal**

This report is an update on previous proposals, and legal comments have been made alongside each individual decision at approval stage.

**Equality**

This report is an update on previous proposals, and equality comments have been made alongside each individual decision at approval stage.

**9. Use of Appendices**

Appendix 1: Recommendations of the October 2015 Housing and Regeneration Scrutiny Panel on Council led Development – March 2017 Update

**10. Local Government (Access to Information) Act 1985**

a. Agenda, minutes and report pack for the Housing and Regeneration Scrutiny Panel meeting on 13 October 2015.

<http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=754&MId=7422&Ver=4>

**Appendix 1:  
Recommendations of the October 2015 Housing and Regeneration Scrutiny Panel on Council led Development – March 2017 Update**

	<b>Recommendation</b>	<b>Response (Agreed / Not agreed / Partially agreed)</b>	<b>Who and when</b>	<b>Update – Current Progress, March 2017</b>
<b>1</b>	<p>Within the Council led development strategy, where possible the Council should seek to retain its assets (including freeholds) to maintain its strategic influence in the local housing market and maintain the possibility of developing future income streams. That in respect of those properties deemed “uneconomic” to repair, where possible that these are demolished and rebuilt as part of a wider infill programme</p>	<p>Partially agreed.</p> <p>Where possible this will be the case but it will not always be possible for the Council to retain asset ownership. Delivery of new affordable housing must be financially viable while promoting mixed communities and this means most developments will be a mix of homes for rent, low cost home ownership and private sale and/or rent. Enabling development by other asset owners is an increasingly important element of overall delivery.</p> <p>“Uneconomic” properties are dealt with as part of our long term business plan for the Housing Revenue Account, which is currently being refreshed.</p> <p>The Development Vehicle will also mean that leasehold ownership of identified assets will not be retained by the Council, though the Council is expected to retain freehold of any land transferred into the Vehicle.</p>	<p>Mid 2016</p> <p>Priority 5 Strategic Board</p> <p>Feb 2016</p> <p>Priority 5 Strategic Board</p>	<p>The Council’s phase 1 infill site development programme of 31 affordable dwellings will complete by June 2017, with the first of these new Council homes already handed-over into management.</p> <p>For the Phase 2 infill site programme (c. 70 homes); a competition between Haringey’s Preferred Partner Registered Providers occurred in September/October 2016 to enable funding and development of this portfolio of 20 small sites on a 150 year leasehold basis.</p> <p>The successful RP (Sanctuary) will provide a mix of tenures including a minimum of 50% affordable housing and 100% nominations (including re-lets) to the borough for the rented tenure.</p> <p>Cabinet approval was obtained in January 2017 and start on site is targeted for 2017-18 where feasible</p>

**Appendix 1:  
Recommendations of the October 2015 Housing and Regeneration Scrutiny Panel on Council led Development – March 2017 Update**

2	<p>That the Council should adopt a strategic and proactive role in housing delivery, adhering to those principles endorsed within the Elphicke-House Report.</p>	<p>Agreed. The Council's Strategic Housing role is currently under review as part of the Housing Transformation programme and this is likely to lead to a function broadly in line with the principles of the Elphicke-House report.</p>	<p>March 2016 AD for Regeneration</p>	<p>The Council is aligned with the Elphicke-House recommendation for Local Authorities to move from being statutory providers to being Housing Delivery Enablers identifying and unlocking land suitable for development. This is evidenced by the success of neighbourhood planning and communicating a vision for the Tottenham Housing Zones and Wood Green; by the imminent establishment of the HDV where the Council will access private finance and expertise, using its assets to create and unlock housing opportunities; and by the close partnership working with Housing Associations and private developers to enable the achievement of the Council's aim to deliver 1,000 affordable homes in this administration.</p>
3	<p>That the Council develop a unified list of potential development sites from both HRA and GF owned land. Recognising their local knowledge and expertise, members and staff should be actively encouraged to contribute to the continued development of this unified list</p>	<p>Agreed. This is already in place. A comprehensive register of potential sites has been created and is regularly maintained. It is intended to develop this as a database for all relevant staff to use and contribute to.</p>		<p>New potential development sites are added to the register as and when identified.  A Housing Supply Task Group was established in 2016 comprising representatives from Housing, Enabling, Corporate Property, Finance and Homes for Haringey with the express purpose of accelerating supply – this provides a ready forum within which such sites can be flagged and investigated.  The new Housing Strategy and Commissioning team structure includes 2 Project Managers to help resource bringing potential sites into development</p>

**Appendix 1:  
Recommendations of the October 2015 Housing and Regeneration Scrutiny Panel on Council led Development – March 2017 Update**

4	<p>That the Council undertake a detailed assessment of the public and private finance options available for key development sites. This should be undertaken promptly (to obtain best value from current low interest rates) and with the use of specialist financial services. In addition, the Council should continually monitor the various housing grants and alternative funding available to support new build and apply accordingly.</p>	<p>Agreed.</p> <p>Comprehensive options appraisals are conducted for key development sites and finance options are a fundamental part of these appraisals.</p> <p>Identifying and pursuing external funding and grant opportunities will be an explicit role within the new Strategic Housing function. The Tottenham Housing Zone is a successful example of attracting funding into the borough.</p> <p>The proposed Development Vehicle will also be a route to lever-in additional finance.</p>	<p>Ongoing</p> <p>Director of Regeneration Planning &amp; Development</p>	<p>Following Cabinet approvals in November 2015 and February 2017, a number of strategic council-owned sites are proposed for development by the HDV which will lever in private finance and assess other development and finance options.</p> <p>Other key sites within the Tottenham Housing Zone and Wood Green regeneration areas will be developed in partnership with Registered Providers and other private developers.</p> <p>Housing Strategy &amp; Commissioning and the Tottenham team regularly meet with the GLA to discuss details of all new and existing funding streams available to the borough and developers operating within Haringey. The team is currently meeting with all major Registered Partners in the borough to discuss how they might make the most of the recently announced GLA affordable housing funding in Haringey.</p>
5	<p>That the Council should continue to lobby DCLG directly and through other representative organisations (London Councils and GLA) for a relaxation of borrowing limits set within the HRA.</p> <p>In addition, the Council should update and reassess gearing debt</p>	<p>This is happening through London Councils and the GLA.</p> <p>Debt matters generally are dealt with as part of our long term business plan for the Housing Revenue Account, which is currently being refreshed.</p>	<p>Ongoing</p> <p>Cabinet Member for Housing and Regeneration &amp; AD for Regeneration</p> <p>Feb 2016</p> <p>Priority 5</p>	<p>The Cabinet Member for Housing Regeneration and Planning recently met the Housing Minister Gavin Barwell and raised the issues of restrictions on spending RTB receipts and borrowing cap implications. This will also be raised in any response to the Housing White Paper. Haringey is also supporting joint lobbying by London Councils and the GLA to relax HRA rules.</p> <p>The Long-term HRA Business plan will be provided within 2017-18 and will take into</p>

**Appendix 1:  
Recommendations of the October 2015 Housing and Regeneration Scrutiny Panel on Council led Development – March 2017 Update**

	ratios on HRA estates to provide further evidence to support future borrowing opportunities.		Strategic Board	account financial implications of High Road West and the HDV
6	The Panel recommend that the Council actively consider joining the LG Develop Scheme to further support council home building ambitions for the borough.	Partially agreed Consideration will be given to the scheme but this must be seen in the context of the proposed Development Vehicle, which will enable funds to be raised for the development of housing.	Ongoing AD for Regeneration	The LG Develop scheme was closed in November 2016, after two years of development - without securing any funding or delivering any homes. Haringey did not participate in the scheme.
7	That, in line with the Elphicke-House Report, the Council actively considers the option of establishing a Housing Delivery Organisation.	Agreed. The Council is actively considering this and on 10 November 2015 Cabinet approved the initiation of the procurement process	Ongoing AD for Regeneration	Following Cabinet approvals in November 2015 and February 2017 the HDV is on track for establishment as a 50/50 Joint Venture Housing Delivery Organisation
8	That the role of Internal Audit Team in the identification of fraudulent RTB applications is fully acknowledged, and this team continues to be fully supported and maintained.	Agreed. It is acknowledged that this is an increasingly important issue and that Internal Audit plays a successful role in combating RTB fraud that should continue. The funding for this to continue is currently in place.  It should be noted that there is no ongoing funding for other housing fraud work (e.g. tenancy fraud) and this is being considered as part of the new management	Ongoing AD for Corporate Governance (Monitoring Officer)  April 2016 AD for Regeneration	Homes for Haringey's Tenancy Management Officer has been seconded to the Fraud Team to assist with tenancy fraud work, the post being jointly-funded in 2016-17 by the Fraud Team and HfH.  The Fraud Team will continue to work with HfH to identify the most effective use of fraud prevention and detection resources across both organisations to enable a joined up approach to be taken, especially where cases of multiple fraud are identified e.g. tenancy fraud, Right to Buy fraud and benefit fraud.  The longer term solution for tenancy fraud

**Appendix 1:  
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		agreement with Homes for Haringey		prevention and detection, including investigation resources, will be agreed in consultation between the Council and HfH.
<b>9</b>	<p>That the council should adopt the “Hackney model” in building up a core development team to ensure that necessary skills and expertise are available in-house to support the housing development aspirations of the Council.</p> <p>The Council should also</p> <p>(i) consider recruiting to more specialist posts (e.g. commercial adviser/ development modeller) to ensure that best value is obtained from each site</p> <p>(ii) ensure that the best available professional support is available for effective delivery of individual development projects.</p>	<p>Partially agreed.</p> <p>The Council’s Strategic Housing role is currently under review as part of the Housing Transformation programme and this will create a new staffing structure. Professional functions across the council cooperate and pool their expertise and where required specialist external support is used. It is recognised that in house capability in this area needs to be stronger and the current review is intended to help achieve this.</p>	March 2016 AD for Regeneration	<p>The restructure of the Housing function is currently underway. The Head of Service is in place, the new Development and Enabling Manager recruitment is now being finalised. These two posts will then move swiftly to recruit the team of Project Managers and Enabling Officers with the requisite skills to support housing delivery, in particular affordable housing delivery, in the borough.</p>
<b>10</b>	<p>That the forecast increase in development costs is fully factored in to local development plans.</p>	<p>Agreed.</p> <p>The models used for financial modelling and estimating are regularly updated to reflect</p>	Ongoing AD for Regeneration	<p>Financial viability modelling for council development and property acquisitions has recently been reviewed by the Council’s Finance function to ensure that financial feasibility input assumptions reflect changing</p>

**Appendix 1:  
Recommendations of the October 2015 Housing and Regeneration Scrutiny Panel on Council led Development – March 2017 Update**

		changing market costs.		market costs
11	That the Council provide further consideration as to how it manages its relationship with development contractors in securing housing development projects. In particular, the Council should ensure full legal and financial service buy-in to proposed development sites.	<p>Agreed.</p> <p>The methods and relationships will differ from one project to another, depending on how the council delivers new housing in future. Both the creation of the proposed Development Vehicle and the review of the in house development function will inform this consideration.</p> <p>Development proposals will not proceed without full legal and financial service buy in and this will rely on timely resources being available.</p>	Ongoing AD for Regeneration	<p>The Council is now looking at reviewing and establishing new key principles for contractor procurement and management .Much of this will be informed by lessons learned from the Phase 1 Housing Infill programme and may include:</p> <ul style="list-style-type: none"> <li>• soft market testing,</li> <li>• new approaches to evaluating bids,</li> <li>• looking at a portfolio approach so that contracts on programmes with multiple sites are let to more than one contractor, and</li> <li>• bringing into the Council the appropriate expertise to better manage and client programme contractors.</li> </ul> <p>These principles will also form the basis of the Council’s approach to contractor procurement and management as part of the HDV to ensure its own objectives and requirements in this regard are met.</p>
12	That the Council undertake further work to improve the understanding of the Housing Viability Assessment process, its impact on the provision of affordable homes and possible ways that the Council can influence/	<p>Agreed.</p> <p>The Council is open to improving knowledge on the issue of viability to ensure that best practice is followed, and will be engaging with other councils in regard to this to see what improvements in practice can be</p>	Ongoing AD for Regeneration	<p>The Council is currently considering the new Homes for Londoners Affordable Housing and Viability Supplementary Planning Guidance to the London Plan which proposes the introduction of a threshold approach to viability coupled with detailed review mechanisms to capture any surplus profit as the scheme progresses</p>



**Appendix 1:  
Recommendations of the October 2015 Housing and Regeneration Scrutiny Panel on Council led Development – March 2017 Update**

	<p>contribute to such assessments. That the Council consider signing up to planned new initiatives by London Councils to tackle this issue on a regional basis.</p> <p>That the council consider following the example of Islington Council which plans to amend the planning process whereby viability assessments are published in full.</p>	<p>made to secure optimum affordable levels from new developments. The publication of viability assessments is an important contribution to transparency and engagement with affected residents.</p> <p>While it is recognised that Members would like to see greater ability within the Council to influence viability tests affecting affordable housing provision, improving this within the Council will come at a cost. The current practice is to commission this function from a consultant in the determination of planning applications (a cost which is borne by the developer, but deducted from the cost associated with the provision of affordable units). To build these skills in house will require an element of cost in terms of staff, or training and relocation of existing staff.</p>		<p>The Council will provide a formal response to these proposals at the end of February 2017 and will implement resulting best practice emerging from the consultation exercise</p>
13	<p>In the context of and recognising the above elements, it is recommend that an explicit consultation strategy is developed at the outset of</p>	<p>Agreed.</p> <p>This is already in development following the experience gained in Tottenham and with the Phase 1 new build programme.</p>	<p>Ongoing AD for Regeneration</p>	<p>There is a clear commitment to consultation in all the Council's regeneration plans. The experience gained in Tottenham, including resident involvement in Masterplanning and the use of Independent Tenant and Leaseholder Advisors will be taken forward for</p>

**Appendix 1:  
Recommendations of the October 2015 Housing and Regeneration Scrutiny Panel on Council led Development – March 2017 Update**

	each estate regeneration/ new build to maximise resident engagement and involvement and facilitate regeneration plans.			future regeneration proposals in the borough.  The Estate Renewal, Rehousing and Payments Policy - adopted by Cabinet in July 2016 - sets out borough-wide expectations for compensation to leaseholders and tenants and Right to Return for tenants on regeneration schemes. These are fully in line the recommendations of the Mayor of London in his current consultation on Best Practice in regeneration.
14	It is recommended that those agencies which will eventually manage new build are actively involved at the planning and design stage to ensure that specifications are conducive to effective and sound housing management principles.	Agreed.  This is the case with the Phase 1 new build programme, where Homes for Haringey have been involved and advised on housing management principles to inform planning and design, and will be the case in any future phases.	Ongoing  AD for Regeneration	The good practice in Phase 1 was continued with the phase2 infill sites programme and will be built into future development processes.

**Report for:** Housing & Regeneration Scrutiny Panel – 7 March 2017

**Title:** Work Programme Update

**Report authorised by :** Bernie Ryan, Assistant Director of Corporate Governance

**Lead Officer:** Michael Kay, Democratic Services Manager, 0208 489 2920,  
[michael.kay@haringey.gov.uk](mailto:michael.kay@haringey.gov.uk)

**Ward(s) affected:** All

**Report for Key/  
Non Key Decision:** N/A

**1. Describe the issue under consideration**

- 1.1 This report gives details of the proposed scrutiny work programme for the remainder of the municipal year and highlights outstanding items of work for consideration in developing a work programme for 2017/18.

**2. Cabinet Member Introduction**

N/A.

**3. Recommendations**

- 3.1 (a) That the Panel considers its future work programme, attached at **Appendix A**, and considers whether any amendments are required.

(b) That the Overview and Scrutiny Committee be asked to endorse any amendments, at (a) above, at its next meeting.

**4. Reasons for decision**

The work programme for Overview and Scrutiny was agreed by the Overview and Scrutiny Committee at its meeting on 21<sup>st</sup> July 2016. Arrangements for implementing the work programme have progressed and the latest plans for the Panel are outlined in **Appendix A**.

**5. Alternative options considered**

- 5.1 The Panel could choose not to review its work programme however this could diminish knowledge of the work of Overview and Scrutiny and would fail to keep the full membership updated on any changes to the work programme.

**6. Background information**

- 6.1 The careful selection and prioritisation of work is essential if the scrutiny function is to be successful, add value and retain credibility. At its first meeting

of the municipal year on 6<sup>th</sup> June 2016, the Overview and Scrutiny Committee agreed a process for developing the 2016/17 scrutiny work programme.

- 6.2 Following this meeting, a number of activities took place, including a public survey and Scrutiny Cafe, where over 90 suggestions, including a number from members of the public, were discussed by scrutiny members, council officers, partners, and community representatives. From these activities issues were prioritised and an indicative work programme agreed by the Overview and Scrutiny Committee on 21<sup>st</sup> July 2016.
- 6.3 Whilst Scrutiny Panels are non-decision making bodies, i.e. work programmes must be approved by the Overview and Scrutiny Committee, this item gives the Panel an opportunity to oversee and monitor its work programme and to suggest amendments. The work programme is attached at **Appendix A**.

### **Forward Plan**

- 6.4 Since the implementation of the Local Government Act and the introduction of the Council's Forward Plan, scrutiny members have found the Plan to be a useful tool in planning the overview and scrutiny work programme. The Forward Plan is updated each month but sets out key decisions for a 3 month period.
- 6.5 To ensure the information provided to the Panel is up to date, a copy of the most recent Forward Plan can be viewed via the link below:

<http://www.minutes.haringey.gov.uk/mgListPlans.aspx?RP=110&RD=0&J=1>

- 6.6 The Panel may want to consider the Forward Plan and discuss whether any of these items require further investigation or monitoring via scrutiny.

### **Recommendations, Actions and Responses**

- 6.7 The issue of making, and monitoring, recommendations/actions is an important part of the scrutiny process. A verbal update on actions completed since the last meeting will be provided by the Principal Scrutiny Officer.

## **7 Contribution to strategic outcomes**

- 7.1 The individual issues included within the work plan were identified following consideration by relevant Members and officers of the priorities within the Corporate Plan. Their selection was specifically based on their potential to contribute to strategic outcomes.

## **8 Statutory Officers Comments**

### **Finance and Procurement**

- 8.1 There are no financial implications arising from the recommendations set out in this report. Should any of the work undertaken by Overview and Scrutiny generate recommendations with financial implications then these will be highlighted at that time.

## Legal

- 8.2 There are no immediate legal implications arising from this report.
- 8.3 Under Section 21 (6) of the Local Government Act 2000, an Overview and Scrutiny Committee has the power to appoint one or more sub-committees to discharge any of its functions.
- 8.4 In accordance with the Council's Constitution, the approval of the future scrutiny work programme and the appointment of Scrutiny Panels (to assist the scrutiny function) falls within the remit of the Overview and Scrutiny Committee.
- 8.5 Scrutiny Panels are non-decision making bodies and the work programme and any subsequent reports and recommendations that each scrutiny panel produces must be approved by the Overview and Scrutiny Committee. Such reports can then be referred to Cabinet or Council under agreed protocols.

## Equality

- 8.6 The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:
- Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
  - Advance equality of opportunity between people who share those protected characteristics and people who do not;
  - Foster good relations between people who share those characteristics and people who do not.
- 8.7 The Panel should ensure that it addresses these duties by considering them within its work plan, as well as individual pieces of work. 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 services 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.

- 8.8 The Panel should ensure that equalities comments are based on evidence. Wherever possible this should include demographic and service level data and evidence of residents/service-users views gathered through consultation.

**9 Use of Appendices**

**Appendix A – Work Programme**

**10 Local Government (Access to Information) Act 1985**

- 10.1 External web links have been provided in this report. Haringey Council is not responsible for the contents or reliability of linked websites and does not necessarily endorse any views expressed within them. Listings should not be taken as an endorsement of any kind. It is your responsibility to check the terms and conditions of any other web sites you may visit. We cannot guarantee that these links will work all of the time and we have no control over the availability of the linked pages.

## Appendix A: Housing & Regeneration Scrutiny Panel - Work Programme 2016/17

Meeting Date	Agenda Item	Details and desired outcome	Lead Officer / Witnesses
<b>27<sup>th</sup> June 2016</b>	Terms of Reference	To note terms of reference for the panel	Martin Bradford, Policy Officer
	Temporary Accommodation	A presentation of the current financial and policy issues in temporary accommodation and current approach. To assist in scoping possible scrutiny involvement.	Denise Gandy, Homes for Haringey
	Work Programme	Outcomes from scrutiny Cafe, confirmation of work programme for 2016/17 and selection of those reviews taken forward in year ahead	Martin Bradford, Policy Officer
	Viability assessment	Emerging conclusions from Scrutiny Review (dependent on meeting before 27 <sup>th</sup> June)	Martin Bradford, Policy Officer / Panel
<b>3<sup>rd</sup> October 2016</b>	Cabinet Q & A	Cabinet member for Housing & Regeneration to respond to questions on this portfolio	Cllr Strickland/ Mustafa Ibrahim/ Andrew Billany/ Dan Hawthorn
	Right to Buy Receipts	An update on the how Right to Buy receipts are used to support affordable homes.	Mustafa Ibrahim
	Budget Monitoring/ Performance Monitoring	To review and monitor budget and performance issues within the remit of the HRSP.	Joe Moore (TBC) / Boe Williams/Margaret Gallagher
	Supported Housing for Older People	Recommendations from review	Martin Bradford, Panel
	Development Vehicle	Update of progress of review	Martin Bradford, Panel

	Work Programme	Review - update of programme of activities	Martin Bradford, Policy Officer
<b>14<sup>th</sup> December 2016</b>	Budget scrutiny of MTFS proposals to 2022	To consult the panel on savings and investment proposals as part of the MTFS to 2022.	Cllr Strickland and Cllr Goldberg Alan Benson, Emma Williamson, Andrew Billany
	Haringey Development Vehicle	To agree panels report and recommendations on governance arrangements for the Haringey Development Vehicle.	Martin Bradford / HRSP
<b>6<sup>th</sup> February 2017</b>	Cabinet Q & A	The Cabinet Member for Economic Development, Social Inclusion and Sustainability is asked to give a brief (no more than 5 minutes) introduction and, as set out in the Panel's terms of reference, questions will focus on: Wood Green Regeneration, Sustainability and Carbon Reduction.	Cllr Goldberg
	Selective Licensing	Verbal update on plans / timetable to introduce Selective Licensing or extend the use of Mandatory Licensing. A full update will be provided later in 2017.	Eubert Malcolm/ Steve Russell
	Tottenham & Wood Green Regeneration Programme (Economic and Social)	This report will provide updates on both the Tottenham Regeneration & Wood Green Regeneration Programmes (economic and social). Information will be provided on both High Streets.	Helen Fisher / Dan Hawthorn / Liz Skelland
	High Streets	Update on the work undertaken to support local Metropolitan and District High Streets. A short report / briefing paper will be submitted while a presentation (with photos) will be provided on the night.	Vicky Clark/ Beth Kay



	Supported Housing Review	<p>A short report will be prepared, outlining where things stand and what happens next. This will give panel members an opportunity to contribute the insight they gained from the scrutiny in a day session held in September specifically about older people.</p> <p>A presentation will also be given at the meeting.</p> <p>Moving forwards, officers will include a paragraph in the March Cabinet report to describe feedback given by the Panel to ensure the scrutiny research is put to good use.</p>	Alan Benson / Gill Taylor
	Work Programme	Review - update of programme of activities	Scrutiny Officer
<b>9<sup>th</sup> February 2017</b>	<ul style="list-style-type: none"> <li>- Housing Allocations Policy</li> <li>- Tenancy Strategy</li> <li>- Homelessness Strategy &amp; Delivery Plan</li> <li>- Intermediate Housing Policy</li> </ul>	A joint meeting with members of Overview & Scrutiny Committee to discuss a) the outcomes from the consultations on various housing strategies b) implications for new housing strategies on social inclusion.	Nick Smith, Alan Benson, Jeanelle de Gruchy
<b>7<sup>th</sup> March 2016</b>	Cabinet Q & A	Cabinet member for Housing & Regeneration to respond to questions on this portfolio	Cllr Strickland
	Community Infrastructure Levy	Update on previous review completed in 15/16 – Inclusion of new policy (if ready).	Emma Williamson/ Matthew Patterson

	Supporting engagement and Involvement in the Local Planning System	Verbal update on work being undertaken to help improve engagement, involvement and community confidence in the local planning system.	AD Planning, Emma Williamson
	Council led development	Update on review completed in 2015/16 – approved by Cabinet in December 2015.	Alan Benson
	Work Programme	Review - update of programme of activities Identification of any carry over items	Scrutiny Officer

## Project Work

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### Haringey Development Vehicle

On 17 January 2017, the Overview and Scrutiny Committee approved the (interim) report of the Housing and Regeneration Scrutiny Panel (HRSP) on the governance arrangements for the proposed Haringey Development Vehicle (HDV), a joint venture between the Council and a private partner to support local housing and regeneration ambitions. In developing its report, the HRSP held a number of evidence gathering sessions and received evidence from local stakeholders including council officers, community group representatives, other local authorities, Investment Partners in other joint ventures and expert independent opinion via the Chartered Institute of Housing. The HRSP made a number of recommendations, including that further scrutiny of the proposals for the establishment of the proposed HDV should be undertaken between January and summer 2017.

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### Future Items

- Selective Licensing Update Report (October 2017 TBC) – following February’s verbal update (Eubert Malcolm)
- To consider how the Council is performing against housing supply commitments within the policy framework (suggested by OSC as part of the Sale of Land at Kerswell Close Call-In – [minutes available here](#))
- Emergency accommodation. To review the nature and level of support provided to people presenting as homeless and in crisis and to assess further opportunities to increase supply or stem demand for emergency accommodation (Andrew Billany / Denise Gandy)
- The work of the Decision Panel, how it operates and how this could be improved (Andrew Billany / Denise Gandy)

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