

## NOTICE OF MEETING

# HOUSING, PLANNING AND DEVELOPMENT SCRUTINY PANEL

**Monday, 16th December, 2024, 6.30 pm - George Meehan House,  
294 High Road, Wood Green, N22 8JZ (watch the live meeting [here](#),  
watch the recording [here](#))**

**Councillors:** Alexandra Worrell (Chair), Tammy Hymas, Dawn Barnes,  
Khaled Moyeed, Harrison-Mullane, John Bevan and Isidoros Diakides

**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 - 18)**

To approve the minutes of the previous meeting.

## **7. HOUSING REVENUE ACCOUNT BUSINESS PLAN AND BUDGET 2025/26 PROPOSALS (PAGES 19 - 42)**

To consider and make recommendations to Cabinet on the Draft 2025/26 Budget proposals relating to the Council's Housing Revenue Account.

The Council sets a business plan for its Housing Revenue Account (HRA), every year. This business plan considers projected income and expenditure over a 10- and 30-year period and the income generated from tenants and leaseholders is used solely for the purpose of investment in its homes, in delivering new council homes, and providing good quality services to its tenants and leaseholders.

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

To consider any items admitted at item 3 above.

## **9. DATES OF FUTURE MEETINGS**

6<sup>th</sup> March 2025

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

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

Friday, 06 December 2024

This page is intentionally left blank

**MINUTES OF THE MEETING Housing, Planning and  
Development Scrutiny Panel HELD ON Tuesday, 5th November,  
2024, 6.43 pm**

**PRESENT:**

**Councillors: Alexandra Worrell (Chair), Tammy Hymas, Luke Cawley  
Harrison John Bevan and Isidoros Diakides**

**194. 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'.

**195. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Moyeed and Cllr Barnes.

Cllr Cawley Harrison was in attendance as a substitute for Cllr Barnes.

**196. URGENT BUSINESS**

There were no items of urgent business.

**197. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**198. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS**

None.

**199. MINUTES**

In response to a point raised in the minutes of the last meeting, the Cabinet Member advised that work around the LCP Framework was progressing, and that all of the pre-tender engagement had been completed. There were two in-person events lined up for potential bidders to attend. The next stage of the process was expected to start in 2025. It was acknowledged that it was a long process.

**RESOLVED**

That the minutes of the previous meeting on 26<sup>th</sup> September were agreed as a correct record.

## **200. HOUSING ASSOCIATIONS**

The Panel invited a number of representatives of Housing Associations that operated in Haringey to attend the meeting and provide an update around some key resident satisfaction metrics, including things like repairs performance and work to tackle damp and mould. The submissions were published as part of the agenda pack and Members took these as read, in order to focus on putting questions to the registered providers. Hannah Adler, Head of Housing Strategy and Policy introduced a report which provided some background to Housing Associations and the relationship between housing associations and the Council, as set out in the agenda pack at pages 17-20. Talia Knoble-Gershon, Housing Partnerships Officer was also present for this item, along with Cllr Sarah Williams Cabinet Member for Housing & Planning and Deputy Leader of the Council.

The following housing association representatives were present at the meeting:

- Hornsey Housing Trust (HHT)– Euan Barr (Chief Executive)
- Metropolitan Thames Valley Housing (MTVH) - Surinder Bains (Head of Housing -North London/Central) & Maxine Gordon (Director of Housing)
- L&Q – Angela James (Head of Housing)
- Peabody – Tracey Packer (Managing Director NE London) & Vatel Ntankeu Mbami (AD Customer Services)
- Clarion – Felicity Dunmall (Head of Housing North London)

The following was noted in discussion of this agenda item:

- a. The Panel put forward a suggestion that ward councillors should be invited to attend walkabouts of estates in their wards when these were undertaken but housing association staff. In response, the Cabinet Member commented that this seemed like a good idea and that these had happened in the past but tended to differ from provider to provider.
- b. The Panel commented that there seemed to be very little interaction between the registered housing providers and ward councillors, other than when Members were following up on casework. The Panel questioned how the Cabinet Member thought Councillors could be better utilised by housing associations. In response, the Cabinet Member set out that this could be complicated by the fact that a number of estates had multiple providers operating there, and that they could have a different relationship i.e. one could be the freeholder and another could be a leaseholder. Officers advised that there were examples of ward councillors being involved with specific providers in individual wards, and that they would be happy to help facilitate more of this. It was also suggested that there could be scope for ward councillors to be involved in relation to positive developments such as a tour of new developments.
- c. The Panel questioned whether the Council still maintained a list of preferred housing providers. In response, officers advised that they did not.
- d. In response to a question, officers advised that the Council had nomination rights to place people on its housing register into housing association properties. The Council tended to have 100% of first lets available for

- nomination rights and 75% of secondary nomination rights when a property became void.
- e. The Panel questioned to what extent housing associations required the local authorities agreement to undertake certain things. In response, officers advised that there were no statutory requirements to consult with the local authority, but that as a Planning authority, the Council had leverage over the design and approval of housing schemes. The Cabinet Member advised that she was aware of the Council working with one provider in order to help them access grant funding, but that there was nothing formal in place.
  - f. The Panel asked about shared services, around things like ASB. In response, officers advised that there were no existing SLAs in place for things like ASB or CCTV enforcement with housing associations. However, the Housing team would work with other teams across the Council, and housing associations where appropriate, to tackle specific issues.
  - g. The Panel sought assurances around the frequency of meetings that were held with housing associations. In response, officers advised that they currently met at a strategic levels on an annual basis, usually around February/March time. It was acknowledged that there was a desire to increase this to twice a year, staffing resources permitting. Meetings on a bilateral basis took place twice a year, depending on the issues that arose. The task and finish groups were running on an annual basis and met around 3-4 times per topic.
  - h. The Chair sought assurances around the apparent much higher levels of homes that met the Decent Homes standard in homes managed by housing associations compared to Council-owned properties. Officers commented that part of the reason for this was likely to be because they had newer housing stock. It was commented that it was in everyone's interest that decency levels were improved across the board regardless of who the landlord was. The Operational Director for Housing was requested to provide a written response of comparative decency levels and whether, for instance they were being recorded differently. **(Action: Jahedur Rahman)**.
  - i. The Panel sought clarification about the fact that many of the housing associations seemed to be reporting better outcomes than the Council in their metrics, including around repairs and whether there were any lessons the Council could learn. In response, the Cabinet Member advised that in her discussions with the regulator, the issues affecting housing associations were the same as those affecting the Council.
  - j. In response to a comment about smaller housing cooperative providers tending to be not very transparent and having poor complaints handling in many cases, officers advised that the size of the provider should have no bearing on the standards that it was held to. Officers invited Members to provide them with an specific information or concerns they had.
  - k. The Panel sought clarification about the 25% of properties that the Council did not have secondary nomination rights to. In response, officers advised that these would be used by the housing associations for an internal transfer of tenants within their own stock.
  - l. In response, to a question, the Cabinet Member advised that the Council was unable to escalate complaints from residents about housing association properties if it had not been through the housing associations internal complaints process. It was commented that this did not preclude the Cabinet Member from writing to the providers to raise issues more generally.

- m. The Panel requested that an updated contact list for the housing associations in the borough be circulated to the Panel. **(Action: Talia Knoble-Gershon).**

*\*Clerk's note – At this point in the meeting Members put questions to the housing association representatives.*

- n. The Panel sought clarification around the extent to which the housing associations were up to speed with meeting the new consumer standards and whether there were any areas of concern. In response, MTVH advised that they had a team within the organisation that was leading on the new consumer standards and that they were expecting an inspection to take place at some point. A variety of internal communications had gone out to staff to raise awareness. Clarion advised that they also had a team dedicated to meeting the new consumers standards and that some of the key areas of concern were around resident perception. Peabody advised that they had made some changes to their operating model and that they had carried out an internal audit to understand whether there were any gaps. One of the key challenges put forward was understanding how the regulator would seek to measure compliance. L&Q advised that they were planning to undertake a mock inspection in January and that they had looked at the role of the neighbourhood housing lead and the quality of estate inspections. Hornsey Housing Trust advised that they were a smaller organisation and not subject to the compliance regime, however it was acknowledged that compliance was important and that Hornsey Housing Trust had implemented a self-assessment tool to bring them up to a comparable standard.
- o. The Panel sought assurances from the providers about how they had seemingly achieved significantly better outcomes on decency levels. In response, providers acknowledged the earlier point about stock-type being important and the age of the housing stock. Peabody advised that they had internal and external contractor staff to carry out repairs, and that a key challenge for both was having enough qualified staff. L&Q advised that they had moved towards planned investment over a 15 year period, rather than reactive maintenance.
- p. The Panel questioned whether there were areas for greater co-operation between the Council and providers, and they sought suggestions for possible shared services. MTVH advised that they had a community impact team in Haringey who supported residents, and who could refer tenants for an assessment for help with things like appliances or food vouchers. Clarion advised that they also referred tenants to 3<sup>rd</sup> party VCOs and had a clarion futures programme which offered apprenticeships and CV support. Peabody advised that they had specialist community safety teams, who worked with multi-agency partners to tackle ASB. L&Q advised that they had a foundation that worked in south Haringey around employment and tenancy sustainment, it was commented that councillors working with them to raise awareness of the foundation would be beneficial. HHT advised that they also offered support through tenancy sustainment and also offered daily wellbeing calls to residents.
- q. A Panel Member raised concerns about Kerala Court and requested that Clarion meet with housing officers and ward councillors to undertake a walkabout of the site. In response, Clarion advised they were more than happy to do so.



- r. A Panel Member also requested a walkabout with the ward councillors and MTVH staff around Hastings & Kent House in Ashford Mews. MTVH agreed to contact Cllr Bevan outside of the meeting.
- s. The Panel requested an update from the providers about legal disrepair claims and whether they had seen a significant rise in these cases over the last 12-18 months. HHT acknowledged that disrepair cases had seen an increase and that there had been an increase in legal costs around those. It was commented that for a small organisation, keeping on top of these could be a challenge, but that they were trying to be proactive and deal with issues before they got worse. L&Q advised that they had seen a big increase in cases and that it was becoming an industry, with legal firms aggressively leafleting tenants. They had put a dedicated team in place to manage the cases and to manage the customer experience. Both Peabody and Clarion advised that they had also seen an increase in cases and that both organisations now engaged a surveyor to visit the property and carry out the works at the same time as the legal claim was processed. MTVH echoed some of the comments made by others and advised that they were working through a backlog using a dedicated team.
- t. The Panel asked about the latest ombudsman landlord performance report and that the number of orders and levels of compensation seemed to have increased in the past year. Members sought assurances about why that was. In response, Members were advised that HHT had been working with the Ombudsman to get advice on their complaints process. Mr Barr advised that they had not had engagement on many cases but the ones they did they found positive. L&Q advised that they had had a number of orders from the Ombudsman in the last 18 months and that they had increased their complaints team to deal with a backlog of complaints. They also had a dedicated repairs team to work on damp & mould. The other organisations advised that they had definitely seen an increase in both the number of orders made by the regulator and an increase in the amount of fines received following the additional powers given to the regulator.
- u. Members asked what the providers' approach was to planned maintenance, particularly in regard to making those homes green and introducing mechanical ventilation. HHT advised that they had brought their repairs team in-house in order to be more responsive. HHT were also looking at a warm homes application to increase the EPC rating in specific properties, as well as replacing single glazed windows in some units. Peabody advised that they had had a rolling stock condition survey in place, in order to support their planned maintenance programme and that they were spending more than they ever had on these works. Peabody also advised that they were looking at retrofitting a range of energy efficiency improvements to their stock. Clarion advised that they had a policy to undertake an internal inspection of every property every 5 years. Clarion were looking at a green approach to meeting future home standards. They had an asset team who looked for 3<sup>rd</sup> party funding for things like air-source heat pumps and improving ventilation. MTVH advised that they had a standalone reporting system to monitor damp and mould and had collected 12 months of data post the implementation of the inspection regime. MTVH also advised that they had a policy to re-inspect a property after 12 months when they had carried out works on damp & mould cases.
- v. The Chair requested some further details about what the Council's approach to dealing with damp and mould was and whether they monitored cases on a

- dedicated system and carried out mandatory re-inspection visits. **(Action: Jahedur Rahman).**
- w. The Panel sought clarification about what was being done to try and push social rents over affordable rent products. Members also asked if they had any properties that were privately rented at market rates. In response, HHT advised that all their properties were social rents, but that this did come with some funding challenges. L&Q advised that they had a range of products and that this was largely due to viability considerations and the need to make a particular site viable. L&Q advised that there was some demand for their customers for things like shared ownership. L&Q advised that they had a portfolio of private rented properties but were looking to divest these. Peabody advised that they had 926 homes at social rent in Haringey, 54 at affordable rent and 171 shared ownership. The Panel was advised that the challenge for developments such as St Ann's was how to make the scheme happen and how to maximise social rents without necessary grant funding. Peabody were looking to achieve 60% mix of affordable and social rents at St Ann's site. Clarion advised that like the other providers they would always prefer social rents, but that there were viability challenges. Clarion emphasised the impact of rising service charges of tenants as having a big impact during the cost of living crisis. Affordable housing models tended not to be subject to service charge rises as services charges were included in the 80%. MTVH advised that they had introduced a rent-to-buy scheme that allowed tenants to build up 10% equity over ten years.
  - x. The Head of Housing Strategy and Policy advised that the Council position was that the Strategic Housing Market Assessment set out that the overwhelming need for Haringey was for low-cost rented housing, which was either at social rent or London Affordable Rent. To this effect, developers were made aware of this through the planning process. Officers advised that it was also recognised that there was some demand for intermediate housing products in the borough.
  - y. Peabody to provide a written response on the breakdown of the 60% social vs affordable rent at the St Ann's site. **(Action: Tracy Packer).**
  - z. The Chair questioned the providers about whether they had any plans to either build or acquire new housing in Haringey and what their current position was with voids. Peabody advised that St Ann's was their only development site in the borough at present, and that they usually had 4 or 5 void properties a year which were turned around fairly quickly. Clarion advised they were not aware of any new developments in the borough, and that they currently had 14 voids coming back online. MTVH advised that they did not have any voids in the borough at present. L&Q advised that they had no current development plans in Haringey. L&Q acknowledged that they had a backlog of voids that they were working through to bring them back online. L&Q also advised that they were doing a review to look at offering 100% nomination rights to LBH for second lets. HHT advised that they had proposals to build 20 new homes over the next five years in their business plan. HHT advised that they had a building of long-term voids and that they had received funding to tackle the re-modelling of this building.
  - aa. The Chair enquired about the perceived east/west divide that HHT had in terms of their resident satisfaction metrics in the borough. In response, HHT acknowledged that this was an issue and that it was attributable to concerns

- around specific buildings (and their fabric condition surveys) as well as a degree of isolation.
- bb. A member of the Panel commented that HHT had a Haringey specific focus, and that as a local provider it was more responsive to the local community and had better links with Council. HHT were asked why they had maintained their model and what the pros and cons were of this approach. In response, HHT advised that they had been around for 90 years and has grown modestly in that time period. HHT were a specialist provider of community focused homes for older people. The advantages of being a local organisation were around knowing their homes and knowing their tenants. Some of the key challenges were financial vulnerability around scale. The organisation only had 17 staff, so this made it more difficult to respond to regulatory changes.
  - cc. The Panel sought comments around how well the interaction with the Council worked around supplying new homes or doing home swaps. In response, L&Q advised that they had undertaken process maps to improve the process and that part of it was learning from residents and managing the communication process effectively. It was suggested that there would be delays sometimes, but that the key thing was to manage those delays and to keep people informed when they did occur.
  - dd. The Panel sought assurances from Clarion around the extent to which Fire Risk Assessments had been carried out. In response, Clarion advised that they had a dedicated building safety team who undertook the inspections. There were no outstanding FRAs on high rise blocks in the borough. Clarion also carried out monthly inspections of the internal parts of the building and were leading the way on retrofitting things like sprinklers to buildings. Peabody advised that like most providers, they had prioritised inspections based on the level of risk of a particular building, which was predominantly about their height. Peabody had completed all FRAs on high rise buildings.
  - ee. A Member in attendance enquired what proactive steps the providers had taken to engage residents on walkabout and to tap-into existing residents networks. In response, L&Q advised that they undertook walkabouts of their estates with residents who sat on their residents board. L&Q advised that they would be happy to do more walkabouts involving councillors. L&Q also provided assurances that they did work together with other providers to tackle complex issues around their being different landlords on a particular estate. Clarion also advised that they recognised the need to engage with councillors more on estate inspections. Clarion advised that they supported residents groups and committees, and also organised one off-meetings with the relevant stakeholders when needed.
  - ff. The Panel queried Peabody's overall tenant satisfaction score of 49% and the community handling satisfaction rate of 17%. In response, Peabody advised that they surveyed residents when a complaint had been handled, and the low score reflected the fact that some residents may be unhappy with the process and some may be unhappy with the complaint outcome. It was commented that it was difficult to separate these two factors. Peabody acknowledged that they needed to improve how they handled complaints and had recruited additional complaint handlers and introduced a process of triaging complaints.
  - gg. The Panel commented that MTVH was originally set up to provide BAME housing and queried whether this was still part of their constitution. In response, MTVH advised that it was no longer part of their mission statement,

- but that they were proud of their background and had recently set up the Molly Higgins Foundation.
- hh. The Chair enquired about Fire Risk Assessments carried out by HHT. In response, it was noted that they carried out inspections annually in their sheltered developments and every two years for their street properties. HHT advised that they were fully up to date with FRAs and kept track of fire safety actions at their monthly corporate health and safety meetings.
- ii. In relation to a questions about placemaking, L&Q summarised this as looking at how they could involve residents in design and construction going forwards, as well as looking at what community assets they had in the area.
- jj. In relation to their homelessness prevention work, Clarion advised that they worked with local authorities on their rough sleeping strategies, as well as a number of VCOs in this field. A key aspect of their homelessness prevention work was around tenancy sustainment in order to keep people in their homes.
- kk. The Panel queried the extent to which the providers had up-to-date and accurate information on vulnerable residents. In response, HHT advised that they were working to improve their tenancy audit data and that they also undertook personal based risk assessments. L&Q advised that they had resident support leads who carried out vulnerability audits. Peabody advised that they had good basic data for things like contact details but acknowledged that disability and vulnerability data were much less complete. It was also observed that a person's vulnerability level changed over time. Clarion advised that they had a CRM system that recorded data on people's vulnerability. MTVH advised that they carried out a home visit pilot and this had uncovered unrecorded vulnerabilities. MTVH also advised that they had provided training for their contractors in order to help them identify and make referrals for low-level vulnerability concerns.
- ll. The Panel requested an update on the number of void properties on any given date, that were held in both the HCBS and within the HRA housing stock.  
**(Action: Jahedur/Sara Sutton).**
- mm. Officers advised that a recent Cabinet Member signing appointed a new contractor to support delivery of HCBS void properties. So, it was recognised as an area that needed attention and there was a plan in place to resolve it.
- nn. In relation to a questions about the ongoing industrial dispute with housing repair operatives, the Cabinet Member advised that the dispute was ongoing and that she couldn't really say more than that.
- oo. The Chair summarised the actions from this agenda item as:
- The Panel requested that regular walkabouts of housing association estates take place and that ward councillors be invited to those.
  - That Councillors be made aware of support services that are available through the housing associations, so that Members can help signpost residents to these services. The Panel requested that there be a comms drive on this also.
  - The Panel requested that officers circulate an updated contact list for the registered providers, and also any relevant Council officer contacts.  
**(Action: Talia Knoble-Gershon).**
  - The Panel requested that an update on the type of performance data/metrics received at this meeting be provided to the Panel at a future date in around one year's time. **(Action: Philip).**

The Chair thanked everyone present for coming along and speaking to the Panel.

**RESOLVED**

Noted

**201. WORK PROGRAMME UPDATE**

A Member of the Panel raised an issue with a lack of TA Housing units and delays in turning around voids. It was questioned whether there was an underlying policy issue behind this. The Panel agreed to look at this as part of a future update on various policies coming to the Panel, including the allocations policy.

The Panel agreed to undertake a short piece of scrutiny work around the TA Allocations and Discharge of Duty Policy.

**RESOLVED**

That the outcomes from the Scrutiny Survey and Scrutiny Café were noted

That the Work Programme for 2024-26 was agreed.

**202. NEW ITEMS OF URGENT BUSINESS**

N/A

**203. DATES OF FUTURE MEETINGS**

Noted as:

- 21<sup>st</sup> November (Budget)
- 6<sup>th</sup> March

CHAIR: Councillor Alexandra Worrell

Signed by Chair .....

Date .....

This page is intentionally left blank

## Housing, Planning and Development Scrutiny Panel – Action Tracker 2024-25

**2023-24 - 13 March 2024**

No.	ITEM	STATUS	ACTION	RESPONSE
1	Minutes	ONGOING	The Panel requested that a further update be provide to a future meeting around the costs to the Council arising from legal disrepair claims	Noted. This will be added to the Work Programme. Members may wish to consider when they would like an update as part of a wider discussion on the work programme for year.
2	Voluntary Undertaking to the Social Housing Regulator	COMPLETED	The Panel requested some further data on the number of category one hazards minus cases of overcrowding	The service had a total 183 category one hazards reported through the stock condition surveys of which 143 has been closed or declassified. Of the 183, 14 were allocated to Tenancy Management. For overcrowding, as we cannot re-house families to larger homes due to the acute shortage of larger properties in Haringey and average wait times, we would provide information on applying for transfer/other move options.
3	Preparedness for the Regulator of Social Housing's new Consumer Standards	COMPLETED	The Panel requested a future update around the revised re-charging model/SLA between housing and housing enforcement, and what additional services residents would be available to residents.	The new recharging model and SLA are being finalised by the relevant services. An update on this to come back to the March 2025 panel meeting.
4	Under-Occupation in Council Housing	COMPLETED	The Panel requested that a further update be brought to the Panel in due course around the Neighbourhood Moves scheme and its implementation to date.	These will be incorporated in the 2024/25 work programme.

30<sup>th</sup> July 2024

No.	ITEM	STATUS	ACTION	RESPONSE
5	Fire Safety Action Plan	COMPLETED	Officers agreed to provide a written response about whether the allocations policy has specific stipulations about disabled residents to living above the third floor and whether we would seek to relocate them.	<p>The current housing allocations policy sets out that:</p> <p><i>Where the Council's specialist housing teams decides that medical priority should be awarded, they will also specify the type of housing that is suitable for an applicant. Although applicants will be able to bid for properties that do not meet this specification, offers will be subject to approval of an Occupational Therapist.</i></p> <p>It does not specifically set a threshold at the third floor.</p> <p>The new housing allocations policy will include broader wording to ensure that all applicants, whether they are on the housing register for a medical reason or not, are included in this. Draft wording is currently as follows:</p> <p><i>Although Applicants may be able to bid for properties that do not meet this specification, offers may be withheld and offers already made may be withdrawn if the new home is found to be unsuitable for the applicant and/or cannot feasibly be adapted to address the medical need for which priority was awarded. Adaptions will be considered feasible where they where it can be completed within a reasonable time and at reasonable cost.</i></p>
6	Housing Asset Management Plan	COMPLETED	The Chair requested that the table at paragraph 4.6 of the report be broken down to show the average investment per dwelling in a particular location. In response officers advised that they were not sure that it would be possible to present an average, but that they	A response was emailed to the Panel on 16 <sup>th</sup> September.



			could provide additional information of how that figure was arrived at based on the stock condition survey data.	
7	Housing Asset Management Plan	COMPLETED	Officers agreed to come back with an explanation of how an average of EPC-B was calculated and whether it was calculated as a mean or mode average. <b>(Alfie Peacock)</b>	A response was circulated on 14 <sup>th</sup> August
8	Housing Asset Management Plan	COMPLETED	Officers also agreed to come back with an explanation of how fuel poverty was calculated in England and what the definition was. <b>(Alfie Peacock)</b> .	A response was circulated on 14 <sup>th</sup> August
9	Homeownership Services Update	COMPLETED	The Panel asked officers if they were aware of case involving leaseholders at Brewery House taking the Council to the Ombudsman. In response, officers agreed to provide a written note to the Panel on this case.	A response was circulated on 4 <sup>th</sup> November. This was a Member Enquiry rather than an Ombudsman case. The Service has agreed to write to residents and see if they want their post boxes removed.
10	Deputation	COMPLETED	The Panel requested that the Cabinet Member be asked for a response to the 3 main asks set out in the presentation. Namely; the need for more transparency, the need to lobby government for additional funding; the need to carry out remedial works and to set out what remedial work had been done since Grenfell.	A response was provided to Members prior to the last Panel meeting.

**26<sup>th</sup> September 2024**

No.	ITEM	STATUS	ACTION	RESPONSE
11	Fire Safety Action Plan	COMPLETED	Officers agreed to provide a written response about whether the allocations policy has specific stipulations about disabled residents to living above the third floor and whether we would seek to relocate them.	<p>The current housing allocations policy sets out that:</p> <p><i>Where the Council's specialist housing teams decides that medical priority should be awarded, they will also specify the type of housing that is suitable for an applicant. Although applicants will be able to bid for properties that do not meet this specification, offers will be subject to approval of an Occupational Therapist.</i></p> <p>It does not specifically set a threshold at the third floor.</p> <p>The new housing allocations policy will include broader wording to ensure that all applicants, whether they are on the housing register for a medical reason or not, are included in this. Draft wording is currently as follows:</p> <p><i>Although Applicants may be able to bid for properties that do not meet this specification, offers may be withheld and offers already made may be withdrawn if the new home is found to be unsuitable for the applicant and/or cannot feasibly be adapted to address the medical need for which priority was awarded. Adaptions will be considered feasible where they where it can be completed within a reasonable time and at reasonable cost.</i></p>
12	Housing Asset Management Plan	COMPLETED	The Chair requested that the table at paragraph 4.6 of the report be broken down to show the average investment per dwelling in a particular location. In response officers advised that they	A response was emailed to the Panel on 16 <sup>th</sup> September.

			were not sure that it would be possible to present an average, but that they could provide additional information of how that figure was arrived at based on the stock condition survey data.	
13	Housing Strategy & Policies Programme	<b>COMPLETED</b>	Written update on action being taken around rough sleeping at Tottenham Hale Station	An update was provided to Members via email on 9 <sup>th</sup> October
14	Housing Strategy & Policies Programme	<b>Ongoing</b>	The Panel wanted to make a formal recommendation to Cabinet on the need to write to everyone on the Housing register to see what their circumstances were and that engagement on an updated allocations policy should not be done as a solely online engagement exercise and that conducting face-to-face sessions in libraries.	Report agreed by OSC on 25 <sup>th</sup> November. This is scheduled for January Cabinet.
15	Housing Strategy & Policies Programme	<b>COMPLETED</b>	An agenda item on the Allocations Policy to come to a future panel meeting, when there was a draft policy to review.	Agreed. To be added to the Work Programme
16	HRA Capital Governance		Written explanation requested on the details behind the suggested £1.2b of costs identified in the stock condition survey.	An update was provided to Members via email on 9 <sup>th</sup> October

5<sup>th</sup> November 2024

No.	ITEM	STATUS	ACTION	RESPONSE																
17	Housing Associations	OUTSTANDING	The Operational Director for Housing was requested to provide a written response of comparative decency levels of Council managed stock compared to Housing Associations, and whether, these were being recorded differently.	.																
18	Housing Associations	OUTSTANDING	The Panel requested that an updated contact list for the housing associations in the borough be circulated to the Panel.	Officers are updating the contact list and it will be circulated shortly.																
19	Housing Associations	OUTSTANDING	The Chair requested some further details about what the Council’s approach to dealing with damp and mould was and whether they monitored cases on a dedicated system and carried out mandatory re-inspection visits																	
20	Housing Associations	COMPLETED	Peabody to provide a written response on the breakdown of the 60% social vs affordable rent at the St Ann’s site.	<div>The planned housing for St Anns is as follows:<table><tr><th>Tenure</th><th>Total</th></tr><tr><td>London Affordable Rent/London Living Rent (LB Haringey-Bulk Sale)</td><td>155</td></tr><tr><td>London Living Rent – (Community Land Trust-Bulk sale)</td><td>58</td></tr><tr><td>London Living Rent (Peabody)</td><td>94</td></tr><tr><td>London Affordable Rent (Peabody)</td><td>160</td></tr><tr><td>Shared Ownership (Peabody)</td><td>117</td></tr><tr><td>Market Sale (Peabody/Hill)</td><td>392</td></tr><tr><td>Total</td><td>976</td></tr></table></div>	Tenure	Total	London Affordable Rent/London Living Rent (LB Haringey-Bulk Sale)	155	London Living Rent – (Community Land Trust-Bulk sale)	58	London Living Rent (Peabody)	94	London Affordable Rent (Peabody)	160	Shared Ownership (Peabody)	117	Market Sale (Peabody/Hill)	392	Total	976
Tenure	Total																			
London Affordable Rent/London Living Rent (LB Haringey-Bulk Sale)	155																			
London Living Rent – (Community Land Trust-Bulk sale)	58																			
London Living Rent (Peabody)	94																			
London Affordable Rent (Peabody)	160																			
Shared Ownership (Peabody)	117																			
Market Sale (Peabody/Hill)	392																			
Total	976																			

				In total this equates to 60% affordable by habitable room. At the time when the site was bought from the GLA, London Affordable Rent (rather than social rent) was the product in place for grant draw down so the tenure mix reflects this. The Mayor was keen to see a range of affordable housing on site, hence the mix between London Affordable Rent and London Living Rent.
21	Housing Associations	<b>OUTSTANDING</b>	The Panel requested an update on the number of void properties on any given date, that were held in both the HCBS and within the HRA housing stock.	

This page is intentionally left blank

**Report for:**                **Housing, Planning and Development Scrutiny Panel 16th December 2024**

**Title:**                      **Housing Revenue Account Business Plan and Budget 2025/26 Proposals**

**Report authorised by:**    **Taryn Eves, Director of Finance**

**Lead Officer:**            **Kaycee Ikegwu – Head of Finance**

**Ward(s) affected:**    **All**

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

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

- 1.1        The Housing Revenue Account Business Plan and Budget 2025/26 proposals are contained in the Cabinet report 10<sup>th</sup> December 2024. The report is appended for consideration by the Housing, Planning and Development Scrutiny Panel.
- 1.2        The Housing Revenue Account (HRA) covers income and expenditure relating to the Council's own housing stock. It is an account that is ring-fenced from the Council's general fund as required by the Local Government Act 1989.
- 1.3        Every year, the Council sets a business plan for its Housing Revenue Account (HRA). This business plan considers projected income and expenditure over a 10- and 30-year period and the income generated from tenants and leaseholders is used solely for the purpose of investment in its homes, in delivering new council homes, and providing good quality services to its tenants and leaseholders.
- 1.4        The HRA and the services that the Council provides for its Council tenants and leaseholders are governed through the Social Housing (Regulation) Act 2023 which introduces a new regulatory framework, with a greater emphasis on residents' engagement. The HRA must ensure its management function of its housing stock is robust, offers good value for money and meets the needs of all its residents.
- 1.5        The report provides an update on the aims and ambitions across the medium and long term and proposals for the 2025/26 budget which will be presented to Council in March 2025 for approval. It provides details of the assumptions for forecast income and therefore planned expenditure for next year as well as an update on the future financial outlook for the HRA.
- 1.6        The HRA supports the delivery of the Council's Housing Strategy 2024-2029 which sets out Haringey's approach to all housing in the borough and sets

specific objectives and targets for its own housing stock, to significantly invest in improving its existing homes and to provide good quality services as a landlord of social housing to its tenants and leaseholders as well as delivering the Council's ambition to deliver 3,000 new council homes by 2031. Delivery of the Housing Strategy must be underpinned by a strong and sustainable HRA.

- 1.7 As the report is primarily financial in its nature, comments of the Chief Financial Officer are contained throughout the report. The formal Section 151 Officer assessment of the robustness of the HRA's budget, including adequacy of reserves to mitigate against future risks will be made as part of the final budget report to Council in March 2025.

## **2. Recommendations**

- 2.1 The Housing, Planning and Development Scrutiny Panel are recommended to:
  - 2.1.1 Note the HRA's current financial position as set out in this report which sets the foundations for the full draft budget for 2025/26 and 2025/26-29/30 Business Plan.
  - 2.1.2 Note that the final HRA 2025/26 Budget and 2025/26-29/30 Business Plan will be presented to Cabinet on 11 February 2025 to be recommended for approval to the Full Council meeting taking place on 3 March 2025.
  - 2.1.3 Make recommendations to the Overview and Scrutiny Panel on 20th January 2025.

## **3 Use of Appendices**

- 3.1 Appendix A : Housing Revenue Account Business Plan and Budget 2025/26  
Proposals Cabinet Report 10<sup>th</sup> December 2024



**Report for:** Cabinet 10 December 2024

**Title:** **Housing Revenue Account Business Plan and Budget 2025/26 Proposals**

**Report authorised by:** Taryn Eves – Director of Finance and Jonathan Kirby – Director of Placemaking and Housing

**Lead Officer:** Kaycee Ikegwu – Head of Finance

**Ward(s) affected:** All

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

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

- 1.1 The Housing Revenue Account (HRA) covers income and expenditure relating to the Council's own housing stock. It is an account that is ring-fenced from the Council's general fund as required by the Local Government Act 1989.
- 1.2 Every year, the Council sets a business plan for its Housing Revenue Account (HRA). This business plan considers projected income and expenditure over a 10- and 30-year period and the income generated from tenants and leaseholders is used solely for the purpose of investment in its homes, in delivering new council homes, and providing good quality services to its tenants and leaseholders.
- 1.3 The HRA and the services that the Council provides for its Council tenants and leaseholders are governed through the Social Housing (Regulation) Act 2023 which introduces a new regulatory framework, with a greater emphasis on residents' engagement. The HRA must ensure its management function of its housing stock is robust, offers good value for money and meets the needs of all its residents.
- 1.4 This report provides an update on the aims and ambitions across the medium and long term and proposals for the 2025/26 budget which will be agreed at Council in March 2025. It provides details of the assumptions for forecast income and therefore planned expenditure for next year as well as an update on the future financial outlook for the HRA.
- 1.5 The HRA supports the delivery of the Council's Housing Strategy 2024-2029 which sets out Haringey's approach to all housing in the borough and sets specific objectives and targets for its own housing stock, to significantly invest in improving its existing homes and to provide good quality services as a landlord of social housing to its tenants and leaseholders as well as delivering the Council's ambition to deliver 3,000 new council homes by 2031. Delivery of the Housing Strategy must be underpinned by a strong and sustainable HRA.

**2 Cabinet Member Introduction**

- 2.1 One of our top priorities is ensuring that our residents have safe, stable, warm, comfortable homes. One of our strongest levers to ensure this is by investing in our existing housing and by building new council housing – to make sure that our current tenants live in high quality homes

and to increase the number of homes we can let to the many families and individuals in the borough who need the security of social housing to be able to set down roots and thrive.

- 2.2 Ensuring that we have a sustainable housing revenue account means that we are able to plan our investment programme in our homes, ensuring they all have modern kitchens and bathrooms, are safe, warm and dry, and cheaper to heat. It also enables our ambitious housing delivery programme, which is on track to deliver our 3000 new council homes by 2031.
- 2.3 These major investment programmes also ensure the long-term viability of the housing revenue account, by both reducing future expenditure on repairs and by growing the rental income base.
- 2.4 As well as capital investment, the housing revenue account delivers important services to our tenants and leaseholders, including tenancy services, income services (including the financial inclusion service), estates and neighbourhood services – so that residents that need support are able to live well in their homes and communities.
- 2.5 Setting a sustainable housing revenue account has become significantly more challenging in recent years, with the combined pressures of higher interest rates and inflation, as well as the continued high costs of repairs and important building safety works, putting pressure on the housing revenue account. However, we are able to continue to provide services to our tenants and leaseholders, and to invest in their homes, and in bringing new homes and new council tenants to Haringey.

### **3 Recommendations**

3.1 It is recommended that Cabinet:

- a) Note the HRA's current financial position as set out in this report which sets the foundations for the full draft budget for 2025/26 and 2025/26-29/30 Business Plan.
- b) Note that the final HRA 2025/26 Budget and 2025/26-29/30 Business Plan will be presented to Cabinet on 11 February 2025 to be recommended for approval to the Full Council meeting taking place on 3 March 2025.

### **4 Reasons for decision**

- 4.1 The Council must legally set a balanced HRA budget and have a sustainable HRA Business Plan to ensure that it is able to manage and maintain its homes, provide services to tenants and leaseholders and build much needed new Council homes.

### **5 Alternative options considered**

- 5.1 Not Applicable

### **6 Background information**

- 6.1 The Housing Revenue Account (HRA) is the Council's record of the income and revenue expenditure relating to council housing and related services. Under the Local Government and Housing Act 1989, the HRA is ring-fenced and cannot be subsidised by the General Fund, including through increases in council tax. Equally, any surplus in the HRA or balances held in reserves cannot be transferred to the General Fund. Since April 2012, the HRA has been self-financing. Under self-financing, Councils retain all the money they receive from rent and use it to manage and maintain their homes.

- 6.2 The Council sets a medium and long-term Business Plan for its HRA. This allows the Council to plan for investment in its housing stock, investment in building much needed new council housing for the borough and to ensure that services for tenants and leaseholders continue to be delivered.

### **HRA Financial Plan Overview**

- 6.3 The 30-year HRA Business Plan is based a long-term assessment of the need for investment in Council homes. The plan includes the development and acquisition of new housing, the acquisition of existing homes, investment in existing housing to ensure its long-term sustainability, and other cyclical maintenance requirements. It also incorporates forecasts of income streams, interest levels and inflation.
- 6.4 The plan includes the modelling of the planned revenue and capital spending, the implications of all planned work in the HRA to deliver council priorities and provides the basis for understanding the affordability of current capital programme delivery plans and assessing options to ensure a viable HRA over a longer period. It considers the build costs, inflation, exposure to housing market volatility and delivery capacity within the Council.
- 6.5 The increases in energy costs, inflation and interest rates rises presents a level of challenge and difficulty in delivering the investment needed now and the viability of the HRA in the medium to long-term. In addition, the failure to reduce expenditure on repairs, the high level of voids – following years of under-investment in the housing stock presents a further significant strain on the HRA.
- 6.6 This Business Plan factors in the best estimates and assumptions on cost inflation, pay award, voids rate, bad debt provision, borrowing rate, potential grants, receipts from market sales, continued investment in repairs, and legal disrepair/compensation costs. These have all been factored into this the proposed budget for next year and across the medium term.
- 6.7 The plan recognises that to undertake the proposed extensive investment programme, the HRA must be viable now and in the future. It also recognises that there will be ongoing reviews to update and test viability before future programmes of investment are released. One of the measures of viability of the HRA is the annual revenue contribution to capital outlay (RCCO), which reduces the need for external borrowing. RCCO is the revenue surplus after expenditure; and it is key in assessing the HRA's resilience. The plan seeks to maintain an ongoing £8m minimum annual surplus. This provides an appropriate level of in-year financial cover, in recognition of the risks such as changes in government policies, operational factors and those associated with an extensive development programme. The plan also assumes a year on year working balance of £20m. This increased position was established at the end of 2021/22 and is recommended to be retained to enable the Council to deal with any unforeseen risks in the light of the extensive programme it is undertaking and the challenging external environmental factors.
- 6.8 In the current iteration of the Business Plan as detailed in this report, the revenue surplus is forecast at below £8m in the current MTFS period, with surplus above £8m in the years beyond year 5. Work is still on-going to ensure that further savings are identified to close the gap to £8m surplus by February 2025.
- 6.9 As announced in the 2024 Autumn budget, right to buy (RTB) discount caps will be reduced with effect from 21 November 2024, and maximum cash discounts will not be indexed in line with inflation.

- 6.10 This means that the discount caps going forward will revert to the figures set in 2003, when property prices were considerably lower, especially in London and the Southeast (£16,000) in contrast to recent maximum sum of £136,400.
- 6.11 This will have impact on the number of sales and sales receipts. However, it is anticipated that local authorities will be able to retain more of its tenanted stocks.
- 6.12 It was further confirmed that local authorities will be able to use 100% of their retained receipts from RTB sales to fund replacement affordable housing, rather than returning a share of those receipts to HM Treasury.
- 6.13 These, alongside the other flexibilities announced in July as to how local authorities can use such receipts, is intended to enable better replacement rates for any homes that are still sold under RTB with the new lower discounts.
- 6.14 The full implication of these have not been reflected in this December draft report as some details are being awaited from government to enable a robust assessment of the implication. It is expected that the implications will be reflected in the February 2025 cabinet report.

#### **2024/25 Quarter 2 (Q2) Financial Position**

- 6.15 In March, Cabinet approved the HRA budget for 2024/25 projected to achieve a surplus of £8.603m. At end of Quarter 2, the HRA is projected to achieve a surplus of £4.365m. This represents an underachievement of £4.238m against the budgeted surplus and is the starting position for developing the 2025/26 draft budget and 30 year Business Plan.
- 6.16 This reduced surplus is mainly driven by forecast overspends in the Housing Repairs service and underachievement of income due to higher than anticipated levels of voids. Further details on this and mitigations are contained in the Quarter 2 monitoring report to Cabinet in December 2024.

#### **HRA Income**

- 6.17 The main sources of income to the HRA are rents and service charges. It is therefore essential to the sustainability of the HRA that the Council collects rent and service charges effectively and supports tenants to pay their rent and service charges in full.
- 6.18 The Council's Financial Inclusion Team works to support Haringey tenants and leaseholders who might be facing financial difficulties. They do this by working with tenants, ensuring they are able as best possible to access good quality work, and ensuring that they are accessing all benefits to which they are entitled. In turn, this means that tenants and leaseholders are better able to pay their rent and service charges, which supports the long-term sustainability of the HRA. In October 2024, Cabinet agreed the tenant and leaseholders' income collection policies and arrears policies, which further underpins this work.
- 6.19 The HRA also supports tenants who are in financial hardship due to the increased cost of living, and who are therefore finding it difficult to pay their rent and service charges, with a tenant hardship fund. This provides one-off rent credits to tenants who have recently fallen into arrears based on a data-informed approach.

#### **Housing Rent - Existing Council Tenants**

- 6.20 The Council is required to set the rent increases in council-owned homes every year but there are strict limits for existing tenants. From 2020/21, the government has permitted Local Authorities in England to increase existing tenants' rents by no more than the Consumer

Price Index (CPI), at September of the previous year, plus 1%. It should be noted that this comes after a government policy of reducing council rents, which in turn impacted the long-term viability of HRAs and the ability to invest sufficiently in housing stock.

- 6.21 On 30 October 2024, the government announced in the Autumn Statement 2024 that there will be a £5bn investment in housing in 2025/26. As part of this investment, there will be a £500m boost to the affordable homes programme to build up to 5,000 extra homes. The details of this will be made available soon. It also announced that social rents will continue to increase by a maximum of September CPI + 1%.
- 6.22 Therefore, the proposed rent increase in 2025/26 of 2.7% is based on September CPI of 1.7% plus 1%.
- 6.23 On this basis, the proposed average weekly rents for general needs and sheltered/supported housing will increase by £3.44 from £127.33 to £130.77 in 2025/26. There is a range of rents across different sizes of properties. Table 1 below sets out the proposed average weekly rents by property size based on the rent increase of 2.7% for 2025/26 with effect from 7th April 2025.

**Table 1: Proposed Average Weekly Rent 2025/26**

Number of Bedrooms	Number of Properties	Current average weekly rent 2024/25	Proposed average weekly rent 2025/26	Proposed average rent increase	Proposed percentage increase
Bedsit	129	£103.30	£106.09	£2.79	2.7%
1	5,362	£109.41	£112.36	£2.95	2.7%
2	5,238	£127.52	£130.96	£3.44	2.7%
3	3,725	£146.01	£149.95	£3.94	2.7%
4	613	£166.23	£170.72	£4.49	2.7%
5	111	£194.46	£199.71	£5.25	2.7%
6	15	£202.09	£207.55	£5.46	2.7%
7	2	£191.22	£196.38	£5.16	2.7%
<b>All dwellings</b>	<b>15,195</b>	<b>£127.33</b>	<b>£130.77</b>	<b>£3.44</b>	<b>2.7%</b>

#### Formula Rent and Rent Caps

- 6.24 Central Government, through the Regulator of Social Housing, also sets the formula for calculating social housing rents in new tenancies.
- 6.25 The national formula for setting social rent is intended to enable Local Authorities to set rents at a level that allows them to meet their obligations to their tenants, maintain their stock (to at least Decent Homes Standard) and continue to operate a financially viable HRA, including meeting their borrowing commitments.
- 6.26 The formula is complex and uses national average rent, relative average local earning, relative local property value, and the number of bedrooms to calculate the formula rent.

- 6.27 Formula rents are subject to a national social rent cap. The rent cap is the maximum level to which rents can be increased to in any one financial year, based on the size of the property. Where the formula rent would be higher than the rent cap for a particular property, the national social rent cap must be used instead. Rent caps for 2025/26 are as shown below in table 2.

**Table 2: 2025/26 Bedroom Rent Caps**

<b>Number of Bedrooms</b>	<b>2025/26 Rent Cap</b>
1 and bedsits	£194.06
2	£205.45
3	£216.87
4	£228.27
5	£239.69
6 or more	£251.10

#### Housing Rent - New Council Tenants

- 6.28 Rents for new tenancies are set according to a formula (hence the term 'formula rent'). This is for new tenancies in either a relet of an existing council home, or a newly build council home.
- 6.29 The Policy statement on rents for social housing also includes provision for social landlords to apply a 5% flexibility on formula rents: *'The government's policy recognises that registered providers should have some discretion over the rent set for individual properties, to take account of local factors and concerns, in consultation with tenants. As a result, the policy contains flexibility for registered providers to set rents at up to 5% above formula rent (10% for supported housing – as defined in paragraphs 2.39-2.40 below). If applying this flexibility, providers should ensure that there is a clear rationale for doing so which takes into account local circumstances and affordability.'*
- 6.30 The 2024-2029 HRA Business Plan approved in March 2024, applied this 5% flexibility to formula rents. This was to ensure that, in the ongoing challenging financial climate, the Council could continue to meet its obligations to its tenants by investing in its stock, ensure that all homes meet at least the decent homes standard, ensure that homes meet the council's sustainability objectives and ensure homes are warm and cheaper to heat for tenants while still setting a balanced HRA. This continues to be the Council's policy.

#### London Affordable Rent

- 6.31 London Affordable Rent (LAR) was introduced by the Mayor of London in 2016 as a social housing product for new affordable homes funded by Building Council Homes for Londoners (BCHFL) grant. It reflects the 2015/16 formula rent cap uprated by CPI plus one per cent every year. These LAR rents are at the same level anywhere in London. LAR homes are let by councils on secure tenancies, and by other registered providers.
- 6.32 The BCHFL grant programme allocated grant on the basis that homes for low-cost rent would be let at London Affordable Rent (LAR) rather than formula rent. The historically relatively low level of grant – a flat rate of £100,000 per unit – reflected that expectation.
- 6.33 In the 2023/24 HRA Business Plan it was agreed to let homes built as part of the GLA's 2016-2021 programme at LAR.

- 6.34 Table 3 below shows London Affordable Rents for 2025/26. This represents an uplift on 2024/25 LAR Rents by September CPI plus 1%.

**Table 3: 2025/26 LAR**

<b>Number of Bedrooms</b>	<b>2025/26 LAR</b>
1 and bedsits	£206.87
2	£219.02
3	£231.18
4	£243.35
5	£255.52
6 or more	£267.67

**Rent for other homes held in the HRA.**

**Homes acquired and leased to the HCBS.**

- 6.35 All properties acquired since 1 April 2019 for housing homeless households held in the HRA are leased to Haringey Community Benefit Society (HCBS) and let by the HCBS at Local Housing Allowance (LHA) rent levels.
- 6.36 The HRA financial plan includes in its income the lease charges to HCBS for a maximum period of seven (7) years from the time of acquisition. From year eight (8), it recognises incomes from these properties at formula rent, with the normal annual rent increases of CPI plus 1%, as these properties are assumed will revert to the HRA after 7 years of lease.
- 6.37 From 7th April 2025, all other council-owned properties, in the HRA, used as temporary accommodation under a Council non-secure tenancy will have proposed rent increases of 2.7% (CPI + 1%).
- 6.38 It is proposed that the rent charged properties held for temporary accommodation in the HRA be aligned to HRA rent standards. Currently these are set by the “Rents and Charges for Temporary Accommodation” approved on 3 April 2017. The rents and charges in this document have not been updated in light of subsequent changes in legislation, and specifically, the Rent Standard, and so restricts rents and income.
- 6.39 It is proposed that the following changes are made to allow the HRA to set rents at an appropriate level in line with the Rent Standard. Specifically, where the Rent Standard applies to new tenancies and licences in HRA properties.
- Rents for existing Council owned properties (including new Lodges) are set at the level permitted by the Rent Standard.
  - Service charges are set at a level to recover the full costs of those services.

The rent element is currently limited to formula rent plus + 5% for self-contained homes and plus 10% for Birkbeck Lodge, plus full recovery of the cost of providing services.

- 6.40 Where the Rent Standard applies to existing tenancies and licences, that rents and services charges are updated annually in April in line with the Rent Standard.

- 6.41 There may be circumstances where rents are not governed by the Rent Standard. Where the Rent Standard does not apply to properties held in the HRA, that rents will be set at a level that is fully payable through housing benefit or universal credit. Service charges should be set at a level to recover the full costs of services provided.

#### Shared Ownership Rents

- 6.42 There are a small number of shared ownership properties in the HRA, and their rents are to be increased in line with their contracts, typically January RPI +0.5%. The Government announced, last year, that for new shared ownership properties the rent on the unsold portion is to be increased by CPI +1%.

#### Tenants' Service Charges

- 6.43 In addition to rents, tenants pay charges for services they receive which are not covered by the rent.
- 6.44 Service charges must be set at a level that recovers the cost of the service, and no more than this. Charges are calculated by dividing the budgeted cost of providing the service to tenants by the number of tenants receiving the service. Therefore, a flat rate is charged to tenants receiving each service and the weekly amount is fixed. The amount tenants pay increases where the cost of providing the service is anticipated to increase. Equally, charges are reduced when the cost of providing the service reduces or where there has been an over-recovery in the previous year.
- 6.45 The Council's policy is to fully recover the cost of providing a service to tenants. Service charges are covered by housing benefit and Universal Credit, so any tenant in receipt of these benefits will have these costs covered.
- 6.46 The services tenants currently pay for are listed below:
- Concierge
  - Grounds maintenance
  - Caretaking
  - Street sweeping (Waste collection)
  - Estates road maintenance
  - Light and power (Communal lighting)
  - TV aerial maintenance
  - Door entry system maintenance
  - Sheltered housing cleaning service
  - Good neighbour cleaning service
  - Window cleaning service
  - Converted properties cleaning
  - Heating
- 6.47 Tenants living in sheltered and supported housing also pay the following additional support charges:
- Sheltered Housing Charge
  - Good Neighbour Charge
  - Additional Good Neighbour Charge
- 6.48 The applicable charges proposed for 2025/26 is as shown in table 4 below.



**Table 4 – Proposed Tenants' Service Charges with effect from 7th April 2025**

Tenants' Service Charges	Current Weekly Charge 2024/25	Draft Proposed Weekly Charge 2025/26	Increase / Decrease	
<b>Property Charges:</b>				
Concierge	£26.62	£27.39	£0.77	3%
Grounds Maintenance	£3.47	£3.15	£-0.32	-9%
Caretaking	£7.62	£9.25	£1.63	21%
Street Sweeping	£8.57	£8.45	£-0.12	-1%
Estates Road maintenance	£0.77	£0.77	£0.00	0%
Communal Lighting (Light & Power)	£4.04	£3.45	£-0.59	-15%
TV aerial maintenance	£0.41	£0.38	£-0.03	-7%
Door entry system maintenance	£1.11	£1.12	£0.01	1%
Sheltered housing cleaning service	£2.48	£2.72	£0.24	10%
Good neighbour cleaning service	£1.76	£1.85	£0.09	5%
Window cleaning	£0.67	£0.69	£0.02	3%
Converted Properties Cleaning	£3.93	£5.06	£1.13	29%
Sheltered Housing Blocks Heating *1	£18.33	£12.65	£-5.68	-31%
Garton House / Lowry House Heating *1	£15.33	£10.58	£-4.75	-31%
Ferry Lane Estate / Runcorn Heating *1	£21.83	£15.07	£-6.76	-31%
Rosa Luxemburg - District Heating 8 *1	£7.14	£4.93	£-2.21	-31%
William Atkinson House Heating *1	£19.45	£13.57	£-5.88	-30%
<b>Support Charges:</b>				
Sheltered Housing Charge	£33.40	£35.68	£2.28	7%
Good Neighbour Charge	£14.93	£15.24	£0.31	2%
Good Neighbour Charge (Stokley Court)	£18.17	£18.80	£0.63	3%

\*Notes: 1 – The heating charges do not include any surplus/deficit balancing adjustment for 2023/24.

#### Heating charges

- 6.49 The Council has two types of heating charges: flat rate charges and metered charges. A policy for setting both types of heating charges was agreed by Cabinet in March 2023.
- 6.50 The heating charges reflect the projected usage in the blocks and projected energy rates for 2025/26. The current intelligence from the Council's energy supplier (Laser) is that costs in 2025/26 are expected to be approximately 31% lower than costs in 2024/25 and this has been reflected in the proposed charges in the table above.
- 6.51 The charges included in the table above are provisional and have not fully followed the agreed service charge setting policy, because at this stage not all of the information needed is available. They will be updated in the next update to Cabinet in February 2025 in accordance with the agreed policy to take into account any surplus or deficit adjustment for 2023/24, and so remain provisional and subject to change.
- 6.52 Where properties are metered (as is the case at Broadwater Farm, Walter Tull House and soon to be Aaron Gayle Court), the charges will be based on usage for each property and

proposed tariffs are detailed in the table below. Again, these are expected to reduce by 31% compared to 2024/25 charges. Given the Council did not have any metered blocks in 2023/24, there is no surplus/deficit to consider when setting the 2025/26 charges for these blocks with metered properties.

**Table 5 – Proposed Metered Tariffs with effect from 7th April 2025 (2025/26)**

Metered blocks (same tariff applies to all sites)	Current Tariff 2024/25	Draft Proposed Tariff 2025/26	Increase / Decrease	
Weekly standing charge (£/wk)	£3.65	£3.65	£0.00	0%
Price per unit of heat (pence/kWh)	7.90p	5.42p	-2.48p	-31%

### **Rent Consultation**

- 6.53 There is no requirement for tenant consultation on existing rents and service charge increases (but there is a duty to notify tenants of such increases once a decision has been made). Haringey Council's rents are set in accordance with government rent standard and no new charges are being introduced for the tenants' service charges. Tenants must be given at least four weeks' notice before the new rents and service charges for 2025/26 start on 7th April 2025.
- 6.54 The Council has planned engagement with tenants and leaseholders on this HRA Business Plan using the established tenant and leaseholder engagement channels. This engagement will take place following the meeting of the Cabinet to consider this report on 10 December 2024. Any feedback from the engagement will be considered by the Cabinet in February 2025 before the final HRA budget for 2025/26 and Business Plan is recommended to Council on 3 March 2025.

### **HRA Revenue Expenditure**

- 6.55 Significant items of revenue expenditure in the HRA include repairs costs (£31.5m), housing management costs (£34.5m), capital financing charges (£26.1m) and depreciation (£22.7m). These four items constitute approximately 80% (£115m) of the total expected HRA expenditure (£144m) in 2025/26.
- 6.56 The proposed spend on repairs to the housing stock presents a significant strain on the HRA. The increase in the cost of repairs shows the Council's commitment to providing a good, timely, repairs service, in line with the new responsive repairs policy agreed by Cabinet in October 2024.
- 6.57 The cost of repairs is significant and comes following a failure to sufficiently invest in council housing over a number of years. It is expected that as investment in homes increases in the coming years, as described below, the number of repairs and therefore the cost of repairs will come down.
- 6.58 Additionally, the cost of repairs includes the cost of bringing void properties back into use – in other words, when a home is vacated and ready to be relet, works are carried out to bring the home up to the required standard. When new homes are delivered through the delivery programme, they are often let in the first instance to existing tenants through the Neighbourhood Moves Scheme. Although these homes are offered in the first instance to tenants who are freeing up a large home and are downsizing to their new home (and therefore allowing larger family homes to be let to households who need these) and then to

overcrowded households; households who have no housing need are also allowed to move to new homes through the Neighbourhood Moves Scheme. This means that void costs are incurred without meeting housing need. Amending the Neighbourhood Moves Scheme could therefore lead to reduced void costs. Any change to the Neighbourhood Moves Scheme would need to be implemented through an amended Housing Allocations Policy.

- 6.59 The management cost is also significant and is necessary to ensure that tenants and leaseholders are provided with a good quality service from the council. This plan makes provision for the Council to increase the number of housing officers to ensure that tenants are provided with the necessary support and advice.
- 6.60 The capital financing charge is the interest on HRA loans and internal funding and is budgeted at £0.9m above the 2024/25 level due to some loans due for re-financing. These are projected to be re-financed at slightly higher rate than when they were originally taken out.
- 6.61 Depreciation is a cash charge to the HRA to reflect the need to finance the replacement of components within HRA homes over time. The depreciation charges to the HRA are transferred into the Major Repairs Reserve (MRR). The Major Repairs Reserve is used to build up capital sums that can be used to finance the capital programme.
- 6.62 The proposed HRA capital programme supports the delivery of over £3.1bn investment in the Council's existing stock over the next 30 years, and the delivery of over 3,000 new council homes by March 2031.
- 6.63 There are of course risks such as the impact of the current inflation and interest rate rises on collection of rent, capacity to build, and overall sustainability of the HRA. However, these risks have been factored into this iteration of the HRA budget/Business Plan. The forecast revenue contribution to capital outlay (RCCO) is currently below the set minimum of £8m throughout the proposed MTFS period (2025/26-2029/30).
- 6.64 There is ongoing review and work to identify further savings proposals to ensure that the RCCO reaches the £8m minimum by the time the final report is taken to cabinet in February 2025. It should be noted that the financial plan recognises the management of risks in these periods via the use of working balance which currently projected at £20m by March 2025.

#### **Proposed HRA Business Plan (2025/26-2029/30)**

- 6.65 This report sets out the proposed HRA 5 years Budget/Business Plan in Table 6 below. It accommodates the scale of development presently assumed within the business and financial planning in terms of its impact of the future years HRA revenue position. It also takes into consideration the current inflation and interest rates and its impact in next year's rent charges. The draft HRA budget for 2025/26 to 2029/30 is as shown below in Table 6. The subsequent 5 years depicts an improvement in the HRA financial position as shown in Table 6.1.

**Table 6 – Proposed HRA 5-Year Revenue Budget (2025/26 – 2029/30)**

<b>Housing Revenue Account (HRA)</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Total</b>
<b>Income &amp; Expenditure</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>5 Years</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>Income</b>						
Dwellings Rent Income	(115,018)	(122,672)	(132,203)	(139,162)	(149,228)	<b>(658,283)</b>
Void Loss	2,123	1,182	1,277	1,345	1,445	<b>7,372</b>
Hostel Rent Income	(2,343)	(2,409)	(2,476)	(2,545)	(2,616)	<b>(12,389)</b>
Service Charge Income	(16,763)	(17,538)	(18,471)	(19,315)	(20,239)	<b>(92,326)</b>
Leaseholder Income	(10,829)	(11,086)	(11,353)	(11,627)	(11,907)	<b>(56,802)</b>
Other Income (Garages /Aerials/Interest)	(1,639)	(1,998)	(2,038)	(2,079)	(1,716)	<b>(9,470)</b>
<b>Total Income</b>	<b>(144,468)</b>	<b>(154,521)</b>	<b>(165,264)</b>	<b>(173,383)</b>	<b>(184,261)</b>	<b>(821,898)</b>
<b>Expenditure</b>						
Repairs	31,502	32,818	33,003	33,512	34,111	<b>164,946</b>
Housing Management	34,505	32,446	33,095	33,757	34,432	<b>168,235</b>
Housing Demand	1,879	1,879	1,879	1,879	1,879	<b>9,396</b>
Estates Costs (Managed)	14,975	15,423	15,731	16,046	16,367	<b>78,542</b>
Provision for Bad Debts (Tenants)	2,188	1,228	1,313	1,377	1,467	<b>7,573</b>
Provision for Bad Debts (Leaseholders)	260	266	272	279	286	<b>1,363</b>
Other Costs (GF Services)	3,671	3,744	3,819	3,895	3,973	<b>19,102</b>
Other Costs (Property/Insurance)	2,212	2,256	2,301	2,347	2,394	<b>11,511</b>
Capital Financing Costs	26,180	33,995	42,105	49,618	55,924	<b>207,822</b>
Contribution to Major Repairs (Depreciation)	22,729	23,776	25,044	26,181	27,434	<b>125,164</b>
<b>Revenue Contributions to Capital</b>	<b>4,367</b>	<b>6,690</b>	<b>6,702</b>	<b>4,491</b>	<b>5,993</b>	<b>28,243</b>
<b>Total Expenditure</b>	<b>144,468</b>	<b>154,521</b>	<b>165,264</b>	<b>173,383</b>	<b>184,261</b>	<b>821,898</b>
<b>HRA (Surplus) / Deficit</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 6.1: Proposed HRA Revenue budget (2030/31-2034/25)

<b>Housing Revenue Account (HRA)</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>	<b>Year 10</b>	<b>Total</b>
<b>Income &amp; Expenditure</b>	<b>2030-31</b>	<b>2031-32</b>	<b>2032-33</b>	<b>2033-34</b>	<b>2034-35</b>	<b>5 Years</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>Income</b>						
Dwellings Rent Income	(157,504)	(165,884)	(173,604)	(179,857)	(185,818)	<b>(862,667)</b>
Void Loss	1,527	1,610	1,686	1,747	1,806	<b>8,376</b>
Hostel Rent Income	(2,689)	(2,764)	(2,842)	(2,921)	(3,003)	<b>(14,219)</b>
Service Charge Income	(21,076)	(21,887)	(22,598)	(23,125)	(23,627)	<b>(112,313)</b>
Leaseholder Income	(12,194)	(12,487)	(12,787)	(13,094)	(13,409)	<b>(63,971)</b>
Other Income (Garages /Aerials/Interest)	(1,750)	(1,786)	(1,821)	(1,858)	(1,895)	<b>(9,110)</b>
<b>Total Income</b>	<b>(193,685)</b>	<b>(203,198)</b>	<b>(211,966)</b>	<b>(219,108)</b>	<b>(225,946)</b>	<b>(1,053,904)</b>
<b>Expenditure</b>						
Repairs	34,721	35,416	36,124	36,847	37,584	<b>180,692</b>
Housing Management	35,121	35,823	36,539	37,270	38,016	<b>182,769</b>
Housing Demand	1,879	1,879	1,879	1,879	1,879	<b>9,396</b>
Estates Costs (Managed)	16,694	17,028	17,368	17,716	18,070	<b>86,876</b>
Provision for Bad Debts (Tenants)	1,541	1,617	1,686	1,743	1,796	<b>8,383</b>
Provision for Bad Debts (Leaseholders)	293	300	307	314	322	<b>1,536</b>
Other Costs (GF Services)	4,053	4,134	4,216	4,301	4,387	<b>21,090</b>
Other Costs (Property/Insurance)	2,442	2,491	2,541	2,592	2,644	<b>12,709</b>
Capital Financing Costs	61,971	66,617	69,775	72,058	73,102	<b>343,523</b>
Contribution to Major Repairs (Depreciation)	28,575	29,671	30,635	31,359	32,034	<b>152,274</b>
<b>Revenue Contributions to Capital</b>	<b>6,396</b>	<b>8,222</b>	<b>10,895</b>	<b>13,029</b>	<b>16,113</b>	<b>54,655</b>
<b>Total Expenditure</b>	<b>193,685</b>	<b>203,198</b>	<b>211,966</b>	<b>219,108</b>	<b>225,946</b>	<b>1,053,904</b>
<b>HRA (Surplus) / Deficit</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### **Proposed HRA 5 Years Capital Programme (2025/26 – 2029/30)**

- 6.66 The HRA has a significant capital investment programme. This programme can be divided into two main strands: investment in existing housing stock and investment in delivering and acquiring new housing into the HRA.
- 6.67 Both strands are essential to ensure that all residents are living in good quality, safe, secure housing. They are also essential to ensuring the long-term financial sustainability of the HRA. Investing in the Council's housing now means that in the longer term the cost of repairs and disrepair is minimised. Establishing a holistic programme of planned investment helps us to ensure that these works provide value for money and the programme ensures the long-term safety of our homes, and their sustainability.
- 6.68 Investing in new housing – whether that is through the direct delivery of newly built housing, the acquisition of newly built housing or the acquisition of existing homes, generally used to provide accommodation for homeless households, supports the long-term sustainability of the HRA by growing the revenue base through increased rental income.
- 6.69 The HRA Business Plan is geared towards maximising the use of other available resources and use of borrowing as last resort, while maintaining a working balance of £20m. The capital programme funding is through a mix of grant funding, S106 monies, revenue contributions and prudential borrowing. The total capital investment in 2025/26 is expected to be £256m, fully funded from grants, the Major Repairs Reserve, revenue contributions,

RTB retained capital receipts, leaseholder contributions and borrowing. Details are set out in Table 7 for forecast capital spend between 2025/26 to 2029/30.

**Table 7 – Proposed HRA 5 Year Capital Programme (2025/26 – 2029/30)**

Housing Revenue Account (HRA)	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Investment & Financing	2025-26	2026-27	2027-28	2028-29	2029-30	5 Years
	£'000	£'000	£'000	£'000	£'000	£'000
<b>Capital Investment</b>						
Major Works, Including Carbon Reduction	62,550	70,164	75,850	75,769	80,510	364,843
Fire Safety Works	8,041	8,366	7,460	5,631	5,743	35,241
Broadwater Farm Works	19,713	17,575	16,975	16,975	16,974	88,212
<b>Total Existing Stock Investment</b>	<b>90,304</b>	<b>96,105</b>	<b>100,285</b>	<b>98,375</b>	<b>103,227</b>	<b>488,296</b>
New Homes Build Programme	124,306	121,369	120,976	96,366	70,791	533,808
New Homes Acquisitions	18,744	19,584	15,809	5,965	0	60,102
TA Acquisitions	23,053	23,745	24,457	25,191	25,947	122,393
<b>Total Capital Investment</b>	<b>256,407</b>	<b>260,804</b>	<b>261,529</b>	<b>225,897</b>	<b>199,968</b>	<b>1,204,604</b>
<b>Capital Investment Financing</b>						
Grants (GLA)	45,820	74,042	35,032	28,616	10,468	193,978
Major Repairs Reserve	22,729	23,776	25,044	26,181	27,434	125,164
Revenue Contributions	2,005	6,689	6,703	4,490	5,994	25,881
RTB Capital Receipts	9,455	9,735	9,795	6,461	6,818	42,264
Leaseholder Contributions to Major Works	7,144	6,965	7,022	6,936	6,965	35,032
Market Sales Receipts	1,348	1,613	1,482	15,450	450	20,343
<b>Borrowing</b>	<b>167,906</b>	<b>137,984</b>	<b>176,451</b>	<b>137,763</b>	<b>141,840</b>	<b>761,944</b>
<b>Total Capital Financing</b>	<b>256,407</b>	<b>260,804</b>	<b>261,529</b>	<b>225,897</b>	<b>199,968</b>	<b>1,204,604</b>

6.70 The projected HRA capital programme budget over the subsequent 5 years is as shown in Table 7.1 below.

**Table 7.1: Projected HRA Capital Programme (2030/31- 2034/35)**

Housing Revenue Account (HRA)	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Investment & Financing	2030-31	2031-32	2032-33	2033-34	2034-35	5 Years
	£'000	£'000	£'000	£'000	£'000	£'000
<b>Capital Investment</b>						
Major Works , Including Carbon Reduction	78,954	62,604	58,733	59,884	48,388	<b>308,563</b>
Fire Safety Works	1,172	1,195	1,219	1,243	1,243	<b>6,072</b>
Broadwater Farm Works	16,725	16,725	0	0	0	<b>33,450</b>
<b>Total Existing Stock Investment</b>	<b>96,851</b>	<b>80,524</b>	<b>59,952</b>	<b>61,127</b>	<b>49,631</b>	<b>348,085</b>
New Homes Build Programme	66,181	62,471	56,345	58,088	29,655	<b>272,741</b>
TA Acquisitions	26,725	27,527	28,353	29,204	0	<b>111,809</b>
<b>Total Capital Investment</b>	<b>189,758</b>	<b>170,522</b>	<b>144,650</b>	<b>148,421</b>	<b>79,287</b>	<b>732,638</b>
<b>Capital Investment Financing</b>						
Grants (GLA)	6,450	12,900	12,900	12,900	6,450	<b>51,600</b>
Major Repairs Reserve	28,575	29,671	30,635	31,359	32,034	<b>152,274</b>
Revenue Contributions	6,397	8,224	10,894	13,032	7,584	<b>46,131</b>
RTB Capital Receipts	7,196	7,591	8,007	8,444	512	<b>31,750</b>
Leaseholder Contributions to Major Works	6,567	5,578	4,934	4,652	4,171	<b>25,902</b>
Market Sales Receipts	0	25,183	26,246	27,363	28,536	<b>107,328</b>
<b>Borrowing</b>	<b>134,573</b>	<b>81,375</b>	<b>51,034</b>	<b>50,671</b>	<b>0</b>	<b>317,653</b>
<b>Total Capital Financing</b>	<b>189,758</b>	<b>170,522</b>	<b>144,650</b>	<b>148,421</b>	<b>79,287</b>	<b>732,638</b>

- 6.71 The Council continues to project an ambitious HRA capital programme both in terms of investing in its existing stock and new build. The financial sustainability of this is reflected in the forecast revenue position as set out in Tables 6 and 6.1.
- 6.72 This Business Plan presents reprofiled costs in major works, carbon reduction, fire safety budget – to meet current regulatory requirements (Building Safety & Fire Safety legislation) and reach 100% Decent Homes standard, following self-referral.

#### Investment in our existing stock

- 6.73 The existing stock investment programme has been prioritised to achieve the following targets:
- Ensuring that 100% of homes meet the Government's Decent Homes Standard by the end of 2028, as agreed with the regulator of social housing, and to ensure all homes continue to meet the decency standard thereafter.
  - Ensuring the Council's housing stock meets all regulatory and statutory obligations including those of the Building Safety and Fire Safety acts.
  - Improving the energy performance of homes to minimise the impact of rising energy costs for tenants and to reduce carbon emissions.
- 6.74 A full stock condition survey was completed in 2024 and information was collected for 74% of the Council's properties. This ensures that the Council has the information needed to effectively plan for the required investment across the medium term.
- 6.75 The council is procuring four geographically based, long-term partnering contracts which will provide the Council with the capacity and capability required to deliver around £570m of the

overall planned investment in homes over the next 10 years. These contracts will be mobilised and will start on site in 2025/26.

## Major Works & Decent Homes Works

- 6.76 The Council estimate that £110m will need to be invested by the end of 2028 in order to achieve the Council's target of ensuring all homes meet the decent homes standard by 2028. This will pay for new kitchens and bathrooms, improvements to heating and electrical systems and roof, window and door replacements.
- 6.77 Over the first 5 years of the programme, the Council will also be prioritising high-rise buildings to carry out building safety works and works to communal mechanical and electrical systems alongside decent homes improvements.

## Carbon Reduction Works

- 6.78 The Council will be improving the energy performance of homes in order to reduce carbon emissions and minimise the effects of rising energy bills on tenants. The Council will be taking a fabric first approach by investing in improvements to windows, doors and wall and roof insulation. Where possible, works will be aligned with other major works programmes and comply with PAS2035/2030 standards.
- 6.79 Over the next 3 years, the Council will be delivering a retrofit programme to up to 289 properties, including 217 on the Coldfall Estate in Muswell Hill. This will deliver £10m of investment which is being part funded by a Social Housing Decarbonisation Fund Grant of £1.7m. The measures being installed include energy efficient windows and doors; loft/roof insulation; external wall insulation and ventilation.

## Fire Safety Works

- 6.80 The proposed budget/Business Plan is to ensure that all housing stock continues to meet changing statutory requirements. The budget was refreshed in last year and additional investment of £2m was added over the planning period to ensure that the requirement of the recent Fire Safety (England) Regulations 2022 are met. The programme includes front entrance door replacements, window infill panel replacements, Automatic Fire Detection (AFD) to street properties, automatic Fire detection and compartmentation works to timber clad buildings, Intrusive Fire Risk Assessments (FRA) and follow up works.

## New Homes

- 6.81 Haringey has a significant housing delivery programme, with the ambition to deliver 3,000 Council homes by 2031. By the end of 2024, just under 700 households will have moved into newly build council homes as part of the programme.
- 6.82 Haringey's programme is supplemented by significant grant subsidy from the Greater London Authority (GLA). The anticipated capital spend to 2030 allows the Council to deliver 3,000 Council homes at approximately £594m, of which around £150m is grant subsidy.
- 6.83 The programme is a mix of homes that are being directly delivered by Haringey, and homes that have been acquired by the Council.
- 6.84 This financial plan continues to provide for financial resources to meet the Council's commitment to the delivery of high-quality Council homes. This is an integral part of the Council's core HRA business, with a delivery programme that is viable in the long term.



- 6.85 Over the past five years, the Council has established a housing delivery programme that is committed to delivering 3,000 new council homes for council rent by 2031. These are the first new council homes in Haringey for forty years. The programme has been reprofiled to still deliver the 3,000 homes by 2031, while reducing capital expenditure by 14%. Over 2,000 homes have started on site or completed.
- 6.86 The new homes are designed through an iterative process of consultation and engagement with Members, planners, and the community.
- 6.87 Clear, explicit design principles mean that these homes will have the highest standards of design quality – so that homes are beautiful, but also safe, comfortable, and accessible. They will also be easy and affordable to look after for the Council and for the tenant.
- 6.88 Climate change, carbon management, and sustainability is integral to the design of the Council's new generation of Council homes with the Council targeting zero-carbon and Passivhaus on every development.
- 6.89 More than 10% of new homes are fully wheelchair accessible, with a target of 20%. Through the Bespoke Homes programme the Council are actively identifying households on the housing register with specific accessibility needs in order to ensure that new homes are designed for them. Additionally, 10% of the programme will be delivered as supported housing for people who need additional support to live independently. It is expected that these supported housing units will also lead to General Fund savings in the future.
- 6.90 The need for genuinely affordable homes in Haringey, as it is across the country is urgent. More than 12,500 households are currently on the Council's housing register.
- 6.91 Some housing delivery schemes that are providing a significant number of new council homes for the borough, or are providing much needed supported housing are listed below:
- Walter Tull House - 131 new council homes and a new health centre
  - Hale Wharf - 191 new council homes
  - Ashley Road Depot - 272 new council homes
  - Barbara Hucklesbury - 14 new council homes in partnership with a supported housing provider to provide support for survivors of domestic abuse under the GLA DASHA Programme
  - Mallard Place - 150 new council homes
  - Sir Frederick Messer - 66 new council homes
  - St. Ann's - 131 new council homes including a specialist supported housing building
  - Mecca Bingo - 78 new council homes as part of a larger multi-tenure scheme including student housing, commercial space and a pocket park
  - High Road West – 546 new council homes as part of a significant new scheme
  - Selby – 206 new council homes as part of a significant new scheme

#### Broadwater Farm Improvement Works and New Build Programme

- 6.92 The Broadwater Farm (BWF) improvement aims to regenerate the whole estate with £250m of planned investment which will deliver nearly 300 new homes, will retrofit more than 800 existing homes and will make improvements to the public realm and facilities. This is part of the Council's broader Housing Delivery Programme and will make a significant contribution to the Council's overall new council housing target.

- 6.93 The programme will support social value and placemaking. The Social Value commitments made by contractors will deliver measurable and impactful training, employment and social opportunities.
- 6.94 New housing, retail units, a health centre and enterprise units will be delivered, alongside major public realm improvements. And in terms of improvements to existing homes and blocks, this will include fire door replacements, decorations to communal areas, new flooring, structural water-proofing, improved energy performance, and accessibility works

Existing Homes Acquisitions – Temporary Accommodation (TA)

- 6.95 The Council's TA acquisition programme is based on the purchase of homes and subsequent leasing to the Haringey Community Benefit Society (HCBS) to provide housing to households in housing need nominated to it by Haringey Council. This scheme will generate adequate rental income to cover the cost of capital and associated cost. There is also a General Fund (GF) saving generated by the provision of homes to homeless households in the HRA via reduction in the use of privately-owned temporary accommodation in GF. This plan recognises the proposal for additional 100 homes as part of the temporary accommodation reduction plan. These will be funded by government grant, General fund capital contribution and borrowing in the HRA.

**7 Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes**

- 7.1 This report sets out the Council's commitment to 'creating homes for the future'

**8 Carbon and Climate Change**

- 8.1 This report contributes to the Council's commitment of 'responding to the climate emergency' and details are contained throughout the report.

**9. Statutory Officers comments (Director of Finance, Procurement, Head of Legal and Governance, Equalities)**

**Finance**

- 9.1 As the Budget/MTFS report is primarily financial in its nature, comments of the Chief Financial Officer are contained throughout the report.
- 9.2 The formal Section 151 Officer assessment of the robustness of the HRA's budget, including adequacy of reserves to mitigate against future risks will be made as part of the final budget report to Council in March 2025.

**Procurement**

- 9.2 Procurement notes the contents of the report.

**Assistant Director of Legal & Governance**

- 9.3 The Assistant Director of Legal & Governance has been consulted in the content of this report. The Council has a duty to keep a HRA under section 74 of the Local Government and Housing Act 1989, the keeping of which must be in accordance with Schedule 4 of that Act. Under Schedule 15 of the Localism Act 2011, local authorities were required to be self-financing in relation to their housing stock, financing their housing stock from their own rents. This report is for noting pending a further report in February 2025 and does not at this stage raise any legal issues.

## Equality

9.4 The Council has a public sector equality duty under the Equality Act (2010) to have due regard to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between people who share those protected characteristics and people who do not;
- Foster good relations between people who share those characteristics and people who do not.

9.5 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.

9.6 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

9.7 This report details the draft medium term financial strategy for the HRA. Cabinet is asked to approve the business plan. This decision is needed to ensure that the Council has a sustainable HRA. A sustainable HRA means that the council as a landlord can provide services to council tenants and leaseholders, and can invest in their homes, and in new homes for future tenants and leaseholders.

9.8 Ensuring a sustainable HRA benefits two groups in particular. The first group is our existing council tenants and leaseholders, since they live in homes owned and managed by the council. The second group is households on the council's housing register, in particular those in bands A and B, since they stand to benefit from new council homes brought forward in the borough.

9.9 Haringey Council's tenant population shows the following characteristics compared to the wider borough population:

- a significantly higher proportion of young people (under 24) and older people (over 50).
- a significantly higher proportion of individuals who have a disability under the Equalities Act.
- a slightly higher proportion of individuals who report their gender identity as different from sex registered at birth.
- a significantly lower proportion of individuals who are married or in a registered civil partnership.
- a significantly higher proportion of individuals who identify as Muslim, and slightly higher proportion of individual who identify as Christian, Buddhist or another religion. This is countered by a significantly lower proportion of tenants who don't associate with any religion or identify as Jewish, Hindu or Sikh.
- a significantly higher proportion of female individuals.
- a significantly lower proportion of individuals who report their sexual identity as something other than Straight or Heterosexual

9.10 Building new council homes benefits existing council tenants in housing need, and households currently living in temporary accommodation. Data held by the council suggests that women, young people, and people who are BAME are over-represented among those living in temporary accommodation. Furthermore, individuals with these protected characteristics, as well as those who identify as LGBTQ+ and disabled people are known to be vulnerable to homelessness.

9.11 As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics.

**10 Use of Appendices**

10.1 None

**11 Background papers**

11.1 None



