

## NOTICE OF MEETING

# HOUSING AND REGENERATION SCRUTINY PANEL

**Tuesday, 28th June, 2022, 6.30 pm - Woodside Room - George Meehan House, 294 High Road, N22 8JZ (watch the live meeting, [Here](#), watch the recording [here](#))**

**Councillors:** Dawn Barnes, Mark Blake, Harrison-Mullane, Hymas, Khaled Moyeed, Matt White (Chair) and Charles Adje

**Quorum:** 3

### 1. FILMING AT MEETINGS

Please note that this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on.

By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

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

### 2. APOLOGIES FOR ABSENCE

### 3. URGENT BUSINESS

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

### 4. DECLARATIONS OF INTEREST

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

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

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

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

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

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

**6. MINUTES (PAGES 1 - 8)**

To approve the minutes of the previous meeting on 7<sup>th</sup> March 2022.

**7. PRIVATE SECTOR LANDLORD LICENSING SCHEME UPDATE (PAGES 9 - 16)**

**8. EMPTY HOMES POLICY UPDATE (PAGES 17 - 20)**

**9. NEW LOCAL PLAN UPDATE (PAGES 21 - 26)**

**10. COMMUNITY INFRASTRUCTURE LEVY BRIEFING PAPER (PAGES 27 - 42)**

**11. WORK PROGRAMME UPDATE (PAGES 43 - 48)**

**12. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 3 above.

**13. DATES OF FUTURE MEETINGS**

29<sup>th</sup> September 2022  
1<sup>st</sup> November 2022  
12<sup>th</sup> December 2022  
27<sup>th</sup> February 2023

Philip Slawther, Principal Scrutiny Officer, [philip.slawther2@haringey.gov.uk](mailto:philip.slawther2@haringey.gov.uk)  
Tel – 020 8489 2957  
Fax – 020 8881 5218  
Email: [philip.slawther2@haringey.gov.uk](mailto:philip.slawther2@haringey.gov.uk)

Fiona Alderman  
Head of Legal & Governance (Monitoring Officer)  
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Monday, 20 June 2022

This page is intentionally left blank

## **MINUTES OF MEETING Housing and Regeneration Scrutiny Panel HELD ON Monday, 7th March, 2022**

### **PRESENT:**

**Councillors: Matt White (Chair), Dawn Barnes, Bob Hare, Charles Adje, Emine Ibrahim and Noah Tucker**

**Attending Virtually: Cllr Kirsten Hearn**

### **35. FILMING AT MEETINGS**

The Chair referred Members present to agenda Item 1 as shown on the agenda in respect of filming at this meeting, and Members noted the information contained therein'.

### **36. APOLOGIES FOR ABSENCE**

Cllr Hearn attended the meeting virtually.

### **37. URGENT BUSINESS**

There were no items of Urgent Business.

### **38. DECLARATIONS OF INTEREST**

Cllr Ibrahim advised she had a personal interest in relation to Agenda Item 9, as her mother was a Council tenant on the Noel Park Estate. Cllr Ibrahim advised that she wished to recuse herself from this part of the meeting.

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

None.

### **40. MINUTES**

#### **RESOLVED**

That the minutes of the meeting on 9<sup>th</sup> December 2022 were agreed as a correct record.

### **41. UPDATE ON THE COUNCIL'S HOUSING DELIVERY PROGRAMME**

The Panel received a report, which provided an update on the Council's Housing Delivery Programme. The report was introduced by Robbie Erbmman, AD for Housing,

as set out in the agenda pack at pages 11-20. The following arose as part of the discussion of the report.

- a. The Panel was advised that as of the previous week, there were 1202 homes started on site, with the addition of Hale Wharf. It was anticipated that this figure would be 1289 by 31<sup>st</sup> March. To date, the Council had handed over 173 (completed) homes. The original allocation was for 60% affordable homes, this had increased to 83% of homes being built being at Council rents during the current four year period.
- b. Officers advised that although numbers were important, it was equally as important that the homes built were of the highest quality and that this was demonstrated through the number of new homes being built that were zero carbon, for example. The Council had been shortlisted for a number of housebuilding awards, including council of the year.
- c. The Panel sought clarification around the housebuilding graph and the flat lining curve after 2026/27. In response, officers advised that the graph showed housing units that were already in the pipeline and that more work needed to be done to look at the pipeline post 2027. It was emphasised that the rate of building would not tail off after 2027, it was just that more work needed to be done to add sites into the delivery pipeline post 2027.
- d. In relation to qualifying as net zero on carbon emissions, officers clarified that the scheme had to generate more energy than it took to build it. It was noted that this was very difficult to do on bigger schemes, but that the Council was achieving rates of 80 or 90% on many of these which was significantly above what was stipulated in Building Regulations.
- e. In relation to a follow-up question, officers advised that the fabric of the building was the primary focus of achieving net zero carbon and that as well as the district energy network they also used air source heat pumps. Officers also set out that all schemes had the expectation of net zero, albeit that they may not all achieve it. However, sustainability was a primary concern under the house building programme.
- f. The Panel congratulated the team on their work and the fact that they had been nominated for a number of awards. The Panel questioned what was being done to highlight the Council's achievements in this area. Officers advised that they were working with the Council communications team to publicise the work that was being done and the fact that they had been shortlisted for a number of awards.
- g. The Panel sought assurances around whether the team were operating at full strength capacity in terms of staffing numbers. In response, officers advised that there were always a handful of vacancies, given the nature of project management and the demand for good project managers. However, officers stressed that there were enough staff to implement the programme.
- h. The Panel sought assurances that, given the fact that there were 10k people on the Temporary Accommodation list in Haringey, how confident officers were that the House Building programme could deliver enough houses, given a shortage of land in London. Officers responded that this was a challenge that affected most other boroughs. Whilst the Council could do, and was doing, a lot, it was important that other providers such as housing associations and private developers also did their bit to build more housing of the type and tenure required. In relation to available land within London, officers set out that

that sites did come up for development and that the Council was a long way from a failure to acquire land stopping or slowing down the programme.

- i. In relation to the district energy network, officers confirmed that the heat source for this was the NLWA Edmonton incinerator. The Panel questioned the extent to which burning household waste was truly carbon neutral, particularly when some of the electricity from the grid was de-carbonised and from renewable energy sources. Officers set out that the heat was generated from waste that was going to be incinerated anyway and that this was widely accepted within policy circles as being net-zero. This was for instance, accepted as net-zero within the London Plan. Officers commented that there were other ways to power the district energy network, such as through air source heat pumps and that future changes in incinerator usage would not scupper the Housing Delivery Programme.
- j. In relation to a question around the carbon footprint from demolition of exiting sites, officers advised that the economics of demolition meant that this was not a viable option pursued as part of the programme, due to the costs involved. The only two sites that involved demolition were Broadwater Farm and Love Lane, as there was no alternative.
- k. The Panel sought assurances around the extent to which any conversations had taken place with the Cabinet Member around direct labour organisations. In response, officers advised that the organisation was some way off from setting up a DLO and that the housing programme needed to be developed in terms of its scope and scale, before any conversations about bringing a DLO could be had. Officers advised that their priority was delivering housing and that this needed to remain as the area of focus moving forward. Officers noted that the HfH repairs DLO would be coming in-house as part of the overall transfer of HfH and that there was some work to be done to get this to work as well as it should.

## **RESOLVED**

That the HRSP noted the report.

## **42. INSOURCING HOMES FOR HARINGEY**

The Panel received a report which provided an update on the Council's plans to insource housing services and staff from Homes for Haringey. The report outlined implementation plans, the proposed structure and the key messages and priorities for the programme. The report was introduced by David Joyce, The Director of Housing, Regeneration & Planning as set out in the agenda pack at pages 21-28. The following arose as part of the discussion of this agenda item:

- a. The Panel sought assurances around the impact of HfH customer service staff being brought in-house and whether adequate training would be provided for them on the full range of Council services. In response, officers advised that work was already underway to ensure that adequate training was in place for all staff that transferred over.
- b. In response to a follow-up question about the support that was in place for managers and directors transferred across, officers advised that additional resources were going in and that there would be a lot of training offered to staff in order to make the transfer work.

- c. The Panel suggested that a follow up report on HfH insourcing should be provided to the next iteration of the Panel.
- d. The Panel requested further information about the co-design approach that had been adopted. In response, officers advised that there had been a number of resident engagement sessions undertaken and that work had been done to try and engage with a wide array of service users. Officers advised the Panel that they were also looking to secure a continued role for the HfH scrutiny panel going forwards and that a set of proposals was coming to Cabinet in July around this.
- e. The Panel also highlighted possible confusion from Members and the residents over the respective roles of the AD Capital Projects and Property and the proposed AD Housing Property Services and that there was a need for a clear distinction between the two roles. An example given was in relation to who would be responsible for Council homes that were located above commercial properties. In response, officers acknowledged these concerns and agreed that some further thought would be given to differentiating the two roles.
- f. In relation to a question about savings, officers advised that the rationale for insourcing HfH was never about making financial savings. However, officers set out that it was hoped that there could be opportunities for efficiency savings and that these savings could then be reinvested across the wider Council.
- g. The Panel queried whether there were any indicative figures for the level of savings that might be achieved. In response, officers advised that there were no targets in relation to possible savings. The approach being taken was to 'lift' and 'shift' the HfH structure into the Council and there were only two posts being deleted. Therefore, this would not generate big savings. Officers advised that they would be looking to undertake service reviews to make improvements to frontline services after the transfer, but it was reiterated that there were no targets involved.

## **RESOLVED**

The Housing and Regeneration Scrutiny Panel noted the report.

### **43. PROGRESS ON THE BUILDING WORKS TO THE NOEL PARK PODS**

*\*Clerk's note 19:40 – Cllr Ibrahim left the meeting at this point\**

The Panel received a written update on the progress of the building works on the Noel Park Estate around replacement of the 1970's pre-fabricated extensions to kitchens and bathroom called 'pods' in 242 properties on the estate. It was noted that although, the overall programme for the external works on Noel Park had been delayed, the team had undertaken as much enabling work as possible to lessen the impact once planning permission has been granted. The report was introduced by Judith Page, Executive Director of Property at HfH as set out in the agenda pack at pages 29-32. Kurtis Lee, Director of Asset Management for HfH was also present for this agenda item. The report also included a Heritage Statement appraisal report that was commissioned for the estate, as an appendix to the update. The following arose during the discussion of this item:

- a. The Panel sought assurances around the timescales for the planning application process. In response, officers acknowledged the planning



- applications had been submitted in batches, with three of the four batches submitted. The final batch was due to be submitted the following week and that a consultation meeting with leaseholders on the final batch was scheduled for 26<sup>th</sup> March.
- b. Officers estimated that the first batch of applications would commence from July 2022, with phase 1 of the overall programme due for completion in February 2020. The final phase should begin onsite by September 2022 and be completed by September 2023.
  - c. The Panel queried how many leaseholders had accepted the Council's offer. In response, officers clarified that the process was more about leaseholders coming back to the Council to say whether they fitted the criteria for a range of support measures, such as buy-back and phasing of payments. HfH advised that they were unable to give an accurate number during the meeting as the figures tended to change on a daily basis. HfH officers agreed to come back to the Panel with these figures in writing. **(Action: Judith Page).**
  - d. The Panel questioned the short timeframe in which leaseholders were given to accept the cost of the works and the fact that there was no guarantee to the overall cost of the works. In response, HfH advised that they had to follow the Section 20 process as set out in legislation and that this included an open tender for the works and an assessment of leaseholder costs being made as part of that tender. The Panel was advised that there was an overall price cap in place and that quality of works was also an important consideration.
  - e. In response to a follow-up question, HfH advised that they had tried to include all of the possible costs that they thought leaseholders might reasonably incur. If, upon further inspection, some of the work was not required, then the cost reduction would be passed on to the leaseholder.

## **RESOLVED**

Noted.

### **44. HIGH ROAD WEST - UPDATE ON COUNCIL HOUSING ELEMENTS**

The Panel received a verbal presentation on the council housing elements of the proposed High Road West (HRW) scheme, along with a briefing paper that was included in the agenda pack at pages 87-90. The presentation was introduced by Sarah Lovell, Head of Area Regeneration. Peter O'Brien, AD for Regeneration and Economic Development was also present. The following key points were noted from the presentation:

- There are three key ways in which the Council can ensure that the agreed number of Council homes are delivered – The Development Agreement with Lendlease, GLA funding contracts and Planning policy.
- HRW is a phased agreement. The Development Agreement is structured in such a way as to ensure that conditions are met before a phase can progress. Land will not be passed to Lendlease until conditions are met. The core requirements of the scheme are the primary requirements which must be delivered. These include the delivery of 500 council homes at social rents. The scheme cannot proceed until the core requirements are met.

- GLA Funding contracts – Should the scheme not deliver the social rent homes by the agreed milestone dates, GLA funding for the whole scheme could be withdrawn. Consequently, 500 social rented homes must be delivered otherwise the scheme cannot progress.
- Planning Policy also provides protections on the amount of affordable homes delivered. Planning policy requires the scheme re-provides the existing social rented homes on Love Lane Estate. HRW is targeting 40% affordable homes across the whole scheme. Phase A already has a firm commitment to deliver 40% affordable housing, including 500 social rent homes.
- The Love Lane Estate currently has c.220 tenanted and 45 leaseholder properties, the scheme has to be delivered in phases. The Council has agreed phasing commitments, which are enshrined in the landlord offer, which seek to minimise disruption to residents and maximise the number of residents who move once from their existing homes on the Love Lane Estate into their new homes within the scheme.
- To meet this commitment, Lendlease must build social rented homes early to ensure that residents can move to their new homes. If Lendlease do not do this, vacant possession of Love Lane cannot be achieved, and development can't proceed. This is the reason that the first phase includes 100% council homes that council homes are prioritised in the subsequent phases.

The following arose during the discussion of this agenda item:

- a. The Panel noted that there had been a number of rumours floating around that Lendlease were going to reduce the number of homes for social rent down from 500 and that they would seek to build this element of the scheme last.
- b. The Panel welcomed the assurances given in the presentation that this was not the case and suggested that the Council should be proactively seeking to counter these rumours with the information provided in the presentation. The Panel noted that Members had received an email from the Love Lane Temporary Accommodation Group that set out a number of concerns based on incorrect information. The Panel requested that officers engage with TAG to assuage their concerns and counter some of the rumours that were circulating. In response, officers acknowledged that they were happy to do so but they had not seen the email in question. Officers assured Members that the Council was seeking to move residents out into replacement accommodation as quickly as possible and that it needed the social housing elements built first, in order to achieve this. Email to Members from TAG to be circulated to officers. **(Action: Clerk).**
- c. In response to a follow-up question, officers agreed that the reserve matters planning process provided additional safeguards around the ability of the Council to ensure that the social housing elements of the HRW scheme were front-loaded.
- d. The Panel sought assurances around the risk management processes that were in place for the scheme. In response, officers advised that as with any scheme this size, there was a robust set of risk management processes in place and that a Risk Register was part of this. Officers identified the 17<sup>th</sup> of March Planning Committee date and the need to secure vacant possession in

order to secure the site for development as examples of some of the key risks for the scheme.

- e. In response to a question, officers acknowledged that Spurs owned a relatively small area of land south of White Hart Lane and that officers hoped to be able to secure this site through negotiations with Spurs. However, as with any other site, the Council had the option to pursue a CPO although this was very much seen as a last resort.
- f. In terms of timescales, officers advised that Plot A of the scheme, which included the GRACE Centre, was being progressed and that everything was in place to deliver this. However, there were risks with the other plots and that these could require a CPO to progress. Officers advised that a report was being prepared for June Cabinet which would begin the CPO process. It was anticipated that the process would take 18-24 months. By the end of this process, it was anticipated that Plot A would be finished, and that the development would move on to other phases of the scheme.

## **RESOLVED**

Noted

### **45. WORK PROGRAMME UPDATE**

The work programme was noted.

The Panel recommend that the next iteration of the Panel receive a further update on the building work on the Noel Park pods, at a future meeting. It was suggested that this should be in 6-9 months' time.

### **46. NEW ITEMS OF URGENT BUSINESS**

None.

### **47. DATES OF FUTURE MEETINGS**

TBC

CHAIR: Councillor Matt White

Signed by Chair .....

Date .....

This page is intentionally left blank

**Report for:** Housing & Regeneration Scrutiny Panel, 28 June 2022

**Title:** Private Sector Landlord Licensing Scheme Update.

**Report authorised by:** Eubert Malcolm, Assistant Director, Stronger and Safer Communities.

**Lead Officer:** Lynn Sellar, Private Sector Housing Team Manager.

**Ward(s) affected:** All

**Report for Key/  
Non-Key Decision:** For information

**1. Describe the issue under consideration**

- 1.1 The Housing & Regeneration Scrutiny Panel has asked for a briefing paper to update on the Private Sector Landlord Licensing Scheme. This paper provides some background and information on both the existing Licensing scheme for Houses in Multiple Occupation (HMO) and the proposed Selective Licensing scheme for non-HMO rented property

**2. Recommendations**

The Scrutiny Panel is asked to note this briefing paper.

**3. Reasons for decision**

Not applicable.

**4. Alternative options considered**

N/A

**5. Private Sector Landlord Licensing Scheme.**

Background

- 5.1 The Housing Act 2004 introduced licensing for the Private Rented Sector (PRS). Mandatory Licensing for Houses in Multiple Occupation (HMO) exists for all HMOs occupied by five or more tenants. The Act also gave powers to Councils to introduce discretionary licensing schemes within their local authority for:
- i. Additional Licensing for smaller Houses in Multiple Occupation and
  - ii. Selective Licensing for all privately rented property.
- 5.1 Property licensing is an additional enforcement tool that assists local authorities in the regularisation of the Private Rented Sector (PRS). Property licensing places the onus on landlords to identify themselves as the responsible owner and

provide the Council with details of all of the property that they own that requires licensing.

- 5.2 It is an offence for owners to be renting licensable premises without a licence. The sanctions for not licensing a property are severe and they also encompass a sanction that cannot be pursued by enforcement outside of a licensing scheme.
- 5.3 All Licences require the licence holder to ensure that the property meets the required standards before a licence can be granted.
- 5.4 Once a licence has been issued all licence holder details and information relating to the property licence are stored on a database and within a public register. Council officers as well as members of the public can view this register and will know who to contact if there any problems with a licensed property in the future.
- 5.5 Licences are issued in conjunction with a set of conditions which all landlords must meet and continue to adhere to for the lifetime of the licence (maximum 5 Years). Failure to comply with conditions or repeat offending can lead to prosecution or the revocation of the property licence.
- 5.6 Licensing powers enable local authorities to turn down a licence application submitted by a landlord who is deemed not to be a ‘fit and proper person’ because, for example, they have previously had an HMO licence taken away and/or been prosecuted and convicted for housing related offences or other criminal offences.

#### Haringey Property Licensing Schemes.

#### **Additional HMO Licensing**

- 5.7 Council cabinet approved the designation of a borough wide additional licensing scheme for Houses in Multiple Occupation in February 2019. This designation makes it a legal requirement for any person operating an HMO within Haringey to have a Licence for that premises. The scheme runs for a maximum period of 5 years.
- 5.8 Additional HMO licencing is now in its third year of operation. The scheme has been successful in achieving the outcomes we inspected despite the impact of covid in obtaining licence applications from landlords and letting agents within our borough. The success of the scheme in identifying unlicensed premises is the result of a large desk top excise undertaking during lockdown. Multi-agency working across council departments, with external partners and our residents has also identified un-licensed HMO property.
- 5.9 The Private Sector Housing Team work closely with Homelessness, Planning enforcement, Connected Communities and ASB & Enforcement Teams to create a holistic approach to dealing with HMO accommodation and tenants who may be affected by their living conditions or the impact of enforcement action.

- 5.10 We have created good partnership working with external agencies who offer support to tenants such as Cambridge House, 'Safer Renting Project', Citizens Advice and Haringey Law Centre.
- 5.11 Many of our landlords are good complaint landlords who offer a much-needed type of accommodation within our borough. Some landlords are non-compliant due to a lack of understanding and knowledge, and we are happy to offer advice and guidance to those landlords to help them become compliant. We can offer training for landlords through our training partners London Landlord Accreditation Scheme (LLAS). We aim in line with our enforcement policy to tackle those landlords who are deliberately flout the law, fail to comply, and exploit their position.

### **Selective Property Licensing**

- 5.12 On 8<sup>th</sup> March 2022 the council's cabinet approved the proposal to introduce selective property licensing within a designated area of the borough. On 14<sup>th</sup> April 2022 an application was made to Department for Levelling up Housing and Communities (DLUHC), whose authorisation is required before the scheme can become operative.
- 5.13 A decision from DLUHC can take a minimum of 12 weeks, following any approval a statutory notice period must be adhered to alongside a 12-week period which allows for judicial review. We are hoping to have a decision from the ministry by July 2022. Once the Judicial review period has ended and all being well, it is envisaged that the Selective Property licensing scheme would become operational within the borough by October 2022.
- 5.14 The selective property licensing scheme covers all privately rented property which is not an HMO. Any property rented to a single-family household or two unrelated sharers within the designated area will require a property licence see **Appendix 1** for a map of the proposed area. Selective licensing can only be introduced where there is extensive and robust evidence to support its need.
- 5.15 Selective property licensing is being introduced to tackle poor property conditions in wards that have elevated levels of deprivation. As part of the selective property licensing scheme, DLUHC require the Council to set clear objectives and outcomes in relation to improving property condition and alleviating deprivation within the private rented sector. These objectives can be viewed in **Appendix 2** of this paper.
- 5.16 Haringey is recorded in the English indices of deprivation as the 4<sup>th</sup> most deprived borough in London, and 49<sup>th</sup> most deprived in England. Tackling fuel poverty is one of the key objectives of the selective property licensing scheme. Just under 5% of Private Rented Sector (PRS) property in Haringey fails to have a legally compliant Energy Performance Certificate contributing to the high levels of fuel poverty.
- 5.17 The use of property licensing has been identified within the council's Affordable Warmth Strategy's objectives, as a tool to help reduce fuel poverty within the PRS. Educating, providing support and guidance and working with our landlords

as part of the selective licensing project we hope to increase the thermal efficiency of property.

- 5.18 We aim to achieve this through a range of measures, principally checking compliance with Energy Performance Certification (EPC) when landlords apply for their licence and taking action where these properties remain non-compliant. We want to use the project to encourage landlords to go beyond the minimum energy requirements for privately rented homes and will sign post landlords to any relevant funding. We will help landlords to identify additional measures that they can do within those properties to increase the energy efficiency and reduce fuel poverty for those living in this sector.

Update on existing Additional HMO Licensing Scheme.

- 5.19 The Additional HMO Licensing scheme has been in operation now since 28<sup>th</sup> May 2019. The table below provides an update on outcomes to date. Please note that due to covid restrictions during 2020-2021 officers were not able to proactively inspect licensed properties to check for compliance.

Total Number of Licence applications Received	3454
Total number of licence applications Issued	2815
Total number of compliance checks undertaken	1003
Total number of households living in improved conditions.	9
CPN issued for failing to licence	8

- 5.20 Compliance checks and enforcement are now a priority for the team. Compliance officers have now been recruited to facilitate in undertaking inspections on all property that has had a licence issued to date.
- 5.21 Any property found to not comply with licence conditions will receive formal action and licence holders will be given a time frame to complete works. Failure to comply within this time frame will lead to either prosecutions or the issuing of a Civil Penalty Notice (CPN) which holds a maximum fine of £30,000.

## 6. Contribution to strategic outcomes

- 6.1 **Borough Plan 2019- 2023-** The proposal to introduce a selective licensing scheme supports the Council's key strategic aims, as outlined in the Borough Plan 2019-2023.
- **Housing Priority.** - It specifically supports the Housing Priority Outcome 3: to 'work together to drive up the quality of housing for everyone' Objective C 'improve the quality of private rented housing and the experience of those living it, including, by expanding landlord licensing and associated enforcement'.



- **People Priority.** -The broader benefits on the health of residents living in these homes supports outcome 7: 'all adults are able to live healthy and fulfilling lives, with dignity, staying active and connected in their communities'.

6.2 **Housing Strategy** - The Council's Draft Housing Strategy 2022-27 outlines the Council's aspirations for to have a safe, stable, and genuinely affordable home. The use of discretionary enforcement powers such as selective licensing is clearly defined as a tool the Council would like to make use of. The strategy includes a specific objective on how we aim to improve the quality of the Private Rented Sector through delivery against three sub-objectives:

6.3 The Affordable Energy Strategy 2022-2025 sets a 5-year plan to reduce fuel poverty in the borough. The strategy identifies risks, mitigation measures and priority actions to help the residents of our borough who are affected by fuel poverty.

6.4 **Haringey Climate Change Action Plan** – A route map for a net zero carbon Haringey sets out how together we will deliver homes that are healthy, comfortable and affordable places to heat and power.

7. **Use of Appendices**

Appendix 1 – Map of proposed selective licensing designation area.

Appendix 2 – Selective licensing objectives

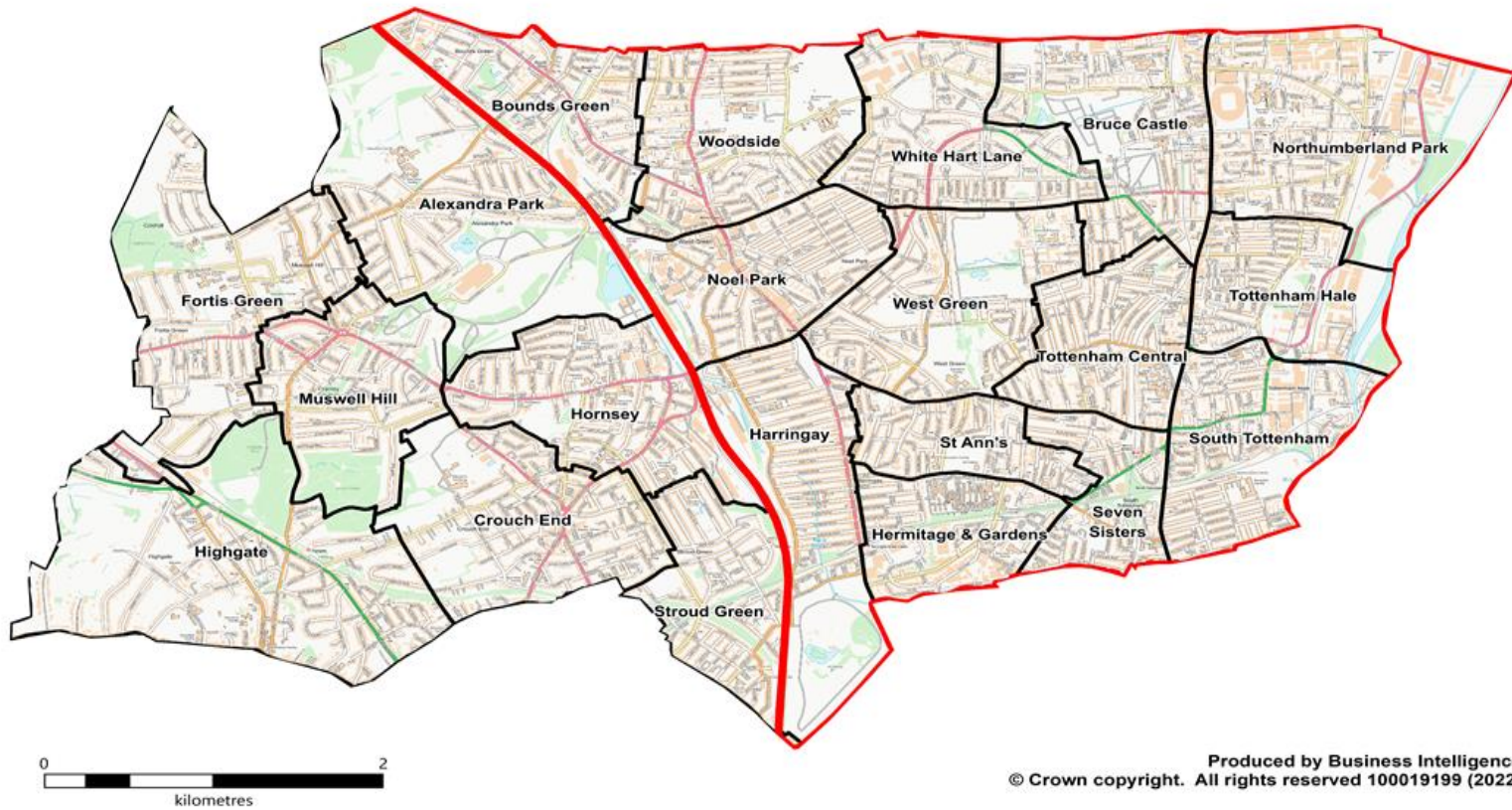
8. **Background documents**

N/A

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

N/A

Appendix 1 – Map of proposed Selective Licensing designation area.



## Appendix 2 – Selective Licensing Objectives

Objective	Measure	Outcome	KPI
<b>Improve Property Condition of all single family private rented accommodation.</b>	Number of properties receiving compliance checks	Properties will have improved conditions through our actions.	Ensure that at least 75% of licensable properties are licensed by the end of the scheme.
	Number of properties receiving compliance checks	Improve properties through a combination of informal and formal actions, inc. the service of notices in relation to other related legislation.	Undertake Due Diligence checks on all Licence applications received and prioritise those for inspection.
	Number of properties receiving compliance checks	Improve properties through a combination of informal and formal actions, inc. the service of notices in relation to other related legislation.	Inspect 50% of all applications received over lifetime of scheme.  (Inspections prioritised by risk)
	Number of properties receiving compliance checks	Improve properties through a combination of informal and formal actions, inc. the service of notices in relation to other related legislation.	25 % of remaining applications will receive targeted spot checks to checks compliance.
	Reduce the number of Cat 1 Housing hazards	Improve properties through a combination of informal and formal actions, inc. the service of notices in relation to other related legislation.	Reduce Cat 1 hazards by at least 25% against baseline predicted levels
	Reduce the number of Cat 1 Housing hazards	Improve properties through a combination of informal and formal actions, inc. the service of notices in relation to other related legislation.	Resolve identified Cat 1 hazards by at least 80%
	Resolution of Cat 2 housing hazards	Improve properties through a combination of informal and formal actions, inc. the service of notices in relation to other related legislation	Progress with resolution pathway of Cat 2 hazards identified via the inspections by at least 90% in designation.
	Increase compliance and awareness to reduce potential housing hazards and understanding responsibility	Improve properties through a combination of informal and formal actions.	Produce a newsletter quarterly to all landlords within Borough  Implement a Communications and Marketing plan in line with social/digital communication

<b>Improve the management standards of all single family private rented accommodation</b>	Improve compliance of property standards through licensing conditions	Provide a formal reactive response to complaints made by tenants where landlords have failed to comply with licensing conditions	<p>60% of complaints received will be responded to by a warning letter to Licence holder regarding their failure to comply with licence condition.</p> <p>40% of complaints received will be responded to through targeted compliance inspections to identify non-compliance with Licensing conditions.</p> <p>Provide a 'good practice guide' for management standards to all involved landlords</p>
<b>Assist private sector tenants living in areas of deprivation to access Council &amp; Voluntary services.</b>	Ensure that tenant engagement is a key part of the scheme.	Officers to signpost tenants of licensable premises who need additional support to Councils services, connected communities and the voluntary sector.	Number of housing related referrals to connected communities/council services
<b>Improve factors that make deprivation worse</b>	Reduce fuel poverty in Licensable premises.	Bring identified properties up from F and G to a minimum of E rating	Enhance energy efficiency in order to alleviate fuel poverty in at least 90% of properties up from F and G to a minimum of E rating.

**Report for:** Housing & Regeneration Scrutiny Panel, 28 June 2022

**Title:** Empty Homes Policy Update.

**Report authorised by:** Eubert Malcolm, Assistant Director, Stronger and Safer Communities.

**Lead Officer:** Lynn Sellar, Private Sector Housing Team Manager.

**Ward(s) affected:** All

**Report for Key/  
Non Key Decision:** For information

**1. Describe the issue under consideration**

- 1.1 The Housing & Regeneration Scrutiny Panel has asked for a briefing paper on the work being undertaken in line with the Council's Empty Homes Policy which was revised in June 2020. This paper provides some background and information on the work being undertaken to bring empty homes back into use.

**2. Recommendations**

The Scrutiny Panel is asked to note this briefing paper.

**3. Reasons for decision**

Not applicable.

**4. Alternative options considered**

N/A

**5. Empty Homes Policy Update.**

Background

- 5.1 The Council Relies heavily on Council Tax data to classify the empty homes within our Borough. There are two broad categories of empty homes, Transactional and Long-term.
- 5.2 Transactional empty homes are part of the normal cycle of letting, renovating, buying and selling property. This cycle is by far the main reason that homes are left empty: In line with other authorities, the Council does not seek to intervene where a home has been left empty for less than six months. As such, these homes are not counted in local, regional or national analyses of empty homes.

- 5.3 Long term empty homes are classed as dwellings that have been empty for more than six months, however certain important exceptions that are set out in 5.4 below apply.
- 5.4 Certain categories of dwellings that have been empty for more than six months are exempted by Council Tax legislation from any 'empty homes premium' and as such are not classified as an empty home. The Council does not seek to intervene in these cases. These include homes that are empty because:
- the owner is in hospital, prison, or care
  - the owner has moved out to give care to another
  - it has been repossessed by a mortgage lender
  - probate has not been granted
  - occupation is prohibited by law
- 5.5 **Substantially furnished'** empty homes cannot be treated for Council Tax purposes as an empty home either. Except where there is good reason to believe that an owner has obtained the classification dishonestly, the Council does not seek to intervene in these cases for the most part, these are classed as 'second homes' - any dwelling which is not the 'sole or main residence' of any individual. It is for the billing authority to decide in the first instance whether a property is anyone's 'sole or main residence'.
- 5.6 In today's market it is common for empty homes defined as transactional empty homes to be left empty for longer than the 6 month period originally applied to the definition. With the buying and selling process now taking longer, the demand for builders outweighing supply and the time that it can now take to get architect plans and or planning permission many of the borough's long-term empty homes are actually transactional by definition and not long-term empty homes. In these circumstances this type of empty home is not being investigated by the empty homes officer as its not deemed necessary at this stage.
- 5.7 Our focus is to investigate those long-term empty properties that have become or are causing a nuisance to neighbours and the community. These types of empty homes become run down, fall into disrepair, have overgrown gardens and become a hub for crime, attract vandalism, anti-social behaviour, as well as becoming a target for arson.
- 5.8 Some of the most common barriers that exist for owners of long-term empty properties from returning their property back into use include:
- issues with inheritance and/or delays with probate.
  - lack of finance to carry out necessary repairs and refurbishment.
  - the owner may be in hospital or residential care.
  - the owner lacks the personal ability to deal with the property.
  - following the death of an occupant the ownership of the property may be unclear.
  - problems with achieving a sale.
  - perceived problems associated with letting of properties.
  - owner unwilling to bring the property back into use.
- 5.9 The procedure for intervening in empty homes is structured and based on impact, risk and the public interest test. Our interventions for bringing empty homes back



into use are intentionally focussed on currently vacant privately owned residential dwellings and the circumstances in which they remain unoccupied. Having a co-ordinated approach to dealing with empty homes enables us to support wider strategic outcomes around our homelessness priorities, anti-social behaviour and tackling wider housing issues associated with our private rented sector.

- 5.10 Wherever possible we will use informal action to help and encourage owners of empties homes return those property back into use. When this fails or when a property has been empty for many years and or is now blighting a neighbourhood formal action is sought.
- 5.11 The Law of Property Act 1925 allows local authorities to recover charges through the sale of the property. Enforced sale is a procedure to recover debt which amounts to over £1000, but it can also serve as a way of bringing an empty property back into use. This will be instigated by the Recovery team in the Revenues department at the council.
- 5.12 Compulsory Purchase Orders are available for empty properties under housing powers. Government guidance provides that compulsory purchase is intended to be a last resort. A compulsory purchase order (CPO) is made by a local authority but is not effective until it is confirmed, by the Secretary of State. Once confirmed, the CPO gives the local authority the power to compulsorily purchase property.
- 5.13 Cabinet makes the decision to seek compulsory purchase. It is crucial that attempts to communicate with the owner are made throughout the entire process, our process includes 5 enforcement letters which are all sent with a minimum one month between each letter. Once Cabinet have decided to seek compulsory purchase, the Council will follow the statutory prescribed process accordingly. Local Authorities CPOs will not be confirmed by the Secretary of State unless it can demonstrate that all necessary funding is likely to be available and so the funding of any purchase needs to be identified prior to seeking Cabinet approval for the making of a CPO.
- 5.14 The revised empty homes policy became live in July 2020 and a list of empty homes produced by Council Tax for the purposes of this piece of work was produced.
- 1, 188 Empty Homes were included on the list
  - 284 had been empty for more than 2 years
  - 63 for more than 5 years
  - 25 for more than 10 years.
- 5.15 The Empty Homes lead within the private sector housing team has, over the last two years (taking account of Covid restrictions) reviewed all 1,188 empty homes currently on the council tax list. Using the definitions and exemptions given above this list was analysed using desk top analysis as well as onsite investigations and inspections. The table below gives a breakdown of the outcomes of this piece of work which has focussed predominantly on those property which had been empty for 5 or more years initially

5.16

Investigative outcome	Number of properties affected.
-----------------------	--------------------------------

Empty Homes now Occupied (Owners not informed Council Tax)	33
Empty Homes exempt from action	16
Empty Homes being Monitored for progress	23
Empty Homes in the formal enforcement process	16
<b>Total properties 5 years and older</b>	<b>88</b>

- 5.17 There are 284 properties that are long term empty homes vacant for between 2-5 years. We have been prioritising the empty homes from this list which are blighting the community.
- 5.18 We now have 28 Empty Homes that are within the enforcement process. 8 of these require a decision on whether we use Enforced Sale or CPO as the next course of action.
- 5.19 Next steps are to take the homes requiring enforced sale or CPO to a decision-making panel and agree the most appropriate enforcement route. The list of empty homes is a live document and new properties are continually added or removed. We will continue monitor those which are currently being brought back into use and we will continue to focus our enforcement actions on those empty homes which blight our communities.

## **6. Contribution to strategic outcomes**

- 6.1 Priority 3 Place – Improving community confidence reducing the fear of crime within our built environment.
- 6.2 Priority 5 Housing – Bringing empty homes back into use support the council's drive to provide housing for those who need it within our borough.
- 6.3 Having an empty homes policy is a key strategic requirement of the Housing Act 2004 Part 3 in supporting a local authorities' discretionary powers to introduce Selective property licencing. The Council have just made an application to Department for Levelling Up Housing and communities (DLUHC) for a selective property licensing scheme within a specific designation of our borough. We are currently awaiting the outcome of their decision to approve or reject our application.

## **7. Use of Appendices**

## **8. Background documents**

- 8.1 Empty Homes Policy

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



**Report for:** Housing & Regeneration Scrutiny Panel, 28 June 2022

**Title:** New Local Plan update

**Report authorised by:** Rob Krzyszowski, Assistant Director, Planning, Building Standards & Sustainability

**Lead Officer:** Bryce Tudball, Interim Head of Planning Policy, Transport and Infrastructure

**Ward(s) affected:** All

**Report for Key/  
Non Key Decision:** For information

**1. Describe the issue under consideration**

- 1.1 The Housing & Regeneration Scrutiny Panel has asked for an update in relation to the council's emerging New Local Plan. This report provides an update on engagement and consultation on the Plan to date, the collation of an evidence base to support and inform the Plan and sets out the next steps in the Plan's production as well as the proposed direction of travel for the New Local Plan.

**2. Recommendations**

The Scrutiny Panel is asked to note this update report.

**3. Reasons for decision**

Not applicable.

**4. Alternative options considered**

N/A

**5. New Local Plan update**

New Local Plan

- 5.1 In November 2019 Cabinet agreed an update to the council's Local Development Scheme (LDS) setting out that a New Local Plan would be prepared to replace the suite of existing Local Plan documents which were adopted in 2017. The New Local Plan is a key corporate document which will engage communities to set out a long-term vision for development and change in Haringey. A New Local Plan is required to:

- Engage communities in shaping a new Plan for the borough

- Take account of updates to the National Planning Policy Framework (NPPF);
- Take account of the London Plan 2021;
- Reflect the Council's latest strategic aspirations and ambitions;
- Respond to the Climate Emergency declared by the Council;
- Support the borough's recovery and renewal from Covid-19;
- Meet legal and policy requirements for the Council to have an up-to-date plan and a 5 Year Housing Land Supply.

5.2 The latest timetable for preparing the New Local Plan is set out in the table below:

Stage	Regulation	Date
New Local Plan First Steps Engagement consultation	Pre-Reg 18	November 2020- February 2021
Draft Local Plan consultation	Reg 18	Approval Autumn 2022 for consultation late 2022
Proposed Submission Local Plan consultation	Reg 19	Spring/Summer 2023
Submission & Examination	Reg 22-25	Autumn 2023
Adoption	Reg 26	Late 2023/early 2024 (subject to Examination)

#### First Steps Engagement

5.3 From 16 November 2020 to 1 February 2021 (11 weeks) the council carried out a New Local Plan First Steps Engagement. This was the first step in preparing the New Local Plan and provided the opportunity for residents, businesses and other local stakeholders to shape the Plan from the beginning, identifying key issues and challenges the borough faces and preferences for various possible options. The engagement was designed to begin a conversation about the Plan and as such did not contain draft policies or proposals.

5.4 Key elements to the First Steps Engagement document included:

- Contributing to a range of UN Sustainable Development Goals including quality education, reducing inequality, sustainable cities and communities and partnerships
- Options for how the Council can achieve its housing target of 1,592 homes per year
- Potential policy directions for a range of topics including housing, affordable housing, town centres & high streets, social infrastructure, design, heritage & culture, sustainable & green infrastructure, transport and economy.
- Taking on board the findings of the Haringey Fairness Commission and setting out the importance of the Local Plan in the Council achieving the UNICEF Child Friendly borough status

5.5 The First Steps Engagement was supported by a comprehensive Communications & Engagement Plan, with methods including:

- Dedicated engagement website (Commonplace)
- Interactive map
- Summary guide
- Micro-guide
- Accessible documents
- Mobile-friendly summary
- Language translations (Spanish, Portuguese, Turkish & Polish)
- QR codes
- Feature article in Haringey People magazine
- Business Bulletin
- Partnership Newsletter
- School Bulletin
- 19 topic-based online workshops
- Partnership with Haringey Youth Advisory Board
- Primary school engagement via a lesson plan and homework package
- Citizens Panel
- Inter-faith forum
- 500+ posters in parks, estates, cafes, supermarkets and other public locations
- Social media posts and poll (digital marketing)
- Digital on-street advertising through 'ClearChannel' boards
- Business engagement through a variety of channels
- Meetings with community groups, forums, and other key stakeholders
- Feedback from the Royal National Institute of Blind People on written materials

5.6 Over 600,000 were reached through the Council's digital campaign, nearly 20,000 clicked on digital adverts, over 2,300 people visited the main engagement websites, and 1,500 unique responses were received from individuals and organisations including over 300 responses from young people through the Haringey Youth Advisory Board. This significantly exceeded the quantitative target of 1,000 responses and was notably high despite the social distancing restrictions in place at the time.

5.7 Key consultation messages for the borough included the following:

- Good design of new development is essential;
- More needs to be done to address the Climate Emergency;
- Housing is a key priority, especially genuinely affordable housing;
- New homes should be high quality and the right type to meet local needs
- High support for active travel;
- Green spaces are highly valued;
- Open space is key, especially for young people;
- New development should protect and enhance the borough's rich cultural diversity;
- The importance of protecting employment land;
- Future growth should be directed to Tottenham and Wood Green;
- Expectation of greater community involvement in Planning and provision of more support for community groups

- 5.8 Since the consultation closed work has continued with key partners to ensure broad engagement on the New Local Plan, including local schools, Haringey Youth Advisory Board and the Voluntary and Community Sector.

### Evidence base

- 5.9 In line with national policy and guidance the New Local Plan must be informed and supported by a relevant and up-to-date evidence base that is adequate and proportionate. The following evidence has been commissioned in support of the New Local Plan:

<b>Study</b>	<b>Timeline for completion</b>
Strategic Housing Market Assessment	Completed
Archaeological Priority Area Study	Completed
Gypsy and Traveller Accommodation Needs Assessment	Completed
Employment Land Study	Completed
Retail and Town Centre Needs Study	Completed
Sites of Importance for Nature Conservation Study	Completed
Strategic Flood Risk Assessment (Level 1)	Completed
Whole Plan Viability Study	Summer 2022

- 5.10 In response to the requirements of the London Plan 2021 and having regard to the draft Characterisation and Growth London Plan guidance an updated Characterisation Study is being prepared by Council officers to inform the capacity for change and growth in the different parts of the borough. This is taking a digital approach to data collection and mapping to assist public involvement and the presentation of findings.

### Member engagement

- 5.11 In Summer 2020 a New Local Plan Member Working Group (NLPMWG) was formed to support the development of the New Local Plan. This was chaired by the Cabinet Member with responsibility for Planning and comprised members of Strategic Planning Committee. The NLPMWG met four times in the period June 2020 to August 2020 feeding into the First Steps Engagement document. In 2021 the NLPMWG was re-engaged with four meetings taking place from August 2021 to November 2021 and feeding into the Draft Local Plan which is currently under preparation. The NLPMWG will be reconvened in coming months with the new Strategic Planning Committee members.
- 5.12 The Strategic Planning Committee is routinely engaged on the progress of the New Local Plan with feedback on the document reported to Cabinet when required.

### Next Steps

- 5.13 A Draft Local Plan is currently under preparation and approval to consult will be sought from Cabinet later this year. At the same time the key evidence base documents listed above will be published together with a comprehensive

Consultation Report setting out the feedback received from the community and other stakeholders as part of the First Steps Engagement.

## Direction of travel for New Local Plan

5.14 Taking account of the key consultation messages received from the First Steps Engagement, the emerging evidence base detailed above, and the Council's latest strategic aspirations and ambitions, the New Local Plan is being shaped around the themes of sustainability, health and wellbeing and reducing inequalities. The Draft Local Plan being prepared includes:

- An enhanced focus on sustainability including much stronger policies in relation to delivering carbon reductions;
- A clearer approach to enhancing biodiversity in the borough including through a biodiversity net gain requirement for new developments and a dedicated trees policy;
- A greater focus on the delivery of genuinely affordable housing to meet local need consistent with Council's new Draft Housing Strategy;
- Greater protection for certain types of employment land;
- A continued focus on securing the highest quality of design in all new development including not just buildings but also the spaces between and around them.

## Risks

5.15 There are a number of risks to the delivery of the New Local Plan and its timetable, which include:

- Government reforms e.g. those contained in the Levelling Up and Regeneration Bill
- Joint working with neighbouring boroughs and other statutory bodies through the statutory Duty to Cooperate;
- Staff, resources & competing work demands on the Planning Policy Team;
- Planning Inspectorate resources, timetabling & handling of the examination;
- Conformity with the NPPF & London Plan; and
- Achieving the housing target (1,592 homes per year) and being able to demonstrate a 5 Year Housing Land Supply (5YHLS) of 'deliverable' sites.

## **6. Contribution to strategic outcomes**

6.1 The New Haringey Local Plan is cross-cutting and contributes to the Borough Plan priorities of Housing, People, Place and Economy and the Borough Plan Equality Principles and the Pledges on Residents' Engagement, Voluntary & Community Sector and Businesses are highly relevant.

6.2 The Delivery Plans for the Housing Priority include "Deliver new Local Plan" as the first delivery priority under Outcome 1) Objective a).

## **7. Use of Appendices**

N/A

**8. Background documents**

- New Local Plan First Steps Engagement consultation document November 2020:  
[https://www.haringey.gov.uk/sites/haringeygovuk/files/1.\\_new\\_local\\_plan\\_first\\_steps\\_-\\_final\\_website.pdf](https://www.haringey.gov.uk/sites/haringeygovuk/files/1._new_local_plan_first_steps_-_final_website.pdf)

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

N/A

**Report for:** Housing & Regeneration Scrutiny Panel, 28 June 2022

**Title:** Community Infrastructure Levy briefing paper

**Report authorised by:** Rob Krzyszowski, Assistant Director, Planning, Building Standards & Sustainability

**Lead Officer:** Bryce Tudball, Interim Head of Planning Policy, Transport and Infrastructure

**Ward(s) affected:** All

**Report for Key/  
Non Key Decision:** For information

**1. Describe the issue under consideration**

- 1.1 The Housing & Regeneration Scrutiny Panel has asked for a briefing paper on the Haringey Community Infrastructure Levy (CIL). This paper provides a background to CIL covering both Strategic CIL and Neighbourhood CIL, details the Council's adopted Haringey CIL and policy in this regard, and identifies how money raised is being used to support infrastructure delivery in the borough.

**2. Recommendations**

The Scrutiny Panel is asked to note this briefing paper.

**3. Reasons for decision**

Not applicable.

**4. Alternative options considered**

N/A

**5. Community Infrastructure Levy (CIL)**

Background

- 5.1 The Council expects new development to contribute to site related and wider infrastructure needs through a combination of the following mechanisms:
- Planning conditions (site/development related)
  - Planning obligations to secure developer contributions or works in kind e.g. Section 106 agreements / planning obligations (site/development related)
  - CIL (neighbourhood, strategic and borough-wide infrastructure)



- 5.2 CIL is a levy introduced under the Planning Act 2008 that local authorities can choose to charge on new developments in their area for the purpose of raising funds for the wide range of community infrastructure projects required to support area development.
- 5.3 CIL is set through the adoption of a Charging Schedule. CIL is a charge based on the floorspace of new buildings to help fund infrastructure needs arising from new development. It is non-negotiable and is calculated based on net increase in floorspace based on a £ per metre square charge (£/m<sup>2</sup>).
- 5.4 CIL must be spent as follows:
- Up to 5% of CIL may be spent on the **administrative expenses** incurred by the Council in administering the collecting and spending of CIL.
  - 15% of CIL may be spent on **Neighbourhood CIL (NCIL)** projects, that is projects identified in consultation with local neighbourhoods. The 15% figure increases to 25% where there is an adopted Neighbourhood Plan.
  - The remaining 70-80% of CIL may be spent on **Strategic CIL (SCIL)** projects.

#### Haringey CIL

- 5.5 The Council approved the introduction of a local CIL in July 2014 and started charging on 1 November 2014. The rates together with the map showing the different charging zones are set out in the Council's adopted CIL Charging Schedule.
- 5.6 CIL charging rates are subject to automatic annual indexation for inflation therefore the current rates already charged by the Council are approximately 40% higher than the adopted rates. The current rates are set out in the Council's CIL Annual CIL Rate Summary for 2022 which was published in December 2021. The next Annual CIL Rate Summary is required to be published in December 2022.
- 5.7 On 14 March 2022 Full Council approved a Revised CIL Charging Schedule to take effect on 1 September 2022 (rates set out in Table 1 below and charging zones in Figure 1 below). The Revised Schedule includes increased rates for a range of uses in the eastern charging zone including an increase in the residential rate from £15 per m<sup>2</sup> to £50 per m<sup>2</sup>. The approval of the Revised CIL Charging Schedule follows a CIL Partial Review which began in 2016 and culminated in the examination of the Revised Charging Schedule in late 2021. All planning permissions granted on or after 1 September 2022 will be subject to the rates in the Revised Charging Schedule. The Council's existing Charging Schedule which has been in place since 2014 will continue to have effect until 1 September 2022.

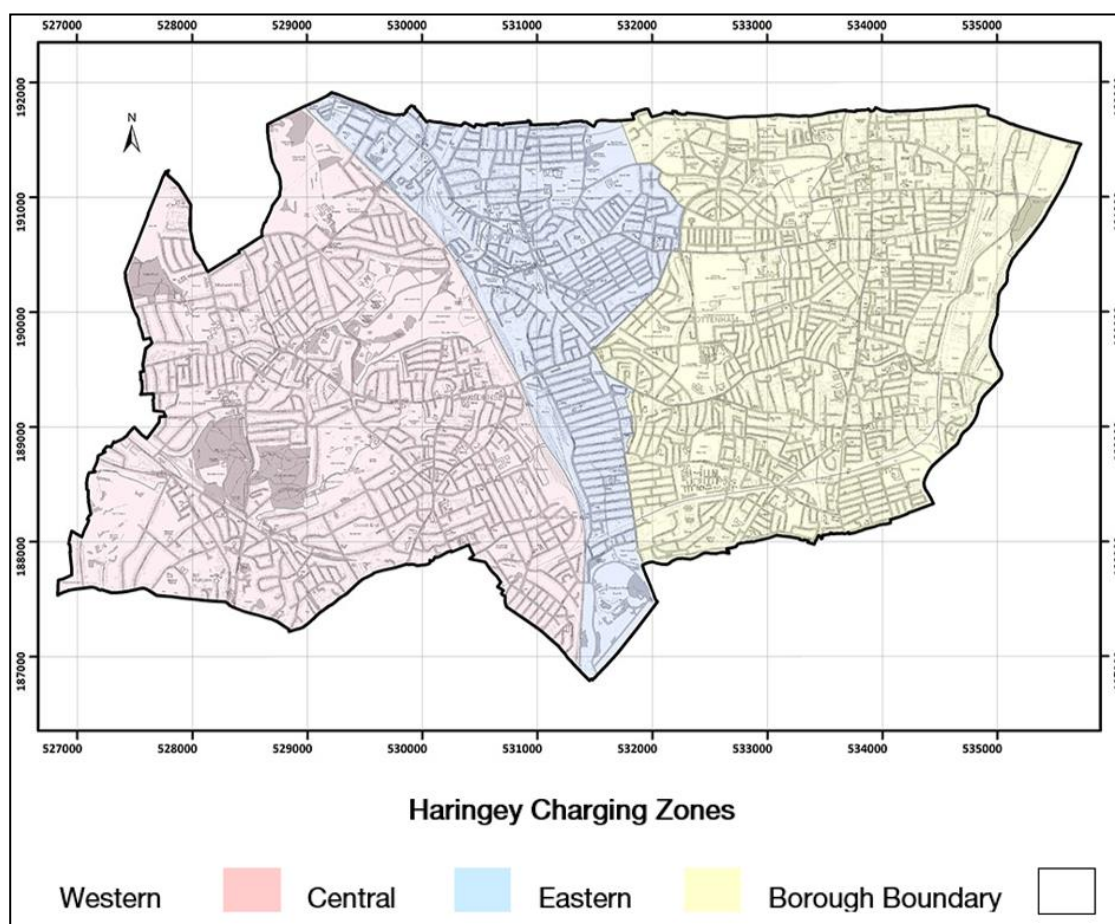
**Table 1: Revised CIL Charging Schedule**

	CIL charge (£/square metre)		
Use	Western	Central	Eastern



Residential	£368.12	£229.21	£50
Student accommodation	£368.12	£229.21	£85
Build to Rent housing	£368.12	£229.21	£100
Supermarkets	£131.97		
Retail Warehousing	£34.73		
Office, industrial, warehousing, small scale retail	Nil Rate		
Health, school and higher education	Nil Rate		
All other uses	Nil Rate		

Figure 1: Map of Haringey CIL Charging Zones



## Strategic CIL

- 5.8 Legislation requires SCIL to be spent on “funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area”<sup>1</sup>. Infrastructure is defined as including:
- Roads & transport facilities
  - Flood defences
  - Schools & educational facilities
  - Medical facilities
  - Sporting & recreational facilities
  - Open spaces
- 5.9 National Planning Practice Guidance (PPG) on CIL states that SCIL “can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development”<sup>2</sup>.
- 5.10 Haringey’s CIL Governance document<sup>3</sup> states that SCIL “will be spent on CIL eligible projects with [sic] the Capital Programme, taking into account the Regulation 123 List and the IDP”.
- 5.11 The SCIL Infrastructure List in the Council’s Infrastructure Funding Statement states that Haringey SCIL funding may be applied in whole or in part to the provision, improvement, replacement or maintenance of the following infrastructure:
- Educational Facilities
  - Further Education Facilities
  - Health and wellbeing Facilities
  - Parks and Open Spaces
  - Social and Community Facilities
  - Transport and Highways excluding works that are required as part of a development proposal to be secured through a Section 278 Agreement
  - Enterprise Space
  - Sports and Leisure Facilities
  - Public Realm Improvements
  - Community Safety Measures
  - District Energy Network and associated infrastructure
- 5.12 The Council’s CIL Governance document makes clear “there will be competing demands” for SCIL and sets a series of prioritisation guiding criteria.
- 5.13 In December 2020<sup>4</sup> Cabinet approved £14.6m of SCIL monies being spent on projects which best met the relevant criteria. The projects together with updates are set out in Appendix 1.

<sup>1</sup> Planning Act 2008, CIL Regulations 2010

<sup>2</sup> National Planning Practice Guidance: CIL

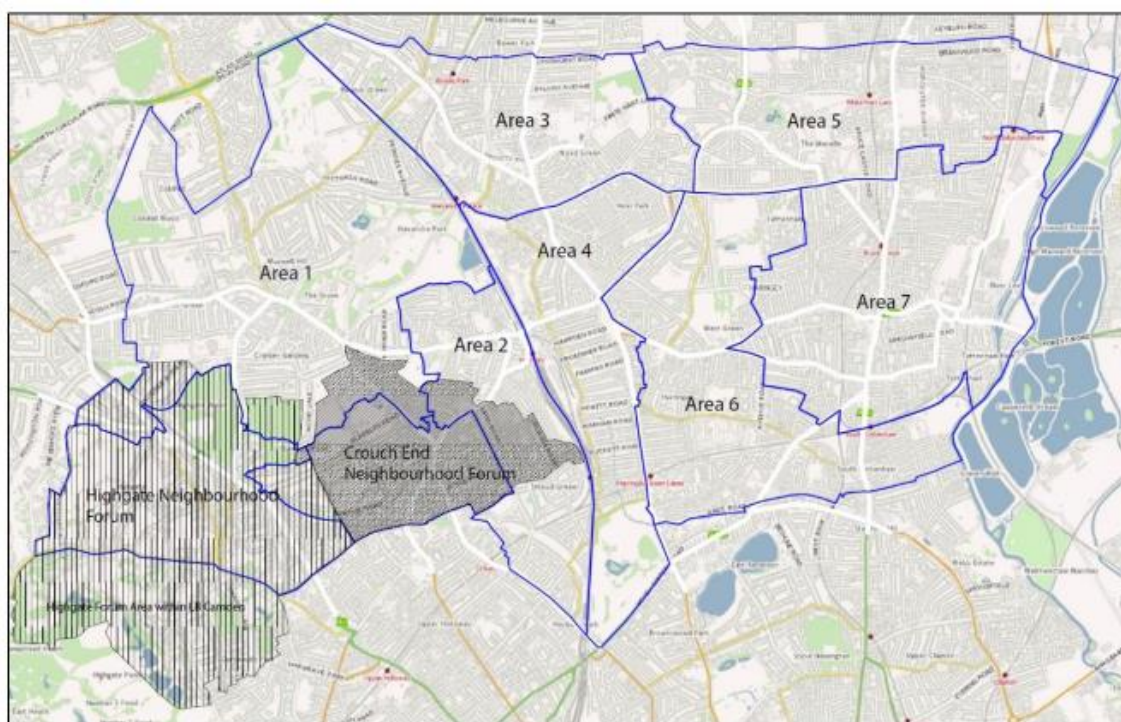
<sup>3</sup> [www.haringey.gov.uk/cil](http://www.haringey.gov.uk/cil)

<sup>4</sup> [www.minutes.haringey.gov.uk/ielssueDetails.aspx?Id=71778&PlanId=0&Opt=3#A166290](http://www.minutes.haringey.gov.uk/ielssueDetails.aspx?Id=71778&PlanId=0&Opt=3#A166290)

## Neighbourhood CIL

- 5.14 Legislation allows 15% of CIL to be spent on infrastructure or ‘anything else that is concerned with addressing the demands that development places on an area’. In places with an adopted Neighbourhood Plan, this increases to 25% of CIL. This is called Neighbourhood CIL (NCIL).
- 5.15 The process for deciding how the Council spends NCIL is set out in the Council’s CIL Governance document. Haringey is currently split into 9 NCIL areas as set out in Figure 2 below. There are different NCIL spend arrangements where a community has an adopted Neighbourhood Plan in place. In Haringey there are 3 Neighbourhood Forums in Highgate, Crouch End and Finsbury Park & Stroud Green. Currently only Highgate has an adopted Neighbourhood Plan which means that 25% of CIL may be spent on NCIL projects. The Finsbury Park and Stroud Green Neighbourhood Forum is not currently recognised in the CIL Governance document which predates it.

**Figure 2: Map of Haringey NCIL areas\***



\* The current NCIL areas are based on ward boundaries prior to 5 May 2022 and as such does not align with the new ward boundaries following the Boundary Commission Review on Haringey’s council wards

- 5.16 In order to better achieve the Council’s aims of fairness and equality, in March 2020 the Council agreed<sup>5</sup> to:
- Change the CIL Governance document to allow a fairer approach and spend NCIL in a different area to where it was raised
  - Allocate NCIL via a new methodology as follows:
    - The Neighbourhood Forum area amounts remain ringfenced. Of the remaining NCIL available:

<sup>5</sup> [www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=435&MId=9371&Ver=4](http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=435&MId=9371&Ver=4)

- 15% is allocated to areas based on the amount of development in an area<sup>6</sup>
- 10% is allocated proportionally to the Tottenham areas (Areas 5 and 7) based on the number of wards in the areas
- 75% is allocated proportionally to Areas 1 to 7 based on the number of wards in each area
- Spend NCIL on a list of 41 'Round 1' projects totalling £2.2m

5.17 Re-allocated NCIL monies are calculated once per year at the end of March.

5.18 In March 2020 the Council agreed<sup>7</sup> to spend NCIL on a list of 41 'Round 1' projects totalling £2.2m. The projects together with updates are set out in Appendix 2.

#### Future spending allocations

5.19 As part of the process of preparing the 2021/22 IFS officers are currently collating information on the CIL position as at 31 March 2022. Once this is complete, consideration will be given to whether the CIL Governance document needs amending to change how the Council allocates CIL, particularly NCIL, to reflect a co-design / participatory budgeting approach and also the Council's new ward boundaries. Following this, further allocations of SCIL and NCIL will take place.

### **6. Contribution to strategic outcomes**

6.1 Priority 3 (Place): CIL helps fund local and strategic infrastructure projects which are necessary to ensure that the growth in the borough is something that everyone can benefit from and produces sustainable, attractive and accessible places.

6.2 Priority 4 (Economy): CIL receipts are a key source of funding to support the delivery of local physical and social infrastructure.

### **7. Use of Appendices**

Appendix 1 Strategic CIL projects and updates

Appendix 2 Neighbourhood CIL projects and updates

### **8. Background documents**

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

N/A

---

<sup>6</sup> The amount of development is based on the NCIL collected as the simplest and most reliable and relevant proxy but adjusted so that the effect of the varying CIL rates across the borough is neutralised to ensure fairness. Each area's percentage share of the overall amount of development is then applied to the topslice amount. This effectively distributes the topslice proportionally based on the amount of development.

<sup>7</sup> [www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=435&MId=9371&Ver=4](http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=435&MId=9371&Ver=4)



## Appendix 1 Strategic CIL projects and updates

SCIL Ref	Capital Programme			SCIL contribution	Delivery update
	Ref	Project	Full amount		
1	109	<b>Youth Services (Wood Green Youth Space)</b> New temporary youth space in Wood Green – raising attainment and aspirations for all young people who use the centre. £1m total capital cost + £150k x3 years revenue = £1.45m total: <ul style="list-style-type: none"> <li>• £100k GLA Good Growth Fund</li> <li>• £100k Haringey Young People at Risk Strategy fund</li> <li>• £60k Wood Green capital fund</li> <li>• £250k NCIL (agreed March 2020)</li> <li>• £940k SCIL</li> </ul>		£940,000	Project on site and due for completion in Summer 2022.
2	119	<b>School Streets</b> A set of physical measures and interventions around the school gates. Making the space safer, more active travel friendly, and unsuitable for drivers to park and drive through. Measures may include pavement widening, planters for urban greening and chicanes, cycle parking, enforcement cameras, temporary gates to close roads to vehicular traffic.	£1,500,000 borrowing £1,500,000 external	£1,500,000	Programme of delivery underway with School Streets launched in April 2021, September 2021 and March 2022.
3	313	<b>Active Life in Parks</b> Outdoor gyms, children's playgrounds, MUGAs, tennis courts, pitch improvements (£901k NCIL for wider parks projects across other capital lines was agreed March 2020)	£1,150,000 borrowing	£500,000	Update to follow
4	474	<b>Tottenham High Road Strategy</b> Deliver a number of public realm infrastructure, open spaces, workspace and mixed used sites projects across Seven Sisters, Tottenham Green and Bruce Grove. Proposal for SCIL is for the Tottenham Green project element as part of High Streets Recovery Action Plan.	£12,727,000 borrowing	£342,000	Full amount spent to support delivery of Tottenham Green Phase 2 project. Project completed in July 2021.

SCIL Ref	Capital Programme			SCIL contribution	Delivery update
	Ref	Project	Full amount		
5	411	Tottenham High Road & Bruce Grove station Delivery of employment workspace and public realm improvements in Bruce Grove Ward	£569,000 borrowing	£569,000	Bruce Grove Streets and Spaces project started last year, however focus has been on spending FHSF grant. SCIL Contribution reprofiled to 23/24
6	480	Wood Green Regen	£34,413,000 borrowing		
6.1		<u>Turnpike Lane Improvement Project</u> Community-led regeneration to contribute to a safer environment; enhance public spaces; improve safety and design out anti-social behaviour; secure a legacy of good design; and promote and support recovery of the local economy. Working closely with the Turnpike Lane Traders Association. Total capital cost £1.2m: <ul style="list-style-type: none"> <li>£600k Council capital</li> <li>£600k SCIL</li> </ul>		£600,000	Project initiated. Youth engagement plan successfully completed in March 2022.
6.2		<u>Penstock Tunnel and Public Space</u> Public realm improvements to Penstock Tunnel in Wood Green. The tunnel forms a strategic link connecting Wood Green town centre and Cultural Quarter with Alexandra Palace and Park and Hornsey to the west. The proposals will seek to create better connections between the east and west of the borough with improvements including drainage, wayfinding, lighting and landscaping, along with an integrated artwork commission. £700k total capital cost: <ul style="list-style-type: none"> <li>£100k TfL funding no longer available, propose to replace with SCIL, and top up with extra £34k</li> <li>£566k GLA/S106/Wood Green capital fund</li> </ul>		£134,000	Project initiated and joint-working underway with Network Rail.
6.3		<u>Wood Green Common / Barratt Gardens / Tower Terrace</u> Sustainable drainage to take water from neighbouring roads and facilitate infiltration in areas with mature trees, increase tree planting and biodiversity. Key outcome is it created play and amenity spaces for the three neighbouring schools that connect onto this space. £1.25m total capital cost: <ul style="list-style-type: none"> <li>£500k GLA Good Growth Fund 3 Accelerator</li> </ul>		£750,000	Project initiated and engagement underway.

SCIL Ref	Capital Programme			SCIL contribution	Delivery update
	Ref	Project	Full amount		
		<ul style="list-style-type: none"> <li>£750k SCIL</li> </ul>			
7	4008	<b>Wood Green Decentralised Energy Network (DEN)</b> To support the delivery of a DEN around Wood Green. This may include funding towards the delivery of the energy centre where the low carbon heat is generated, air quality mitigation, the pipework around Wood Green to take the heat from the energy centre to the buildings that will then use it, and the connections into the buildings which would replace individual boiler systems.	£7,000,000 self-finance	£650,000	Project not at delivery phase therefore CIL funding not yet utilised
8	4007	<b>Tottenham Hale Decentralised Energy Network (DEN)</b> Funding to support the delivery of a DEN around Tottenham Hale. This may include funding towards the delivery of the energy centre where the low carbon heat is generated, the pipework around Tottenham Hale to take the heat from the energy centre to the buildings that will then use it (2021/22), heat storage facility and the connections into the buildings which would replace individual boiler systems. SCIL £1.5m for pipes at Ashley Road	£6,500,000 self-finance	£1,500,000	Project not at delivery phase therefore CIL funding not yet utilised
9	465	<b>District Energy Network (DEN)</b> To support the strategic delivery of the DEN programme sites across the borough (such as North Tottenham DEN and linking it to Edmonton Energy from Waste Plant).	£12,960,000 self-finance	£1,400,000	Project not at delivery phase therefore CIL funding not yet utilised
10	NEW1	<b>Good Economy Recovery Plan: Making High Streets Fit for purpose</b> Building on short-term Reopening High Streets Safely interventions and targeting high streets not covered by that grant. Funding for socially distant provision of attractive meeting/dwelling spaces in town centres including maintenance and provision of pavement expansion/street trading for local SMEs to allow for more customers	£500,000	£500,000	Programme of work being developed following spend from Welcome Back Fund (ended Mar 22).

SCIL Ref	Capital Programme			SCIL contribution	Delivery update
	Ref	Project	Full amount		
11	NEW2	Good Economy Recovery Plan: Market trading investment £30k capital investment for Tottenham Green Market, £30k for Crouch End / other TCs. Providing trading opportunities for dozens of traders, providing a focal point and regular event to promote each town centre and encourage further investment. Signage, electricity points, water points, public realm, storage.	£60,000	£60,000	Market Survey and Strategy to be developed. Improvement works being identified at markets across the borough
12	NEW3	Good Economy Recovery Plan: Streetspace Plan projects for Walking & Cycling Those projects that are as yet un-funded by TfL/DfT. Includes £200k for 2020/21 financial year.	£5,100,000	£5,100,000	Delivery underway as part of three-year programme
13	NEW4	Good Economy Recovery Plan: 'Welcome Back' to town centres – signage / commissions at key gateways Act as place-branding for areas, clearly delineating town centres, used to promote the town centre for further investment and development	£100,000	£100,000	Following on from Welcome Back Fund spend, programme being developed of improvements to gateways (public art, greening etc.)



## Appendix 2 Neighbourhood CIL projects and updates

Area	Project	Ref #	Cost	Delivery update
Area 1 Fortis Green, Muswell Hill and Alexandra	Muswell Hill Library Accessibility Improvements	1	£271,459 contribution (to £357,000 full cost)	Presently in design development. Wider condition works have been added to project and now due for completion by March 2023
Area 2 Hornsey and Stroud Green	Re-deployable cameras x1	2a	£11,000	Cameras purchased
	On-street waste containment x2	2b	£10,000	Delivered
	Bike hangars x1	2c	£5,000	Delivered 20/21
	Priory Park Sports and Play Area Enhancements	2d	£100,000	Initial options review complete. Co-production work planned for summer 2022.
	Stroud Green and Harringay Library Accessibility Improvements	2e	£55,806 contribution (to £180,000 full cost)	All improvement and wider condition construction works now completed.
Area 3 Bounds Green and Woodside	Re-deployable cameras x2	3a	£22,000	Cameras purchased
	On-street waste containment x2	3b	£10,000	Delivered
	Bike hangars x2	3c	£10,000	Delivered 20/21
	Woodside Parks Play Area and landscaping improvements	3d	£46,000	Community engagement completed, work tendered and due to start on site later this summer
	Chapman's Green New Play Area	3e	£20,000	Community engagement completed, work tendered and due to start on in June 2022
	Springfield Park enhancements	3f	£10,000	TCV commissioned to work with community on enhancements

Area	Project	Ref #	Cost	Delivery update
	Wood Green Youth Space Contribution	3g	£50,000	Project on site and due for completion in Summer 2022.
Area 4 Noel Park and Harringay	Re-deployable cameras x2	4a	£22,000	Cameras purchased
	On-street waste containment x2	4b	£10,000	Delivered
	Bike Hangars x2	4c	£10,000	Delivered 20/21
	Wood Green Common Playground Update	4d	£50,000	Initial work completed but agreed funding to be added to wider work on Wood Green Common improvement
	Wood Green Youth Space Contribution	4e	£150,000	Project on site and due for completion in Summer 2022.
Area 5 White Hart Lane and Northumberland Park	Re-deployable cameras x2	5a	£22,000	Cameras purchased
	On-street waste containment x2	5b	£10,000	Delivered
	Bike hangars x2	5c	£10,000	Delivered 20/21
	Bruce Castle Park Landscape Enhancement	5d	£50,000	Initial scoping completed, further work with community over the summer
	Bruce Castle Renovate Multi Use Games Area for various sports	5e	£140,000	Initial scoping completed, actively developing specification and identifying potential users to develop final design proposals
	Tower Gardens Landscape Improvements to go pesticide free	5f	£30,000	Work had stalled but Friends group now revitalised and will be pesticide free this year
	LGBT+ Crossing The Roundway and Lordship Lane	5g	£10,000	Delivery in 22/23
	Re-deployable cameras x3	6a	£33,000	Cameras purchased

Area	Project	Ref #	Cost	Delivery update
Area 6 West Green, St Ann's and Seven Sisters	On-street waste containment x3	6b	£15,000	Delivered
	Bike Hangars x3	6c	£15,000	Delivered 20/21
	Lordship Recreation Ground- Changing Places Accessible Toilet	6d	£65,000	Initial scoping completed, install expected before end of year.
	Downhills Park- Tennis Courts	6e	£100,000	Scoping completed, bid submitted to LTA and expect works to take place later this year.
	Wood Green Youth Space Contribution	6f	£50,000	Project on site and due for completion in Summer 2022.
Area 7 Bruce Grove, Tottenham Green and Tottenham Hale	Re-deployable cameras x3	7a	£33,000	Cameras purchased
	On-street waste containment x3	7b	£15,000	Delivery during 22/23
	Bike hangars x3	7c	£15,000	Delivered 20/21
	Hartington Park- Landscape Improvements	7d	£30,000	Works agreed with Friends group and about to go to tender. Works expected later this year
	Tree Planting	7e	£24,000	Survey of potential planting sites planned for August 2022. Public consultation should take place in Sept with planting taking place Nov-Dec 2022
	Bruce Grove Youth Space Improvement Project	7f	£400,000	Improvement works underway
	Zebra crossing at Shelbourne Road	7g	£35,000	Delivered 21/22
	BMX Track	8a	£170,000	Community led consultation and designs completed. Tree works completed on site. Detailed design and neighbour engagement commencing

Area	Project	Ref #	Cost	Delivery update
Highgate Neighbourhood Forum and Plan Area	Parkland Walk Play Area	8b	£90,000	Community led consultation and designs completed. Detailed design and final sign off commencing
	Tree Planting	8c	£24,000	Survey of potential planting sites mostly completed + engagement with the HNF. Public consultation expected to take place in Sept with planting taking place Nov-Dec 2022



This page is intentionally left blank

**Report for:** Housing and Regeneration Scrutiny Panel – 28 June 2022

**Title:** Housing and Regeneration Scrutiny Panel - Work Programme

**Report**

**authorised by:** Ayshe Simsek, Democratic Services and Scrutiny Manager

**Lead Officer:** Philip Slawther, Principal Scrutiny Officer

Tel: 020 8489 2957, E-mail: [philip.slawther2@haringey.gov.uk](mailto:philip.slawther2@haringey.gov.uk)

**Ward(s) affected:** N/A

**Report for Key/**

**Non Key Decision:** N/A

**1. Describe the issue under consideration**

- 1.1 This report sets out how the foundations will be laid for targeted, inclusive and timely work by the Panel on issues of local importance, where scrutiny can add value.

**2. Recommendations**

- 2.1 That the overall approach for developing a work programme for the Overview and Scrutiny Committee and its Panels for 2022-24 as approved by the Committee at its meeting on 20 June and outlined at section 5, be noted; and
- 2.2 That, pending commencement of the finalised work programme, the Panel agree items for its next meeting, which will take place on 29 September 2022.

**3. Reasons for decision**

- 3.1 The Overview and Scrutiny work planning process for 2022-24 is unlikely to be completed by the time of the next meeting of the Panel. The Panel therefore needs to agree provisional items for its next meeting, pending formal agreement of the work plan..

**4. Describe the issue under consideration**

- 4.1 Following the election, the new Overview and Scrutiny Committee has the opportunity to develop a work programme for itself and the scrutiny panels that ensures the Council's scrutiny function is used to its best effect.
- 4.2 The Council's Cabinet will now be looking to implement their manifesto from the recent election. This provides an opportunity Scrutiny to consider whether it would like to look at how the manifesto commitments can be implemented most effectively and at the greatest benefit to residents – fulfilling the Overview and

Scrutiny Committee's role in supporting policy development - as well as how it wishes to monitor the Cabinet's performance at implementing its manifesto.

- 4.3 In previous years, the Overview and Scrutiny Committee has held a "Scrutiny Café" that brings together Council officers and community and stakeholder representatives to discuss the matters that they believe would merit further consideration from Overview and Scrutiny, based on the concerns and views of the community and the expected areas of priority for the Council and its partners. This has also been helpful in developing a good level of engagement with key external representatives and cultivating relationships that allow on-going ad hoc communication.
- 4.4 At the start of the last administration and after discussion with the incoming Chair of Overview and Scrutiny, it was agreed that the input of the local community would be enhanced within the work planning process. To this end, an online scrutiny survey was developed, and a "Scrutiny Café" event was set up during September 2018 to consider the responses to it in detail and other relevant matters. A large number of community and voluntary sector organisations attended, and the event took place at the Selby Centre in Tottenham.
- 4.5 The outcomes of this process were used to put together the Overview and Scrutiny work plan for the first two years of the administration. A second Scrutiny Café took place in March 2021, after the completion of the previous workplan. The process was delayed by lockdown and the pandemic. This was a virtual event, held on MS Teams due to the pandemic. It was informed by a second online survey, which took place just before the start of the pandemic in January 2020.
- 4.6 A new work planning process is now under development. One of the key priorities of the new administration is engaging with the community in a more meaningful way. There is now an expectation that the Council will do things *with* local communities rather than *to* local communities. Community engagement will therefore be central to this process. Careful consideration will need to be given to how best to involve the community to maximise engagement and responses. In addition, consideration will also need to be given as to how engagement might best contribute to the development of the work plan.
- 4.7 A consultative Scrutiny Café event has been provisionally planned for Friday 9th of September. Potential venues are the 6th Form centre or Cypriot Centre. The first Scrutiny Café event took place during the daytime and was in person. Whilst this may exclude people who work full time or have caring responsibilities, representatives from community organisations may be in a position to speak on behalf of people unable to attend.
- 4.8 Previous work planning processes have included an online survey and it is intended that one is included this time as well. These can be a very useful way of getting feedback from a wide group of people. They work best in providing quantitative feedback but are less effective on qualitative matters. The survey will provide the Scrutiny Café with feedback on the issues that residents feel



should be prioritised as well as any specific matters that they think should be looked at in detail.

- 4.9 Given that it is likely that the process for creating a work programme will generate a large number of ideas, the work planning process will again lead to a two-year work programme. This will provide a broad framework for the Committee and Panels to follow over their first two years, leaving some room for any highly significant matters that may arise. This process can be repeated in 2024, at the mid-point of the current administration.
- 4.10 The proposed work programme will also include more routine matters, for example budget scrutiny, budget monitoring and performance monitoring, that the Committee and Panels carry out over the year. As usual, the Committee and its panels will use the Forward Plan of Key Decisions in identifying matters for consideration on a more immediate timescale.
- 4.11 There are meetings of the Committee and its Panels scheduled to take place before the new work plan for Overview and Scrutiny has been finalised. The final meetings of scrutiny bodies that took place before the local government elections were each asked to identify specific items for the first meetings of the new administration in anticipation of this so they should all therefore have already identified some suitable items. In addition, there are regular and routine items that can be considered. These can have the additional benefit of helping to inform the work planning process.
- 4.12 During the course of its previous work programme, the Panel identified a number of possible items on which it may wish to receive reports at future meetings, as well as a small number of items that it was not able to accommodate within its meetings. It is proposed that the Panel considered if it would like to have any of the following topics as possible agenda items:
- Procurement in the Housing sector (including the London Construction Programme)
  - Financing of housing developments
  - Monitoring of progress - Accommodation Strategy
  - Practice of separating social tenants from other private residents in the same housing developments
  - Fire safety in HfH estates
  - Policy on demolition of existing council housing in order to build new properties through the housing delivery programme
  - Tottenham Hale District Centre Framework
  - Converted Properties cleaning service charge
  - Decent Homes Plus
  - Housing support services provided by local community organisations
  - Asset Management Strategy
  - Homelessness

**5. Contribution to strategic outcomes**

- 5.1 The contribution of scrutiny to the corporate priorities will be considered routinely as part of the OSC's work.

**6. Statutory Officers comments**

**Finance and Procurement**

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

**Legal**

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

**Equality**

- 6.6 The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:
- Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
  - Advance equality of opportunity between people who share those protected characteristics and people who do not;
  - Foster good relations between people who share those characteristics and people who do not.

6.7 The Committee should ensure that it addresses these duties by considering them within its work plan and those of its panels, as well as individual pieces of work. This should include considering and clearly stating;

- How policy issues impact on different groups within the community, particularly those that share the nine protected characteristics;
- Whether the impact on particular groups is fair and proportionate;
- Whether there is equality of access to services and fair representation of all groups within Haringey;
- Whether any positive opportunities to advance equality of opportunity and/or good relations between people, are being realised.

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

**7. Use of Appendices**

N/A

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

N/A

This page is intentionally left blank