

MINUTES OF THE MEETING Cabinet HELD ON Tuesday, 18th March, 2025, 6.30 - 7.29 pm

PRESENT:

Councillors: Ajda Ovat, Peray Ahmet (Chair), Mike Hakata, Emily Arkell, Seema Chandwani, Ruth Gordon and Sarah Williams

ALSO ATTENDING:

146. FILMING AT MEETINGS

The Chair referred to the filming at public meetings notice, and Members noted this information.

RESOLVED:

To note the filming procedure.

147. APOLOGIES

Apologies were received from Cllrs das Neves, Brabazon and Carlin.

148. URGENT BUSINESS

There was none

149. DECLARATIONS OF INTEREST

There was none

150. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS

There were no representations received.

The notice of Intention to Conduct Business in Private was noted.

151. MINUTES

The minutes of the previous meeting, 11 February 2025, were discussed.

RESOLVED:

The minutes of the previous meeting, 11 February 2025, were agreed as a true and accurate record of proceedings.

152. DEPUTATIONS/PETITIONS/QUESTIONS

There was none.

153. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE

There was none.

154. 2024/25 FINANCE UPDATE QUARTER 3

The Leader of the Council introduced the report. She explained that councils across London and the country faced rises in the cost and need for social care and temporary accommodation, noting that the cost of temporary accommodation in London had increased by 68% the previous year. It was also noted that the cost of adult social care was projected to be almost £1m higher than in quarter 2, with a rise in the number of people requiring support packages and the number of adults aged 50-64 requiring physical disability or mental health support. The cost of local public services was set to be £37.2m higher than projected the previous year.

It was explained that Haringey was a borough with high levels of deprivation and inequalities between east and west. It was explained that the Council was being ambitious for the borough and residents despite the difficult financial circumstances and that the Council worked to make the borough fairer and greener with the tools and funds that we had.

It was explained that 98% of all schools were good or outstanding, Haringey Children's services had been graded 'Good' by Ofsted, and Special Educational Needs and Disabilities services had received the highest possible grading. It was explained that the priority capital investments were continuing, especially where they saved the Council revenue costs in the long run.

It was explained that the Council continued to build new council homes, creating affordable homes that residents needed and reducing the costs that unaffordable housing caused for other public services. It was explained that the Council were on the way to delivering at least 3,000 new, high-quality council homes by 2031, with more than 700 completed and 2,000 under construction. It was highlighted that the Council were planting thousands of street trees. It was additionally explained that Haringey Learns helped adults obtain the education they needed to progress, and Haringey Works, the Council's bespoke employment support service, had assisted hundreds of residents into work.

It was noted that, for historic reasons, Haringey was considered an outer London borough for funding purposes (although inner London for statistical purposes) but had all the cost pressures of an inner London borough. It was additionally stressed that the Council had lower-than-average business rates receipts and a lower-than-average band C (rather than D) for Council Tax, which meant lower revenue for the local budget.

The Housing Revenue Account (HRA) was affected by the rising cost of repairs, the high number of voids, and the number of properties that required renovation work to address damp and mould. It was stressed that the Council's capital programme was under constant review to reduce the revenue costs of borrowing and a number of projects had been paused. For the Council's General Fund, it was explained that around £20m in efficiency savings had been identified and had put in place extraordinary measures to reduce spending.

Following questions from Cllrs Hakata and Emery, the following information was shared:

- Officers explained the actions that the Council had taken to reduce overspend and reduce potential risks to the Council. It was stressed that there was a high risk that the actions the Council were taking, including some one-off savings, would not have significant impact to resolve the position in the last quarter of 2024/25 and that the Council would be required to utilise some of the Exceptional Financial Support of £28 million to alleviate the funding gap. However, it was expected that actions undertaken would have significant impact for 2025/26.
- It was explained by officers that borrowing would not be undertaken unless absolutely required, and that there were other funding balances which could be utilised. However, it was stressed that any borrowing that would be undertaken would be calculated at the year end, and that the rate would not be known until the borrowing had taken place. It was stressed that the Council would not be paying a premium on borrowing, if it was utilised.
- Officers highlighted that there were contingencies to ensure that the Council would undertake a balanced budget by year end. However, it was stressed that current reserves would not cover any significant funding gaps, and that the Council would review the possibilities of undertaking some one off savings. It was explained that there was a likelihood for requiring the utilisation of the Exceptional Financial Support to maintain a balanced budget by year end.
- It was explained that the value of debt write offs in the current year were slightly higher than in previous years, noting that this was largely due to the Council having a better understanding of its current outstanding debts. It was additionally explained that the Council was undertaking an exercise to

understand which debts were recoverable and which would be required to be written off.

RESOLVED:

That Cabinet:

1. Noted the forecast total revenue outturn variance for the General Fund of £37.2m comprising £29.7m base budget pressures and £7.5m non-delivery of savings delivery.
2. Approved the revenue budget virements and receipt of grants.
3. Noted the net DSG forecast of £2.6m overspend.
4. Noted the net Housing Revenue Account (HRA) forecast surplus was £5.976m, which was £2.627m lower than anticipated when the budget was set.
5. Noted the forecast General Fund and HRA Capital expenditure of £239.4m in 2024/25 (including enabling budgets), which equated to 65% of the total current programme for 2024/25.
6. Approved the proposed budget adjustments and virements to the capital programme.
7. Noted the debt write-offs approved in Quarter 3 2024/25, which had been approved by the Director of Finance under delegated authority, or for those above £50,000, by the Cabinet Member for Finance as set out in the Constitution.
8. Approved the creation of a new capital scheme titled "Tottenham Parks" with a budget of £1.5m funded from reducing the budget for Down Lane Park.

Reasons for Decision

A strong financial management framework, including oversight by Members and senior management, was an essential part of delivering the council's priorities as set out in the Corporate Delivery Plan and to meet its statutory duties. This was made more critically important than ever because of the uncertainties surrounding the Council's uncertain and challenging financial position, which was impacted by Government funding, high demand for services, particularly for the most vulnerable, and the wider economic outlook.

Alternative Options Considered

The report of the management of the Council's financial resources was a key part of the role of the Director of Finance (Section 151 Officer) in helping members to exercise their role and no other options had therefore been considered.

155. CORPORATE DELIVERY PLAN PERFORMANCE UPDATE Q3

The Leader of the Council introduced the report. It was explained that the Council's Corporate Delivery Plan set out an ambitious agenda for the Council and aimed to put into effect the vision for a fairer, greener Haringey.

It was stressed that the Council continued to face a challenging context in which to deliver the Council's plan. It was additionally noted that the legacy of local government being underfunded was combined with pressures on budgets due to the rising costs of temporary accommodation and social care. It was noted that, despite this challenging context, the overall picture showed that 92% were green or amber. Some notable achievements included bringing leisure services in-house on 1 October 2024 and investing in facilities. It was explained that the Council had made good progress on delivering 3,000 new council homes, which were vital in tackling the Haringey housing crisis.

The Leader explained that was important that the Council were transparent about where we had not achieved the milestone or timescales we expected to, with an explanation of why this was the case.

Following questions from Cllr Emery, the following information was shared:

- Officers explained that the Council had worked to encourage decarbonisation of developments wherever possible, noting that this would be done this through work with government and with local developers. It was explained that the Council would continue to work to de-carbon buildings and prioritise green energy in the borough.
- Officers explained that the Council was confident in the direction of travel for Adults Social Care improvement and future outcomes of CQC inspections which reflected the green Red, Amber, Green (RAG) rating given to it in the report. It was also noted that the Improvement Board would continue to monitor the progress on this improvement.

RESOLVED:

That Cabinet:

1. Noted the high-level progress made against the delivery of the commitments as set out in the Corporate Delivery Plan 2024-2026 as of the end of December 2024 (Quarter 3 reporting period 2024/25).

2. Agreed that there would be no further reporting against the Decentralised Energy Network, the Borough Idling Plan, and the introduction of healthy school zones, as work had been paused or stopped in respect of these items.

Reasons for decision

This report was part of the regular reporting to Cabinet cycle.

Alternative options considered

Not reporting: This would not have allowed us to track progress against outcomes that we were committed to in our Corporate Delivery Plan.

156. EXTENSION AND VARIATION OF THE CONTRACTS FOR MENTAL HEALTH PATHWAY SERVICES

The Cabinet Member for Cabinet Member for Housing and Planning, and Deputy Leader of the Council introduced the report. She explained that the Council had a duty to deliver high-quality mental health services for the borough to promote well-being, reduce crises and diminish health inequalities.

It was explained that the number of people in Haringey who experienced serious mental illness was increasing and that in 2023/24 there was 1.37% an increase from 1.28% in 2022/23 and was significantly higher than the London average of 1.1%. 10.5% of Haringey residents were suffering from depression in 2023/24, an increase from 7.7% in 2018/19.

It was noted that the Council was seeking approval to extend contracts for housing-related support to ensure the continuity of care of those that rely on these services. It was explained that under the Mental Health Act, the Council was obligated to provide aftercare services that would help address complex mental health needs, reduce deterioration risk and prevent costly readmissions. The extension would also provide the necessary time to evaluate and co-design improvements to the current services as well as harmonise with Adult Social Care pathways.

Following questions from Cllrs Hakata and Emery, the following information was shared:

- Officers explained that benchmarking with comparable London authorities had been undertaken, and that costs for these services were comparable.
- Officers explained that there had been a reported increase in need for mental health pathway services, and that the Council was seeking to extend the scope of contract to meet this need. It was explained that the Council would undertake a full review to understand need and requirements to meet any future demand and review potential different models of delivery. Officers explained that they had begun engaging with the market for the future procurement of this service,

and that this contract was to ensure current stability while the service considers future models of delivery.

RESOLVED:

That Cabinet:

1. Approved, in accordance with Contract Standing Order 10.02.1(b):
 - a. a variation to the extension period allowed within the terms of the six (6) contracts for Housing Related Support Mental Health Pathway Services, from two (2) years to three (3) years, with the implementation of the three (3) years extension commencing on 1 April 2025; and
 - b. vary the contract term of the two additional contracts let to Metropolitan Housing Trust Limited (trading as Metropolitan Thames Valley Housing Association), to extend the Mental Health Flexible Support Service for a period of three (3) years commencing on 1st April 2025, and the Mental Health Intensive Support Service for a further period of nineteen (19) months commencing on 1 July 2025.
2. Delegated authority to the appropriate portfolio 2nd tier officer, to consider financial impact of changes to rates of employer's National Insurance contribution and approve any further contract variation(s) on case by case.
3. Noted that these contracts provided 100 units of supported accommodation and 88 units of community floating support for individuals with mental health needs. The estimated total cost of the proposed extension will be £4,054,779, aligned with London Living Wage and Employee National Insurance contribution increases.
4. Noted that the aggregated cost of delivering these services until 31st March 2028 is £7,844,449, representing an investment in stability, recovery, and wellbeing for individuals with complex mental health and housing needs. After accounting for the Rough Sleeping Initiative (RSI) funding, the total cost to the General Fund is £7,485,068. Further financial information detail included in Appendix 2 - Part B (exempt information) of this report.

Reasons for decision

Mental ill health in Haringey was increasing. The percentage of people with a serious mental illness in 2022/23 was 1.28%, which had increased from the previous year. Additionally, the percentage of people suffering from depression in Haringey rose to 10.5% in 2022/23, which had also risen from the previous year. However, suicide rates had decreased over the last 10 years within Haringey, and the borough had been in

line with the London average. Therefore, with an increase in the number of people experiencing mental ill health overall, it was likely to lead to continued demand for the pathway services.

Under Section 117 of the Mental Health Act 1983, health and local authorities were required to provide aftercare services for individuals discharged under specific provisions of the Act. These services addressed mental health needs, reduced the risk of deterioration, and prevented costly readmissions. Investing in supported housing fulfilled statutory obligations, reduced long-term costs, and improved resident outcomes.

Supported housing and community intervention were also cost-effective, reducing reliance on high-cost social care services. In 2024, the cost of keeping a patient in a mental health hospital was an average of £650 per night, compared to £25 per night for supported housing. The annual value of contracts supporting 100 residents was £902,707, making it a financially prudent alternative. It also ensured timely moves for individuals no longer needing hospital care, helping to free up resources and reduce unnecessary expenditure.

All Housing-Related Support (HRS) commissioned services were located within Haringey, providing accessible support to residents within the borough. However, Temporary Accommodation, Adult Social Care placements, and hospital stays could occur outside the borough, which introduced several risks. These included reduced oversight and coordination of support, potential delays in accessing essential services, and challenges for service users in maintaining connections to local networks and resources. Out-of-borough placements could also result in higher costs and logistical complexities.

The current contracts had provided long-term financial and social benefits through early intervention and support. By providing stable housing and tailored assistance, the service had significantly reduced costs associated with Adult Social Care, inpatient mental health care, and temporary accommodation. Effective prevention and support not only improved outcomes for individuals but also alleviated pressure on these high-cost services. This proactive model demonstrated that targeted investment in preventative measures led to measurable savings and better resource allocation across the wider system.

Extending the contract for three years instead of two offered strategic benefits, including alignment with the commissioning timeline for the single homeless pathway. This alignment allowed for a more cohesive approach to service delivery, reducing duplication and streamlining procurement processes. This approach supported long-term planning and ensured continuity of service for vulnerable individuals.

Additionally, extending the contracts also allowed for the redesign of the mental health pathway in collaboration with the Mental Health Trust and Adult Social Care (ASC), presenting an opportunity to create a more integrated and effective service model. This partnership would have allowed for a holistic approach to addressing the complex

needs of individuals, ensuring that mental health, social care, and housing support were aligned. Additionally, working together opened up potential joint funding opportunities, enabling the pooling of resources to enhance service delivery while reducing financial pressure on individual agencies. This collaborative approach supported sustainability, improved outcomes for service users, and strengthened the overall pathway.

A benchmarking exercise with another borough had shown comparative costs. Since the contracts had begun in 2022, the London Living Wage had risen significantly, from £11.05 in 2021/22 to £13.85 in 2024/25, representing a 25% increase overall. This sharp rise in wages had placed substantial financial pressure on providers, particularly charitable organisations, impacting their long-term sustainability. Additionally, inflationary rises had further driven up the cost of delivering services, including essential operational expenses such as utilities and supplies.

Projected increases in National Insurance contributions had compounded these challenges, further eroding the financial viability of providers as they worked to meet rising costs while maintaining the quality and reach of their services. These combined financial pressures underscored the urgent need to ensure that contracts reflected these economic realities to safeguard the future of these vital services.

Alternative options considered

Do Nothing – The Council could have chosen not to extend the Mental Health Pathway contracts. However, this decision would have left Haringey without essential housing and support services for vulnerable households. The absence of these services would have likely led to a significant increase in the number of people placed into temporary accommodation and a rise in acute hospital admissions. This scenario would have had severe detrimental impacts on the affected residents, exacerbating their instability and health issues.

Moreover, the Council and its partners would have faced substantial operational and financial burdens. Increased reliance on temporary accommodation and hospital services would have strained already limited resources, leading to higher costs and inefficiencies. The social and economic repercussions would have been far-reaching, affecting community wellbeing and cohesion.

The option to do nothing had been considered and rejected due to these significant risks. Ensuring the continuation of the Mental Health Pathway contracts had been crucial for maintaining stability, reducing health disparities, and providing cost-effective support for Haringey's most vulnerable residents.

Deliver the services in-house – This had been considered when the services were originally going out for recommissioning. However, the investment required to develop and manage the properties, services, and teams required had been found to be significantly greater than the resources that were available to the Council at the time. Suitable accommodation for the delivery of key contracts within the Pathway would have been a challenge to source and manage; some of the existing properties would not have been available to the Council, and an exploration of the Council's own assets

did not generate any suitable and available buildings. The successful tenderers had an extensive track record in delivering these services and had committed the properties required to do so, which ensured quality services for residents and best value for the Council.

Undertake competitive procurement – The Council had decided to extend the current contracts rather than go out to competitive tender. The process for retendering the pathway had taken a significant amount of time and resources and was unlikely to have achieved value for money. At the last retendering process, there had been a shortfall with tender bids, leading to a reduction in service provision, which could possibly have occurred again. Also, properties were a valuable resource, and the registered social landlord who owned most properties was not willing to enable other providers to use the properties. Therefore, obtaining alternative properties was likely to have taken a significant length of time.

157. LOCAL FLOOD RISK MANAGEMENT STRATEGY AND 5-YEAR DELIVERY PLAN

The Cabinet Member for Resident Services and Tackling Inequality introduced the report. It was explained that the Council would work to invest in flood prevention measures and drainage improvements to reduce the possibility of flood damage for residents.

It was explained that Climate change was likely to increase the frequency and intensity of heavy rainfall and the risk of flooding.

The Council had invested in its drainage infrastructure over the last few years and proposals had been put forward for further capital investment of £4.8m over the next five years, which would also be supported by annual revenue funded gully cleansing programmes.

It was explained that this investment would allow the Council to carry out repairs to faulty road gullies and their drainage pipes, along with the installation of sustainable drainage schemes across the borough. This would be supplemented with external funding opportunities from the Greater London Authority, Thames Water, the Environment Agency and any other bidding opportunities as they arise.

It was highlighted that, despite investment, it was expected that the Council would still see some flooding occurring primarily due to drainage infrastructure's inability to cope with intensive rainfall events. It was stressed that the Council would continue to lobby Thames Water to maintain their assets through cleansing, repairs and by upgrading their assets. The Council would additionally continue to seek funding opportunities from external funding sources to complement its own investment for flood risk reduction measures.

The Cabinet Member explained that the Council would continue to work with residents, community groups, businesses, and other interested parties to co-design flood reduction schemes that alter the existing infrastructure. It was explained that this

engagement would extend to any proposed disruption resulting from construction works and the maintenance of the soft landscaping in some Sustainable Drainage System (SuDS) features. It was explained that the Council would also work with communities to build resilience and help them protect themselves from flooding. Following questions from Cllrs Hakata and Emery, the following information was shared:

- Officers explained that Haringey contained significant numbers of waterways within it, and that the adequate numbers of SuDS were required to alleviate the risk of these overflowing and causing damage to residents and businesses in the borough.
- It was explained that it was difficult to measure the success of flood prevention measures, due to lack of severe rainfall over the past few years. However, it was noted that success had been achieved during current rainfall levels.
- The Cabinet Member stressed that the current Victorian infrastructure was no longer fit for purpose. The Cabinet Member noted that they were lobbying for the improvement of any areas of Thames Water infrastructure that required improvement, which included Park Road and other misconceptions.
- Officers explained that the Council had cleared gullies after 2021, and that previous attempts to clear had been impeded by parked cars within gullies. The Council would suspend parking bays to ensure that gullies could be cleared.

RESOLVED:

That Cabinet:

1. Approved the updated LFRMS for the borough and the costs identified in the 5-year Delivery Plan.
2. Delegated decisions relating to flood water management scheme design and implementation including:
 - a. the undertaking of all necessary consultations and the making of traffic orders for such schemes; and
 - b. the consideration of all objections/representations received in respect of a consultation, subject to all significant or substantial objections or concerns raised about a scheme not covering two or more wards being reported to the Cabinet Member for Inequality and Resident Services; to the Head of Highways and Parking, subject to Key decisions being taken by Cabinet.

Reasons for Decision

To comply with the Council's legal duties in the FWMA. The Council would publish the LFR to inform residents and other stakeholders about flood risk issues.

This Flood Water Management Deliver Plan FWMDP set out the Council's flood water management and highways drainage resilience proposals for the next 5 years and how they aligned with the Council's strategic objectives.

This report provided detail of the funding arrangements and seeks authority to proceed with the development and delivery of flood water management projects.

Alternative options considered

No other options were considered. The Council had a duty to manage flooding including reducing the risk of flooding in the borough. This updated LFRMS and 5-year delivery plan set out how the Council would meet this duty. The programmes arising would be informed by data from actual flooding events, as well as Council's LFRMS, Surface Water Management Plan and the existing Highways Asset Management Strategy.

158. TOTTENHAM GREEN LEISURE CENTRE - PHASE TWO OF YEAR ONE WORKS

The Cabinet Member for Culture and Leisure introduced the report. It was explained that on 1 October 2024, Haringey Council insourced leisure services. It was explained that the provision of leisure services was key to helping our residents in the future, to enable them to lead active, healthy lives whilst also tackling the wider determinants of ill health, such as social isolation and loneliness. It was stressed that access to sports and leisure facilities was central to health and wellbeing for residents of all ages and we want to play an important role in tackling health inequalities experienced by many residents and help them lead more active lives.

With leisure services back under Council control, it was explained that the Council would be able to make the changes, upgrades and refurbishments required to ensure the sites were safe, clean and well maintained and are of a standard that all residents deserve and expect. The Cabinet Member highlighted the upgrades at Tottenham Green leisure centre and explained that the Council was also bringing forward improvements at Park Road at the same time and to Broadwater Farm Community Centre too.

It was stressed that, since leisure services were insourced, alongside the existing improvements to the sites, planning work had been taking place to procure the company identified in the exempt part of the report to deliver upgrades to changing rooms, ensure compliance with the Equality Act 2010 requirements and redecorate the centres.

The Cabinet Member noted that the proposed improvements were the second round of improvements to Tottenham Green which would enable a greater use of the centre by a wider group of residents in Haringey and support them to pursue and maintain a

healthy and fulfilling life, with dignity by staying active, safe and connected with their local community.

Following questions from Cllr Emery, the following information was shared:

- Officers explained that the location was held in the General Fund, and that any improvements made would therefore be funded through that funding stream.
- Officers explained that the Council was working on the forward maintenance plan for the building, that it was an iterative process, and that the proposed project formed part of the first stages of the overall forward maintenance plan, which would be developed and reflected in future reports.
- It was explained by the Cabinet Member that the buildings were in a poor state as they were brought back in house. However, it was stressed that the Council had worked to bring the buildings back into an improved state through investment. It was also noted that the one of the advantages of bringing back in house were that leisure services and strategies would be able to be integrated with parks to allow for a holistic approach.

RESOLVED:

That Cabinet:

1. Approved the award of a contract to Bidder A, for the Phase 2 refurbishments works at Tottenham Green Leisure Centre, for the sum of £687,418.82.
2. Approved a contingency amount of 10% of the contract value, to be managed by the Haringey Council project manager.

Reasons for decision

In July 2023, Cabinet took the decision to end the Council's contract with Fusion Lifestyle Ltd ('Fusion') and to review how its leisure services are to be run in the future. As part of the decision to bring the Leisure Service back in house, the council committed to investing to improve facilities offered to residents.

Building condition surveys were undertaken as part of the Leisure Centres insourcing programme for Tottenham Green and Park Road and have revealed urgent works are required across both sites. The condition surveys informed the scope of the phase one and phase two works at both sites, with the most urgent works being included, added to client instructions from Leisure Services.

The scope of works proposed in this report is the second phase of improvements. Phase 1 works were delivered from day 1 of the new service (October 2024) and

focused on the most urgent works. These Phase 1 works concluded in December 2024. The Phase 2 works are the remaining urgent works identified.

Alternative options considered

Do nothing

The option to not proceed with further works was discounted, given the poor state of the leisure centres, and the feedback from service users.

Undertaking a single package of Year 1 Works

This was discounted as it would have led to a significant delay to construction works starting on site due to the procurement process and increased length of construction programme. This option would also have caused significant disruption to the use and management of the leisure centres. Accordingly, a phase one urgent works package was commissioned to coincide with the hand back of the buildings and has now been successfully completed.

Deliver the works internally

The council does not have the resources or staff with the necessary qualifications to deliver these services in house, it is therefore outsourced to external contractors.

159. HARINGEY LOCAL DEVELOPMENT SCHEME

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council introduced the report. It was explained that the Local Development Scheme set out the Council's commitment to publish Haringey's draft Local Plan for consultation in Summer 2026 and to adopt the final version by February 2027. It was explained that the Local Plan set a framework for place-making and managing new developments in the borough, making it a key component for the delivery of the Borough Vision and the Haringey Deal.

The Cabinet Member noted that, since the existing Local Plan was adopted in 2017, the Council had seen a number of significant changes, including the COVID-19 pandemic, the adoption of a new London Plan, the Council's declaration of a climate emergency, and explained that this had forced a revision of the strategic aspirations for Haringey. It was explained that the Council needed a Local Plan that answered new challenges and delivers on the vision of what the Council wanted for the borough by 2035.

It was explained that the Local Development Scheme was planned to build on the first set of consultations with residents in 2020/21, with a second set in July-September 2025. It was explained that it was important that the Council demonstrated to

residents the intent to deliver a new Local Plan and ensure that the Council heard everyone's voice, including the voices of those that are too often overlooked.

Following questions from Cllrs Hakata and Emery, the following information was shared:

- It was stressed by officers and the Cabinet Member that engagement was critical to the development of the Local Plan and that the Council would seek to involve as many stakeholders as possible. It was explained that engagement was a continuous process and that the Council had contacted a variety of stakeholders to seek feedback. It was explained that, when Cabinet would be asked to approve the upcoming Draft Local Plan for consultation, a detailed Communications and Engagement Plan would be prepared for review and consideration.
- It was explained by officers and the Cabinet Member that resource implications had caused some of the previous slippage in timings, which had since been resolved, with a fully resourced planning policy team. It was explained that the Planning Policy team had worked to undertake as much work as possible in house to ensure lower costs wherever possible, which had also increased some of the timescales.

RESOLVED:

That Cabinet:

1. Approved the revised Local Development Scheme (LDS) at Appendix A for publication following the conclusion of the Call-In period as noted and endorsed by Strategic Planning Committee.

Reasons for decision

Under Section 15 (1) of the Planning and Compulsory Purchase Act 2004 (as amended), the Council had a statutory duty to maintain an up-to-date LDS. The revised LDS fulfils this duty, reflecting the current timetable for the preparation of the Council's new Local Plan.

In light of the changes to the National Planning Policy Framework (NPPF) in December 2024, the Deputy Prime Minister asked that all local planning authorities produce an updated LDS within 12 weeks of the publication of the NPPF (i.e. 6 March 2025).

Alternative options considered

The option of not updating the LDS was considered but was dismissed, because Section 15 (1) of the Planning and Compulsory Purchase Act 2004 (as amended) required local planning authorities to maintain their local development scheme and Section 19(1) of the Act that Local Plans be prepared in accordance with the LDS.

This includes complying with the timetable contained in the LDS. If the project timetables for preparing the Local Plan and that in the LDS differ significantly, this would be likely to lead to a finding of non-compliance with the statutory legal test at the independent examination of the Local Plan.

Therefore, the only valid option available was to revise the out-of-date timetable in the LDS to reflect the current timetable to satisfy the legal requirements of the Act.

160. CONTRACTOR SELECTION FOR NEW COUNCIL HOMES ON LANSDOWNE ROAD SITES, N17

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council introduced the report. The proposal to build 37 energy-efficient Council homes was explained, noting that the work would seek to provide high-quality and affordable housing for local people, including families and those with disabilities.

It was stressed that housing was a top priority for Haringey, and that the Council had committed to the delivery of 3,000 new high-quality Council homes for residents by 2031. It was highlighted that the need for new affordable homes was urgent and increasing and that the wait list time for residents on the Housing Register for two or three-bedroom houses was between 4 and 13 years. It was explained that the Lansdowne Road development would enable the Council to provide much-needed stable homes to those living in temporary, overcrowded and unsuitable accommodation. It was noted that, out of the 37 properties, 27 were proposed to be two-bedroom, with 3 of these being fully adaptable for residents with disabilities, and 3 will be three-bedroom homes.

In addition to housing, the development would feature play facilities and additional trees, planting, and seating areas for old and new residents alike to enjoy. Additional cycle storage and enhanced refuse and recycling facilities will also address concerns of existing residents.

It was explained that, as a landlord, Haringey Council had the responsibility to ensure energy bills were fair and affordable for our tenants and that our homes allow us to reach net zero-carbon. It was noted that the environmental benefits of the proposed homes, including cost-saving energy efficiency measures, meet the Mayor of London's high housing design standards and the Council's own sustainability targets.

Following questions from Cllrs Hakata, Ovat and Emery, the following information was shared:

- The Cabinet Member explained that Haringey had undertaken positive steps in the development of new Council homes, which other authorities had struggled to overcome.

- Following questions regarding risk of failure of delivery and price rises, it was explained by officers that there were fixed price contracts for any development. It was also stressed that the Council employed retention clauses, which would ensure the maximum level of protection. It was stressed that this was not a total guarantee against contractor failure, but that it was a good mitigation against failure.
- Officers explained that there had been some viability challenges with the scheme which had required the undertaking of some value engineering, including the market being in a better place and the acquisition of additional grant funding from the Greater London Authority. It was explained that this work had caused some delays to the development of the scheme.
- Officers stressed that there was an arrangement to ensure that works would be undertaken on schedule.

RESOLVED:

That Cabinet:

1. Approved the appointment of Contractor A, identified in the exempt part of the report, to undertake the new build works to provide a total of thirty-seven new homes let social rent at Lansdowne Road for a contract sum set out in the exempt part of the report; and approved sum set out in the exempt part of the report.
2. Considered the engagement and consultation carried out on this proposed scheme.
3. Approved the appropriation of the land at Lansdowne Road shown edged red on the red line plan, from housing purposes to planning purposes pursuant to section 122 of the Local Government Act 1972 as it is no longer required for the purposes which it is currently held, and for the purposes of carrying out the development.
4. Approved the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other third-party rights and interests infringed upon by the Lansdowne Road development, under planning permission Ref:
 - a. Ashdowne Court: HGY/2022/0295
 - b. Fiske Court: HGY/2022/0305
 - c. Arundel & Baldewyne Court: HGY/2024/1450

5. Delegated to the Director of Placemaking & Housing, after consultation with the Director of Finance and the Cabinet Member for Housing and Planning, authority to make payments of compensation as a result of valid claims of third-party rights affected by the Lansdowne Road development and payable as a result of the recommendation 3, within the existing scheme of delegation.
6. Approved the appropriation of Lansdowne Road site shown edged red on the red line plan from planning purposes to the Housing Revenue Account (HRA) for housing purposes under Section 19 of the Housing Act 1985, after practical completion of the development, currently scheduled for March 2026.
7. Approved the total scheme cost.
8. Approved the issuance of a letter of intent for up to 10% of the contract value.

Reasons for decisions

The site known as Lansdowne Road was approved by Cabinet in July 2019 to be included in the Council's Housing Delivery programme. Ashdowne Court was granted planning consent on 14th April 2022, Fiske Court was granted planning consent on 5th April 2022 and Arundel and Baldewyne Court were granted planning consent on 14th February 2025. All sites at Lansdowne Road were ready to progress to construction. This report marked the third and final Members' decision to develop on this site.

Contractor A was identified by a formal tender process to undertake these works.

There were no reasons for the Council to believe that any third-party rights would be infringed by the development: the scheme received planning permission, however there was a concern raised by an existing resident in regard to Right to Light. This was investigated further by the project team. Appropriation of the development site for planning purposes was recommended as a precaution. It would allow the Council to use the powers contained in Section 203 to override easements and other third-party rights that may be infringed by the development and will prevent injunctions that could delay or prevent the Council's proposed development. Section 203 converted the right to seek an injunction into a right to compensation. The site would need to be appropriated back from planning purposes to housing purposes on completion of the development to enable the Council to use the land for housing and let thirty-seven new council homes.

The proposed development site comprised four sites on Lansdowne Road. Arundel Court and Baldewyne Court were on opposite sides of Lansdowne Road, as are Ashdowne Court and Fiske Court. All four sites are currently being used to provide a range of parking bays, pram sheds, refuse points and there is a substation on

Arundel Court and Fiske Court. The immediate surroundings are dominated by residential buildings that range from semi-detached houses to medium sized terraces and blocks of flats. The site will provide thirty-seven much needed council homes, with Arundel Court providing eighteen homes across three two-storey buildings, Baldewyne Court providing twelve homes across two two-storey buildings. Ashdowne Court and Fiske Court will provide three three-bedroom houses and four two-bedroom houses. In conjunction with the housing development a number of landscape and amenity improvements are proposed for new and existing residents including play facilities, additional trees, additional planting, seating areas, bike hangers and bike stores. Due to the nature of the site careful consideration has been taken to ensure the new buildings have been positioned to respect the locations of the existing flat blocks.

These thirty-seven homes will also contribute to the council's commitment to start 500 homes on site as part of the GLA 21-26 Affordable Homes Programme and the Council's aspiration to build 3000 council homes by 2031.

Alternative options considered

It would be possible not to develop the Lansdowne Road site for housing purposes, as the council has no statutory duty to develop these sites. However, one of the council's top priorities is the delivery of a new era of council housebuilding. To exclude this site from the development programme would undermine the council's capacity to deliver new council homes.

This opportunity was procured via a competitive tender through the council's London Construction Programme (LCP) Framework Agreement, using the Minor Works Dynamic Purchasing Systems (DPS). This route was recommended by Strategic Procurement due to the contract value.

The alternative options would have been either via a restrictive, competitive tender to the open market via Haringey Procurement and Contract System or a direct appointment to one of the LCP framework providers. These options were both rejected because of the quality and price safeguarding a competitive tender provides.

The Council could continue with the scheme without appropriating the site for planning purposes, but this would risk the proposed development being delayed or stopped by potential third-party claims. By utilising the powers under Section 203 of the Housing and Planning Act 2016 (HPA 2016), those who benefit from third party rights will not be able to seek an injunction since those rights or easements that are overridden are converted into a claim for compensation only. The Council recognises the potential rights of third parties and will pay compensation where a legal basis for such payments is established. The housing delivery team actively engaged with local residents about the development of this site as the scheme proceeded through the feasibility and design stages and any comments or

objections raised were taken into consideration by Planning Committee in reaching its decision.

The Council could decide not to appropriate the land for housing purposes upon practical completion of the building works. This option was rejected because it could prevent the Council from being able to offer up these homes for occupation under secure tenancies, thereby not supporting the delivery of much needed affordable homes.

161. MINUTES OF OTHER BODIES

The minutes of other bodies were discussed.

RESOLVED:

The minutes of other bodies were noted.

162. SIGNIFICANT AND DELEGATED ACTIONS

The significant and delegated actions were discussed.

RESOLVED:

The significant and delegated actions were noted.

163. NEW ITEMS OF URGENT BUSINESS

There were none.

164. EXCLUSION OF THE PRESS AND PUBLIC

That the press and public be excluded from the remainder of the meeting as items 20,21,22 contain exempt information as defined under paragraph 3, Part 1, Schedule 12A of the Local Government Act 1972: Information relating to the financial or business affairs of any particular person (including the authority holding that information).

165. EXTENSION AND VARIATION OF THE CONTRACTS FOR MENTAL HEALTH PATHWAY SERVICES - EXEMPT REPORT

The exempt information relating to the item on the Extension and variation of the contracts for Mental Health Pathway services was discussed.

RESOLVED:

To consider exempt information

166. CONTRACTOR SELECTION FOR NEW COUNCIL HOMES ON LANSDOWNE ROAD SITES, N17 - EXEMPT REPORT

The exempt information relating to the item on the Contractor selection for new council homes on Lansdowne Road sites, N17 was discussed.

RESOLVED:

To consider exempt information

167. TOTTENHAM GREEN LEISURE CENTRE - PHASE TWO OF YEAR ONE WORKS

The exempt information relating to the item on the Tottenham Green Leisure Centre - Phase Two of Year One Works was discussed.

RESOLVED:

To consider exempt information

168. NEW ITEMS OF EXEMPT URGENT BUSINESS

There were none.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date