

Dominic O'Brien,
Principal Scrutiny
Officer

020 8489 5896

dominic.obrien@haringey.gov.uk

02 November 2021

To: All Members of the Housing and Regeneration Scrutiny Panel

Dear Member,

Housing and Regeneration Scrutiny Panel - Thursday, 4th November, 2021

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

- 8. CLIMATE CHANGE (PAGES 1 - 4)**
- 10. WORK PROGRAMME UPDATE (PAGES 5 - 10)**

Yours sincerely

Dominic O'Brien, Principal Scrutiny Officer
Principal Committee Co-Ordinator

This page is intentionally left blank

Briefing Note – Housing & Regeneration Scrutiny Panel - Climate Change

From:

Rob Krzyszowski, Assistant Director Planning, Building Standards & Sustainability
Robbie Erbmann, Assistant Director Housing
Peter O'Brien, Assistant Director Regeneration & Economic Development

Date: 4th November 2021

The Housing and Regeneration Scrutiny Panel has requested a report on Climate Change regarding how portfolios and services are contributing to reducing carbon emissions.

Delivering carbon reduction in Haringey cuts across many workstreams of the Council, and the wider community. It can deliver many positive changes that the borough can benefit from such as growing the green sector with new skills and jobs as part of a green recovery, delivering air quality improvements, and improving public health.

New Local Plan

The planning system is one of the key tools that the Council has available to address the causes and effects of Climate Change including through zero carbon development, regeneration schemes and measures to support sustainable modes of travel.

The Council's New Local Plan will promote a sustainable pattern of development that mitigates climate change and adapts to its effects. It also will contain significantly strengthened policies to ensure that:

- new housing and non-residential buildings are designed and built to be carbon neutral;
- new energy infrastructure supports the decarbonisation of heating and power;
- developments will measure and minimise carbon emissions over their whole life-cycle, including consideration of the embodied carbon in building materials;
- waste will be minimised and buildings will be designed for re-use and disassembly through adopting a Circular Economy approach; and
- the energy efficiency of existing buildings, including heritage assets, is improved;
- new development in Haringey is resilient to our changing climate and can adapt to rising temperatures and increasingly frequent extreme weather events.

The New Local Plan will support sustainable modes of travel through the location of new development and through a range of policies which address key transport matters like car free development, active travel and cycle parking.

It will also have a significant focus on enhancing and expanding green infrastructure in the borough which will support a multiplicity of objectives including flood risk management, urban cooling, and biodiversity net gain. It will include new policies on biodiversity net gain, urban greening and trees.

The Council's housing stock

Over 50% of the borough's carbon emissions come from the borough's housing stock. Approximately 7% of the borough's emissions come from Homes for Haringey stock. It is vital therefore that action is delivered if we are to deliver our zero-carbon borough ambition. The Climate Change Action Plan directly links in with the housing investment programme to reduce fuel poverty, make it more affordable to warm and cool our homes, create high quality, sustainable new homes and engage with the private rented sector to retrofit its homes and comply with national energy efficiency legislation.

The Council has a housing stock of 20,000 homes, and as such ensuring their energy efficiency will have a significant impact on the borough's emissions. The target is to bring the stock to the top of band C and to band B; £101m has been provided in the HRA over the next 10 years to ensure this. A 'fabric first' approach will be taken, which prioritises improvement of the thermal properties of the building fabric.

Energy efficiency measure will be integrated into major works, and for the worst performing stock will be prioritised for this work regardless of whether other works are planned. The Council and Homes for Haringey are also working with the GLA on an Energiesprong pilot in the borough to retrofit some of our stock.

New private property licencing expectations

We aim to introduce a Property Licensing Scheme for privately rented accommodation which is not a House in Multiple Occupation (HMO) in 14 wards within our borough. The scheme has just undergone statutory consultation. Should the proposal remain a viable project it will be presented to Cabinet in March 2022. As part of the licensing application process landlords will be asked to provide an up to date Energy Performance Certificate (EPC) for the property. Certificates which fail to meet the statutory requirements will be addressed as part of the licensing process. It will be our aim to work with landlords to achieve a high level of carbon reduction and energy efficiency.

Council housing delivery programme

By 2031, the Council will have delivered more than 3,000 new homes. Energy efficiency and sustainability are integral to the design and delivery of this new generation of Council homes. The Council has ambitious targets to ensure sustainability standards. This means that:

- We use existing brownfield land in established residential areas with access to public transport facilities
- We target zero-carbon development on-site and apply Passivhaus principles wherever possible
- We use environmentally sustainable materials
- Our new Council homes use air source heat pumps, solar panels, green roofs, and energy efficient appliances
- Our homes are positioned to make maximum use of sunlight and ventilation and are at least dual aspect.
- We build car-free or where there are disabled tenants 'car-light' schemes and we promote sustainable travel through for example the provision of secure cycle storage for new and existing residents, car-club/car-sharing arrangements.
- We ensure our new homes enhance biodiversity, for example through high-quality landscaping, planting, SuDs, and green roofs.

High Road West

High Road West will be a net zero carbon development 'on site' (reflecting the borough's 2041 target). It will also be delivering leading green building standards for development, including BREEAM Communities 'Excellent', above the borough's 'Very Good' requirement and a Home Quality Mark minimum of 4.5, with a roadmap to achieve 5 stars.

The scheme will be minimising the embodied carbon emissions including during construction works, maximising the reuse of construction and demolition waste onsite, reflecting national embodied carbon targets (London Energy Transformation Initiative 'LETI' and Royal Institute of British Architects 'RIBA').

A Whole Life Carbon assessment will be part of the planning application to be submitted to Haringey, which will aim to optimise the design and materials used in relation to reduction of embodied carbon.

As well as this, the scheme will be promoting a number of sustainability benefits, including a new energy centre, sustainable urban drainage and enhancements to the energy performance of conservation buildings such as the Grange.

Gourley Triangle

Redevelopment of the Gourley Triangle will shape the future of this part of South Tottenham by delivering a new ecosystem of workspaces, sustainable employment opportunities and high-quality homes. It will become a place for local people to work, live and enjoy, exploiting its close proximity to the Seven Sisters transport network.

In line with the Council's ambitious Climate Change Action Plan, the project will achieve a zero-carbon outcome overall and will become a flagship for sustainable placemaking in the borough, with the following targets:

- Certified Passivhaus Principles
- Net Zero Carbon in Construction and operation in accordance with the UK Green Building Council Framework
- Fossil fuel free development
- On site renewable generation
- LETI 2030 Embodied carbon targets 300 kgCO² /m²
- RIBA 2030 Climate Challenge embodied carbon and operational energy metrics
- Minimal waste to landfill with a pre demolition audit to maximise the reuse of materials in the existing building
- Biodiversity Net Gain on site
- Minimal parking allowances as a response to the excellent public transport connections.
- Maximisation of opportunities to enhance biodiversity on-site, including through appropriate landscaping, Sustainable Drainage Systems, living roofs and green walls

Wood Green

Wood Green Area Regeneration programme covers a wide range of projects and scales, from major regeneration sites to public realm projects, all of which consider climate resilience and sustainability at their heart. Given the relatively early stage of the Wood Green programme, the projects which demonstrate sustainability credentials are public realm and economy focussed. Key examples of this are:

- The Wood Green and Turnpike Lane Design Manual is a public realm design guide which includes a how to guide on early embedding of green principles.
- Suds have been tested and delivered in Mayes Road Pocket park and over £1m is planned to be invested in Wood Green Common, which will include a major new SUDS scheme taking runoff from Station Road.
- The team has submitted two new funding bids recently, focussed on sustainability.
 - Eat Wood Green GLA funding bid to support a community led sustainable agriculture proposal for a car park roof
 - A GLA climate resilience funding proposal for Duckett's common to help mitigate flooding on Turnpike Lane.

Economic Development

We are currently working with Central London Forward to undertake research analysis into the green economy's labour market, skills need and economic value to identify major employers and the impact on existing jobs of meeting targets on net zero. This research will help us understand the skills training needed to access green jobs as well as opportunities for business.

In addition, we are supporting Ecofurb to increase the number of residents and businesses in borough able to join the Retrofitworks framework. Retrofit works are an installer co-operative supporting SME installers with training advice and a network of jobs. This will be delivered in partnership with colleagues across the Council and with our local business base.

Corporate Property

- With our procurement approach, we assess what the contractors/professional services can bring to this specific project, and the sustainability statements and credentials of the companies themselves. For example not only the methodology of construction, where materials will be sourced and the encouragement of active travel solutions to the site for operatives; but also the company themselves being committed to sustainability and actively practising this at their head offices and within their wider operation.
- Core objective of the council's asset management plan is to deliver Zero Carbon and Low Carbon Council Buildings. This commitment influences both the operational day to day Facilities Management (FM) repairs and maintenance as well as major capital schemes.

Operational Facilities Management (FM)

- We undertake replacement of mechanical and electrical systems with better energy efficient solutions. Replacement of lighting systems with efficient LED and automatic sensor detection for switching on and off, as well as improvement to the fabric of the buildings to reduce heat loss.
- The Council this year secured Government (SALIX) funding for energy efficiency in 8 of our schools. Bruce Grove, Campsbourne, Chestnuts, Highgate Primary School, Lordship Lane, Seven Sisters, Stroud Green, and West Green will all have works on lighting, window upgrades or both. Saving 286 tonnes of carbon per year and approx. £70,000 in energy costs per year.

New build property

- An example of specific capital schemes is Osbourne Grove Nursing Home, which includes:
 - The design will aim to deliver the highest possible BREEAM credits (currently Excellent) and the Council's zero carbon targets.
 - Renewable Energy generation on site
 - Passive ventilation
 - Maximising a living roof across the site, for urban cooling and biodiversity gain
 - An overheating strategy to ensure that residents are not at risk in a heatwave
- Civic Centre - we are looking to achieve an outstanding BREEAM assessment at this stage of design. Other key sustainability targets are:
 - Low energy, low running costs and reputation
 - Resilience for future
 - User comfort
 - Maintaining heritage asset in use
 - Renewable energy - minimum of 20% renewable generation on site. Current strategy includes Air Source Heat Pumps, Ground Source Heat Pumps
 - Embodied carbon target RIBA 2030 < 500kgCO₂e/m²

Housing and Regeneration Scrutiny Panel

Short Review on Wards Corner (2021/2022); Scope and Terms of Reference

Review Topic	Review / Project Title
Rationale	<p>The Wards Corner Development, near Seven Sisters underground station in Tottenham Green ward, was intended to deliver 196 new homes and commercial space. The scheme led by Grainger PLC was enabled through a Development Agreement with the Council signed in 2007 and a separate Development Agreement with London Underground Limited (LUL) / TfL for lands in public ownership.</p> <p>Amongst the most significant elements of the scheme was a new market to replace the existing Seven Sisters Market (SSM). The businesses affected by the scheme were to be offered a temporary space to use in Apex Gardens while the redevelopment of the Wards Corner site went ahead. The temporary market was intended to operate until a new market space was built in the redeveloped Wards Corner. The SSM site is owned by LUL and managed by TfL.</p> <p>The council is not party to the lease arrangements between TfL and the SSM traders.</p> <p>The developer Grainger PLC had sought to relocate the existing market to a temporary space at Apex Gardens. Many businesses in the market were concerned about the disruption that this would cause and were also concerned that they would be unable to afford higher levels of rent. A number of local campaign groups, businesses and many local residents were opposed to the development proposals for years.</p> <p>Over the course of this long process, traders and local residents were concerned about the deteriorating condition of the market and the former landlord; Market Asset Management (MAM)'s alleged failure to manage the site properly.</p> <p>In 2018/19 a Scrutiny Review into Wards Corner was held by the Housing and Regeneration Panel and in 2019/20 by the Overview and Scrutiny Committee (OSC). They made a series of recommendations covering</p>

areas such as the Seven Sisters Market Steering Group, Market Facilitator role, future options for the site, evictions, maintenance and the Section 106 Agreement.

In March 2020, SSM closed due the main power supply being disconnected as it was deemed unsafe, this was immediately followed by the introduction of Government Covid-19 restrictions requiring all non-essential retail premises to close. The SSM did not reopen when Covid-19 restrictions were lifted in June 2020 as TfL identified serious Health & Safety issues and the risks were too high to safely reopen the market hall.

TfL took over control of SSM from Market Asset Management in July 2020.

On 7th April 2021, Grainger issued a notification to SSM traders indicating that they were unable to instruct the works to open the Apex Gardens temporary SSM. The reason Grainger cited was viability challenges being encountered with the main Wards Corner development scheme.

On 12th April 2021, TfL wrote to SSM traders advising that they were accelerating a review of options for a temporary SSM and assessing the work required to restore the market hall and wider buildings.

On 5th August 2021, Grainger made a public statement and wrote to the council confirming that, due to viability issues they are not progressing with the Wards Corner development scheme including the Apex House temporary SSM.

On 6th August 2021, TfL and the council made a joint public statement ([Click here](#)) in response to Grainger's statement confirming their agreement to work collaboratively alongside traders to explore the vision of delivering a new community-led development and work as quickly as possible to identify appropriate short- and long-term solutions for SSM.

Following Grainger's notification that the Wards Corner development scheme had viability challenges, the council commissioned an independent viability review, which has concluded that the scheme is not viable under the terms of the Development Agreement with Grainger. The council is now working with Grainger to ensure an orderly exit from the Development Agreement which has been in place since 2007 and exploring overall options for the Wards Corner site. The council are engaging with TfL and the GLA throughout this process.

	<p>TfL, the landlord for the SSM, is reviewing the short and long-term solutions for market and for this purpose, are engaging and consulting with the market traders and community groups. TfL is due to publish its proposals for the site in Spring 2022. The current and immediate responsibility for SSM sits with TfL and this continues to be the case.</p> <p>With the Original Grainger scheme not proceeding, there are now a number of different possible options for taking this site forward. The N15/West Green Road Seven Sisters Development Trust, with the support of some the traders and community representatives have promoted an alternative Community Plan for the site. They are seeking to set up a Community Benefit Society to manage the future market. However, some of the other traders and interested groups are concerned with this proposal and would like to see the council take a leading role in the future of the site in a kind of trustee role. It is worth noting that the site put forward in the Community Plan is not the same as the Grainger site, it is a smaller portion of the overall site, focussing on the TfL owned properties, the largest of which is the site of the former Wards development store and more recently the home of SSM</p> <p>At the Housing and Regeneration Scrutiny Panel meeting on 13th September, the Panel received an update on the recommendations from the 2019 Scrutiny Review and also received two deputations from some of the market traders and from the West Green Road Seven Sisters Development Trust. In light of the information put to the Panel at this meeting, it agreed to do a short, focused follow-up piece of work on Wards Corner, in particular, the future of the market site. The purpose of the review is to better understand; the position of the key stakeholders on the future of the market, the various options being put forward, the role the Council can play, and what the next steps for the market are.</p>
<p>Objectives/Desired outcomes</p>	<p>To make recommendations to the Council's Cabinet in relation to the proposals put forward for the site from a range of stakeholders and how the council can continue to work with interested groups to achieve the best outcome for the community.</p>
<p>Terms of Reference (Purpose of the Review/ Objectives)</p>	<p>The Scrutiny Panel is seeking to have a better understanding of the position of the key stakeholders on the Wards Corner site, in particular, the future of the SSM, the various options being considered and put forward for the market, the role the Council can play in order to achieve the best outcome for the community, and</p>

	<p>comment on possible next steps for the Seven Sisters market, including those which are being taken forward by TFL, as landlord of the market.</p> <p>To make recommendations to the Council’s Cabinet in relation to the proposals put forward for the site from a range of stakeholders and how the council can continue to work with interested groups to achieve the best outcome for the community.</p>
<p>Scrutiny Membership</p>	<p>The Housing and Regeneration Scrutiny Panel:</p> <p>Cllr White (Chair), Cllr Ibrahim, Cllr Adje, Cllr Hearn, Cllr Tucker, Cllr Hare & Cllr Barnes</p>
<p>Links to the Borough Plan</p>	<p>Priority 4: Economy</p> <p>Outcome 13: A growing economy and thriving local businesses, supported by a community wealth building approach.</p> <p>a) Maximise the benefits of council, other public sector funding and private investment for the local area.</p> <p>Outcome 16: Regeneration with social and economic renewal at its heart, focused on Tottenham and Wood Green.</p> <p>a) Deliver new homes and jobs for the benefit of our communities within Tottenham and Wood Green. d) Bring the physical and social infrastructure that growing communities need.</p>
<p>Evidence Sources</p>	<p>These will include:</p> <ul style="list-style-type: none"> • Guidance, research and policy documents; • Interviews with market traders, TfL, key officers, and community organisations; • Information and data from TfL.

<p>Methodology/Approach</p>	<p>A variety of methods will be used to gather evidence from the witnesses above, including:</p> <ul style="list-style-type: none"> • Desk top research; • Evidence gathering sessions with witnesses; and • Visits
<p>Witnesses</p>	<ul style="list-style-type: none"> • Market Traders • Community Plan advocates, include the N15/West Green Road/Seven Sisters Development Trust • Sarah Jared Transport for London (as the Landlord). • Peter O'Brien – AD for Regeneration & Economic Development • Toussainte Reba, Head of Area Regeneration, South Tottenham
<p>Equalities Implications</p>	<p>The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to: (1) Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act; (2) Advance equality of opportunity between people who share those protected characteristics and people who do not; (3) Foster good relations between people who share those characteristics and people who do not.</p> <p>The three parts of the duty applies to the following protected characteristics: age; disability; gender reassignment; pregnancy/maternity; race; religion/faith; sex and sexual orientation. In addition, marriage and civil partnership status applies to the first part of the duty.</p> <p>The Panel should ensure that it addresses these duties by considering them during final scoping, evidence gathering and final reporting. 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 service 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. The Panel should ensure that equalities comments are based on evidence, when possible.</p>

Date for completion	Cabinet - March 2021
Reporting arrangements	The Director of Housing, Regeneration & Planning will coordinate a response to Cabinet to the recommendations of the panel's final report.
Publicity	The review will be publicised through the scrutiny website. The outcomes of the review will be similarly published once complete.
Constraints / Barriers / Risks	We aim to complete the draft report before the spring 2022. However, In order to achieve this, we need to keep the review short, specific and time focused. A failure to do so will undermine the timescales for this report and risk the report not being completed by the end of the municipal year. In that context, it is likely that the membership of the panel will change following elections in May 2022 and the evidence gathering process could conceivably start all over again.
Officer Support	Lead Officer; Philip, Scrutiny Officer, 0208 489 2957 philip.slawther2@haringey.gov.uk