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24 November 2025

To: All Members of the Full Council

Dear Member,

Full Council - Monday, 24th November, 2025

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:

12. TO ANSWER QUESTIONS, IF ANY, IN ACCORDANCE WITH COUNCIL RULES OF PROCEDURE NOS. 9 & 10 (PAGES 1 - 8)

RESPONSE TO WRITTEN QUESTIONS

13. TO CONSIDER THE FOLLOWING MOTIONS IN ACCORDANCE WITH COUNCIL RULES OF PROCEDURE NO. 13 (PAGES 9 - 26)

Amendments to motions E and F.

Yours sincerely

Ayshe Simsek, Democratic Services and Scrutiny Manager
0208 489 2929

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24th November 2025 Written Council Questions - Responses**Cllr da Costa to Cllr Chandwani****Question 1**

In the current financial year, how many households have been issued with revised bills, retrospectively removing a single-occupant discount, without first giving residents notice of this intention and waiting 28 days for the resident to provide evidence of continued entitlement to this discount?

Response

Only one, which was due to officer error. We apologised to the affected resident, rectified the mistake, and training has been provided to the staff to prevent this from happening again.

Cllr Cawley-Harrison to Cllr Williams**Question 2**

How many people have been placed in unlicensed Houses of Multiple Occupation (including those pending a license) by Haringey Council either directly or through the private housing team, since Haringey introduced its landlord licensing scheme?

Response

Houses in Multiple Occupation (HMOs) are not used for placing families who are owed an accommodation duty. They are only ever used for single homeless adults.

There are distinct legal requirements in relation to temporary accommodation placements in the private rented sector (PRS) or where we are discharging housing duties into the PRS. These vary depending on the applicant's circumstances, as outlined in The Homelessness (Suitability of Accommodation) (England) Order 2012.

We help many residents find housing in the private rented sector, even when we have no legal duty to do so, including rooms in HMOs. In these instances we work with residents to ensure we do all we can to prevent homelessness or rough sleeping.

Sometimes this will be in properties that are pending a licence. This is generally because the landlord has submitted an application that is awaiting approval. In such cases, the Council monitors compliance closely and takes enforcement action where necessary. The Council competes with local authorities across London and further afield for all available private rented sector properties. Decisions in relation to private rented sector tenancies are required within hours of the property becoming available.

Where we do not act quickly and dynamically, properties will be let to individuals and families being placed into the borough by another local authority.

We are committed to driving up standards across the private rented sector so that residents can live in homes that are decent, compliant, and fit for purpose.

Cllr Barnes to Cllr Williams

Question 3

In light of the National Audit Office's report that 98% of homes with external wall insulation installed under the government's ECO scheme require work to correct major issues that will cause problems such as damp and mould, can you confirm what steps is the council taking to identify and rectify this type of problem in its own housing stock, including the number of properties affected?

Response

The Council has not delivered any retrofit works under the ECO scheme. The Council's retrofit programme is delivered through the Social Housing Decarbonisation Fund (SHDF) Wave 2.2, grant funding of £1.7m and the Wave 3 Warm Homes: Social Housing Fund (SHF) under which we secured funding of £3.3m.

Based on completed PAS 2035 retrofit assessments, which identify the most appropriate solution for each home, we have identified:

- Works to be undertaken on 154 properties for Wave 2.2
403 potential properties with EPC D or lower initially identified for potential retrofit works under the Wave 3 programme.

All works are carried out by TrustMark-registered installers, certified to British Standards (PAS 2030 and PAS 2035) and to maintain quality and impartial oversight, we appoint independent Retrofit Designers and Coordinators to check designs, oversee installations, and verify that all work meets required standards.

Cllr Rossetti to Cllr Arkell

Question 4

The recent budget papers highlight an additional staffing budget pressure from the new hours of operation for Libraries. With this in mind, can you confirm the realised library savings compared to the estimated library savings from the recent changes to our Library services.

Response

The £675k savings from the library restructure and new opening hours will be delivered in full.

The temporary budget pressures we've seen this year are one-off costs from delayed implementation and redundancies — not a failure of the restructure itself.

The additional costs flagged in the budget papers stem from wider policy changes to staff terms and conditions, not from the library service. Those pressures have been recognised, and a modest £45k growth bid has already been built into the 26/27 MTFS.

The library savings are real, the restructure is delivering, and the financial plan is transparent about the challenges and how they're being managed.

Cllr Isilar-Gosling to Cllr Williams

Question 5

What estimate has the council made of the loss in Community Infrastructure Levy payments and affordable housing as a result of the Government's recent announcement to reduce obligations on developers?

Response

At the current time, it is not possible to accurately estimate the potential change in community infrastructure levy (CIL) receipts and affordable housing delivery resulting from the proposals. Future CIL receipts are difficult to forecast as build out of approved development schemes is unpredictable.

Furthermore, the exact level of emergency CIL relief to be granted to specific schemes will depend upon the level of affordable housing that they are providing. The impact of the proposals on affordable housing delivery is hard to estimate. The reduced targets could allow some schemes to get built that wouldn't otherwise be built or allow some schemes to get built quicker thereby boosting supply in the short-term. The proposals will shortly be subject to public consultation, and the Council will respond as part of this.

Cllr Emery to Cllr Chandwani

Question 6

Can the Cabinet member outline what percentage of recyclable material collected by the council is deemed unfit for recycling due to contamination, including what happens to this material?

Response

- In 24/25 around 15.4% of the waste the council collected as recycling was rejected. This includes either incorrect items/materials put into recycling containers in error (eg. non-recyclable plastics) or contaminated recycling (eg. when food waste or black bags are put in with dry recycling).
- Virtually all of this rejected/contaminated material is from our mixed dry recycling stream (i.e. the weekly collections of recycling wheelie bins or from the large recycling containers on estates - as distinct from our green or food waste collections for example).
- It is the Material Recovery Facility (or 'MRF', operated under a contract that North London Waste Authority holds) that screens out this unwanted material, leaving clean recycling separated into its different types for supply to the reprocessing industry.
- In general the non-recyclable material is processed into a fuel for energy recovery or industry.

Cllr Connor to Cllr Arkell

Question 7

Given the council's financial pressures can you provide an update on how much the council's budgeted spend is for the Borough of Culture, including providing assurance that this won't remove budget from other services or provisions?

Response

Despite the financial pressures facing councils everywhere, Haringey is proving that ambition and responsibility can go hand in hand. We have already secured £2.165 million in external funding from the Greater London Authority and Arts Council England, with the Council committing £820,000 over five years — largely from existing cultural budgets and staffing.

Through the Haringey Culture Collective, we are delivering on one of its main purposes and unlocking new streams of sponsorship, earned income, and Trusts and Foundations, aiming for a total budget of up to £7 million. This model ensures that every £1 invested by the Council is already generating £2.60 in return with projections showing that figure rising to at least £3 for every £1 as further fundraising succeeds. Our Borough of Culture status is more than a title. It is a lever for additional earmarked funds, such as the £500,000 from the National Lottery Heritage Fund for Bruce Castle Museum, and a gateway to long-term partnerships that will benefit our communities well beyond 2028.

This investment for Haringey's future does not come at the expense of frontline services. Instead, it strengthens community cohesion, supports diversity, and contributes directly to our Haringey Vision 2035, a borough where we can all belong and thrive. Culture is not a drain. Instead, it is a multiplier, delivering pride, prosperity and resilience for our residents.

Cllr Collett to Cllr Williams

Question 8

We are concerned that so called 'affordable rents' are out of reach of the majority on the council waiting list and are not affordable to most people on Universal Credit or Pension credit.

Please inform us of the percentage of families and individuals on the Housing Waiting List who will be able to afford to pay the 'affordable rents' in new builds?

Response

London Affordable Rent is a social housing product which was introduced by the Mayor of London in 2016 and formed the basis of the GLA's funding package in its 2018-23 Building Council Homes for Londoners programme. It is significantly below local housing allowance. This means that London Affordable Rents are covered for those in receipt of housing benefit or the housing element of Universal Credit.

Cllr M Blake to Cllr Das Neves

Question 9

A recent Guardian article reported 1, 100 adult safeguarding emails have gone unanswered

Please can you outline the number of other complaints that relate to delays in adult service provision with safeguarding concerns

Response

We have received a small number of safeguarding-related complaints where families felt more timely action would have been helpful. We continue to review and strengthen our processes so residents can feel confident in the support we provide.

We have a new Management Team in place, and a number of new protocols have been established including strengthened governance, clearer lines of accountability and daily oversight of the inbox.

Adult Social Care have also commissioned an Independent Review of Safeguarding – to review structures, protocols, and practice, and to establish; how we can further strengthen the role of the multi-agency Safeguarding Adults Board and look at best practice from elsewhere.

Additional staff has been agreed to increase the capacity within the central safeguarding team and localities are also undertaking safeguarding enquiries for cases allocated to named social workers.

Cllr Paton to Cllr Gordon

Question 10

Community spaces are fundamental to the success of the Local Plan. Please can you tell us the number of current centres which are under threat of closure.

Response

The council have no current plans to close community spaces. The council have actually been proactive in this area. Cabinet adopted its Community Assets Social Value Policy in April 2025, to help ensure a workable and long term sustainable model to support our VCS sector, in recognition of the fantastic work these groups deliver in our community.

We are progressing well with our two selected pilot sites and engaging on a regular basis with Haringey Community Centres Network, in relation to this important work.

Our community Assets Social Value Policy is vital, given the challenges our communities and lease holders are facing and we are of course aware that some of these groups may no longer be able to operate their facilities. The council will support these groups and work in partnership, as shown by the recent joint press release between the council and Bridge Renewal Trust on Chestnuts Community Centre.

Importantly the policy provides a framework for other community groups to express an interest and for the council to advertise these opportunities, in a fair, open and transparent way; to ensure continued community access to these important facilities.

Question 11

Cllr Mary Mason to Cllr Williams

A recent Guardian article exposed the squalid and unfit for habitation living conditions at 105 Middleton Road, N22, a known HMO which the council's legal team prosecuted the landlord over three times during the 2010s. The Guardian article reported that a homeless resident was still placed in this property by the Council's housing team.

When will Haringey use the powers it has to close this HMO and claim back the tens of thousands of pounds it has paid through Housing Benefit and housing element of UC to this illegal landlord?

Response

An application for a Mandatory HMO licence for this property was made in November 2024. Following ongoing legal considerations (as this property has been going through probate), the Council is not yet legally permitted to grant or refuse a licence for this property.

Following reported concerns about poor standards in this HMO, our teams inspected the property. We made it clear that several improvements were needed and these were carried out. Officers have had reason to investigate again and an improvement notice was served in August 2025.

Should there be a failure to comply with what is required, we will not hesitate to take further enforcement action, including prosecution. Our priority is to raise standards in the private rented sector across Haringey to ensure tenants live in healthy, safe and well managed homes.

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Motion ELabour Group amendment to Liberal Democrat Group Motion
Better rented homes for Haringey

Proposer: Cllr BarnesWilliams

Seconder: Cllr Cawley-HarrisonBartlett

Council notes that:

- ~~1. The Housing Act 2004 requires Homes of Multiple Occupation (HMOs) accommodating five or more people to be licensed (with a small number of exceptions).~~
1. Mandatory HMO licensing is boroughwide and has been in place since it became operational in 2006.~~H~~
2. Haringey has an Additional HMO Licensing Scheme under section 56 of the Housing Act which applies to all buildings that are HMOs as defined by sections 254 of the Act other than HMOs that are subject to mandatory licensing under section 55(2) (a) of the Act subject to any statutory exemption or exception with licenses granted for up to five years.
3. ~~Haringey has an~~ In addition to these two schemes, we also successfully applied to government for the additional Selective Licensing Scheme, which ~~which~~ applies to ~~all~~ privately rented homes let to a single person, 2 people, or a single household (e.g. a family) in thirteen wards across the borough (Bounds Green, Bruce Castle, Harringay, Hermitage and Gardens, Noel Park, Northumberland Park, Seven Sisters, South Tottenham, St Ann's, Tottenham Central, Tottenham Hale, West Green, White Hart Lane, Woodside).
4. ~~Unlike Enfield or Barnet, Haringey does~~ Almost every local council in London with a large-scale scheme does not inspect HMOs for safety ~~before~~ granting licences to landlords, including Southwark, Brent, Waltham Forest. This is because it is advantageous to undertake a written assessment of the landlord at the outset as to their suitability as a landlord, which can then be legally enforced upon during the tenure of the property. Checks before an HMO is approved would radically reduce capacity to deliver housing placement and address the crisis in housing demand. Just like Brent, Haringey does in fact inspect properties at the outset where concerns are flagged in the initial written assessment.-
5. The Renters' Rights Act 2025, introduced by the current Labour Government, whilst enshrines bringing important benefits vital rights and protections for to tenants and represents a generational rebalance of power in the relationship between landlord and tenant. While landlords have a critical role to play in improving the housing crisis, the fundamental rights and welfare of tenants should and will remain sacrosanct. While an effect is noted, this yet-to-be activated law has not had a significant impact on housing supply, has led some landlords to pre-emptively increase rents, to exit the sector, or to switch to Nightly Paid Accommodation, all of which have been significant drivers in the recent increase in demand for housing support from Haringey¹, which is now at an all-time high.
6. The Renters' Rights Act 2025 ~~gives~~ gives councils new powers and responsibilities to enforce higher standards ~~in the private rented sector through Awaab's Law and Decent Homes Standards. Awaab's law is expected to be activated in late~~

2026, while the Decent Homes Standards will not be operational for several years.-

7. Awaab's Law, represents a huge victory for housing campaigners in response to escalating damp and mould issues, placing which places new requirements on landlords to tackle damp and mould, came into force on 17th October 2025, when the legislation is activated.
8. The council currently makes use of the Private Rental Sector, including HMOs, to provide Temporary Accommodation to Haringey Residents, and to direct Haringey Residents to private assured shorthold tenancy agreements through the Council's Private Sector Renting team, including by making Private Rented Sector Offers.
9. That the Council considers HMOs as licensed as soon as an application is submitted, and not only once the licence has been grantedThe council considers that a landlord has fulfilled his duty under sec 87 Housing Act 2004 when an application is considered.- The Act states 'An application for a licence must be made to the local housing authority'.
The Council does not consider HMO's as licensed as soon as a licence application is submitted. Under sec 87 Housing Act 2004 a landlord has fulfilled their duty in terms of HMO licensing by virtue of submitting a full licence application to the council. Once submitted the local authority must consider a licence application under various criteria before determining if a licence should be refused or granted.
10. That due to this, an HMO may have a series of actions that need fulfilling to meet the licensing criteria, but by the council be considered a "licensed" HMOAn application once submitted goes through a series of legal checks. If further information, documentation, or site inspections are required before a draft licence can be granted then this is undertaken.A recent report in The Guardian² claimed that Haringey Council has arranged for residents to be placed in rooms on shorthold tenancies in an HMO that had neither planning permission to be an HMO, nor been granted a licence as an HMO, and that the property had been subject to enforcement and court action by the council where the landlord was found guilty;
11. The council is aware that the landlord of this HMO has a number of unlicensed HMOs across the borough, but has not taken enforcement action against these properties to date.If the council is aware of unlicensed premises, then the formal process to investigate these properties is commenced.
12. According to the National Residential Landlords' Association³, Haringey carried out just 21 Housing Health and Safety Rating System (HHSRS) inspections of private rented properties from 2021 to 2023, and issued only 35 civil penalty notices. In the same period by comparison, Brent Council carried out 3093 HHSRS inspections and issued 395 Improvement Notices.During COVID restrictions, the number of CPN's issued by Haringey was impacted by unavoidable recruitment issues and illness, as was the case with many other London boroughs. However, to date, Haringey has delivered –
 - 4468 HMO compliance inspections undertaken.
 - 4262 Selective compliance inspections undertaken
 - 286 Enforcement Notices Issued
 - 5 Prosecutions with legal
 - 113 Civil Penalty Notices issued.

12. —

13. The Council recently reviewed its Civil penalty Notice policy and as a result the threshold for fines has increased. CPN money is ring-fenced for use by the directorate for further enforcement work.

~~13.14. Councils have the power to step in and carry out repairs on private rented properties where the landlord has failed to do so (and have powers to recover the costs by receiving rent payments directly from the tenants through Interim Management Orders are notoriously time and resource intensive and costly, requiring the council to take possession, collect rents, deal with arrears, and make repairs to the property. They are therefore not a viable option for local authorities – who simply do not have the resources to manage every private-rented property in their area.)~~

~~14. Haringey Council has not issued a single Interim Management Order in at least the past five years.~~

~~15. The Council has made significant improvements in terms of compliance within its own property stock since the Regulator of Social Housing (RSH) found that Haringey Council breached its consumer standards, creating potential for “serious detriment” to tenants including over 100 Category One hazards following Council’s self-referral; however the Council does not carry out compliance tests on properties it directs residents towards in the Private Rental Sector, properties within its Additional HMO Licensing Scheme or properties within its Selective Licensing Scheme.~~

15. The housing crisis has created a binding challenge for local authorities: reduce severe housing demand, while building council homes and helping to improve the quality of private-rented sector homes, all under extreme financial pressure following 14 years of austerity.

16. Under this Council, we are the second highest builders of council homes in London: 800 new council homes; 1,000 by Christmas 2025; and on track to build 3,000 by 2031.

17. Under this Council we are also taking major action to help residents out of temporary accommodation:

- Home-buying initiative for temporary accommodation (with hundreds bought already).
- Incentives for private landlords to rent to families currently in temporary accommodation.
- Ended the outsourcing of housing repairs – investing in faster void turnarounds.

18. Under this Council, we have reduced rough sleeping by 33% since 2022, despite a 20% increase nationally. This has been delivered through collaboration and partnership working, embedding a strong foundation of trauma-informed, evidence-led practice, co-produced with people with lived experience.

Council believes that:

1. This Council has made huge progress since 2022, under enormous financial pressure, to relieve housing demand and reduce homelessness and the use of temporary accommodation.
2. With the delivery of the Renters' Rights Act, the Labour Government has shifted the balance of power to tenants. This will go on to reduce the endemic of poor quality private-rented housing across the UK, although it will take time to realise.
- 4.3. Decent housing is a fundamental human right, and everyone should have a home which is safe and well-maintained.
- 2.4. The Council has a crucial role to play, both as a landlord responsible for its own housing stock, and as the enforcement body for the private rented sector in ensuring the highest safety standards of housing across the borough.
3. The Council also has a duty to ensure that any property that Haringey either directly places residents in, or signposts tenants towards, whether it is Temporary Accommodation, Private Sector Lease Accommodation (PSLs) or Private Rental Sector Accommodation is compliant with the relevant legislation and Code of Guidance to make it is safe, fit for purpose, and properly licensed, before the council makes that placement or recommendation.
- 4.5. Enforcement powers are only effective if landlords and tenants believe they will be used.
- 5.6. Landlords who fail the "fit and proper person" test should not be eligible for any form of housing license within Haringey and should not be able to bypass the test by applying for a license via a managing agent or other third-party entity. If an owner is found to be not fit and proper, and continues to own and rent a licensable property, then they must nominate an alternative agent or person. This person or agents must be fit and proper to manage the property in their place. This is determined by legislation and is out of the council's control.

Council therefore resolves to:

~~End the practice of treating HMO licenses as if granted on application or allowing occupancy pending works, and instead only grant licenses and allow occupation once all licensing tests are met.~~

1. Work with the government to understand how the council can support with the rollout of the Renters' Rights Act to ensure bad private landlords are held accountable within Haringey.
2. Continue to hold the highest standards for the "fit and proper person" test, including our checks to ensure landlords successfully prosecuted by Haringey Council are flagged when applying the test, to ensure that convicted rogue landlords ~~are not able cannot to continue~~ operating in our borough.
3. Alter the licensing scheme to ensure that the Council proactively inspects every HMO for compliance on a full cost recovery basis before a license is granted, and thereafter include inspections of licensed properties on the same schedule as properties where the council is the landlord.
- 4.3. Immediately Continue reviewing all properties that hold an HMO license or Selective License within Haringey to ensure they have the requisite planning permission, and where they do not, to immediately proceed to planning enforcement, as is common practice.

- ~~5-4.~~ Continue e~~nsuring~~ that the council does not place residents in, make private rented sector offers to, or signpost residents towards, properties which lack the required planning permission, have not had licenses granted, or have not had and passed safety inspections or compliance checks.
- ~~6-5.~~ As per the council's new Homelessness Strategy, we will e~~nsure~~ that every resident ~~is~~ contacting the Council for housing assistance, and every resident in private rented accommodation, is given clear information about:
 - a. their new rights;
 - b. the new, higher standards for landlords;
 - c. how to spot an unlicensed property; and
 - d. how to report any problems to the council.
6. As well as this, through 2026 and 2027 we will conduct planned and sustained renters' rights campaigns, including through communications targeted at groups of renters, especially those who are traditionally hard to reach.
- ~~7.~~ Train officers across the council to provide information, advice, and signposting to private renters about their new rights under the Renters Rights Act
- ~~7-8.~~ As per the revision of our CPN policy and recent recruitment, continue to ~~Increase ramp up~~ the use of fines, -which remain ring-fenced for further enforcement work. and rent repayment orders to help cover the cost of increased enforcement activity and use existing Works in Default powers to step in and fix unsafe properties where the private landlord has failed to do so (with cost recovery).
- ~~8-9.~~ Inspect properties when safety concerns are reported and issue improvement notices within 14 days, making use of Interim Management Orders to collect rent directly and using this to fund repairs and council management costs if landlords fail to comply. Continue following the legal guidance under the Housing Act 2004 and the Council's enforcement policy with regards to the issuing of enforcement notices and the most appropriate and best course of action as part of that decision making process. Minimise the number of evictions and homes lost from the rental sector by advertising the options for the council to manage or purchase their property.
- ~~9-10.~~ Continue to r~~Report~~ progress on the above and all measures related to enforcement and HMO measures by~~through~~ the Council's CDP Performance and working closely with the ~~Housing, Planning and Development Scrutiny Panel.~~
- ~~a.~~ Publishing the figures relevant to this motion on a quarterly basis on a suitable page of the Council website
 - ~~b.~~ Including these figures in the *Housing Services Key Performance Indicators* document which is regularly reviewed by the Council's Housing Improvement Board
 - ~~c.~~ Providing an annual update thereafter to the Housing, Planning and Development Scrutiny Panel.

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Labour Group amendment to Liberal Democrat Group Motion
Better rented homes for Haringey

Proposer: Cllr Williams

Seconded: Cllr Bartlett

Council notes that:

1. Mandatory HMO licensing is boroughwide and has been in place since it became operational in 2006.
2. Haringey has an Additional HMO Licensing Scheme under section 56 of the Housing Act which applies to all buildings that are HMOs as defined by sections 254 of the Act other than HMOs that are subject to mandatory licensing under section 55(2) (a) of the Act subject to any statutory exemption or exception with licenses granted for up to five years.
3. In addition to these two schemes, we also successfully applied to government for the additional Selective Licensing Scheme, which applies to all privately rented homes let to a single person, 2 people, or a single household (e.g. a family) in thirteen wards across the borough (Bounds Green, Bruce Castle, Harringay, Hermitage and Gardens, Noel Park, Northumberland Park, Seven Sisters, South Tottenham, St Ann's, Tottenham Central, Tottenham Hale, West Green, White Hart Lane, Woodside).
4. Almost every local council in London with a large-scale scheme does not inspect HMOs for safety before granting licences to landlords, including Southwark, Brent, Waltham Forest. This is because it is advantageous to undertake a written assessment of the landlord at the outset as to their suitability as a landlord, which can then be legally enforced upon during the tenure of the property. Checks before an HMO is approved would radically reduce capacity to deliver housing placement and address the crisis in housing demand. Just like Brent, Haringey does in fact inspect properties at the outset where concerns are flagged in the initial written assessment.
5. The Renters' Rights Act 2025, introduced by the current Labour Government, enshrines vital rights and protections for tenants and represents a generational rebalance of power in the relationship between landlord and tenant. While landlords have a critical role to play in improving the housing crisis, the fundamental rights and welfare of tenants should and will remain sacrosanct. While an effect is noted, this yet-to-be activated law has not had a significant impact on housing supply.
6. The Renters' Rights Act 2025 gives councils new powers and responsibilities to enforce higher standards through Awaab's Law and Decent Homes Standards. Awaab's law is expected to be activated in late 2026, while the Decent Homes Standards will not be operational for several years.
7. Awaab's Law represents a huge victory for housing campaigners in response to escalating damp and mould issues, placing new requirements on landlords to tackle damp and mould, when the legislation is activated.
8. The council currently makes use of the Private Rental Sector, including HMOs, to provide Temporary Accommodation to Haringey Residents, and to direct Haringey Residents to private assured shorthold tenancy agreements through the Council's Private Sector Renting team, including by making Private Rented Sector Offers.

9. The council considers that a landlord has fulfilled his duty under sec 87 Housing Act 2004 when an application is considered. The Act states 'An application for a licence must be made to the local housing authority'. The Council does not consider HMO's as licensed as soon as a licence application is submitted. Under sec 87 Housing Act 2004 a landlord has fulfilled their duty in terms of HMO licensing by virtue of submitting a full licence application to the council. Once submitted the local authority must consider a licence application under various criteria before determining if a licence should be refused or granted.
10. An application once submitted goes through a series of legal checks. If further information, documentation, or site inspections are required before a draft licence can be granted then this is undertaken.
11. If the council is aware of unlicensed premises, then the formal process to investigate these properties is commenced.
12. During COVID restrictions, the number of CPN's issued by Haringey was impacted by unavoidable recruitment issues and illness, as was the case with many other London boroughs. However, to date, Haringey has delivered –
 - 4468 HMO compliance inspections undertaken.
 - 4262 Selective compliance inspections undertaken
 - 286 Enforcement Notices Issued
 - 5 Prosecutions with legal
 - 113 Civil Penalty Notices issued.
13. The Council recently reviewed its Civil penalty Notice policy and as a result the threshold for fines has increased. CPN money is ring-fenced for use by the directorate for further enforcement work.
14. Interim Management Orders are notoriously time and resource intensive and costly, requiring the council to take possession, collect rents, deal with arrears, and make repairs to the property. They are therefore not a viable option for local authorities – who simply do not have the resources to manage every private-rented property in their area.
15. The housing crisis has created a binding challenge for local authorities: reduce severe housing demand, while building council homes and helping to improve the quality of private-rented sector homes, all under extreme financial pressure following 14 years of austerity.
16. Under this Council, we are the second highest builders of council homes in London: 800 new council homes; 1,000 by Christmas 2025; and on track to build 3,000 by 2031.
17. Under this Council we are also taking major action to help residents out of temporary accommodation:
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 - Incentives for private landlords to rent to families currently in temporary accommodation.
 - Ended the outsourcing of housing repairs – investing in faster void turnarounds.
18. Under this Council, we have reduced rough sleeping by 33% since 2022, despite a 20% increase nationally. This has been delivered through collaboration and partnership working, embedding a strong foundation of trauma-informed, evidence-led practice, co-produced with people with lived experience.

Council believes that:

1. This Council has made huge progress since 2022, under enormous financial pressure, to relieve housing demand and reduce homelessness and the use of temporary accommodation.
2. With the delivery of the Renters' Rights Act, the Labour Government has shifted the balance of power to tenants. This will go on to reduce the endemic of poor quality private-rented housing across the UK, although it will take time to realise.
3. Decent housing is a fundamental human right, and everyone should have a home which is safe and well-maintained.
4. The Council has a crucial role to play, both as a landlord responsible for its own housing stock, and as the enforcement body for the private rented sector in ensuring the highest safety standards of housing across the borough.
5. The Council also has a duty to ensure that any property that Haringey either directly places residents in, or signposts tenants towards, whether it is Temporary Accommodation, Private Sector Lease Accommodation (PSLs) or Private Rental Sector Accommodation is compliant with the relevant legislation and Code of Guidance to make it safe, fit for purpose, and properly licensed, before the council makes that placement or recommendation. Enforcement powers are only effective if landlords and tenants believe they will be used.
6. If an owner is found to be not fit and proper, and continues to own and rent a licensable property, then they must nominate an alternative agent or person. This person or agents must be fit and proper to manage the property in their place. This is determined by legislation and is out of the council's control.

Council therefore resolves to:

1. Work with the government to understand how the council can support with the rollout of the Renters' Rights Act to ensure bad private landlords are held accountable within Haringey.
2. Continue to hold the highest standards for the "fit and proper person" test, including our checks to ensure landlords successfully prosecuted by Haringey Council are flagged when applying the test, ensuring that convicted rogue landlords cannot operate in our borough.
3. Continue reviewing all properties that hold an HMO license or Selective License within Haringey to ensure they have the requisite planning permission, and where they do not, to immediately proceed to planning enforcement, as is common practice.
4. Continue ensuring the council does not place residents in, make private rented sector offers to, or signpost residents towards, properties which lack the required planning permission, have not had licenses granted, or have not had and passed safety inspections or compliance checks.

5. As per the council's new Homelessness Strategy, we will ensure that every resident contacting the Council for housing assistance, and every resident in private rented accommodation, is given clear information about:
 - a. their new rights;
 - b. the new, higher standards for landlords;
 - c. how to spot an unlicensed property; and
 - d. how to report any problems to the council.
6. As well as this, through 2026 and 2027 we will conduct planned and sustained renters' rights campaigns, including through communications targeted at groups of renters, especially those who are traditionally hard to reach.
7. Train officers across the council to provide information, advice, and signposting to private renters about their new rights under the Renters Rights Act
8. As per the revision of our CPN policy and recent recruitment, continue to ramp up the use of fines, which remain ring-fenced for further enforcement work.
9. Continue following the legal guidance under the Housing Act 2004 and the Council's enforcement policy with regards to the issuing of enforcement notices and the most appropriate and best course of action as part of that decision making process.
10. Continue to report progress on the above and all measures related to enforcement and HMO measures through the Council's CDP Performance and working closely with the Housing, Planning and Development Scrutiny Panel.

Motion F

Labour Group Motion - Ending Rough Sleeping in Haringey – Delivering a fairer borough for all

Proposer: ~~Cllr Sarah Williams~~Cllr Scott Emery

Seconder: ~~Cllr Ibrahim Ali~~Cllr Nick da Costa

This Council notes:

- Homelessness and rough sleeping are some of the most challenging and complex social issues, spanning housing, mental health, domestic abuse, and immigration and asylum.
- The number of people rough sleeping hit a historic low in 2010. However, since then numbers have spiralled. An estimated 4,667 people slept rough on any given night in autumn 2024 – a 164% increase on the 2010 estimate. (HoC Library).
- The Mayor of London has pledged to end all rough sleeping in London by 2030
- **The current government has introduced several measures aimed at tackling rough sleeping and homelessness -**
 - o Increased national funding to tackle homelessness by £233m.
 - o Passed the Renters' Rights Act - ending no-fault evictions, the most common cause of statutory homelessness in London.
 - o Abolishing the 200-year-old Vagrancy Act – an archaic law that criminalised rough sleeping and embedded myths and ignorance about homelessness.
 - o Provided Haringey Council with almost £600,000 to help residents experiencing homelessness.
- **Under this Council in Haringey, rough Rough sleeping has decreased 33% since 2022 following a variety of interventions, including because of the local measures we have taken:**
 - o Launched the Rough Sleeping Strategy 2023-2027, embedding a strong foundation of trauma-informed, evidence-led practice, co-produced with people with lived experience.
 - o Secured £4m in government funding to expand housing stock and deliver 24/7 wraparound support, including access to mental health and substance misuse services.

- Implemented a rapid-access accommodation model, enabling direct transitions from street homelessness into safe housing.
- Osborne Grove has been repurposed to provide 37 units of accommodation, significantly boosting local capacity.
- Opened a female-only crash pad to support women experiencing hidden homelessness, offering short-term emergency accommodation with minimal entry requirements, ensuring quick access to safety.
- 20% of all beds are allocated to individuals with No Recourse to Public Funds (NRPF), addressing a critical gap in statutory support and ensuring that vulnerable individuals are not excluded from emergency housing.
- Alongside this, the newly launched Homelessness Strategy sets out an ambition to phase out the use of commercial hotels for temporary accommodation as well as enhancing our front door services for families by creating a new prevention hub.
- The 33% decrease in Haringey sits against a 20% increase nationally, positioning Haringey as one of the few areas demonstrating measurable progress.
- **Under this Council, we are building council homes:** 800 new council homes (the 2nd highest in London in that time); 1,000 by Christmas 2025; and on track to build 3,000 by 2031. Council homes at council rents for families in need to stay locally. However, private-sector housebuilding has stalled, with only eight new homes started in the six months to September 2025 and only two completed in that period. The Mayor of London has recently halved the requirement for affordable homes in new developments.
- **Under this Council we are taking major action to help residents out of temporary accommodation:**
 - HouseHome-buying initiative for temporary accommodation (with hundreds bought already).
 - Bringing in pension fund investment to fund more home-buying for temporary accommodation.
 - Adopting the proposal made by the Liberal Democrats in March 2025 to provide incentives for private landlords to rent to families currently in temporary accommodation

- Prioritised the use of in-house operatives for housing repairs, though void turnaround times have flatlined since summer 2024, with the average property standing empty for more than ten times longer than the twenty-day target. Ended the outsourcing of housing repairs—investing in faster void turnarounds.

This Council believes:

- The current government shares our mission to end rough sleeping.
- In the UK in 2025 no one should be without a home. We believe that every Haringey resident should have a safe, decent and comfortable home.
- It is imperative we prevent residents from becoming homeless and provide the best possible support for those in crisis as well as good quality temporary accommodation.
- Commercial hotels are not suitable for families in need. We aim to end our use of them, but the challenges imposed by the housing crisis mean this is not a quick process.

This Council resolves to:

- Set ambitious and clearly defined targets and milestones for our mission to end rough sleeping in Haringey, reducing rough sleeping by 20% per year compared to the 2025 baseline, and supporting the Mayor's of London's target to eliminate rough sleeping altogether by 2030.
- Continue to explore means that contribute to this strategic objective, including providing holistic wrap-around support for the breadth of challenges faced by people experiencing homelessness.
- Celebrate the work of this Council and all officers and local and national partners involved in delivering the 33% decrease in rough sleeping since 2022.
- Write to the Secretary of State for Housing, Communities and Local Government to:
 - o Showcase the policies and strategy that have contributed to Haringey's measurable progress.
 - o Invite the Secretary of State or relevant minister to visit the borough to showcase some of these policies in action and further discuss how our local success might translate to the national picture.
 - Ask for more funding to scale-up this work to the level required to reach our ambitious new targets

- Write to the Secretary of State for Work and Pensions calling for:
 - Local Housing Allowance to be increased to reflect the real cost of housing in London
 - The process for setting up Alternative Payment Arrangements to be streamlined, and expanded to cover rents higher than the LHA, to give landlords greater confidence when considering taking on a tenant with a poor or limited track record.
 - Write to the Secretary of State for Health and Social Care calling to:
 - Increase mental health funding.
 - Place a duty on Integrated Care Boards to ensure that mental health service providers have the necessary resources, including financial support, to meet service demands.
 - Write to the Chancellor of the Exchequer calling for:
 - The public health budget to be increased every year as a proportion of total health and social care spending.
 - Increased grant funding to Haringey to increase the number of properties being purchased annually through the council's house-buying initiative.
-
- Recognise that our task is not complete until rough sleeping has been eradicated in Haringey.

Motion F

Labour Group Motion - Ending Rough Sleeping in Haringey – Delivering a fairer borough for all

Proposer: Cllr Scott Emery

Seconder: Cllr Nick da Costa

This Council notes:

- Homelessness and rough sleeping are some of the most challenging and complex social issues, spanning housing, mental health, domestic abuse, and immigration and asylum.
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 - o Provided Haringey Council with almost £600,000 to help residents experiencing homelessness.
- **Rough sleeping has decreased 33% since 2022 following a variety of interventions, including:**
 - o Launched the Rough Sleeping Strategy 2023-2027, embedding a strong foundation of trauma-informed, evidence-led practice, co-produced with people with lived experience.
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This Council resolves to:

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