

**Report for:** Housing, Planning & Development Scrutiny Panel 20<sup>th</sup>  
September 2023

**Title:** **Update on the Council's Housing Delivery Programme**

**Report authorised by:** **David Joyce, Director of Placemaking and Housing**

**Lead Officer:** **Robbie Erbmann, Assistant Director of Housing**

**Ward(s) affected:** **All**

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

1.1 This report provides an overview of the Council's progress towards the Borough Plan target to deliver 3,000 Council homes for Council rent by 2031, including details of which projects are now completed and which are currently under construction. It provides an update on the financial viability of the programme overall and some detail relating to individual projects.

## **2. Introduction**

2.1 Haringey Council has an ambitious home building programme to deliver the first new council homes in a generation in the borough, with as many as possible built on existing council owned land. Our aim is to build 3,000 new homes by 2031. On our current trajectory, Haringey will meet this objective, with work already completed or begun on 2,027 homes as of August 2023.

2.2 By the end of March 2024, we are forecasting that work will have been fully completed on 364 council homes as part of our programme. As of August 2023, 199 homes have been finished with new tenants and their families already moved in.

2.3 This programme represents an important corporate priority for the council, as like many other local authorities, Haringey faces an acute shortage of affordable homes, with almost 12,500 households on our council home waiting list. Many of these are families with young children in overcrowded conditions.

2.4 Our needs-led council home programme focuses on providing new, high-quality homes that meet the specific requirements of our residents. In particular, a shortage of council homes for larger households is particularly acute within Haringey. Our recent Housing Strategy consultation showed that most residents think the council should prioritise building larger family-sized homes. As a consequence, half of the council homes we have started developing ourselves from the adoption of this strategy will have three or more bedrooms.

- 2.5 Our design-process is always site-specific: some sites will not lend themselves to larger homes, so we will aim to achieve our target across the overall programme rather than on each site. Practically, the programme has already made substantial progress towards meeting this aim. In the summer of 2022, Haringey completed work on four new homes at Mountview Court (Haringay ward); the first new four-bedroom council homes delivered by the borough in decades. More than a third of the new council homes at the Ashley Road Depot site (Tottenham Hale), where construction began in the summer of 2023, will be three bedrooms or more. It should also be noted that our council homes are designed to the highest possible standard with spacious rooms for families that meet or exceed planning requirements for size and light.
- 2.6 Our 'Bespoke Homes' initiative provides homes co-designed with residents to meet the needs of households with complex disabilities or mobility challenges. 5 bespoke homes are already complete, including at our Rosa Luxemburg (Tottenham Hale) scheme, which completed at the end of 2022, and Lealand Road (South Tottenham) which saw tenants move in during June 2023. Ms Mohamoud, one tenant whose family benefited from a new Bespoke Home, talks about the life changing impact in a case study reported by the Local Government Association, at Appendix 1 to this report. Overall, Haringey is aiming to have a fifth of all homes built to wheelchair adaptable standards, and is aiming to deliver more than 250 further bespoke homes in the next five years.
- 2.7 A series of supported housing schemes for our vulnerable residents forms a core part of our programme, with specially designed housing, often with onsite facilities for staff providing specialist care. These schemes are designed to meet the needs of a range of residents, including those who have suffered homelessness, older residents who require support in their homes and those with mental health challenges who need in-home care. 37 homes have already been completed as part of this portfolio with another 50 homes for vulnerable residents either under construction or having received planning permission. This includes homes for older residents at Kerswell Court (St Anns), which is currently under construction, where an onsite office for staff will be built as part of the scheme.
- 2.8 Sustainability is an important priority for our programme. All our schemes target zero-carbon development on-site, and so far six will be genuinely net zero or carbon positive. On average our projects will deliver an 84% reduction on building regulations. We are applying Passivhaus principles wherever possible, utilising air source heat pumps, solar panels and green roofs across a number of projects to achieve these standards. Before the end of 2023, Haringey expects to complete work on 18 new council homes at Watts Close (Seven Sisters) which will be the first net zero carbon scheme delivered by the borough.

- 2.9 Additional infrastructure for sustainable transport is also an important aim for the programme: at our 80 council home scheme at the Chocolate Factory (Noel Park), 150 new cycle spaces will be provided for new residents, while at our Boyton Road project (Hornsey) new cycle storage will be provided for existing residents as well as the new tenants moving into the new homes.
- 2.10 Haringey ensures that every new housing scheme explores measures to enhance biodiversity such as through extensive green landscaping, tree planting, bat and bird boxes and wildlife planting. Our 41-home scheme at 100 Woodside Avenue (Muswell Hill) is being designed with high biodiversity requirements to link with the nearby Highgate Wood. 46 new trees will be planted, bat and bird boxes installed and a new communal courtyard will create 830 square metres of green landscaping. This replaces the site of a disused, vacant care home and the associated car park.
- 2.11 To deliver further sustainability and net zero gains, Haringey is exploring the use of innovative new construction methods. At Woodridings Court (Alexandra), Haringey will be pioneering a new volumetric, modular construction method to deliver 33 new homes, as well as upgrading an existing block with new lifts and community gardens. All homes on this scheme will be built in a factory allowing substantial reduction in emissions: 105% reduction on carbon emissions against Building Regulations Part L 2013. Construction time will be cut by nine months, reducing carbon emissions and disruption to residents. Other London boroughs are currently studying this project for their own housing delivery needs.



*Image of proposed development at Woodridings Court, with new modular homes shown to the rear (CGI)*



*Image of proposed development at Woodridings Court, new modular homes adjacent to the railway line (CGI)*

- 2.12 The vast majority of our schemes seek to repurpose existing, under-used brownfield and industrial land, or sites occupied by free standing concrete. Two homes were completed last year at Harvey House (Hornsey) and Finsbury Road (Woodside) that repurposed empty commercial spaces into new council homes, while 23 council homes are currently being built on a former concrete free standing area at Partridge Way (Bounds Green).
- 2.13 Placemaking is a key consideration when our council housing schemes are being designed. In areas of significant change, good quality council homes should be the cornerstone of strategic development plans, with our projects delivering significant economic, cultural and infrastructure benefits. This is demonstrated by the interlinking benefits from a series of schemes in the Tottenham area. The Hale Wharf scheme (Tottenham Hale) delivers 191 council homes which are nearing completion on the edge of the Tottenham Marshes, with the project including new green access ways to the wetlands and park, play areas, new public bridges and connections to the Hale Village Energy Centre. At Walter Tull House (Tottenham Hale), 131 new council homes, set for completion this year, will sit alongside a new health centre. At High Road West (Bruce Castle) over 3,500 jobs and 1,500 training opportunities will be created as part of a housing scheme that will also deliver 546 council homes, and new, improved community facilities such as a Library and Learning Centre. A new public park and civic square will also be created.
- 2.14 In addition, the Council is progressing with the Broadwater Farm regeneration programme involving the redevelopment of 240 homes identified as structurally unsound, to be replaced by 294 new homes at council rents, and the rehousing of residents from the blocks which are being demolished. The demolition of the Tangmere block is currently underway. Demolition of the old Moselle school adjacent to the estate has been completed and demolition of the current enterprise units, shops and Medical Centre will take place, replaced by new shops, a new health centre and enterprise units on the estate. The new development will be used to improve the public realm and tackle the legacy of the original 'streets in the sky' design and enhance the ground floor experience for existing and new residents. Alongside the new homes, we are developing a programme of refurbishment for the remaining

blocks on the estate which will extend the life of existing buildings long into the future and provide residents with homes that are energy efficient, upgraded to a high standard and safe. The team are also working with residents and partners to develop a series of programmes which are aimed at improving the education, employment and health and wellbeing of residents who live on the estate.

- 2.15 Following the move of Housing landlord services ‘in house’ from Homes for Haringey last year, the Housing Delivery team have been developing stronger links with asset management colleagues, building on the existing strong partnerships with the corporate property team.
- 2.16 Having completed nearly 200 new homes, we have established new processes to support residents settling into their new homes and manage the reporting and rectification of any defects, working with the housing team to improve the procedures around handover and aftercare.
- 2.17 More information about our programme can be accessed [here](#), with a map [here](#) of our current schemes that have either been completed, have work currently underway on site or where planning permission has been achieved.

### **3. The Council’s Housing Delivery programme – status report**

- 3.1 As of 1st August 2023, since inception the Council Housing Delivery Programme has achieved the following:
  - 2,113 Council homes currently have planning permission across 51 sites.
  - 2,027 Council homes have commenced construction across 41 sites, with 199 of this total now complete
- 3.2 Defining the point at which a ‘start on site’ has been achieved is not a standard matter across the housing development industry. A variety of definitions exist for various purposes, e.g. achieving a ‘material start’ for GLA funding purposes, achieving a start that is considered by the Local Planning Authority to implement a planning permission, beginning works that neighbouring residents would consider to be ‘active construction’ etc.
- 3.3 A paper was brought to the then Council Housing Delivery Board (chaired at the time by David Joyce, Director of Placemaking and Housing) in December 2021 to clarify what could be considered a ‘start on site’ for the Council’s own reporting purposes. This meeting was broadly attended by colleagues across the (then named) Housing, Regeneration and Planning directorate (now Placemaking and Housing) and collective approval was garnered for use of the following definition:

*Our definition of start on site is drawn from s56 of the Town and Country Planning Act 1990. To count as a start, one of the following must have been achieved on the site:*

*(a) any work of construction in the course of the erection of a building;*

*(aa) any work of demolition of a building;*

*(b) the digging of a trench which is to contain the foundations, or part of the foundations, of a building;*

*(c) the laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as is mentioned in paragraph (b);*

*(d) any operation in the course of laying out or constructing a road or part of a road;*

*(e) any change in the use of any land which constitutes material development.*

*Once a ‘material change’ has occurred on site (irrespective of planning or procurement status), we will be counting the starts for internal purposes. Please note, hoarding alone will **not** count as a start on site, but hoarding plus (for example) demolition, or removal of hard standing, or removal of grass and planting etc. **will** count as a start on site.*

3.4 Of the 2027 council homes where we are reporting that work has ‘started on site’, all of them meet the above definition. For complete clarity, we count all homes within a development to be ‘on site’ at the point work begins as per the above definition. The table below details the full list of sites comprising the current 2027 total, with a description of the current status/stage of work as of 1st August 2023.

<b>Site</b>	<b>Council Homes</b>	<b>Ward</b>	<b>Commentary</b>
Errol Court, 500 White Hart Lane (Ph 1)	23	White Hart Lane	Complete
Joy Gardner House	11	Hermitage and Gardens	Complete
Walter Tull	131	Tottenham Hale	Work to be completed imminently. Forecasting handover for January 2024.
Red House	46	St. Ann’s	Scheme on Site, progressing, windows and roof works 80% complete
Plevna Crescent	16	Seven Sisters	Building frame completed, works progressing on site. Targeting completion summer 2024.
Rosa Luxembourg	103	Tottenham Hale	Complete
43 Finsbury Road	1	Woodside	Complete
Harvey House	1	Hornsey	Complete
Hornsey Town Hall	11	Crouch End	Awaiting sign off of final planning conditions before formal completion achieved. This is imminent.

Poynton Road	2	Norumberland Park	Complete
St Mary's Close	2	Norumberland Park	Works ongoing on site. Targeting handover in early 2024.
Nightingale Lane	3	Hornsey	Same as St Mary's Close – run under a single contract. Targeting handover in early 2024.
Mount View Court	4	Harringay	Complete
Romney Close	3	Norumberland Park	Complete
Scales Road (combined)	4	Tottenham Hale	Complete
Olive Morris Court	32	Seven Sisters	Complete
Tessa Jowell Court	6	Highgate	Complete
Lealand Road	3	South Tottenham	Complete
138 Winchelsea Road	1	Tottenham Central	Planning permission achieved and initial groundworks completed: formal start on site date currently pending
Adj. 318a White Hart Lane	6	Bruce Castle	Scheme is on site and constructed to roof level. Anticipating handover summer 2024.
Edith Road	8	Bounds Green	The previous contractor, Cosmur, started winding up proceedings and stopped all works on site. The part-built scheme has been re-tendered and October Cabinet will be asked to approve a new Contractor to complete the works. Currently ca. 40% complete.
Stainby Road	2	South Tottenham	Works ongoing. Anticipating completion summer 2024.
Heligan Court	9	St. Ann's	Development well underway, due to complete in Spring 2024
Morley Avenue (Noel Park Sites)	1	Noel Park	Groundworks completed and frame will be installed in September 2023. Anticipated completion spring 2024.
Bury Road (Noel Park Sites)	1	Noel Park	Complete
Farrant Avenue (Noel Park Sites)	1	Noel Park	Construction of house underway, anticipated completion spring 2024.
High Road West	546	Bruce Castle	<i>Comment provided by High Road West project team</i> Scheme achieved a GLA compliant start on site by commencing demolition works in compliance with the scheme-wide development agreement. Demolitions of existing buildings have been completed, main build contractor has been tendered, and selected contractor recommended by Development Agreement Partner. The next phase of construction works are planned to commence in early in 2024.
Chocolate Factory	80	Noel Park	Site progressing well – construction likely to complete early 2024.
Ashley Road Depot	272	Tottenham Hale	Scheme on site and progressing well. The Ashley Road Depot building has been demolished Expected completion in 2026
Watts Close	18	Seven Sisters	Scheme on site and progressing well. Construction is at externals stage. Looking to complete in October/November this year.
Hale Wharf	191	Tottenham Hale	Homes at 1st and 2nd fix across all blocks. Anticipated completion end of 2024.

Rowan Court	46	Hermitage and Gardens	All blocks topped out with approximately 70% of envelope complete. Anticipated completion May 2024.
Redlands	8	Tottenham Central	Scheme on site. Construction groundworks have begun to the extent the planning permission is implemented and the GLA's definition of start on site has also been achieved. Further construction work is pending 5 utility diversions being completed
2-26 Partridge Way	23	Bounds Green	Piling recently completed and next phase of works commencing. Anticipate completion by September 2024.
Crawley Road	7	West Green	Scheme on site and progressing. Construction is at the groundworks stage. Completion anticipated October 2024.
Topham Square	4	White Hart Lane	Scheme on site and progressing well. Brickwork underway. Completion anticipated summer 2024.
Brunel Walk	45	Seven Sisters	Demolition of the previous temporary accommodation blocks on this site has now taken place, brought forward due to serious ASB incidents. Further construction work to continue in early 2024 after Cabinet approve the letting of a construction contract (to be scheduled shortly)
100 Woodside Avenue	32	Muswell Hill	Final stages of the demolition of the vacant care home underway with completion of the project estimated for early 2025.
Carroll Court	5	White Hart Lane	Complete
Kerswell Close	25	St. Ann's	Unused commercial space on the site has been demolished with preparation work currently underway for the main construction work. Planning permission is implemented and the GLA's definition of start on site has been achieved. Detailed design to achieve next phase of works is ongoing.
Broadwater Farm	294	West Green	<i>Comment provided by Broadwater Farm project team</i> Demolition of Moselle school site completed and demolition of Tangmere ongoing, with the removal of the grade II listed mural scheduled to start in October. Further enabling works package due onsite in December to construct new haul road and temporary car park for school. Detailed designs for Moselle site new homes completed and procurement ongoing to ensure VFM on early phases. Resident engagement ongoing throughout process to ensure resident input into contractor selection and final design work.
<b>Total</b>	<b>2027</b>		

3.5 The GLA funding team audited 2 schemes in 2022, all of which were successful in evidencing good governance and appropriate record-keeping. The programme also underwent an internal audit and was awarded green - substantial assurance. The one recommended action was to carry out spot



checks periodically against the programme and for issues to be fed back to improve ways of working. This has been implemented and has been complemented by the need to carry out reviews ahead of grant claims.

- 3.6 There are now a number new council housing schemes that have been completed and occupied for more than a year. These projects originated at the very beginning of the Housing Delivery programme, and as such they reflect the scale, skills and experience of the team at the time. There are a number of key lessons learned from these projects, in particular relating to design and quality standards expected from our programme; processes and suitable authorisation for change control, additional works and cost variations; and the management of defects and aftercare. The Housing Delivery team have significantly improved our focus on defects management, with an aftercare team now established. Over the last 2 years the defects rate across the programme has averaged 1.2 defects reported per new home. Resident surveys have been issued as part of the Housing Delivery 'Gateway 5' process, to residents who have been in occupation for 12 months. Currently, only a small number of projects have reached this stage with a feedback process either underway or just completed on six schemes. On Joy Gardner House, the first completed solely council home scheme, all respondents (7 out of 11 properties) were either very satisfied (57%) or satisfied (28%) with the quality and standard of their new home.

#### **4. Economic context, construction and borrowing costs**

- 4.1 Economic conditions have affected the Housing Delivery programme, as has been previously reported to Cabinet and through the MTFs update in March. The last year has been very challenging for the viability of the programme, reflecting similar challenges across the construction sector. Labour supply issues, energy price rises and material supply chain disruption linked to the war in Ukraine, following an already unsettled picture after both Brexit and the Covid-19 pandemic have resulted in very high construction costs across the building industry. BCIS figures for the All-in Tender price index showed an 8.5% increase in tender prices from Q2 2021 to Q2 2022. Compounding this, the nature of our programme is primarily focused on 'brown-field' development, typically on relatively small, complex and constrained sites, which means that our construction costs are higher than average. Rises in the cost of borrowing has also negatively impacted the viability of planned schemes where financing has not already been secured.
- 4.2 The Construction Industry Training Board (CITB)'s annual Construction Skills Network Industry Outlook found in January 2023 that 22,800 extra workers will be needed for construction in Greater London - 4,560 a year - by 2027. RICS' UK Construction Monitor Q1 2023 highlights ongoing concerns about labour shortages in general and skills in particular, with some areas such as quantity surveyors and hiring trades remaining a particular concern. The Migration

Advisory Committee (MAC) made interim recommendations in March 2023 to add a number of shortage occupations in construction to those where temporary visas can be issued. These include plasterers, bricklayers, roofers, carpenters, and joiners.

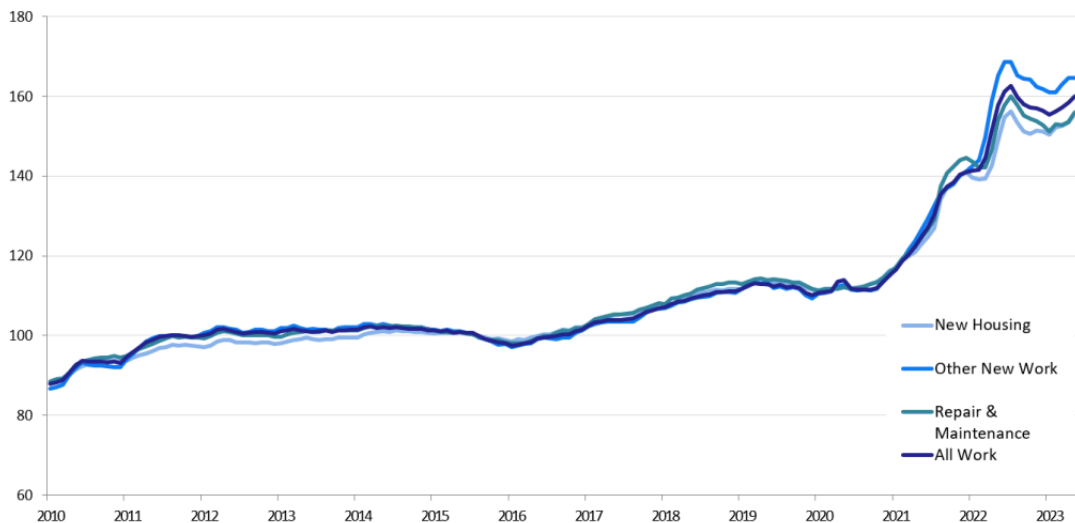
- 4.3 Interest rates have increased borrowing through the Public Works Loans Board, which has impacted on the financial performance of the programme. Public Works Loan Board borrowing rates have risen at their fastest rate since the 1990s. 50-year PWLB loans that had been priced as low as 2.06% in December 2021 rose to a high of 5.41% after the 'mini budget' last year. After falling back somewhat to 4.05% at the beginning of November they are rising again and have now reached 4.7%.
- 4.4 The recent rises in interest rates led us to review the viability of schemes across the Housing Delivery programme, and pause or delay a number of projects that are at the early stages of scoping, due diligence and design, where budgets and associated funding are not already secured. Currently, even with the recently announced uplift to GLA grant levels available to the Council, the interest rate environment means that a significant number of the projects in the Housing Delivery programme that are not already in contract with a contractor or developer are not financially viable.
- 4.5 We undertake regular sensitivity testing across the programme, to gauge the impact of future potential changes in borrowing costs. Were interest rates to rise again, it would have a significant impact on the council's ability to viably fund new housing projects.
- 4.6 The rate of inflation for new-build materials has slowed somewhat after two years of unprecedented increases peaking at 25% in 2021. On 7th July the Department for Business and Trade published data showing that the material price index for new housing increased by 4.5% in the twelve months to May – and 1.4% in the month from April 2023.

**Table 1: Construction material price indices, year-on-year and month-on-month percentage change.**

Material price indices	May 2022 – May 2023 (% change)	April 2023 – May 2023 (% change)
New Housing	4.5	1.4
Other New Work	-0.4	0.1
Repair & Maintenance	1.2	1.5
All Work	1.5	1.1

*Source: Monthly Statistics of Building Materials and Components, Table 1*

**Chart 1: Construction Material Price Indices, UK**  
Index, 2015 = 100



Source: Monthly Statistics of Building Materials and Components, Table 1

- 4.7 Across the Housing Delivery Programme we have experienced high tender returns over the last year have led to 2 schemes having failed procurements for works contracts.
- 4.8 Working with colleagues across the Council, and to directly input into the MTFS and the HRA Business Plan for 23/24, a comprehensive review of the development programme took place. Schemes which were not under the Building Council Homes for Londoners funding programme were reviewed to minimise procurement activity during this difficult contracting time in the construction market.
- 4.9 Although challenges remain, we are now starting to see tender prices stabilising and in some cases falling from the peak experienced earlier this year.
- 4.10 Through membership of a number of networks and organisations, benchmarking data is available on construction costs. Trends across the market are being monitored by Beacon and Calford Seadon, both firms we use to support our development programme, and these will be used to inform procurement decisions across the programme. Officers will continue to work with groups such as London Housing Directors Group to monitor trends and to benchmark returns.

## 5. Viability Concerns and Specific Issues with Contractors

- 5.1 There is currently a broad concern regarding the liquidity and financial viability of various contractors working across the housing development sector, due largely to the reasons outlined above. This has affected the Council's Housing Delivery sites in various ways, including:

- Termination of contracts due to contractor insolvency with a view to re-procurement of a new lead contractor to complete works
- Implementation of Contract Management arrangements in place of previously agreed JCT Design and Build contracts
- Reassessment of delivery options for schemes where the contractor is deemed a risk, but where the build is still at a very early stage

5.2 These issues relate to a small number of contractors across our programme, and the team are working closely with colleagues in the council's procurement team to ensure that suitable credit checks and risk analysis is undertaken prior to entering into contract. Payments to contractors are only made following valuation analysis prepared by independent quantity surveyors to confirm works completed and/or materials on site, to minimise the Council's capital at risk.

5.3 The Housing Delivery team are equally vigilant to ensure the ongoing performance of developers where we are acquiring new homes under a Development Agreement arrangement, rather than building our own projects. Following lessons learnt reviews after some housing acquisition schemes early in the programme, we have now updated our typical legal agreements to add robust clauses allowing for step in rights, were developers to face financial difficulties during the construction phase. One example of this is at Plevna Crescent, where the developer's build contractor, Henry Construction, went into administration in June. The council's project manager is working with the developer, supported by our legal team, to ensure that the replacement contractor meets our standards, and that quality is maintained on site. The recent report to New Homes Board detailing the current scenario at Plevna Crescent is at Appendix 2.

## **6. Contribution to the Corporate Delivery Plan 2022-2024 High Level Outcomes**

6.1 The Council's Housing Delivery Programme is playing a crucial role in achieving the outcomes under the CDP theme: 'Homes for the Future'. In particular the targeted outcomes to achieve 'an increase in the number and variety of high-quality and sustainable homes in the borough' and 'an improvement in the quality of housing and resident services in the social rented sector'.

6.2 The programme's target to achieve net zero carbon and Passivhaus standards across the programme is in line with the CDP theme: 'Responding to the Climate Emergency', in particular the outcome to create 'A Low Carbon Place'.

6.3 Our resident engagement and co-design activity across the programme reflects the CDP focus on inclusive public participation and collaboration. The

outcomes delineated under the CDP Placemaking and Economy, and Safer Borough theme sare reflected in the approach the team are taking to design and planning, as well as 'Leveraging Social Value' through our construction and consultancy contracts.

## **7. Carbon and Climate Change**

- 7.1 As detailed in the report above, sustainable development and minimising the carbon generated through the construction and operation of new homes is a key focus of the Council's Housing Delivery programme. All our schemes target zero-carbon development on-site (84% reduction on building regulations) and apply Passivhaus principles wherever possible, targeting Passivhaus Classic standard. A number of our projects are planned to connect to the Borough's proposed District Energy Network, and all are designed in a 'fabric first' way to reduce the need for complicated technology, maximising insulation, and building efficiency, thus reducing energy costs for tenants.
- 7.2 We have developed a Carbon Management specification as part of our typical contract 'Employer's Requirements' to ensure a consistency in the approach to designing for carbon reduction in the use of sustainable materials. Across the programme we are also implementing modern methods of construction (ranging from components to full modular systems) to ensure our new homes are more efficiently constructed and reducing the carbon impact of time spent on site.
- 7.3 Many of the schemes are also modelled to reduce the risk of overheating. This will ensure that in a changing climate the properties and residents living in them do not overheat.

## **8. Statutory Officers comments**

### **Finance**

- 8.1 Finance recognises the challenges the new build and acquisition programme is facing amid the current economic climate and have been consulted on the content of the report.
- 8.2 Finance will continue to review the HRA modelling assumptions considering macro and micro economic indicators (in conjunction with the service) to ensure the long-term viability of the HRA.

### **Procurement**

- 8.3 Strategic Procurement (SP) will continue to work closely with the Housing delivery team in achieving the Borough Plan target to deliver 3,000 Council homes for Council rent by 2031.
- 8.4 As highlighted in section 5.2 above SP will ensure that robust financial checks are conducted before award.
- 8.5 SP recommend conducting financial distress tests on suppliers during the delivery phase of a project to early determine any potential financial risk.

#### **Head of Legal & Governance**

- 8.6 The Head of Legal and Governance has been consulted on the content of this report. Legal comments have been incorporated into the main body of the report.

## **Equality**

- 8.7 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
  - Advance equality of opportunity between people who share those protected characteristics and those people who do not
  - Foster good relations between people who share those characteristics and people who do not.
- 8.8 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 8.9 The groups most likely to be directly affected by the creation of new homes for council rent provided by the Council's Housing Delivery Programme are Haringey residents living in temporary accommodation and Haringey residents who are at risk of homelessness. Data held by the Council suggests that women, young people and BAME communities are over-represented among those living in temporary accommodation. Individuals with these protected characteristics as well as those who identify as LGBTQ+ and individuals with disabilities are also known to be vulnerable to homelessness, as detailed in the Equalities Impact Assessment (EqIA) of the Council's Draft new Housing Strategy. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics.

## **9. Use of Appendices**

- Appendix 1 - LGA case study, Haringey Bespoke Homes programme
- Appendix 2 – Plevna Crescent report to New Homes Board re. contractor insolvency