

NOTICE OF MEETING

CABINET

Tuesday, 21st October, 2025, 6.30 pm - George Meehan House, 294 High Road, Wood Green, N22 8JZ (watch the [live meeting](#), watch the recording [here](#))

Councillors: Ajda Ovat, Peray Ahmet (Chair), Mike Hakata, Emily Arkell, Zena Brabazon, Dana Carlin, Seema Chandwani, Lucia das Neves, Ruth Gordon and Sarah Williams

Quorum: 4

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

To receive any apologies for absence.

3. URGENT BUSINESS

The Chair will consider the admission of any late items of Urgent Business. (Late items of Urgent Business will be considered under the agenda item where they appear. New items of Urgent Business will be dealt with under Item 18 below. New items of exempt business will be dealt with at Item 26 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. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS

On occasions part of the Cabinet meeting will be held in private and will not be open to the public if an item is being considered that is likely to lead to the disclosure of exempt or confidential information. In accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 (the "Regulations"), members of the public can make representations about why that part of the meeting should be open to the public.

This agenda contains exempt items as set out at Item 19: Exclusion of the Press and Public. No representations with regard to these have been received.

This is the formal five clear day notice under the Regulations to confirm that this Cabinet meeting will be partly held in private for the reasons set out in this Agenda.

6. MINUTES (PAGES 1 - 28)

To confirm and sign the minutes of the meeting held on 16 September 2025 as a correct record.

7. DEPUTATIONS/PETITIONS/QUESTIONS

To consider any requests received in accordance with Standing Orders.

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

For Cabinet to note (if any).

9. ADOPTING A NEW TENANCY MANAGEMENT POLICY (PAGES 29 - 82)

Report of the Corporate Director of Adults, Housing and Health. To be presented by the Cabinet Member for Housing & Planning (Deputy Leader)

10. ADOPTING A NEW TENANCY STRATEGY (PAGES 83 - 130)

Report of the Corporate Director of Adults, Housing and Health. To be presented by the Cabinet Member for Housing & Planning (Deputy Leader)

11. APPROVAL OF CONTRACT FOR DEMOLITION OF NORTHOLT AND THE STAPLEFORD WING BLOCK AND APPROVAL FOR CONTRACT FOR PHASE TWO OF THE BROADWATER FARM NEW HOMES PROGRAMME (PAGES 131 - 156)

Report of the Corporate Director of Culture, Strategy and Communities. To be presented by the Cabinet Member for Placemaking & Local Economy

12. APPROVAL TO DELIVER COUNCIL HOMES AND LET CONSTRUCTION CONTRACT WITHIN SIR FREDERICK MESSER ESTATE BOUNDARY N15 (PAGES 157 - 178)

Report of the Corporate Director of Finance and Resources (S151 Officer). To be presented by the Cabinet Member for Housing & Planning (Deputy Leader)

13. APPROVAL TO PROCURE PRINT / POST SERVICES (PAGES 179 - 186)

Report of the Corporate Director of Finance and Resources (S151 Officer). To be presented by the Cabinet Member for Finance & Corporate Services

14. APPROVAL TO TENDER FOR THE MALLARD PLACE (CHOCOLATE FACTORY PHASE 2) WORKS CONTRACT (PAGES 187 - 204)

Report of the Corporate Director of Finance and Resources (S151 Officer). To be presented by the Cabinet Member for Housing & Planning (Deputy Leader)

15. FUNDING AFFORDABLE HOUSING THROUGH LONG-TERM INSTITUTIONAL FINANCE (PAGES 205 - 216)

Report of the Corporate Director of Finance and Resources (S151 Officer). To be presented by the Cabinet Member for Housing and Planning (Deputy Leader)

16. MINUTES OF OTHER BODIES (PAGES 217 - 240)

To note the minutes of the following:

Cabinet Member Signing

3 September 2025 - Continuation to receive grant funding for the North London Music Hub

3 September 2025 - Park View Secondary School Block A Roof Replacement
- Permission to initiate tender action for Construction Related Consultancy Services

6 October 2025 - Housing Asset Management Partnering Contracts/Kenneth Robbins House - Contract Variation/Stellar House - Contract Variation

6 October 2025 - School Street - SS50 Coldfall Primary (Everington Road entrance)

8 October 2025 - Household Support Fund: 01 April 2025 to 31 March 2026

Urgent Decisions

10 September 2025 - Terminate the contract with the current equipment supplier, NRS and Withdraw from the current London Consortium arrangement and Approval for Haringey

18 September - Approval to directly award a new contract for the Integrated Community Equipment Service to a new provider.

17. SIGNIFICANT AND DELEGATED ACTIONS (PAGES 241 - 242)

To note the delegated decisions taken by Directors.

18. NEW ITEMS OF URGENT BUSINESS

As per item 3.

19. EXCLUSION OF THE PRESS AND PUBLIC

Note from the Democratic Services and Scrutiny Manager

Items 20, 21, 22, 23, 24 allow for consideration of exempt information in relation to items 11, 12, 13, 14, 15.

TO RESOLVE

That the press and public be excluded from the remainder of the meeting as items 20, 21, 22, 23, 24 contain exempt information as defined under paragraphs 3 and 5, Part 1, Schedule 12A of the Local Government Act 1972:

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

20. EXEMPT - APPROVAL OF CONTRACT FOR DEMOLITION OF NORTHOLT AND THE STAPLEFORD WING BLOCK AND APPROVAL FOR CONTRACT FOR PHASE TWO OF THE BROADWATER FARM NEW HOMES PROGRAMME (PAGES 243 - 294)

To consider exempt information pertaining to item 11.

21. EXEMPT APPROVAL TO DELIVER COUNCIL HOMES AND LET CONSTRUCTION CONTRACT WITHIN SIR FREDERICK MESSER ESTATE BOUNDARY N15 (PAGES 295 - 390)

To consider exempt information pertaining to item 12.

22. EXEMPT APPROVAL TO PROCURE PRINT / POST SERVICES (PAGES 391 - 394)

To consider exempt information pertaining to item 13.

23. EXEMPT APPROVAL TO TENDER FOR THE MALLARD PLACE (CHOCOLATE FACTORY PHASE 2) WORKS CONTRACT (PAGES 395 - 400)

To consider exempt information pertaining to item 14.

24. EXEMPT FUNDING AFFORDABLE HOUSING THROUGH LONG-TERM INSTITUTIONAL FINANCE (PAGES 401 - 408)

To consider exempt information pertaining to item 15.

25. EXEMPT - MINUTES (PAGES 409 - 412)

To confirm and sign the exempt minutes of the meeting held on 16 September 2025 as a correct record.

26. NEW ITEMS OF EXEMPT URGENT BUSINESS

As per item 3.

Richard Plummer, Committees Manager
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Fiona Alderman
Director of Legal & Governance (Monitoring Officer)
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Monday, 13 October 2025

MINUTES OF THE MEETING Cabinet HELD ON Tuesday, 16th September, 2025, 6.30 - 8.28 pm

PRESENT:

Councillors: Ajda Ovat, Peray Ahmet (Chair), Mike Hakata, Emily Arkell, Zena Brabazon, Dana Carlin, Seema Chandwani, Lucia das Neves, Ruth Gordon and Sarah Williams

ALSO ATTENDING: Scott Emery

253. FILMING AT MEETINGS

RESOLVED:

The filming at meetings notice was noted.

254. APOLOGIES

There were none.

255. URGENT BUSINESS

There were no new items of urgent business.

Cabinet was provided an additional appendix to consider with item 14, Local Plan: the comments/ minutes from Strategic Planning Committee which considered the report on 10 September 2025, after the publication of Cabinet Papers. It was noted that there was a constitutional requirement to consider the comments of this committee as we are considering a policy framework document.

It was also noted that Cabinet members received a letter from the Pinkham Way Alliance commenting on item 14.

256. DECLARATIONS OF INTEREST

There were none.

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

There was none.

258. MINUTES

The minutes of the meeting, 15 July 2025 were discussed.

RESOLVED:

That the minutes of the meeting on 15 July 2025 were agreed as a true and accurate record.

259. DEPUTATIONS/PETITIONS/QUESTIONS

There were none.

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

There were none.

261. 2025/26 FINANCE UPDATE Q1

The Cabinet Member for Finance and Corporate Services introduced the report.

It was explained that in the financial year 2024/25 the Council faced sustained rises in the cost and need for social care and temporary accommodation and that this resulted in a projected growing overspend, driven primarily by the cost of providing temporary accommodation and adult social care. It was noted that the cost of local public services this year was now set to be £35m higher than budgeted. It was additionally explained that there was also slippage in the delivery of savings. The Cabinet Member stressed that dedicated work was being done to realise savings and that the Council was taking proactive and creative action to look across the council at wherever we can reduce discretionary spending, while maintaining standards.

Members noted that the Housing Revenue Account (HRA) was affected by the rising cost of repairs and associated works including damp and mould and disrepair cases.

It was stressed that the Council was ambitious for the borough and that the Council would work tirelessly to make the borough fairer and greener with the tools and funds that we have. It was noted that the capital programme was under constant review to reduce the revenue costs of borrowing, and a number of projects were paused.

Despite all the measures we have and are putting in place, the level of need does not match the funding we have. It was stressed that the Council would continue to lobby and to make the case for fairer funding for boroughs.

In response to comments and questions from Councillors Brabazon, Hakata, Chandwani, and Emery, the following information was shared:

- It was explained that there was a dedicated team reviewing savings and assessing deliverability and review alternatives in the case of being unable to deliver. Officers explained that monitoring of savings delivery and the changes required to undertake these proposed savings were being robustly monitored. It

was additionally noted that there was a tighter grip on spend and spending control.

- It was noted by officers that the complexity of care in Temporary Accommodation and wage costs of staff was greater, and it was stressed that this had a significant impact on the Council's budget. It was explained that work was being undertaken to reduce cost as much as feasible.
- It was noted that additional funding had been prioritised for services under particular pressure. However, it was noted that this additional funding had not been sufficient to mitigate these pressures.
- It was explained by officers that spend controls had been put in place and that the Spending Control Panel which had been implemented from April 2025 had reviewed spend over £1000 to ensure necessity. It was explained that the panel had voided over £1 million of spend as part of its work.
- It was explained that the Council could not fully predict what the pressures would look like at the end of the financial year.
- Officers noted that the current forecasted overspend was £34 million, which could potentially be remedied through Exceptional Financial Support, but noted that the Council was reviewing possibilities for any one-off savings to help remedy this.

RESOLVED:

That Cabinet:

1. Noted the forecast total revenue outturn variance for the General Fund of £34.1m comprising £24.9m base budget pressures and £9.2m non delivery of savings delivery.
2. Approved the revenue budget virements and receipt of grants.
3. Noted the net DSG forecast of £3.0m overspend.
4. Noted the net Housing Revenue Account (HRA) forecast overspend is £600,000.
5. Noted the forecast General Fund and HRA Capital expenditure of £484.8m, which equates to 92% of the total 2025/26 quarter one revised budget position.
6. Approved the proposed budget adjustments and virements to the capital programme.
7. Noted the debt write-offs approved in Quarter 1 2025/26 which have been approved by the Corporate Director of Finance and Resources under delegated authority, or for those above £50,000, by the Cabinet Member for Finance as

set out in the Constitution.

8. Noted the Finance Response and Recovery Plans and progress against actions as at Quarter 1.
9. Noted the Council's response to the Government's consultation on Fair Funding Review 2.0 which was submitted by the set deadline.

Reason for Decision

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

Alternative Options Considered

The report of the management of the Council's financial resources is a key part of the role of the Corporate Director of Finance and Resources (Section 151 Officer) in helping members to exercise their role and no other options have therefore been considered. The remainder of this report and the accompanying appendices sets out the position in more detail,

262. 2025/26 CORPORATE DELIVERY PLAN UPDATE Q1

The Leader of the Council introduced the report.

It was explained by the Leader that the Corporate Delivery Plan set out the agenda for the Council, putting into effect our vision for a fairer, greener Haringey. It was noted that the Council faced pressures on our budget due to increasing demand and costs on social care and temporary accommodation, but that despite these challenges, good progress was being made across all themes with 94% of outcomes having been rated as Green or Amber.

It was noted that the report also highlights areas where the council has not achieved the milestone or timescales we expected to, with an explanation of why this is the case so we are transparent and will work to continue to drive improvement.

The Leader explained that the Council would continue to focus on delivering for residents in Haringey.

In response to comments and questions from Councillor Emery, the following information was shared:

- It was explained by officers that the Council was asking Department of Environment, Food and Rural Affairs (DEFRA) for a consistent classification of fly-tipping. It was explained that the Council had increased its fine for fly-tipping

to the maximum rate of £1000.

- It was explained that Housing Repairs performance was going in the right direction. However, it was noted that there were issues with complex repair issues, and that these were on par with other comparable local authorities.

RESOLVED:

That Cabinet:

1. Noted the high-level progress made against the delivery of the commitments as set out in the Corporate Delivery Plan 2024-2026 as at the end of June 2025 (Quarter 1 reporting period 2025/26).
2. Noted the launch of the Local Government Outcomes Framework (LGOF) consultation, MHCLG's new approach to outcome-based accountability, and a key counterpart to reforms to simplify and consolidate local government funding streams.
3. Agreed that there will be no further reporting against the Enterprise Hub and the Power Purchase Agreement for the Corporate Estate as work has been paused or stopped in respect of these items.

Reasons for decision

Not applicable – regular reporting

Alternative options considered

Not reporting: This would not allow us to track progress against outcomes that the council has committed to in our Corporate Delivery Plan as outlined in section 11 and the appendices attached to this report.

263. 505-511 ARCHWAY ROAD, N6 - PERMISSION TO GO TO TENDER

The Cabinet Member for Finance and Corporate Services introduced the report.

The Cabinet Member explained that the Council aimed to build a fairer and greener borough. It was noted that London had a housing crisis and that the Council was seeing more and more local residents unable to afford rents, let alone afford to buy.

It was explained that, in order to help addressing this situation, the Council, with financial support from both the Mayor of London and the government, were building at least 3,000 new council homes with a focus as much on quality as quantity. It was explained that the proposed development of 505 Archway Road would include 16 new council homes in the north west of the borough, designed using Passivhaus insulation principles, powered by heat pumps and solar panels, and designed to minimise noise from the main road.

In response to comments and questions from Councillors Hakata and Emery, the following information was shared:

- Officers explained that the Council would implement appropriately sized windows for the properties, which would ensure good shading and cooling, to ensure that they do not overheat during summer months.
- It was explained that it was expected that a start would be made on site by March 2026, with an 18 month to two-year timescale for completion of the site.

RESOLVED:

That Cabinet:

1. Approved the commencement of procurement exercise in accordance with Contract Standing Order (CSO) 2.01 b), for the new build development of 16 Council Homes at 505-511 Archway Road, for an anticipated total contract and client contingency set out in the exempt Appendix 2 of this report.
2. Delegated the appropriate route to market to the Chief Procurement Officer in compliance with the Councils' CSO's.

Reasons for decisions

The site known as 505-511 Archway Road, was approved by Cabinet in January 2021 to be included in the Council's Housing Delivery programme. A planning application outlining proposals for the redevelopment of the site was submitted on 02 May 2025. (planning reference: HGY/2025/1220). The scheme is scheduled to be considered for approval at Planning Committee in Autumn 2025.

Financial appraisals supported by the independent cost consultant demonstrate that the scheme is viable and value for money can be achieved via the procurement route detailed in Section 6.3 of this report.

The site proposal will provide 16 much-needed affordable homes on Council-owned land, including M4(3) wheelchair homes and family homes, with associated refuse stores, cycle stores, service space, amenity space and landscaping. These 16 homes will contribute to our aspiration to build 3000 Council homes by 2031.

The Council's Contract Standing Order item 2.01.b) requires Cabinet approval to commence a procurement exercise for proposed contracts valued £500k or above.

Alternative options considered

We could choose not to proceed to a competitive tender and develop this site for housing purposes. However, this option was rejected as it does not support the Council's commitment to deliver a new generation of Council homes, with associated public realm improvements.

264. ADOPTING REFRESHED RESIDENT ENGAGEMENT STRATEGY

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council introduced the report.

The Cabinet Member noted that the report sought to bring an opportunity for Haringey to consider how it engaged and involved tenants and leaseholders in the running of housing services. It was explained that Housing services had undertaken a range of work to improve services for tenants and leaseholders through the Housing Improvement Plan.

It was explained that the Strategy had been co-designed with residents, using their own words and ideas, helping to create a meaningful and structured direction.

In response to comments and questions from Councillor Emery, the following information was shared:

- It was noted that there was difficulty in reaching some groups through engagement. It was stressed that the Council did work to ensure that communities were represented as much as was possible. It was noted that there was good diversity in resident engagement but did note that there were difficulties to overcome. However, it was explained that the Council had a digital channel to encourage engagement wherever possible and reach harder to reach communities.
- It was explained by officers that satisfaction was over 80% through resident survey responses.
- It was explained that the Council had built a good relationship with formally engaged residents and were working to build on that relationship further.

RESOLVED:

That Cabinet:

1. Approved the draft Tenants and Leaseholders Engagement Strategy for Council tenants and leaseholders to come into effect from October 2025.

Reasons for decision

This strategy replaces the previous version adopted by Cabinet in December 2022, following the insourcing of Homes for Haringey into the Council.

It builds on that foundation and reflects the Council's updated approach to tenant and leaseholder engagement.

Alternative options considered

Having a clear engagement strategy with objectives is a requirement of the Social Housing Regulator.

Not having a strategy is not a viable option. Therefore, no alternative options are available.

265. ANNUAL FEEDBACK AND RESOLUTIONS REPORT 2024/25

The Cabinet Member for Resident Services and Tackling Inequality introduced the report.

It was explained that the report provided Cabinet with a detailed overview of the Council's complaint handling performance in accordance with the Housing Ombudsman's Complaint Handling Code.

It was stressed that ensuring that residents were treated fairly, listened to, and responded to effectively is central to the Council's commitment to tackling inequality and delivering inclusive, high-quality services.

In response to comments and questions from Councillor Emery, the following information was shared:

- It was explained that there was limited capacity to handle complaints, due to the small size of the complaints team. It was stressed that this would lead to some escalation to stage two of the complaints process, due to speed. However, it was stressed that the Council had worked to change the culture of handling complaints.
- It was stressed that there were some systemic issues, particularly around housing, which would also be included within the complaints to the Council.
- It was explained by officers that there had been an increase of cases escalated to the Housing and Local Government ombudsman. However, it was noted that not all of these escalated cases were considered to be of merit by the ombudsman, but that these still did put significant pressure on the Council.

RESOLVED:

That Cabinet:

1. Noted the contents of this report and the appendices.

Reasons for Decision

In alignment with the statutory requirements set out by the Housing Ombudsman's Complaint Handling Code, it is essential that the governing body maintains oversight of complaint performance. Presenting this report to Cabinet ensures transparency, accountability, and strategic governance in relation to our complaint handling processes. It enables Cabinet to assess organisational responsiveness, identify areas for improvement, and ensure that service delivery remains resident-focused and compliant with regulatory expectations.

266. APPROVAL TO CONSULT ON REGULATION 18 DRAFT LOCAL PLAN

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council introduced the report.

It was explained that the Local Plan was the Council's main planning document and provided the vision and framework for placemaking, as well as managing new buildings, development, and infrastructure in the borough. It was explained that the existing Local Plan was adopted in 2017 and that, since then, a number of significant changes have happened. These included changes to national policy and legislation, the adoption of a new London Plan, the COVID-19 pandemic, a worsening housing crisis, the Council's declaration of a climate emergency and the revision of the Council's strategic aspirations for Haringey, including the Haringey Deal and a new vision for the future of Haringey.

It was explained that the Local Plan was a key opportunity to help deliver the Council's vision of what it wants for Haringey by 2035. It was noted that the Council needed a New Local Plan to provide a robust and fit-for-purpose planning framework for the borough which is as effective as possible in achieving Haringey's priorities and addressing the issues faced by the Council.

Using the results of Draft Local Plan consultation, it was explained that the Council will update and refine the Draft Local Plan and publish a 'Submission' Local Plan for consultation before sending the Plan together with the consultation responses to the Secretary of State who will appoint an independent Planning Inspector to examine it.

It was explained that the plan would publish evidence for Pinkham Way site assessment and the Nature Conservation Grade 1 and Employment Land evidence to give assurance to their concerns. It was additionally stressed that the Council would work with local resident groups to develop the local plan.

In response to comments and questions from Councillors Hakata and Emery, the following information was shared:

- It was noted by officers that there were 124 site allocations in the borough for development, with additional conservation sites. It was noted that these site allocations would be utilised to contribute to the development of affordable housing.
- Officers explained that the Council had limited resource to undertake flood risk management, and that additional external resource would be allocated for this work.

RESOLVED:

That Cabinet:

1. Approved for public consultation, in accordance with Regulation 18 of the Town and Country Planning Regulations (Local Planning) (England) Regulations

2012, the Draft Local Plan consultation document attached as Appendix B to this report.

2. Delegated authority to the Director of Planning & Building Standards to agree the final version of the Draft Local Plan consultation document, and other supporting material to be produced for consultation including the Integrated Impact Assessment (IIA) in consultation with the Cabinet Member for Housing and Planning to the extent that any changes to the versions approved by Cabinet are not material changes and which could include changes to the text, layout and design of the Draft Local Plan consultation document and supporting documents and changes needed to clarify information or correct errors in the same.
3. Considered all feedback received in respect of the New Local Plan First Steps Engagement consultation set out in Appendix A to this report.

Reasons for decision

A Local Plan is required to provide a robust planning framework for future development and land use in the borough that takes account of the National Planning Policy Framework and the London Plan, secures mitigation and adaption to climate change, and meets legal and policy requirements for the Council to have an up-to-date plan including a 5 Year Housing Land Supply. The Draft Local Plan Regulation 18 consultation document will provide the opportunity for residents, businesses and other local stakeholders to shape the policies, site allocations and strategy for meeting growth and need in the borough in the New Local Plan.

Alternative options considered

The alternative options considered are:

Do nothing / rely on the existing Local Plan (adopted 2017):

- This option was rejected as the current Local Plan does not reflect the Council's current strategic priorities and does not reflect changes in national and regional policy, including the National Planning Policy Framework 2024 and the London Plan 2021. Continuing to rely on the existing plan would risk planning decisions being challenged and reduce the Council's ability to shape sustainable and inclusive growth.

Delay consultation until further national or regional policy changes are finalised:

- While there is ongoing evolution in planning policy at the national and London-wide levels, delaying consultation would risk missing key milestones in the Council's adopted Local Development Scheme March 2025 and could result in the Council not having an up-to-date Local Plan in place by 2027. This would undermine the Council's ability to demonstrate a 5-Year Housing Land Supply and meet statutory requirements. Officers will work to ensure when preparing the plan that regard is had to future changes to national and London policy.

Undertake a partial review of the Local Plan rather than a full review:

- A partial review was considered but discounted. A comprehensive New Local Plan is necessary to ensure full alignment with the Council's updated vision and strategic ambitions and to provide a coherent and integrated planning framework. A partial review would not adequately address the scale of change required or provide the clarity and certainty needed for communities, developers, and decision-makers.

None of the alternative options presented are recommended, and thus undertaking the Regulation 18 Draft Local Plan consultation in line with the recommendations in this report should be progressed so that the Council has a New Local Plan in place which provides a robust planning framework for future development and land use in the borough, which reflects the Council's vision and needs for the borough and shaped by engagement with Haringey's communities to meet the legal and planning policy requirements that the Council needs to discharge.

267. ACQUISITION OF 32 COUNCIL HOMES AT 255 LORDSHIP LANE, LONDON N17 6AA

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council introduced the report.

It was explained that the Council, with financial support from both the Mayor of London and central government, were building at least 3,000 new council homes at council rents by 2031. We are creating more genuinely affordable homes for local people. To meet this target, it was explained that the Council was purchasing 32 homes at 255 Lordship Lane to let at council rents.

In response to comments and questions from Councillor Emery, the following information was shared:

- It was explained by officers that the properties were currently owned by a private provider and if not taken by the Council, it would be the option of the vendor as to what to do with the properties.

RESOLVED:

That Cabinet:

1. Approved the acquisition of the freehold interest in the property for housing purposes, for the purchase price as set out in the Part B (Exempt) report and based on the draft Heads of Terms contained in the Part B (Exempt) report.
2. Approved the total scheme cost for the acquisition as contained in the Part B (Exempt) report.
3. Noted grant funding from the Greater London Authority (GLA) will be used to part fund the acquisition alongside funding from the General Fund under an

approved allocation for acquisitions through the CHAP programme. The amount of grant funding is contained in the Part B (Exempt) report.

4. Approved that lets are made in accordance with the grant funding conditions and that the Neighbourhood Moves Scheme will thus not apply to these homes.
5. Pursuant to the approval of Recommendation 1, approved a leaseback of the two commercial units on terms to be agreed delegated under Recommendation 5.
6. Granted delegated authority to the Corporate Director of Finance and Resources following consultation with the Head of Legal and Lead Member for Housing to finalise the Heads of Terms, agree the purchase price following receipt of a valuation, agree Heads of Terms for the leaseback of the commercial units, finalise legal documentation and complete the transactions.

Reasons for decision

The acquisition will result in the addition of 32 new Council homes thereby assisting the Council to house households in need of good quality housing.

The proposed Council homes are well located to enjoy the amenities of Lordship Lane, Lordship Recreational Ground and Bruce Castle Park.

Alternative options considered

Not to acquire the homes. This option was rejected because it would be a missed opportunity for the Council to:

Secure 32 new Council homes.

Assist in maintaining momentum and progress in the overall aspiration to provide affordable housing in the borough.

268. ACQUISITION OF 76 COUNCIL HOMES AT 313 THE ROUNDWAY, LONDON N17 7AB

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council introduced the report.

It was explained that the Council, with financial support from both the Mayor of London and central government, were building at least 3,000 new council homes at council rents by 2031. We are creating more genuinely affordable homes for local people. To meet this target, it was explained that the Council was purchasing 76 homes at 313 The Roundway.

In response to comments and questions from Councillors Brabazon and Emery, the following information was shared:

- Officers explained that the acquisition of the site was expected by the end of October 2025.
- Officers explained that confirmation of Greater London Authority funding was expected within the next few days following Cabinet.

RESOLVED:

That Cabinet:

1. Approved the acquisition for housing purposes, of 76 residential units at 313 The Roundway and 8-12 Church Lane, London, N17 7AB for the purchase price as set out in the Part B (Exempt) report and based on the draft Heads of Terms contained in the Part B (Exempt) report.
2. Noted the allocation of the purchase price between CWPH Limited (the Investor) and the Developer. The respective allocations are contained in the Part B (Exempt) report.
3. Approved the payment to Jones Lang LaSalle (JLL) as contained in the Part B (Exempt) report.
4. Approved the total scheme cost for the acquisition as contained in the Part B (Exempt) report.
5. Noted that grant funding from the Greater London Authority (GLA) will be used to part fund the acquisition. In the event GLA funding is not available, Cabinet approval is sought for the use of right to buy (RTB) receipts. The amount of grant funding is contained in the Exempt Part B (Exempt) report.
6. Pursuant to Recommendation 5, where RTB funding is used, approved the grant of leases of these homes for a term not exceeding 7 years to the Haringey Community Benefit Society (HCBS) who, in turn, will let these homes at Local Housing Allowance (LHA).
7. Where Grant Funding is obtained, approved the lets are made in accordance with the conditions of that funding and that the Neighbourhood Moves Scheme will thus not apply to these homes.
8. Pursuant to the approval of Recommendation 1, approved a leaseback of the two commercial units on terms to be agreed delegated under Recommendation 8.
9. Granted delegated authority to the Corporate Director of Finance and Resources following consultation with the Head of Legal and Lead Member for Housing to finalise the Heads of Terms, agree the purchase price following receipt of a valuation, agree Heads of Terms for the leaseback of the commercial units, finalise legal documentation and complete the transactions.

Reasons for decision.

The acquisition of these properties will result in 76 additional new Council homes thereby assisting the Council to house households in need of good quality housing.

The proposed Council homes are well located to enjoy the amenities of Lordship Lane, Bruce Castle and Lordship Recreation Ground.
All the homes will be completed to a market specification.

Alternative options considered.

Not to acquire the homes. This option was rejected because it would be a missed opportunity for the Council to:

Secure 76 new Council homes.

Assist in maintaining momentum and progress in the overall aspiration to provide affordable housing in the borough.

269. BUSINESS CONTINUITY POLICY

The Cabinet Member for Finance and Corporate Services introduced the report.

It was stressed that the Council was committed to fixing the basics and that a key strand of this was in how the Council planned for emergencies. It was noted that the Council needed to futureproof for the kind of crises that were likely to hit in the years to come, including Cyberattacks and Climate change.

RESOLVED:

That Cabinet:

1. Approved the Business Continuity Policy.

Reasons for decision

The Civil Contingencies Act 2004 places a statutory duty on the council to have business continuity plans in place to be able to maintain its essential functions in an emergency.

These duties are reflected in the Resilience Standards for London, in which all London boroughs report on the adequacy of their emergency planning and resilience arrangements. Business Continuity Management is a key pillar of these standards.

Having a clear policy is a requirement under the relevant international standard ISO22301 Business Continuity Management and therefore represents good practice.

The policy sets a clear framework for how the council will carry out its statutory duties in preparing business continuity plans, and assuring that they are fit for purpose. It therefore provides assurance for our residents that the council is making suitable arrangements to maintain its essential services during an emergency.

This completes an action in the Business Continuity Management Improvement Plan developed from the Business Continuity Audit in 2023.

This is a key decision as although it is not likely to result in the local authority incurring expenditure, it introduces a policy that affects all wards and all council services.

Alternative options considered

Do Nothing. This is not recommended. Without this policy the Council will not meet a key requirement of the Mazars audit and subsequent BC Improvement Plan. There will also be a lack of clarity around both the corporate and service level Business Continuity plans in terms of requirements, processes, roles, responsibilities, governance and assurance of the programme.

It would also negatively affect the level of assurance the Council would report via the Resilience Standards for London. This is the assurance framework administered by London Councils, by which London local authorities provide assurance on their readiness to deal with major emergencies.

Without the policy, it may be less easy to maintain effective business continuity plans and arrangements. If the council subsequently suffered from a prolonged, difficult business continuity incident, the lack of an up-to-date policy would leave the council exposed to severe adverse criticism.

270. ELECTRICAL SECURITY ASSETS' MANAGEMENT

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council introduced the report.

It was explained that the Council sought to upgrade the electrical infrastructure that the security systems in our buildings rely on and that this would allow the Council to introduce electronic fob access to more of our estates, modernise CCTV cameras and do more remote monitoring. It was also explained that the investment would head-off the costly power failures that came with outdated electrical systems.

In response to comments and questions from Councillor Emery, the following information was shared:

- Officers explained that fob accesses were being constantly replaced, and noted that there was work to upgrade modem infrastructure. It was stressed that cabling infrastructure improvements were undertaken on an ad hoc as required basis.

RESOLVED:

That Cabinet:

1. Approved, pursuant to Council's Contract Standing order (CSO) 8.01 (use of Council Dynamic Purchasing system), CSO 2.01.1C (Cabinet approve awards of Contract valued at £500,000 or more) the award of a contract for the

provision of Electrical Security Assets Management to Tenderer A (Identified in Part B exempt Part of this report), across the Council's housing stock, for a duration of five years plus two optional one-year extensions (5 + 1 + 1) at an aggregated value of £8.6 million starting from September 2025 (5-year contract term valued at £6,147,068).

Reasons for decision

This procurement is a strategic priority for the Council. It ensures the continued maintenance and modernisation of existing door entry and access control systems across our housing stock. The contract will also mitigate immediate infrastructure risks posed by the national withdrawal of 3G services, which currently support many of these systems. In addition, it includes the ongoing servicing and maintenance of the IRS and CCTV infrastructure.

Future-Proofing Access Control Infrastructure is essential given that many of the council's current systems rely on 3G-enabled SIMs, which will become obsolete with the planned disconnection of 3G networks. This contract will enable the transition to cloud-based access control systems using modern 5G-compatible technology. The appointed contractor will deliver the required upgrades to ensure continued functionality and improved digital security across multiple housing sites.

Preventing Service Failures and Resident Impact is a key outcome of this award as failure to act now will lead to widespread system outages, with potential security breaches and disruptions to residents' access. Approval of this contract will mitigate risks to tenant safety, reduce complaints, and uphold the council's statutory housing responsibilities.

Delivering Value Through Proactive Investment will result from awarding this contract which represents a proactive approach that avoids high-cost emergency interventions. It enables planned implementation and long-term cost savings. Additionally, the new solution offers scalability, remote management capabilities, and alignment with national digital infrastructure standards.

Alternative options considered

Do Nothing – This is not possible as the lack of a contractor coinciding with the disconnection of 3G networks would result in widespread failures across Haringey's access control systems, leading to security risks, resident complaints, and costly emergency interventions.

Carry out the work through in-house resources. This is not possible as our in-house teams do not have suitably trained and certified operatives. The timescales required to recruit and train operatives would result in the same outcome as set out in 5.1 above.

Use our existing contracts or contractors. This is not possible because current contracts have expired or reached extension limits. A new contract ensures compliance and value for money following a competitive tender process.

271. HARINGEY EDUCATION STRATEGY

The Cabinet Member for Children, Schools and Families introduced the report.

It was explained that Haringey's Education Strategy was the roadmap to ensuring every child and young person in our borough had the opportunity to belong and thrive. It was explained that the strategic vision included eight key priorities which would form the basis of the Education Strategy:

1. Ensuring that every child and young person had a pathway for their future and their success and all that entails.
2. Ensuring that key transition points in a child's education were well defined and support their needs.
3. Ensuring that the views and thoughts of children, young people, and their families were captured and inform the strategy and work in the Council's settings.
4. Ensuring strong leadership at every level to maintain and improve the excellent educational opportunities in Haringey.
5. Exploring collaboration and sustainability opportunities fully, creating resilience in smaller schools.
6. Ensuring that school communities were green.
7. To support children and young people to ensure their resilience and well-being, including their physical, emotional, and mental health.
8. To implement a digital learning strategy across Haringey that supports learning whether at school, at home, or in their local communities.

It was explained that the strategy should be read in conjunction with the SEND Strategy 2022-2025, our Early Years Strategy and our borough vision Haringey 2035. It was stressed that there was much work to do, but that this was an opportunity to deliver for the children and young people of Haringey.

In response to comments and questions from Councillors Hakata and Emery, the following information was shared:

- It was explained that the Education Strategy Board was developed to oversee the development of the Strategy; and looked to ensure the strategy, rather than looking day to day management of schools, was developed to oversee the strategic direction of the strategy.
- It was noted that historic underachievement for certain groups was a longstanding issue, and stressed that the Council had undertaken work to address this attainment. It was noted that 98% of schools in the borough were rated good or outstanding. It was noted that the Council had additionally put support where it was required improve outcomes for more left behind groups.
- It was explained by officers that the service was developing an action plan to ensure that targets for improvement were met.
- It was highlighted that a lot of early identification work for specialist needs was being undertaken in nurseries and early school life. It was noted that there was

an aim for an inclusive and supportive approach in early years.

- It was stressed that the Council worked with the Integrated Care Boards to improve Children and Adolescent Mental Health Services waiting times wherever possible.

RESOLVED:

That Cabinet:

1. Approved the implementation of Haringey's Education Strategy 2025–2028, which applies to all children and young people aged 0–19 in the borough, with effect from September 2025.
2. Noted the following supporting materials:
 - a. Details of the planned media and communications campaign at Appendix 3 to promote the Strategy, aligned with its official launch at the start of the 2025/26 academic year.

Reasons for decision

Context and rationale

The Education Strategy 2025–2028, presented at Appendix 1, sets out Haringey's strategic vision for education across eight key priority areas. It is intended to be read alongside the Haringey SEND strategy 2022-2025 and the Early Years Strategy ensuring alignment across all stages of a child's educational journey.

The Strategy is underpinned by the values and ambitions of the **Haringey Deal**, placing children and young people at the centre of its vision. It aims to deliver inclusive and equitable outcomes for all, through strong partnerships with educational settings, families, and community stakeholders.

A key focus of the Strategy is addressing persistent educational inequalities. It acknowledges the need to improve outcomes for groups such as Black Caribbean pupils—who are also disproportionately represented in suspensions and exclusions—and Turkish/Kurdish pupils, who face early educational challenges but make strong progress at secondary level. These insights are informed by robust data analysis, including suspension and exclusion trends, which guide targeted interventions and resource allocation.

The Strategy also embraces innovation, recognising the growing role of **digital technology and artificial intelligence (AI)** in education. It calls for the development of a borough-wide digital strategy to support learning across school, home, and community settings. Drawing on evidence from the **Education Endowment Foundation (EEF)** and other research, the Strategy highlights how AI and digital tools—when used effectively—can enhance teaching and learning outcomes.

There is an unequivocal focus on inclusion in the strategy. We want to ensure that every child and young person in the borough has the opportunity to engage positively with their education and secure the qualifications they need to transition successfully to adult life.

The Strategy further recognises the financial pressures facing schools and the importance of schools working to form partnerships and secure sustainability through joint working.

In light of the above, Cabinet is recommended to approve the implementation and launch of the Education Strategy 2025–2028. The Strategy positions education as a transformative force—central to safeguarding, reducing inequality, improving health outcomes, and expanding life opportunities. It promotes a continuous, supportive educational journey from birth to adulthood.

The Strategy will be launched in September 2025 through a borough-wide media and communications campaign. This will serve not only to celebrate the achievements of Haringey's education community but also to reaffirm the Council's commitment to sustaining and enhancing educational excellence, school estate resilience, and the overall wellbeing—physical, emotional, and mental—of its children and young people.

Alternative options considered

At the time of drafting this report, no alternative options to the proposed Haringey Education Strategy—comprising eight key priorities—have been considered. These priorities were identified and developed collaboratively with key stakeholders to reflect the borough's specific educational context. Further details regarding the development process of the Strategy are provided in the **Background Information** section at paragraph 6.6.

While other local authorities across London and England have produced their own education strategies—each with varying structures and thematic priorities—Haringey's Strategy is tailored to address the unique strengths and challenges of the borough's education system.

272. RISING GREEN YOUTH HUB

The Cabinet Member for Children, Schools and Families introduced the report.

It was explained that Rising Green was originally developed with young people as a centre in the heart of the borough where little or no provision was available for many years and that space was rented from the landlord, with the current lease due to expire in May 2026. It was explained that, from initial enquiries, the landlord agreed in principle to grant a new lease until May 2028 on the expiry of the new lease on 6 May 2026. This is contingent on funding and formal head of terms being agreed with the landlord.

It was explained by the Cabinet Member that initial funding for the centre was identified through the Community Infrastructure Levy (CIL), reserves funding from the

Supporting Families Programme, Family Hubs and other sources. However, it was explained that much of this funding was ceasing and a decision would be needed around funding the rent and running costs.

RESOLVED:

That Cabinet:

1. Agreed for additional budget to be secured to fund running costs for the building from April 2026 – March 2028 equating to the sum set out in the Exempt Part B report to allow Rising Green Youth Hub to continue to operate from the current location.
2. Noted the content of the report.

Reasons for Decisions:

Rising Green Youth Hub located in Wood Green opened in August 2022. Capital works and three years of running costs until March 2025 were funded predominantly from Strategic Community Infrastructure Levy funding (SCIL) alongside Neighbourhood CIL. A budget for dilapidation costs was not factored in as part of the development of Rising Green Youth Hub.

The costs of youth staffing have been met through use of the payments by results funding achieved through the Supporting Families Programme (SFP) which is due to end in March 2026. There will be no further funding available from this point.

Following CIL funding ending in March 2025, officers have been able to utilise funding from the Family Hubs Programme and SFP grant reserves within the service to fund the sum set out in the Exempt Part B of this report.

From April 2026, there will be no further funding available for both staffing and running costs for Rising Green Youth Hub. An organisational review of Early Help services (Children Centres, Youth Service and Family Support) will be completed over this year to achieve MTFs savings of £505k by the 1 April 2026. This will involve restructuring services to provide a reduced 'Early Help Offer' incorporating the lost revenue for staffing at Rising Green Youth Hub.

Alternative options considered

The options for Rising Green Youth Hub are:

agree for growth funding to fund running costs for the building from April 2026 – March 2028 equating to the sum set out in the Exempt Part B report and seek to enter a new lease with the Superior Leaseholder of the premises, from the expiry of the existing lease in May 2026 to March 2028, to allow Rising Green Youth Hub [RGYH] to remain in the premises. This is the preferred option as there is no viable alternative service provision at this stage, however the ongoing lease costs are unbudgeted and therefore will require savings to be

made from other services across the Council.

agree for recurring growth funding from March 2026 to fund running costs for Hub to operate from new premises from lease expiry in May 2026. This will enable the youth hub to relocate elsewhere within Wood Green beyond May 2028.

close Rising Green Youth Hub by May 2026.

Officers explored whether further funding could be provided from CIL. However, the corporate approach, including from Finance, is to focus CIL allocation on projects within the current capital programme which means.

- a) CIL allocations should help reduce capital borrowing costs to the council,
- b) CIL allocations are generally on capital projects and not on revenue as they are not sustainable. It was agreed as an exception to fund revenue costs for Rising Green in 2020 that would not be repeated again.

The Department of Culture, Media and Sport (DCMS) have increased funding allocating £750,000 for local authorities to expand their current youth offer via the Local Youth Transformation pilot. Twelve local authorities were selected representing a range of geographical contexts, two London boroughs have been invited, Islington and Southwark. Haringey was not selected to participate therefore not able to consider how this could contribute to future running costs for RGYH.

DCMS also launched the 'Better Youth Spaces Fund' allocating £30.5m for small scale capital projects of up to £100k. Forty-two priority areas have been selected for applications. Haringey was not invited to apply, however neighbouring boroughs Enfield, Hackney and Islington have been. As Haringey was not selected to apply, we are therefore not able to consider how this could contribute to future running costs for RGYH.

Officers explored whether they could utilise the Family Hubs grant funding to pay for the running costs at RGYH. Four percent of the overall Family Hubs Grant over 3 years can be used to fund capital costs for the four Family Hubs that were opened between 2022 and 2025. This equated to £200k for all four family hubs, with capital costs determined as minor refurbishment works to improve accessibility for families and infrastructure costs such as shared IT systems. No revenue costs were provided for any of the Family Hubs. As Rising Green Family Hub required little capital works due to it being a recently refurbished building, officers were able to negotiate for some of the capital allocation to be offset against the running costs for RGYH. This was for 25-26 only with the remaining costs being met by grant reserves within the service. The grant reserves balance will be nil by April 26. The remaining capital budget for Family Hubs is committed for capital works at Park Lane Family Hub which had to relocate from Kenneth Robbins House, and equipment for young children at both Muswell Hill Family Hub and Wood Green Family Hub and therefore further negotiations on flexibility of using capital funds is not an option.

Future funding has been confirmed for the Family Hubs programme from 2026 for a further three years. However, this will now be expanded to all local authorities (LA's) with no expectation for pilot LAs to develop new Family Hubs, therefore there will not

be a capital allocation to draw down from April 2026. The vast majority of spend within the Family Hubs Programme is ringfenced for commissioned specialist services for children aged under 5 such as parent infant psychology services and breastfeeding support, however the expectation is that LA's deliver a programme for 0 – 25-year-olds and their families making best use of existing resources. There is regular scrutiny of spend and delivery of the agreed action plan by the Department for Education through formal monitoring meetings.

273. SEEKING APPROVAL TO PROCURE NEW DOCKLESS E-BIKE HIRE SERVICE CONTRACTS

The Cabinet Member for Climate Action, Environment and Transport introduced the report.

It was explained that the promotion of sustainable and active travel was a cornerstone of the Council's commitment to creating a greener, healthier borough for all residents. It was noted that there had been issues with inconsiderate parking of dockless bicycles, which impacted pedestrians and the accessibility of pavements. In response, it was explained that the Council had been proactive in managing the service, rolling out an exponentially growing network of mandatory parking bays across the borough to ensure the scheme operates in an orderly way.

It was explained that the Council would need to undertake a formal procurement exercise that would allow the Council to secure the best possible service and contractual terms for the borough, ensuring residents benefit from a well-managed, reliable, and valuable transport option for years to come.

In response to comments and questions from Councillors Chandwani, Das Neves and Emery, the following information was shared:

- It was stressed by officers that the Council strongly considered the issues of the scattering of dockless bikes and the impact that this had, and stressed that mandatory dockless parking bays were a good method to ensure compliance and reduce disruption. It was also noted that GPS technology would improve this issue. Officers explained that there would be dynamic contracts with providers linked to compliance, noting that there would be more incentive for providers to ensure compliance. It was explained that there would be an effort to ensure that pavement parking of dockless bikes would not take place.
- It was explained that providers were working on anti-theft technology to ensure that dockless bike theft would reduce.
- It was explained by officers that, in areas of high usage and high non-compliance, officers would concentrate enforcement resources.

RESOLVED:

That Cabinet:

1. Approved the Council undertaking a formal procurement exercise for the provision of dockless e-bike hire services, with the purpose of appointing

operator(s) to officially operate these services in the borough.

2. Noted that following the completion of the procurement process to appoint up to two service providers in the borough, the contract award decision would be returned to cabinet for approval.

Reasons for decision

The purpose of the procurement exercise is to secure new and improved agreements with appointed operator(s), to govern the operation of these services.

A key objective of this approach is to achieve warranted levels of revenue generation from these services. This will support Council staffing and resourcing costs – for the on-going management of these services – and will provide sufficient recompense for the re-allocation of kerbside and carriageway space – to provide dedicated parking locations for these services.

In accordance with the Council's Contract Standing Orders, the awarding of contracts – anticipated to be valued in excess of £500,000 – must be subject to a competitive tendering process, as they are above threshold.

To carry out a procurement exercise would ensure there is competition between prospective bidders, assuring openness and provide opportunities for any operator in the market to bid on this opportunity.

Since dockless e-bike hire services began formally operating in Haringey as part of an initial pilot/trial scheme, dockless e-bikes have become an established mode of transport in the borough, with substantial user and journey figures, which have continued to increase over time. New arrangements would allow the Council to support the provision of these services, which is in accordance with broader transport and active travel policies.

Alternative options considered

The Council attempting to negotiate new agreements with dockless e-bike hire service operators.

The Council could attempt to negotiate new agreements with either the incumbent operators, or new operators. However, this would not provide an open opportunity for other operators in the market to bid to operate these services, while this may hinder the ability for these agreements to deliver the desired outcomes for the Council. Nevertheless, due to the anticipated value of contracts, this option may be prohibited.

The Council not entering into agreements with dockless e-bike hire service operators / do nothing

If the Council were to not enter into agreements with operators, it is likely that these services would still be in operation, but without any form of management or governance from the Council. This absence of agreement may result in a poor overall service, with no input or accountability from the Council to maximise benefits

(including revenue generation) and mitigate issues, with the potential for reputational damage to the Council.

274. SPACES TO PLAY, SPACES TO GROW: TOTTENHAM PARKS PROJECTS FOR CHILDREN AND COMMUNITIES

The Cabinet Member for Culture and Leisure introduced the report.

It was explained that, in February 2025, the Council announced the investment of £1.5 million to improve eight parks in Tottenham, with all works due for completion by March 2026. Five parks—Bruce Castle Park, Downhills Park, Lordship Rec, Markfield Park, and White Hart Lane Rec—would undergo major upgrades via a design-and-build procurement process. It was explained that, due to capacity and timescales, contracts may be awarded to multiple contractors.

It was explained that the Council had undertaken extensive community engagement which had shaped priorities which enabled residents to help allocate funds and rank design preferences. It was explained that the proposed designs for the new playground equipment prioritise accessibility, safety, and climate resilience and use sustainable materials. The designs also aimed to improve sightlines and build in measures to reduce anti-social behaviour. Where possible the Council would reuse equipment to redistribute to other local parks to maximise impact.

It was highlighted that the proposed project supported many of Haringey Council's corporate goals including better resident experience, reducing inequalities in access and enhancing community safety but most importantly, they support the next generation by supporting health childhoods and strong communities.

In response to comments and questions from Councillors Brabazon, the following information was shared:

- It was explained that the parks service budget was not a statutory spend, but that the Council had taken a political decision to invest in local parks.

RESOLVED:

That Cabinet:

- 1 Approved the commencement of a tendering process/processes for a contractor (or contractors) to design and build 5 play areas.
- 2 Approved the delegation of the award of the contract or contracts to the Corporate Director of Environment & Resident Experience in consultation with the Lead Member for Culture & Leisure to the maximum value of £1,150,625.

Reasons for decision

Seven playgrounds within the wider Tottenham area are in urgent need of upgrade and enhancements.

This project addresses both the health and safety of the existing end of life play equipment and safety surfacing at the same time as providing high quality and accessible playgrounds for our youngest residents for years to come.

The proposed works are in line with the adopted Parks and Greenspaces Strategy 2023-2038 and will contribute to the goal of ensuring all new play areas are fully accessible.

The community have been engaged in line with the Haringey Deal to ensure their views are able to shape and inform the final designs for each new play scheme.

Due to the tight timescales involved in this project to design and build on site of the new play areas by the end of March 2026, and the likelihood that any one play contractor may not be able to commit to all five play areas in this procurement by the deadline, following discussions with the Strategic Procurement Team it has been agreed that the final outcome could be one or more contractors win contracts/lots. NB: 'Approval to Procure' was formally granted on 14/02/25 (A2P80-DPS).

Alternative options considered

Creation of a new play framework contract for this project that would then remain for future play area improvement schemes in parks was rejected as it was not possible to establish a new framework and deliver the projects within the time available.

Tendering all 8 schemes via one procurement exercise was rejected because the Playzone scheme at Belmont Recreation Ground must be delivered through the Football Foundation framework as part of its grant conditions. In addition, two smaller schemes could be delivered separately due to their lower value and the fact that this would help achieve the March 2026 deadline.

275. MINUTES OF OTHER BODIES

The minutes of other bodies were discussed.

RESOLVED:

The minutes of other bodies were noted.

276. SIGNIFICANT AND DELEGATED ACTIONS

The Significant and Delegated Actions were discussed.

RESOLVED:

The Significant and Delegated Actions were noted,

277. NEW ITEMS OF URGENT BUSINESS

There were none.

278. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED:

That the press and public be excluded from the remainder of the meeting as items contain exempt information as defined under paragraph 3, Part 1, Schedule 12A of the Local Government Act 1972

279. EXEMPT APPENDIX - 505-511 ARCHWAY ROAD, N6 - PERMISSION TO GO TO TENDER

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and agreed.

280. EXEMPT APPENDIX - ACQUISITION OF 32 COUNCIL HOMES AT 255 LORDSHIP LANE, LONDON N17 6AA

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and agreed.

281. EXEMPT APPENDIX - ACQUISITION OF 76 COUNCIL HOMES AT 313 THE ROUNDWAY, LONDON N17 7AB

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and agreed.

282. EXEMPT APPENDIX - ELECTRICAL SECURITY ASSETS' MANAGEMENT

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and agreed.

283. EXEMPT APPENDIX - RISING GREEN YOUTH HUB

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and agreed.

284. NEW ITEMS OF EXEMPT URGENT BUSINESS

There was none.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

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Report for: Cabinet - 21 October 2025

Title: **Adopting a new Tenancy Management Policy**

Report authorised by: Sara Sutton, Corporate Director of Adults, Housing and Health

Lead Officer: Jahedur Rahman, Director of Housing

Ward(s) affected: All

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

1. Describe the issue under consideration

- 1.1 The Council is transforming landlord services for its own tenants and leaseholders. To support that process, the Council is undertaking a full review of all policies relating to its tenants and leaseholders in its role as the landlord.
- 1.2 The new Tenancy Management Policy sets out in one comprehensive policy how the Council will provide an efficient and effective tenancy management service which has tenancy sustainment at its core.
- 1.3 This report seeks approval from Cabinet for adoption.

2. Cabinet Member Introduction

- 2.1 We are committed to ensuring that our 20,000 tenants, leaseholders, and their families live in safe, well-maintained homes where they can thrive. The Tenancy Management policy is an important next step in the transformation of our landlord services. It aligns with our broader plans to enhance housing services for tenants and leaseholders and to improve the quality of our council homes, as outlined in the Housing Strategy 2024-2029 and the Housing Improvement Plan.
- 2.2 This new policy outlines our approach to providing an efficient and effective tenancy management service which has tenancy sustainment at its core.
- 2.3 It also helps us to meet the government's Social Housing Regulator's consumer standards by outlining our approach to tenancy management, the interventions we will take to sustain tenancies, prevent unnecessary evictions and how we tackle tenancy fraud.
- 2.4 The insights and experiences of our residents, particularly through the Tenancy Management Continuous Improvement Group and online consultation, have played a key role in shaping this policy. This Group, comprising tenants ensures

ongoing resident engagement and co-creation in housing policies. I want to express my gratitude to the Group for their invaluable input, which has helped this policy to better reflect the needs of our communities.

- 2.5 I am pleased to recommend it's adoption by Cabinet, marking another step forward in our ongoing efforts to improve housing quality and resident services in Haringey.

3. Recommendations

That Cabinet

- 3.1 Approves the adoption of the draft Tenancy Management Policy at Appendix 1, to come into effect from 4 November 2025.
- 3.2 Delegate authority to the Director of Housing in consultation with the Cabinet member for Housing and Planning to make any future modifications to this policy required by changes to legal or regulatory requirements arising in the three year period before the policy is due for review.

4. Reasons for decision

- 4.1 This newly drafted clear and accessible policy will outline the Council's approach to tenancy management for Council tenants and for their wider households. It will also help the Council meet the Social Housing Regulator's consumer standards, specifically the Tenancy Standard and the Transparency, Influence and Accountability Standard.

5. Alternative options considered

- 5.1 **We could have continued with a range of tenancy policies and updated each one individually instead of introducing one comprehensive policy for this service.** This option was rejected because it would not meet the Council's needs or those of its tenants. Introducing this new policy will assist the Council to meet the Social Housing Regulator's Transparency, Influence and Accountability Standard requirement to deliver fair, reasonable, accessible and transparent policies. This option would also not meet our commitment to introduce updated policies in the Housing Strategy 2024 – and the Housing Improvement Plan 2023.

6. Background information

- 6.1 In June 2022, the Council brought most of the landlord and housing services back in house that had been run on its behalf by Homes for Haringey, its Arm's Length Management Organisation. The Council immediately began a process of reviewing that service provision and in April 2023 Cabinet adopted a comprehensive Housing Improvement Plan backed by significant financial investment. Amongst many other commitments, that plan committed to reviewing housing policies including those covering tenancy management.
- 6.2 The Regulator of Social Housing's Standards requires that Registered Providers of Social Housing (RPs) must demonstrate that they understand the following:
- a. The Tenancy Standard requires RP's to support tenants, to provide services that support tenants to maintain their tenancy or licence and prevent unnecessary evictions.
 - b. The Transparency, Influence and Accountability Standard requirement to deliver fair, reasonable, accessible and transparent policies
- 6.3 The Council has included thorough research into best practice in social housing, and engagement in an interactive process of policy development with key stakeholders across the Council.
- 6.4 Council officer service leads from Estates and Neighbourhoods, Income Management, Tenancy Management, Home Ownership, Support and Wellbeing, Audit and Risk Management and Information Management were all involved in the development of this policy.
- 6.5 Council tenants and leaseholders were engaged in the design of the policy's content as part of the new resident engagement structure, which is overseen by the Resident Voice Board (RVB). The RVB is the resident forum that assists the Housing Service by providing strategic influence on customer-facing housing strategy and policy as well as giving a resident perspective on the quality of housing services with the aim of improving customer satisfaction and organisation performance (housing services).
- 6.6 The Council's Tenancy Management Continuous Improvement Group (CIG) were also engaged in the development of this policy. They are one of a series of subgroups to the RVB established to ensure that residents are able to work directly with Heads of Services to help improve what we deliver and co create with them any improvements or changes to those services.
- 6.7 The RVB and CIG inputted to the development the policy from an early stage with broad outlines and approach agreed in June and July 2024 by residents. Proposals for the policy were well-received and generated a range of feedback and recommendations that have been incorporated into the policy. This included confirming the following points:
- The Council's policy criteria for deciding whether to grant a new tenancy
 - The policy approach when council housing was abandoned
 - The policy approach to supporting care leavers.

- How tenancy management would pick up if a person was vulnerable
- 6.8 In November 2024, the Tenancy Management CIG reviewed and approved the newly developed policy incorporating their recommendations. A consultation on the policy was held between 25 June 2025 and 6 August 2025 on the [Council's online consultation platform, Commonplace](#). Details of this consultation can be found in Appendix 3.

Key provisions of the draft Tenancy Management Policy

- 6.9 The aim of the draft policy is to detail the Council's approach to meeting the requirements of the Regulator of Social Housing's Tenancy standard and to outline how the Council will deliver the objectives and aims set out within its updated draft Tenancy Strategy.
- 6.10 A section on the types of tenancies offered covers introductory and secure tenancies and the right to appeal decisions made on the type of tenancy offered.
- 6.11 The range of ways that a tenancy can be ended section covers eviction, surrender, terminating introductory tenancies, ending a joint tenancy, death, abandonment and disposal of tenant belongings.
- 6.12 Supporting tenants to sustain their tenancies is at the core of the policy with its own section. This covers the approach to vulnerable tenants and tackling tenancy fraud. This section also confirms that home visits and tenancy audits will be carried out. It also outlines that welfare checks will be conducted as part of the visits, with these designed to assess all likely safeguarding risks including any abuse, neglect or specialist support needed.
- 6.13 Anti-social behaviour (ASB) is also briefly covered in this section. This outlines that ASB can seriously impact the quality of life for everyone and that tackling it is a key priority through prevention, enforcement, and support. A separate new Council ASB policy is also currently being developed which will provide further details on the Council's approach. A consultation on the ASB policy was held until 2nd October 2025, following the end of the consultation, this is due to go to the Council's Cabinet for approval in the coming months.
- 6.14 Succession, assignment and mutual exchange each have their own sections, these explain how the council follows legislation on allowing council homes to be passed to someone else if certain conditions are met.
- **Succession** can happen when a secure tenant dies when another family member may be entitled to inherit their tenancy.
 - **Assignment** is the legal transfer of a tenancy from one person to another during the lifetime of the tenant.
 - **Mutual exchanges** happen when two or more secure tenants in our council housing or housing associations can agree to swap their tenancies and properties.
- 6.15 A final section on exceptional circumstances confirms discretionary

policies where the Council will consider awarding a new lifetime secure tenancy of the property, dependent on their assessed housing needs. This applies in the following sets of circumstances:

- A management transfer is where an urgent managed move is agreed on the basis that a Council tenant is not safe to remain in their current home due to reasons of domestic abuse, violence, harassment, intimidation, crime, threats of violence or other urgent management reason.
- A grant of tenancy may be granted in exceptional circumstances to an individual should a succession or assignment not be an option. Exceptional is defined as unusual circumstances that affect a person's ability to access suitable housing and sustain their independence.

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

- 7.1 The recommendations in this report will support the Corporate Delivery Plan's theme 5, "Homes for the Future", and in particular its commitment to provide reliable, customer focused resident housing services and to undertake a full review of all policies relating to our tenants and leaseholders in our role as their landlord.
- 7.2 The recommendations in this report will also support the 2024-2029 Housing Strategy's second strategic objective, improving housing quality and resident services in the social housing sector, in particular commitments around transforming services to our tenants and leaseholders, and designing those services with them.

8 Carbon and Climate Change

- 8.1 The recommendation to adopt this proposed new policy supports the Council's commitments in its 2021 Climate Action Plan to the delivery of homes that are healthy, comfortable, and affordable places to heat and power.

9 Statutory Officers comments (Director of Finance (procurement), Director of Legal and Governance, Equalities)

Finance

- 9.1 There is no additional financial implication as a result of adopting this policy. It is anticipated that any cost incurred as a result of implementing any aspect of it will be contained within the existing service budget.

Director of Legal & Governance

- 9.2 The Director of Legal and Governance has been consulted in the drafting of this report and comments as follows.
- 9.3 There is no specific statutory requirement to have a tenancy management policy; as a registered provider, however, the Council is required to meet the Standards laid down by the Regulator of Social Housing. These are set out in the body of the report.
- 9.4 Other legal comments are incorporated in the body of the report.
- 9.5 Cabinet should conscientiously take into account the responses to the consultation in making its decision.
- 9.6 There is no legal reason why Cabinet should not adopt the recommendation made in this report.

Procurement

- 9.7 Strategic Procurement has been consulted in the preparation of this report, the contents of which are noted.

Equality

- 9.8 The Council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not.
- 9.9 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 applies to the first part of the duty.
- 9.10 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.11 The policy considered here will apply to Council tenants. 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.

9.12 A full analysis of the impact of the policy on people with protected characteristics is contained in the Equality Impact Assessment found at Appendix 2.

9.13 The Tenancy Management Policy:

- Confirms that the Council will offer secure lifetime tenancies to new council tenants (following a 12-month introductory period)
- Defines a vulnerable person as anyone who currently experiences difficulties with everyday living; and, in order not to be disadvantaged by those difficulties, needs either additional support or service adaptation to access the Council's landlord services, or additional support to sustain their tenancy.
- Outlines that home visits and welfare checks for Council tenants are carried out to assess all safeguarding risks
- Commits to updating tenant profile information and to discussing with tenants whether they have any vulnerabilities and seeking to identify suitable support needs if necessary.
- Notes that the home visits will be used to identify any translation and interpretation requirements.

9.14 The policy will have a positive impact on the protected characteristics of age, disability and race. It will have a neutral impact on those with other protected characteristics.

10. Use of Appendices

Appendix 1 — Tenancy Management Policy

Appendix 2 — Equality Impact Assessment of the Tenancy Management Policy

Appendix 3 — Consultation responses

11 Background papers

- **Haringey Housing Strategy 2024 – 2029:**
[https://new.haringey.gov.uk/sites/default/files/202405/haringey_housing_strategy_2024 - 2029.pdf](https://new.haringey.gov.uk/sites/default/files/202405/haringey_housing_strategy_2024_-_2029.pdf)
- **Housing Services Improvement Plan:**
<https://www.minutes.haringey.gov.uk/documents/s138660/Appendix%201.pdf>

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TENANCY MANAGEMENT POLICY

October 2025

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1 Introduction

This policy applies to Haringey Council introductory and secure tenants.

It does not apply to:

- homes or hostels let as temporary accommodation or under license e.g. while their home is being repaired.
- temporary accommodation or our properties under license e.g. when their main home is being repaired.
- decants which are covered by a separate policy linked in section 11 of this policy.

It follows the principles and objectives of our Tenancy Strategy and the relevant tenancy agreement which is a legal contract between the tenant and Haringey Council as the landlord. This policy should be read in conjunction with both documents.

When we use the terms 'we', 'our', and 'us' in this policy we mean Haringey Council.

This policy outlines our approach to providing an efficient and effective tenancy management service which has tenancy sustainment at its core.

2 Aim of the policy

The aims of this policy are to:

- Meet the requirements of the Regulator of Social Housing's Tenancy Standard
- Deliver the objectives and aims set out within our Tenancy Strategy
- Outline the types of tenancies we offer and what could lead to a change in tenancy type
- Support delivery of our Housing Strategy objective to transform services to our tenants and leaseholders, and design those services with them.

3 Definitions

An introductory tenancy is a trial period for new tenants to show that they can keep to the terms of their tenancy agreement, pay rent regularly and on time, look after their home and not cause a nuisance to neighbours.

A secure tenancy is a lifetime agreement that means we cannot evict a tenant unless we are granted a possession order from the County Court. We can only get this order in certain circumstances.

A Vulnerable tenant is anyone who currently experiences difficulties with everyday living; and, in order not to be disadvantaged by those difficulties, needs either:

- additional support or service adaptation to access our housing management services; or
- additional support to sustain their tenancy

Vulnerability in the context of this policy is unlikely to be a permanent condition. Where somebody is likely to remain vulnerable for a long period - or even permanently - the needs they have because of that vulnerability will change over time.

This policy links to and follows the approach in our vulnerable tenants and leaseholders policy to supporting tenants and leaseholders. This confirms that the following common indicators of vulnerability help to inform our staff training and underpin assessment forms.

- age
- disability
- experience of care
- ability to act, engage and cope such as language skills
- addiction, and learning disability
- and exceptional life events such as a recent history of street homelessness, bereavement
- or discharge from hospital or other institutional care

Public Trustee acts as the title holder of an estate where there is no will or no named executor or executor with ability to act, until a grant of representation is given

4 Types of tenancies

4.1 Introductory tenancies

Our new Council tenants are offered an introductory tenancy for a trial period of 12 months before they become secure tenants. Our focus is on supporting tenants to sustain their tenancies and to successfully conclude their introductory tenancy. Section 6 of this policy has further information on our approach to supporting tenants to sustain their tenancies.

We will ensure incoming tenants are provided with the required information and advice to allow them to move into the property promptly at the agreed start of their tenancy date. This includes providing new tenants with a link to an online tenants handbook (hard copy on request) at sign up.

We aim to undertake a new tenancy check at 6 weeks following the tenancy start date. We will then undertake tenancy reviews at 6 months, 9 months and 12 months prior to an introductory tenancy coming to an end. Our approach to assessing whether to offer a secure tenancy, to extend or end the introductory tenancy is based on whether tenants have kept to the terms in their tenancy agreement.

Unless we act either to end the tenancy or to extend the length of the introductory tenancy by 6 months (totalling 18 months) during the trial period due to a breach, the tenancy will automatically become secure after the 12-month period.

We will inform tenants in writing with the outcome of their introductory tenancy review and offer them the right to appeal the decision.

4.2 Right to appeal

An introductory tenant has the right to request an appeal on our decision to extend their tenancy or to end their tenancy by way of a Notice of Possession Proceedings. Tenants should request an appeal within 14 days of being notified of our decision directly to their Housing Officer.

4.3 Secure Tenancy

Unless a council property is being used as temporary accommodation, we let our council homes on a “tenancy for life” basis.

Tenants with a secure tenancy will usually be able to stay in their home with a few exceptions including:

- If they breach the terms of their tenancy agreement and a court provides us with a possession order.
- They decide to move after completing an Introductory Tenancy, without breaching any tenancy conditions.
- There may be circumstances where a property would be much more suitable for other individuals, for example if the property is adapted for a disabled person where no current occupants require those adaptations.
- The property is being demolished e.g. as part of an estate regeneration scheme.
- Succession if underoccupying; we will encourage the successor to move to smaller accommodation through our downsizing scheme which includes financial incentives.

4.4 Licence Agreements

These Agreements are only used for emergency temporary decant accommodation within our council housing stock.

These Agreements are usually for a three month period but maybe extended due to the nature of the works if necessary.

We also have the right to end the licence agreement if residents are able to move back to their own home.

All Licence Agreements will be on a like-for like basis, which means it will be the same size property as the secure tenancy.

5 Ending a tenancy

5.1 Tenancy termination

When a tenant wants to move out of their home, they must contact their Housing Officer to give us notice in writing that they wish to terminate their tenancy and request a Termination form.

Tenants must give us at least 4 weeks' notice expiring on a Monday unless they are moving to another Haringey Council property in which case they don't need to give 4 weeks' notice. They must also return all keys promptly and fully clear the property, leaving it in a clean and acceptable condition.

If we need to evict a secure tenant following a breach of the tenancy agreement for rent arrears, this will be considered by our evictions panel. For cases of Anti-Social Behaviour (ASB), our Head of Tenancy Management will review and sign off these cases – ASB cases are not considered by our evictions panel. In all cases, we can seek a possession order from the County Court to end a tenancy.

We are committed to doing everything possible to sustain tenancies and prevent the eviction of vulnerable tenants and recognise the economic and social cost of eviction. We will always take a preventative and proactive approach to sustaining tenancies in line with our vulnerable tenants and leaseholders policy and housing arrears policy. Eviction will only be used as a last resort where other interventions and support to address tenancy breaches have proved unsuccessful.

5.2 Surrender of tenancy

We encourage the following tenants to surrender their council tenancy where:

- they are entering residential care, hospital, rehabilitation or temporary supported housing on a long-term basis
- or where they have been, or are likely to be, sent to prison for more than 13 weeks.
- A young care leaver is not coping
 - We will give them the option to 'hand back' the tenancy without prejudice to their future housing options, and to be referred back for a new tenancy. This will be after working with their social worker and support partners to develop their independent living skills.

In each case this would mean they were not using the property as their 'only or principal home'.

The secure status of a tenancy is lost if a tenant ceases to occupy it as their only or principal home. Occupation by a non-tenant spouse or civil partner qualifies as occupation by the tenant spouse as long as the parties remain married or in a civil partnership.

5.3 Terminating introductory tenancies

An introductory tenancy or extended tenancy will be ended and not become a secure tenancy if the tenant breaks the tenancy conditions or made a false or misleading statement to obtain the tenancy. This would be ended by serving a Notice of Possession Proceedings.

We will only evict one of our tenants where there have been serious breaches of their tenancy agreement and all possible options have been explored for preserving the tenancy, including providing support to the tenant. This includes doing everything possible to prevent the eviction of vulnerable tenants in line with our vulnerable tenants and leaseholders policy.

The type of support we offer covers help with isolation or accessing healthcare, education, and employment, money management, debt or rent arrears, and support with complex problems such as hoarding.

Where an introductory tenancy is ended, we will support the tenant to access help and advice on alternative housing options.

5.4 Ending a joint tenancy

If one joint tenant ends the tenancy, the tenancy will end, even if the other joint tenant has not asked for the tenancy to end.

We will then consider whether to offer a sole tenancy to the remaining tenant. This decision will be based on the remaining tenant's current circumstances, for example whether they are a victim/survivor of domestic abuse perpetrated by the other joint tenant, any vulnerabilities or custody of children. In this situation, we would encourage and support the victim/survivor either to serve a McGrady notice or to obtain a property transfer order from the courts. We will ensure that victim/survivors of domestic abuse are offered suitable accommodation in safe areas.

We reserve the right to take enforcement action against our tenants, using the powers available under the Housing Acts, up to and including terminating a tenancy, for domestic abuse related offences in line with our domestic abuse and violence against women and girls policy.

Where a tenancy is offered in these circumstances, this may not be for the same home. Instead, we will review the housing needs of the remaining household and make a suitable offer.

5.5 Death of a tenant

If a tenant dies, the tenancy can sometimes be transferred to their partner or, for tenancies started before (1 April 2012), another eligible family member. This is known as Succession, which is detailed in section 7 of this policy. If there is no eligible family member wishing to succeed the tenancy, we will end the tenancy by serving a Notice to Quit.

- The death of a tenant does not formally end a tenancy although the tenancy will no longer remain secure unless there is a successor.
- Where the tenant dies, the tenancy still needs to be terminated by giving 4 weeks written notice from the executive of their estate. We may, however, agree to accept a shorter notice period.
- Where the tenancy has been ended due to the death of the sole tenant the person who has been properly authorised to deal with the late tenant's estate is responsible for the removal of all goods from the property within 28 days.
- Where there is no person properly authorised to deal with the deceased tenant's estate, then we will commence the formal legal process to end the tenancy by the service of a Notice to Quit on the Public Trustee.
- The property will still be subject to a pre and post tenancy visit. If damage to the property has occurred owing to the wilful neglect of the deceased tenant or the carrying out of unauthorised alterations by the deceased tenant, then we may consider pursuing the estate for the costs of making good any damages caused by the deceased tenant during the tenancy.
- If we don't have a death certificate, we will serve notice on the public trustee.

5.6 Abandoned properties

We recognise that tenants may be away from their homes for an extended period for several reasons and in accordance with their tenancy agreement they must notify us of this. Where we believe that the tenant may have abandoned the property we will take appropriate action, in accordance with the legislative requirements and our abandonment procedure. This may include us taking possession and the property being recovered without the abandoning tenant being aware.

5.7 Disposal of tenant belongings

Outgoing tenants are expected to clear their belongings before the end of the written notice period.

If they leave belongings behind, we may serve a notice under the Torts (Interference with Goods) Act 1977. This allows us to remove and/or dispose of these belongings. The cost of doing so may be recharged to tenants.

The outgoing tenant is responsible for removing all personal possessions from the property by the end of the written notice period.

However, there may be some instances where the tenant fails to give notice (either because of eviction or abandonment) and belongings are left in the property or where notice has been given but belongings are still left within the property.

Once the notice period has expired and the tenant has left the property, we will accept no responsibility for any items left within the property or the land forming part of the tenancy.

In such circumstances we reserve the right to issue a formal Notice in accordance with section 41 of the Local Government (Miscellaneous Provisions) Act 1982 advising there are personal belongings within the property and that upon expiry of the notice any belongings remaining will become the property of the council and will be dealt with in accordance with under section 41.

Following evictions or where a tenant dies, we will store items for 28 days

6 Supporting tenants to sustain their tenancies

6.1 Sustaining tenancies

Before we grant a tenancy, we will carry out an assessment to check that prospective tenants are working and ask for payslips, or if they're in receipt of Housing Benefit, Personal Independence Payment or Universal Credit.

In some cases, tenants may already have assigned support, however we will ensure that all support needs are discussed, and appropriate referrals to support services are made including but not limited to the Connected Communities programme or social services. Where prospective tenants that require it have not been assigned to support, we will ensure their case is reviewed and they are referred to appropriate support services.

Where a tenant requires it, we will provide (where this is possible) support needed to sustain their tenancy and live comfortably in their homes, or we will signpost the tenant to other teams in the council or to other external support agencies. The type of support we offer covers help with isolation or accessing healthcare, education, and employment, financial inclusion, money management, debt or rent arrears, and support with complex problems such as hoarding.

We work closely with our Young Adults Service to provide a package of support to help care leavers prepare for the move to their new home and then sustain their tenancy.

6.2 Vulnerable tenants

We take a holistic view of tenancy sustainment in line with our vulnerable tenants and leaseholders policy. We recognise that vulnerability is unlikely to be a permanent condition and that where somebody is likely to remain vulnerable for a long period - or even permanently - the needs they have because of that vulnerability will change over time.

There are four main ways in which we aim to become aware on a responsive basis that a resident is vulnerable or has a common indicator of vulnerability:

- The resident tells us
- A neighbour, family member or friend of the resident tells us
- A professional such as a GP, social worker, or support worker tells us

- Council officers or contractors identify that a resident may be vulnerable and informs us, generally through the Concern Card system.

We also use internal data that we already have stored from the housing allocations process and formal assessment such as during the tenancy audit or at the allocations process to identify vulnerability and understand a resident's individual needs. We ensure that all housing staff, contractors, and agents regularly receive high quality training, supervision, and guidance on identifying, assessing, and supporting vulnerable tenants. Further information on our approach to identifying and responding to vulnerability is outlined in our vulnerable tenants and leaseholders policy.

6.3 Home visits

We use the home visit to:

- Carry out a tenancy audit and verify that the person occupying the property is the legal tenant and assess if any structural alterations have been made without permission.
- Carry out a welfare check to assess all likely safeguarding risks including any abuse, neglect, self-neglect and hoarding, cuckooing or specialist support is needed such as an assessment of mental capacity.
 - This is unless one has been done recently with the frequency of checks based on a risk assessment of the tenant's welfare needs
- Update tenant profile information including:
 - Discussing with tenants if they have any vulnerabilities that the Council is not already aware of and seeking to identify suitable support needs if necessary.
 - Assessing whether the tenant needs us to change the way we offer or deliver housing services in relation to their needs to help them access housing services and sustain their tenancy. This is in line with the approach outlined in our Vulnerable tenants and leaseholders policy.
 - We will explain our plan of action and, if required, seek their agreement to refer them to specialist services.
 - In some circumstances we may need to make a referral without relying on the consent of the tenant and we will document this. This could include situations where we have concerns about their wellbeing or the wellbeing of others.
- Identify any translation and interpretation requirements.
- Pick up any repair or neighbourhood issues.
- Ensure that tenants are aware of the different ways of contacting us and promoting digital access.
- Ensure the enforcement of tenancy conditions and check that the property has not been damaged, neglected or used unlawfully.
- Ensure that the property continues to be occupied by the tenant and has not been sublet or abandoned. Please see section 6.4 below.
- If needed conduct a Person-Centred Fire Risk Assessment.

We will ensure that we communicate with tenants clearly and concisely about any follow up actions we take resulting from any of the above. The outcomes and any actions from the above are stored securely on our internal systems.

6.4 Tackling Tenancy Fraud

We have a zero tolerance approach to fraud and consider housing related fraud to be a high risk and therefore priority work area. We will take a proactive approach to identifying fraud and investigate all reports of suspected fraud using all the powers available to us.

We can pursue via civil proceedings and will seek to recover the property efficiently so it can be returned to stock and reallocated, and we will usually prosecute where criminal offences have been perpetrated; and we will seek to recover financial loss.

Reports of potential tenancy fraud that we will investigate include but are not limited to:

- Subletting (without landlords' permission)
- Key-selling – where a tenant passes the keys for a property on to someone else in return for a one-off payment or favour
- Abandonment / non occupation or not using the property as Main and Principal Home.
- Application Fraud – i.e. obtaining a tenancy/property by false statement or knowingly withholding information
 - Unauthorised assignment (including by mutual exchange)
 - Wrongly claimed succession
 - Right to buy fraud

In the case of successful criminal or civil action, we may actively publicise the result to deter further tenancy fraud.

6.5 Access

Most tenants allow access to their homes when required. If they do not, they may be in breach of their tenancy, and we may take legal action in line with the tenancy agreement and our access for emergencies, safety or welfare policy.

We may need access to a tenant's home for lots of reasons, including:

- To respond to an emergency or other health and safety risks
- To undertake our obligations regarding compliance, building or fire safety
- To inspect the condition of the property
- To carry out servicing or a repair
- To investigate a possible breach of tenancy

In line with the Tenancy Agreement, where a reasonable request for access has been given, and where access has been withheld or obstructed, tenants must pay the reasonable costs of gaining entry to a property including the reasonable costs of court proceedings if they are necessary.

6.6 Anti-Social Behaviour

We recognise that ASB can seriously impact the quality of life for residents, communities, and visitors.

Tackling ASB is a key priority through prevention, enforcement, and support as outlined in our ASB policy.

We are committed to working with our partners to support those affected and hold individuals accountable for unacceptable behaviour. We may ask the court for an outright possession order to evict tenants if there are legal grounds for an eviction.

7 Succession

When a secure tenant dies, another family member may be entitled to inherit their tenancy, which would include any unpaid tenancy related charges. This is known in legal terms as a Succession.

There can only ever be one succession to a council tenancy. This means that on the death of a tenant who was classed as a successor, there can be no further right of succession. Successions include anyone becoming a sole tenant when they were a joint tenant, and the other tenant has died. It also includes anyone who was assigned the home by a previous tenant unless it was assigned pursuant to a mutual exchange or by a court.

Entitlement to succeed a tenancy depends upon when the tenancy started.

This right does not apply to introductory tenants because of the requirement to be a tenant for 12 months before gaining succession rights.

Should a succession or assignment not be an option, we may consider granting a new tenancy to an individual in exceptional circumstances. This is outlined in section 10.2 of this policy under discretionary grant of tenancy.

7.1 Joint tenancies

If a joint tenant dies, then the surviving tenant will succeed to the tenancy. This will count as succession and there will be no further successions.

However, if the surviving joint tenant who has succeeded the tenancy is no longer living in the home at the time of death, then the tenancy ceases to be secure, and we will seek to recover the home through a Notice and necessary legal action.

7.2 Tenancies that began before 1 April 2012

So long as the deceased tenant was not a successor, their spouse or civil partner may succeed if they were occupying the property as their only or principal home.

A cohabitee or a member of the family can succeed if:

- There is no spouse or civil partner who can succeed.
- They were occupying the property as their only or principal home
- They had been living with the tenant for at least 12 months prior to the death of the tenant.

The 12-month period could be in any property where the tenant was living if they moved home in the year before they died. 'Residing with' means making a home with the tenant, rather than staying with them for a period of time. We will require proof that a cohabitee or family member had been living with the tenant for at least 12 months period through either bank statements or utility statements.

7.3 Tenancies that began on or after 1 April 2012

Only the deceased tenant's spouse, civil partner or cohabitee is entitled to succeed. Other family members cannot succeed unless there is a term in the tenancy agreement that expressly allows for this to happen. The tenancy agreement could allow someone else to succeed, such as a carer.

Where a succession occurs because of rights provided for in the tenancy agreement, this is a statutory succession and there are no further rights of succession.

7.4 Where no one has the right to succeed

There would be no right to succession, and one would not take place in the following circumstances if:

- There is no one qualified to succeed to the tenancy and/or has lived with the tenant at the date of death or (where relevant) throughout the 12 months prior.
- The deceased tenant had been living alone.
- The deceased tenant had left the property and was not using it as their only or principal home.
- The deceased tenant had left the property and been admitted to hospital or a residential home for long-term care or treatment with no prospect of return.

If the deceased tenant was themselves a successor, no further succession can take place. A person who succeeds to a tenancy obtains a continuation of the existing tenancy, not a new one.

7.5 Property suitability

There may be circumstances where a property would be much more suitable for other individuals rather than a successor. For example, if the successor is significantly underoccupying or the property is adapted for a disabled person.

In such circumstances we may look to rehouse a family member successor into a more suitable property. The successor would be considered for a direct let.

If the successor refuses to move voluntarily then we may serve a notice of seeking possession for the property on the successor between 6 and 12 months after the previous tenant's death. We will make one reasonable and suitable offer to the family member of alternative accommodation

In accordance with legislation, we would not look to seek possession of a property for under occupation if the successor was the spouse or civil partner of the deceased tenant.

8 Assignment

Assignment means legally transferring a tenancy from one person to another during the lifetime of the tenant.

The assignee will inherit all the rights and responsibilities of the previous tenant, including payment of outstanding arrears.

Assignments can only be made to someone who would be able to succeed to the home if the tenant died as set out in section 7 on succession above. Assignments count as a succession and can only occur if there has not already been a succession of that tenancy.

9 Mutual exchanges

Mutual exchange is the process through which two or more secure tenants in council housing or housing associations can agree to swap their tenancies and properties.

In all cases, our permission is required before a mutual exchange can take place. If a tenant carries out a mutual exchange without our permission, then they will no longer be a secure tenant, and we may take legal action to recover the property.

The consent for a mutual exchange cannot be withheld except on one or more grounds set out in Schedule 3 of the Housing Act 1985. We may therefore refuse permission for a tenant to assign their tenancy to a mutual exchange partner for one of the following legal reasons:

- If a tenant has a court order outstanding.
- If legal proceedings have started for possession of their property.
- If the proposed tenant moving in would be under occupying the property.
- If the proposed incoming tenants would be over occupying the property.
- If the tenant lives in a property that is mainly for non-housing accommodation, or when a tenant(s) property is linked directly to their job working for the Council.
- If the property is adapted for disabled use and the incoming tenant does not need this type of property.
- If the property and / or tenancy is linked to the provision of support.

We have 42 days to decide, whether tenants are entitled to an exchange or not. Tenants have the right to exchange properties if we fail to accept or refuse the exchange within 42 days.

Where there are rent arrears, outstanding rechargeable repairs or other breaches of tenancy conditions, we may give provisional permission to exchange, conditional upon these breaches being remedied.

Where an applicant is suffering exceptional financial hardship, an exchange can be granted without a clear rent account at our discretion. In these circumstances the tenant will be expected to sign an agreement to clear any arrears following their move.

10 Exceptional circumstances

In the interests of supporting our residents, preventing homelessness wherever we can and being a caring council, we have the following discretionary policies which we will apply in certain circumstances to consider awarding a new lifetime secure tenancy of the property, dependent on their assessed housing needs.

10.1 Management transfer

A management transfer is where an urgent managed move is agreed on the basis that one of our Council tenants is not safe to remain in their current home due to reasons of domestic abuse, violence, harassment, intimidation, hate crime, or threats of violence likely to be carried out or for another urgent management reason.

A management transfer request can be made directly to a Housing Officer or through a 3rd party e.g. Hearthstone Domestic Abuse Advice and Support Service, Social Services and these will be considered by our Decisions Panel. A suitable property may not be available immediately.

Although most of the transfer requests that are approved relate to extremely serious incidents as outlined above, we will only approve a transfer where we are satisfied that all other ways of resolving the problem have been exhausted and that it would not be reasonable to expect the tenant to continue living in their home.

The role of the Police in providing evidence is important but not essential or mandatory in reaching evidence-based decisions. Although having Police input is necessary for the process, in line with the Domestic Abuse Act it is not a requirement. Support agencies are required to confirm the availability of safe and suitable accommodation.

If the Panel do not approve the request, there is a right to appeal for a senior management review if further evidence is submitted.

10.2 Discretionary Grant of Tenancy

Should a succession or assignment not be an option, we may consider granting a new tenancy to an individual in exceptional circumstances. Exceptional, is defined as unusual circumstances that affect a person's ability to access suitable housing and sustain their independence. This may include but not be limited to:

- Clear medical evidence of any high-level support needs due to mental health, learning disability or another vulnerability that moving to another property would cause hardship or be too unsettling.
- Domestic abuse victim where the perpetrator has ended the tenancy including using a McGrady notice.

Where the applicant was an official live-in carer for the tenant, qualified for Carer's Allowance and where it is beneficial to the tenant and the Council to have the carer living with them. They will also have had to provide evidence of terminating their tenancy at a previous address. This excludes those that have sold their home. In nearly every case, the applicant will have experienced the loss of a close family or household member. The impact of being bereaved is not, in itself, an exceptional circumstance and unfortunately will not be considered.

A request for a Grant of Tenancy can be made directly to a Housing Officer and where the request meets the above criteria it will be reviewed by a senior Manager and considered by our Decisions Panel.

11 Links to other policies, strategies and documents

This policy links to and should be read together with the following Haringey Council documents:

- [Access for Emergencies, Safety or Welfare Policy](#)
- [Anti-Fraud, Bribery and Corruption policy and strategy](#)
- [Asbestos Safety Policy](#)
- ASB Policy
- Housing Allocations Policy
- [Domestic Abuse and Violence Against Women and Girls Policy for council tenants and leaseholders, and those approaching the council as homeless](#)
- [Feedback policy](#)
- [Electrical Safety Policy](#)
- [Fire and Structural Safety Policy](#)
- [Gas and Heating Safety Policy](#)

- Good Neighbourhood Management Policy
- [Housing Income Collection Policy](#)
- [Housing Arrears Policy](#)
- [Housing Strategy 2024 - 2029](#)
- [Lift Safety Policy](#)
- [Responsive Repairs Policy](#)
- [Safeguarding council tenants and leaseholders policy](#)
- [Temporary Moves \(decant\) Policy](#)
- [Tenancy agreement](#)
- [Tenants Handbook](#)
- [Vulnerable council tenants and leaseholders policy](#)
- [Water Hygiene Policy](#)

12 Resident co-production and engagement

When did you discuss development of this policy with residents?

At meetings of the Resident Voice Board in June 2024 and the Tenancy Management Continuous Improvement Group in July 2024 and November 2024.

What did they tell you?

They told us that the policy criteria for granting a new tenancy needed to be clear in the policy including in the sections on succession and exceptional circumstances. The policy approach when council housing was abandoned and the approach to care leavers also needed to be included in the policy.

It was asked how housing teams pick up if a person is vulnerable

How has what residents told us informed development of this policy?

Section 5.6 addresses our approach to abandoned properties.

Section 6 outlines the ways the council seeks to support tenants to sustain their tenancies.

This includes outlining the main ways in which we aim to become aware on a responsive basis that a resident is vulnerable or has a common indicator of vulnerability. The policy confirms that this is picked up through various channels. This includes family, neighbours, contractors, or our staff telling us and through our tenancy audit process. The policy confirms that we have concern cards to raise these types of issues.

This also confirms that we work closely with our Young Adults Service to provide a package of support to help care leavers prepare for the move to their new home and then sustain their tenancy.

Section 7 outlines the policy approach to succession and the circumstances where we may look to rehouse a family member successor into a more suitable property.

Section 10 addresses our policy approach to granting new tenancies in exceptional circumstances.

13 Equality Impact Assessment

An Equality Impact Assessment (EQIA) was carried out as part of the development of this policy. The EQIA found that the policy should have a positive impact on the protected characteristics of age, disability and race; and that it will have a neutral impact on those with other protected characteristics.

14 Reviewing the policy

We will review this policy every three years unless earlier events or legislation require an earlier update to this policy.

15 Legislation

As the landlord, we will ensure that we carry out our tenancy management policy in accordance with statutory requirements and best practice as follows:

- The Housing Act 1985, 1988 and 1996
- The Social Housing Regulation Act 2023
- Housing and Regeneration Act 2008
- Immigration Act 2014
- Right to Rent
- Anti-social Behaviour, Crime and Policing Act 2014
- Matrimonial Causes Act 1973
- Matrimonial and Family Proceedings Act 1984
- Civil Partnership Act 2004
- Prevention of Social Housing Fraud Act 2013
- Localism Act 2011
- Domestic Abuse Act 2021
- Equality Act 2010
- Tort (Interference with Goods Act) 1977
- The Fraud Act 2006

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Equality Impact Assessment (EQIA)

The Equality Impact Assessment (EQIA) form is a template for analysing a policy or proposed decision for its potential effects on individuals with protected characteristics covered by the Equality Act 2010.

The council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

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

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 applies to the first part of the duty.

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

1. Responsibility for the Equality Impact Assessment

Name of proposal:	Tenancy Management Policy and Tenancy Strategy
Service Area:	Tenancy Management
Officer Completing Assessment:	Max Tolley
Equalities Advisor:	Guy Latham
Cabinet meeting date (if applicable):	October 2025
Director/Assistant Director	Neehara Wijeyesekera

2. Executive summary

The Tenancy Management Policy and Tenancy Strategy are being assessed under the same Equality Impact Assessment due to the similarities between both document and their joint focus on the management of social housing tenancies and tenancy sustainment in Haringey.

The main difference is that the Tenancy Management Policy applies to Council tenants whereas the Tenancy Strategy sets out the matters that the Council, and other Registered Providers of social housing in the borough, are required to consider when developing or reviewing their own Tenancy Policies. The Tenancy Management Policy will be a new Council policy replacing and consolidating previous Homes for Haringey policies. It aims to outline the Council's approach to providing an efficient and effective tenancy management service which has tenancy

sustainment at its core. It details the types of tenancies offered and the approach to ending tenancy in circumstances such as eviction, surrender, death or abandonment.

The Tenancy Strategy sets out the matters that the Council, and other Registered Providers of Social Housing in the borough, are required to consider when developing or reviewing their own Tenancy Policies. Our previous strategy was last adopted in 2014, and the Localism Act 2011 requires a strategy to be in place. It aims to provide guidance and support to social housing providers in letting social housing, developing housing policies, and supporting residents to live independently and sustain their tenancies.

The policy makes the following changes which are likely to have the most positive impact on council tenants with the protected characteristics of age, disability and race because they might face less secure tenancies in other rental sectors.

- Confirming that the Council will offer secure lifetime tenancies to new council tenants (following a 12 month introductory period) impacts
- Defining a vulnerable person as anyone who currently experiences difficulties with everyday living; and, in order not to be disadvantaged by those difficulties, needs either additional support or service adaptation to access our landlord services, or additional support to sustain their tenancy.
- Detailing that home visits and welfare checks for Council tenants are carried out to assess all safeguarding risks
- Commits to updating tenant profile information and to discussing with tenants whether they have any vulnerabilities and seeking to identify suitable support needs if necessary.
- The policy also notes that the home visits will be used to identify any translation and interpretation requirements.

The policy links to and follows the approach in the Council's vulnerable tenants and leaseholders policy to supporting tenants and leaseholders. This confirms that the following common indicators of vulnerability help to inform our staff training and underpin assessment forms.

- age
- disability
- experience of care
- ability to act, engage and cope such as language skills
- addiction, and learning disability
- and exceptional life events such as a recent history of street homelessness, bereavement
- or discharge from hospital or other institutional care

The strategy recommends that Registered Providers follow the same principles above adopted by the Council's policy including by issuing lifetime tenancies, supporting tenants by taking early action to address any concerns which could put their tenancy at risk and producing tenancy agreements that are accessible and available to tenants including vulnerable tenants. The strategy is therefore likely to have the most positive impact on social housing tenants with the protected characteristics of age, disability and race.

Data from the 2021 Census data has been used to inform this EQIA in assessing how the proposed policy will affect people with protected characteristics amongst the Council's tenant population.

The findings included that Haringey Council's tenant population compared to the wider borough population has a significantly higher proportion of young people (under 24) and older people (over 50) and a significantly higher proportion of individuals who are disabled under the Equality Act (2010). There is a significantly higher proportion of individuals who identify as Muslim, and slightly higher proportion of individuals who identify as Christian, Buddhist or another religion. There is a significantly lower proportion of tenants who don't associate with any religion or identify as Jewish, Hindu or Sikh. There is also a significantly higher proportion of female individuals.

For the Tenancy Strategy, data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

3. Consultation and engagement

3a. How will consultation and/or engagement inform your assessment of the impact of the proposal on protected groups of residents, service users and/or staff? Detail how your approach will facilitate the inclusion of protected groups likely to be impacted by the decision.

We engaged with Haringey residents through attending two meetings of the Tenancy Management Continuous Improvement Group near the start of the policy and strategy development process and towards the end. These sessions ensured that the views of a wide range of tenants including those with the protected characteristics of age, disability and race were represented in the policy and strategy development process.

For example, group members asked that the policy confirmed how the Council's housing teams would pick up if a person is vulnerable. Following this feedback, details were added confirming the four main ways in which the Council aim to become aware on a responsive basis that a resident is vulnerable or has a common indicator of vulnerability.

We also carried out wide ranging engagement with council staff with the policy and strategy evolving as part of this engagement.

3b. Outline the key findings of your consultation / engagement activities once completed, particularly in terms of how this relates to groups that share the protected characteristics

- How the Council's housing teams pick up if a person is vulnerable.
- Clarifying the Council's policy criteria for granting a new tenancy including in the sections on succession and exceptional circumstances.
- The policy approach when council housing was abandoned.
- How the council will respond when a young care leaver is not coping well during the first year of their tenancy.

- Welcomed seeing the council clarifying its preference for lifetime tenancies in the Tenancy Strategy.
- Unhappy that the major works at Stellar House keep being delayed
- A lot of residents don't follow their tenancy agreements e.g. throwing rubbish, nappies and general waste from out of their windows
- Wanted the Council to do more to prevent homelessness and on security measures
- Suggested that ASB should be fully addressed in a strategy.

Please consider how the proposed change will affect people with protected characteristics.

- 54,422: 0-17 (21%)
- 71,660: 18-34 (27%)
- 63,930: 35-49 (24%)
- 46,516: 50-64 (18%)
- 27,706: 65+ (10%)

- 0 – 15: 7963 (20%)
- 16 – 24: 6120 (16%)

² Census, 2021 – Custom dataset: <https://www.ons.gov.uk/datasets/create/filter-outputs/aae4d546-9260-4541-aea9-870a8da7536d#get-data>

- 25 – 34: 5000 (13%)
- 35 – 49: 6773 (17%)
- 50 – 64: 8365 (21%)
- 65+: 4745 (12%)

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to identify the age distribution of the tenant population. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

a) Might members of this group be disproportionately affected by the proposal due to overrepresentation? How does this compare with the wider demographic profile of the Borough?

Haringey Council's tenant population has a significantly higher proportion of young people (under 24) and older people (over 50) than what is observed in the wider borough population.

b) Might members of this group be disproportionately affected by this proposal as a result of a need related to their protected characteristic?

Our new Council tenants are offered an introductory tenancy for a trial period of 12 months before they become secure tenants. This may disproportionately impact upon younger people who are less likely to have previously held a tenancy compared to older people who are more likely to have held a tenancy before.

This includes younger people who may be holding their first tenancy and their first experience of keeping to the terms in a tenancy agreement.

The impact is marginal because after 12 months the tenancy will automatically become a secure tenancy unless the Council take action to end or extend the introductory tenancy. The Council will only do this if the tenant breaches their tenancy agreement.

Impact

Positive impact.

The approach in the Tenancy Management Policy to offer secure lifetime tenancies to new council tenants (following a 12 month introductory period) impacts on

residents of all ages but especially benefits young and older tenants that might face less secure tenancies in other rental sectors. Our focus is on providing the security and peace of mind we know that tenants want to support them with building a long-term future within their communities without having to undergo the uncertainty of a tenancy review at the end of a fixed-term tenancy.

The policy confirms the focus is on supporting all tenants to sustain their tenancies and to successfully conclude their introductory tenancy. To support new tenants, sustain their tenancies, the policy confirms the Council will aim to undertake a new tenancy check at 6 weeks following the tenancy start date, and then undertake tenancy reviews at 6 months, 9 months and 12 months prior to an introductory tenancy coming to an end.

The Tenancy Strategy should also have a positive impact by recommending that Registered Providers support tenants to sustain their tenancies by taking early action to address any concerns which could put their tenancy at risk and recommending that Registered Providers issue lifetime tenancies instead of fixed-term tenancies for all new tenants.

4b. Disability

Data

Borough Profile

- Disabled under Equality Act – 13.7%³
 - Day to day activities limited a lot – 6.1%
 - Day to day activities limited a little – 7.5%
- 7.5% of residents people diagnosed with depression⁴
- 1.7% of residents diagnosed with a severe mental illness⁵
- 0.4% of people in Haringey have a learning disability⁶

Local Authority Social Rented Tenant Population Profile ⁷

- Disabled under the Equality Act – 22.4% (8729)
 - Day to day activities limited a lot – 12.9% (5040)
 - Day to day activities limited a little – 9.5% (3689)

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to identify the prevalence of disabilities in the tenant population. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

³ Census, 2021 – [Disability, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/disabilityandlongtermhealth/bulletins/disabilityinenglandandwales/2021)

⁴ NHS Quality Outcomes Framework – [Prevalence of diagnosed depression among GP registered population age 18+](https://www.nhs.uk/quality-outcomes-framework/prevalence-of-diagnosed-depression-among-gp-registered-population-age-18/)

⁵ NHS Quality Outcomes Framework – [Prevalence of diagnosed mental health diagnosis among GP registered population age 18+](https://www.nhs.uk/quality-outcomes-framework/prevalence-of-diagnosed-mental-health-diagnosis-among-gp-registered-population-age-18/)

⁶ PHE Learning disability profiles – <https://fingertips.phe.org.uk/learning-disabilities#page/0/gid/1938132702/pat/6/par/E12000007/ati/102/are/E09000014>

⁷ Census, 2021 - Custom dataset: <https://www.ons.gov.uk/datasets/create/filter-outputs/dda3992e-e16d-420a-a2d2-14a491b30045#get-data>

a) Might members of this group be disproportionately affected by the proposal due to overrepresentation? How does this compare with the wider demographic profile of the Borough?

Haringey Council's tenant population has a significantly higher proportion of individuals who have a disability under the Equality Act (2010) than that observed in the wider borough population.

b) Might members of this group be disproportionately affected by this proposal as a result of a need related to their protected characteristic?

Not all tenants with disabilities will need help to live independently, however where support needs are identified and recorded, the policy confirms the Council will provide this.

Potential Impacts

Positive impact.

By confirming that a welfare check will be carried out as part of the home visits to tenants, the policy should positively impact disabled tenants by assessing all likely safeguarding risks. The policy confirms that this includes assessing for any abuse, neglect, self-neglect and hoarding, cuckooing or whether specialist support is needed such as an assessment of mental capacity.

The policy also confirms that the home visit is used to discuss with tenants if they have any vulnerabilities including disabilities that the Council is not already aware of, seek to identify suitable support needs and update tenant profile information, where needed.

The tenancy strategy recommends that Registered Providers support tenants to sustain their tenancies by taking early action to address any issues or concerns as above, which could put their tenancy at risk.

4c. Gender Reassignment

Data

Borough Profile⁸

- Gender Identity different from sex registered at birth but no specific identity given – 0.5%
- Trans woman – 0.1%
- Trans man - 0.1%

Social Rented Tenants Population Profile ⁹

- Gender Identity different from sex registered at birth but no specific identity given – 0.76%

⁸ Census, 2021 – [Gender identity, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/people-and-population/population-and-demography/gender-identity)

⁹ Census, 2021 – [Gender Identity by Tenure – Office for National Statistics \(on.gov.uk\)](https://ons.gov.uk/people-and-population/population-and-demography/gender-identity)

- Trans woman – 0.24%
- Trans man - 0.22%

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to estimate the proportion of tenants that report that their gender identity is different from sex registered at birth. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

Haringey's social rented tenant population has a slightly higher proportion of individuals who report their gender identity as different from sex registered at birth than what is observed in the wider borough population.

Potential Impacts

Positive impact

The policy outlines that a welfare check will seek to identify and meet any specialist support needs that tenants have, and the strategy recommends that Registered Providers support tenants to sustain their tenancies by taking early action to address any issues or concerns.

4d. Marriage and Civil Partnership

Note: Only the first part of the equality duty ("*Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act*") applies to this protected characteristic.

Data

Borough Profile ¹⁰

- Divorced or formerly in a same-sex civil partnership which is now legally dissolved: (9.9%)
- Married or registered civil partnership: (35.8%)
- Separated (but still legally married or still legally in a same-sex civil partnership): (2.9%%)
- Single (never married or never registered a same-sex civil partnership): (45.3%)
- Widowed or surviving partner from a same-sex civil partnership: (6.1%)

Local Authority Social Rented Tenant Population Profile ¹¹

- Divorced or formerly in a same-sex civil partnership which is now legally dissolved: 3602 (9.2%)

¹⁰ Census, 2021 – [Marriage and civil partnership status in England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/relationshipsandpartnerships/articles/marriageandcivilpartnershipstatusinenglandandwales/2021)

¹¹ Census, 2021 - [Custom dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/fce57a7-f77b-4ea8-aad8-281df31dfe1#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/fce57a7-f77b-4ea8-aad8-281df31dfe1#get-data)

- Married or registered civil partnership: 7519 (19.3%)
- Separated, but still legally married or still legally in a same-sex civil partnership: 1349 (3.5%)
- Single, never married or never registered a same-sex civil partnership: 17033 (43.7%)
- Widowed or surviving partner from a same-sex civil partnership: 1501 (3.9%)
- Does not apply: 7963 (20.4%)

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to identify the distribution of marital status among tenants. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

Haringey Council's tenant population has a significantly lower proportion of individuals who are married or in a registered civil partnership than what is observed in the wider borough population.

Potential Impacts

No impact identified.

Both the Tenancy Strategy and the Tenancy Management Policy apply equally to all tenants, irrespective of marital or partnership status. The documents explicitly recognise and uphold the rights of spouses and civil partners, particularly in relation to succession and assignment of tenancies, in accordance with the Equality Act 2010 and other relevant legislation. There are no provisions that differentiate or disadvantage individuals based on their marital or civil partnership status, and the policies are written and implemented in a neutral and inclusive manner.

4e. Pregnancy and Maternity

Note¹²:

- Pregnancy is the condition of being pregnant or expecting a baby.
- Maternity refers to the period after the birth and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.

Data

Borough Profile ¹³

Live Births in Haringey 2021: 3,376

¹² Equality and Human Rights Commission, 2022 – [Pregnancy and maternity discrimination](#).

¹³ Births by Borough (ONS)

Target Population Profile

The council does not hold data on pregnancy and maternity among its tenants, from other Housing Association or Registered Provider social rented households.

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

Data on the number of pregnancies and births among tenants is not available.

Detail the findings of the data.

N/A

Potential Impacts

No impact identified.

The Tenancy Strategy and Tenancy Management Policy apply equally to all tenants and do not contain any provisions that disadvantage individuals on the basis of pregnancy or maternity.

4f. Race

In the Equality Act 2010, race can mean ethnic or national origins, which may or may not be the same as a person's current nationality.¹⁴

Data

Borough Profile ¹⁵

Arab: 1.0%

- Any other ethnic group: 8.7%

Asian: 8.7%

- Bangladeshi: 1.8%
- Chinese: 1.5%
- Indian: 2.2%
- Pakistani: 0.8%
- Other Asian: 2.4%

Black: 17.6%

- African: 9.4%
- Caribbean: 6.2%
- Other Black: 2.0%

Mixed: 7.0%

- White and Asian: 1.5%
- White and Black African: 1.0%

¹⁴ [Race discrimination | Equality and Human Rights Commission \(equalityhumanrights.com\)](https://www.equalityhumanrights.com/en/race-discrimination)

¹⁵ Census 2021 - [Ethnic group, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/ethnicityandnationality/bulletins/census2021)

- White and Black Caribbean: 2.0%
- Other Mixed: 2.5%

White: 57.0% in total

- English/Welsh/Scottish/Norther Irish/British: 31.9%
- Irish: 2.2%
- Gypsy or Irish Traveller: 0.1%
- Roma: 0.8%
- Other White: 22.1%

Local Authority Social Rented Tenant Population Profile ¹⁶

Asian: 9.1%

- Bangladeshi: 3.4%
- Chinese: 0.9%
- Indian: 0.9%
- Pakistani: 0.7%
- Other Asian: 3.2%

Black: 39.6%

- African: 23.2%
- Caribbean: 11.8%
- Other Black: 4.6%

Mixed: 6.8%

- White and Asian: 0.6%
- White and Black African: 1.2%
- White and Black Caribbean: 2.7%
- Other Mixed: 2.3%

White: 31.0%

- English/Welsh/Scottish/Norther Irish/British: 18.8%
- Irish: 1.6%
- Gypsy or Irish Traveller: 0.1%
- Roma: 0.2%
- Other White: 10.4%

Other Ethnic Group: 13.4%

- Arab: 1.7%
- Any other ethnic group: 11.7%

¹⁶ Census 2021 – Custom dataset: <https://www.ons.gov.uk/datasets/create/filter-outputs/d44a7d29-fc6f-4c90-b4d0-1f38b22ada43#get-data>

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to identify the distribution of ethnic groups among tenants. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

Haringey Council's tenant population has a significantly higher proportion of individuals who identify as Black, and slightly higher proportion of individual who identify as Asian or another ethnic group in the dataset above than what is observed in the wider borough population. There is a significantly lower proportion of tenants who identify as White than the wider borough population. Some tenants of a different nationality do not speak, read or write English as their first language and may face difficulties in reporting tenancy issues.

Potential Impacts

Positive impact.

The data from the Council's Translation and Interpretation policy shows that people from different races and ethnic groups may have lower levels of English proficiency as outlined in the policy. This policy will positively impact those who have English as an additional language by committing to identify any translation and interpretation requirements, thereby improving access to housing services.

In addition, the policy's focus on tenancy sustainment, preventing homelessness and supporting vulnerable tenants is likely to benefit ethnic minority groups who are often overrepresented in housing need. The inclusion of clear, fair procedures for tenancy decisions and appeals also helps to ensure equitable treatment and reduce the risk of discrimination.

4g. Religion or belief

Data

Borough Profile ¹⁷

- Christian: 39%
- Buddhist: 0.9%
- Hindu: 1.3%
- Jewish: 3.6%
- Muslim: 12.6%
- No religion: 31.6%
- Other religion: 2.3%
- Religion not stated: 8.0%
- Sikh: 0.3%

¹⁷ Census, 2021 – [Religion, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk)

Local Authority Social Rented Tenant Population Profile ¹⁸

- Christian: 42.4%
- Buddhist: 1.1%
- Hindu: 0.6%
- Jewish: 0.4%
- Muslim: 25.9%
- No religion: 16.7%
- Other religion: 5.3%
- Religion not stated: 7.4%
- Sikh: 0.2%

What data will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to identify the distribution of religion among tenants. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

Haringey Council's tenant population has a significantly higher proportion of individuals who identify as Muslim, and slightly higher proportion of individual who identify as Christian, Buddhist or another religion than what is observed in the wider borough population. This is a significantly lower proportion of tenants who don't associate with any religion or identify as Jewish, Hindu or Sikh.

Potential Impacts

No impact identified.

The policy and strategy are applied equally to all tenants regardless of their faith or belief system and contain no provisions that would disadvantage individuals based on religious practices or requirements. Tenants are supported in a way that respects individual needs and circumstances.

4h. Sex

Data

Borough profile ¹⁹

- Females: (51.8%)
- Males: (48.2%)

¹⁸ Census 2021 – [Custom dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/3f832a2b-5432-443e-8926-7e0d92e3cc03#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/3f832a2b-5432-443e-8926-7e0d92e3cc03#get-data)

¹⁹ Census 2021 – [Gender identity: age and sex, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/ethnicityandnationality/datasets/genderidentity/ageandsex)

Local Authority Social Rented Tenant Population²⁰

- Female: 21,486 (55.1%)
- Male: 17,482 (44.9%)

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to identify the distribution of sex in the tenant population. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

Haringey's tenant population has a significantly higher proportion of female individuals than what is observed in the wider borough population.

Potential Impacts

No impact identified.

The policies are applied equally to all tenants regardless of sex and contain no provisions that differentiate or disadvantage individuals based on whether they are male or female. Support is provided based on individual needs and circumstances, ensuring fair and equitable treatment for all.

4i. Sexual Orientation

Data

Borough profile ²¹

- Straight or heterosexual: 83.4%
- Gay or Lesbian: 2.7%
- Bisexual: 2.1%
- All other sexual orientations: 0.8%
- Not answered: 11.0%

Local Authority Social Rented Tenant Population Profile ²²

- Straight or heterosexual: 86.5%
- Gay or Lesbian: 1.2%
- Bisexual: 0.9%
- All other sexual orientations: 0.5%
- Not answered: 11.0%

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

²⁰ Census, 2021 – [Custom dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/aae4d546-9260-4541-aea9-870a8da7536d#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/aae4d546-9260-4541-aea9-870a8da7536d#get-data)

²¹ Census, 2021 – [Sexual orientation, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/sexualorientationandgender/articles/sexualorientationandgenderinenglandandwales/2021)

²² Census 2021 – [Sexual Identity by Tenure – Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/sexualorientationandgender/articles/sexualidentitybytenure/2021)

2021 Census data has been used to identify the distribution of sexual identity among social rented tenants. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

Haringey's social rented tenant population has a significantly lower proportion of individuals who report their sexual identity as something other than Straight or Heterosexual than what is observed in the wider borough population.

Potential Impacts

No impact identified.

The policies are applied equally to all tenants regardless of their sexual orientation and contain no provisions that differentiate or disadvantage individuals based on this characteristic. The Council's approach to tenancy management is inclusive and based on individual needs, ensuring fair and respectful treatment for all tenants.

4j. Socioeconomic Status

Data

Borough profile

Income

- 6.9% of the population of Haringey were claiming unemployment benefit as of April 2023²³
- 19.6% of residents were claiming Universal Credit as of March 2023²⁴
- 29.3% of jobs in Haringey are paid below the London Living Wage²⁵

Educational Attainment

- Haringey ranks 25th out of 32 in London for GCSE attainment (% of pupils achieving strong 9-5 pass in English and Maths)²⁶
- 3.7% of Haringey's working age population had no qualifications as of 2021²⁷
- 5.0% were qualified to level one only²⁸

Area Deprivation

Haringey is the 4th most deprived in London as measured by the IMD score 2019. The most deprived LSOAs (Lower Super Output Areas, or small neighbourhood areas) are

²³ ONS – [ONS Claimant Count](#)

²⁴ DWP, StatXplore – [Universal Credit statistics, 29 April 2013 to 9 March 2023 - GOV.UK \(www.gov.uk\)](#)

²⁵ ONS – [Annual Survey of Hours and Earnings \(ASHE\) - Estimates of the number and proportion of employee jobs with hourly pay below the living wage, by work geography, local authority and parliamentary constituency, UK, April 2017 and April 2018 - Office for National Statistics](#)

²⁶ DfE – [GCSE attainment and progress 8 scores](#)

²⁷ LG Inform – [Data and reports | LG Inform \(local.gov.uk\)](#)

²⁸ LG Inform – [Data and reports | LG Inform \(local.gov.uk\)](#)

more heavily concentrated in the east of the borough, where more than half of the LSOAs fall into the 20% most deprived in the country.²⁹

Local Authority Social Rented Tenant Population

Income

- On Census Day 2021, 47.7% of Haringey Council tenants were not in employment.³⁰
 - Of these, 48.7% had never worked, 40.0% had not worked in the last 12 months, and 11.4% had worked in the last 12 months.

Educational Attainment

- 25.93% of Haringey Council's working age tenant population did not have any qualifications.³¹

Household Deprivation^{32 33}

- Household is not deprived in any dimension: 20.34%
- Household is deprived in one dimension : 35.46%
- Household is deprived in two dimensions: 29.71%
- Household is deprived in three dimensions: 13.42%
- Household is deprived in four dimensions: 1.07%
- Household is deprived in the education dimension: 31.95%
- Household is deprived in the employment dimension: 31.83%
- Household is deprived in the health and disability dimension: 47.27%
- Household is deprived in the housing dimension: 28.38%

What data will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to establish unemployment, educational attainment and levels of household deprivation in the tenant population. As the Census 2021 was carried out during a period of unprecedented, rapid change to the labour market, care must be taken when using the unemployment statistics.

Detail the findings of the data

Haringey Council's tenant population has a significantly higher proportion of residents who:

²⁹ IMD 2019 – [English indices of deprivation 2019 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019)

³⁰ Census 2021 – [Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/89fb7f4d-a003-4946-815a-5ee3f1688fac#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/89fb7f4d-a003-4946-815a-5ee3f1688fac#get-data)

³¹ Census 2021 – [Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/a344970f-c34f-44d2-a7f3-ca342af8cacf#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/a344970f-c34f-44d2-a7f3-ca342af8cacf#get-data)

³² Census 2021 – [Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/b517d031-1601-4ea9-926a-0a87cc896427#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/b517d031-1601-4ea9-926a-0a87cc896427#get-data)

³³ Census 2021 – [Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/44b7fcd4-a533-43da-a430-c7761c1d00f6#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/44b7fcd4-a533-43da-a430-c7761c1d00f6#get-data)

- Are long-term unemployed than what is observed in the wider borough population.
- Do not hold any formal educational qualifications than what is observed in the wider borough population.
- Have significantly higher levels of household deprivation than what is observed in the wider borough population.

Potential Impacts

Positive impact.

The policy will apply to all tenants including those on a low income.

The policy is expected to have a positive impact on residents from more deprived socioeconomic backgrounds, who make up a significant proportion of Haringey Council's tenant population. The Tenancy Strategy and Tenancy Management Policy prioritise tenancy sustainment, early intervention and support for vulnerable tenants, which will help prevent evictions and promote housing stability. The commitment to lifetime tenancies, clear communication and accessible services ensures that tenants on low incomes or with limited formal education are supported to maintain their homes and access the help they need.

5. Key Impacts Summary

5a. Outline the key findings of your data analysis.

The data shows the following findings from Haringey Council's tenant population 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 Equality Act (2010).
- 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. There is 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.

5b. Intersectionality

We know that along with the local protected characteristic of socio-economic status, some of our tenants may have more than one of the protected characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

There is potential for similar issues for households whose protected characteristic (e.g., disability, ill health, mental health) or other social excluded group characteristics (e.g., credit history/personal debt, low literacy, offenders, drug and alcohol dependency) impact their ability to work and/or gain income and therefore their ability to secure and maintain housing without assistance.

These can all put individuals at greater risk of exclusion. We take these factors into account when approaching tenancy management by using a range of methods involving face to face contact whether through home visits or visits to our offices. The policy also links with the Council's vulnerable tenants and leaseholders policy.

5c. Data Gaps

For the Tenancy Strategy, data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

6. Overall impact of the policy for the Public Sector Equality Duty

Summarise the key implications of the decision for people with protected characteristics.

The policy and strategy are anticipated to have a positive impact on the protected characteristics of age, disability and race. It will likely have a neutral impact on those with other protected characteristics.

The policy makes the following changes which are likely to have the most positive impact on council tenants with the protected characteristics of age, disability and race because they might face less secure tenancies in other rental sectors.

- Confirming that the Council will offer secure lifetime tenancies to new council tenants (following a 12 month introductory period) impacts
- Defining a vulnerable person as anyone who currently experiences difficulties with everyday living; and, in order not to be disadvantaged by those difficulties, needs either additional support or service adaptation to access our landlord services, or additional support to sustain their tenancy.
- Detailing that home visits and welfare checks for Council tenants are carried out to assess all safeguarding risks
- Commits to updating tenant profile information and to discussing with tenants whether they have any vulnerabilities and seeking to identify suitable support needs if necessary.
- The policy also notes that the home visits will be used to identify any translation and interpretation requirements.

The policy links to and follows the approach in the Council's vulnerable tenants and leaseholders policy to supporting tenants and leaseholders. This confirms that the

following common indicators of vulnerability help to inform our staff training and underpin assessment forms.

- age
- disability
- experience of care
- ability to act, engage and cope such as language skills
- addiction, and learning disability
- and exceptional life events such as a recent history of street homelessness, bereavement
- or discharge from hospital or other institutional care

The strategy recommends that Registered Providers follow the same principles above adopted by the Council's policy. This includes by issuing lifetime tenancies, supporting tenants by taking early action to address any concerns which could put their tenancy at risk and producing tenancy agreements that are accessible and available to tenants including vulnerable tenants.

7. Amendments and mitigations

7a. What changes, if any, do you plan to make to your proposal because of the Equality Impact Assessment?

No changes are proposed, however advancing equality of opportunities has been a golden thread when developing this policy.

No major change to the proposal: the EQIA demonstrates the proposal is robust and there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken. If you have found any inequalities or negative impacts that you are unable to mitigate, please provide a compelling reason below why you are unable to mitigate them

Y

Adjust the proposal: the EQIA identifies potential problems or missed opportunities. Adjust the proposal to remove barriers or better promote equality. Clearly set out below the key adjustments you plan to make to the policy. If there are any adverse impacts you cannot mitigate, please provide a compelling reason below

N

Stop and remove the proposal: the proposal shows actual or potential avoidable adverse impacts on different protected characteristics. The decision maker must not make this decision.

N

7b. What specific actions do you plan to take to remove or mitigate any actual or potential negative impact and to further the aims of the Equality Duty?

Action: The actions taken are explained throughout this EQIA, although no anticipated negative impacts were identified.

Lead officer: N/A

Timescale: N/A

Please outline any areas you have identified where negative impacts will happen because of the proposal, but it is not possible to mitigate them.

Please provide a complete and honest justification on why it is not possible to mitigate the:

The actions taken to mitigate negative impacts are explained throughout this EQIA.

No negative impacts have been identified in relation to any of the protected characteristics, and as such, no specific mitigations are required. Equalities considerations have been central to the development of both the Tenancy Strategy and Tenancy Management Policy, ensuring that the policies are inclusive, fair and accessible to all.

7. Ongoing monitoring

Council officers from Housing management teams will lead on the delivery of this policy which will include monitoring of the equalities impact of this policy, and they will monitor impact in the long-term.

The Tenancy Management Continuous Improvement Group will also be involved and asked for their feedback when the policy is reviewed in three years' time and strategy in four years' time unless earlier events or legislation require an earlier update to this policy.

Date of EQIA monitoring review: 29 May 2025

8. Authorisation

EQIA approved by (Assistant Director/ Director)

xxx

Date

xxx 2025

9. Publication

Please ensure the completed EQIA is published in accordance with the Council's policy.

Please contact the Policy & Strategy Team for any feedback on the EQIA process.

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Appendix 3

Consultation responses

A consultation on the tenancy management policy was held between 25 June 2025 and 6 August 2025 on the [Council's online consultation platform, Commonplace](#). This generated 443 visitors and the following feedback:

Questions and Answers

Question: Is the Tenancy Management Policy easy to understand?

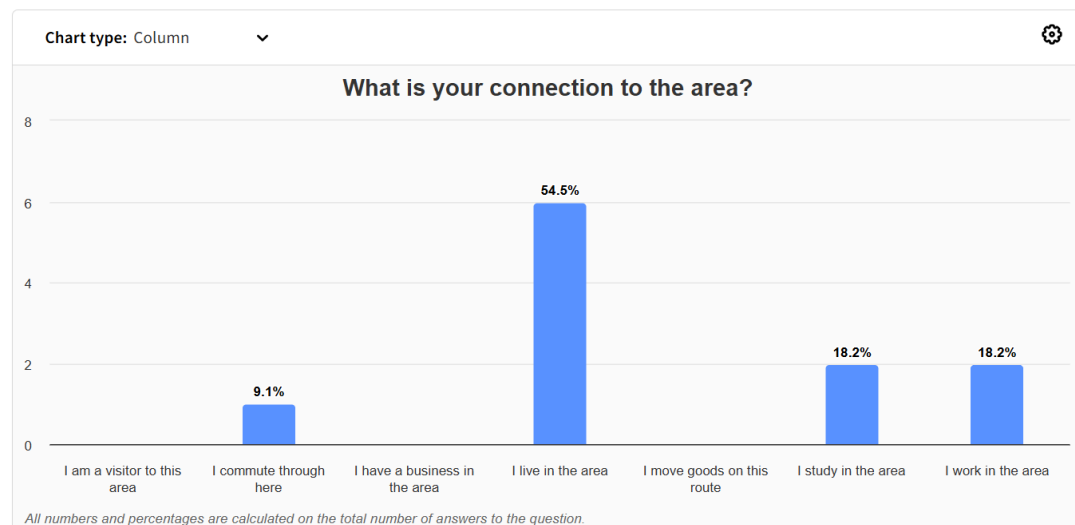
Answers: 4 yes, 3 no and 2 don't know

Question: Does the Tenancy Management Policy cover the key housing obligations of the council as landlord to our tenants?

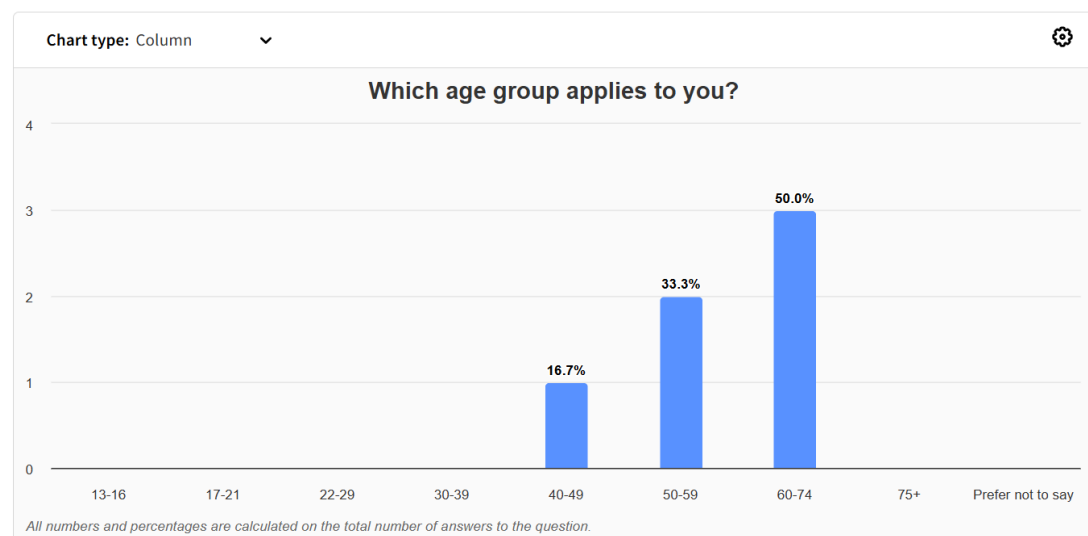
Answers: 4 yes, 4 no and 2 don't know

Respondents

What is your connection to the area?



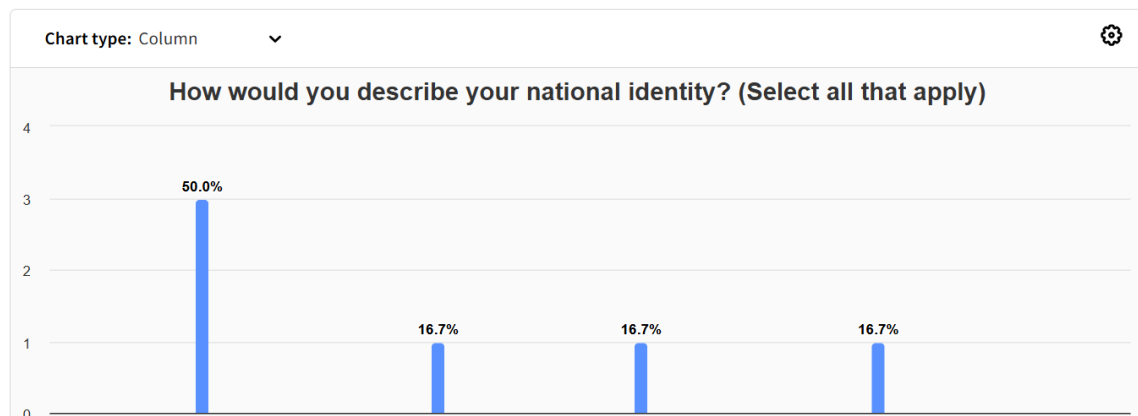
Which age group applies to you?



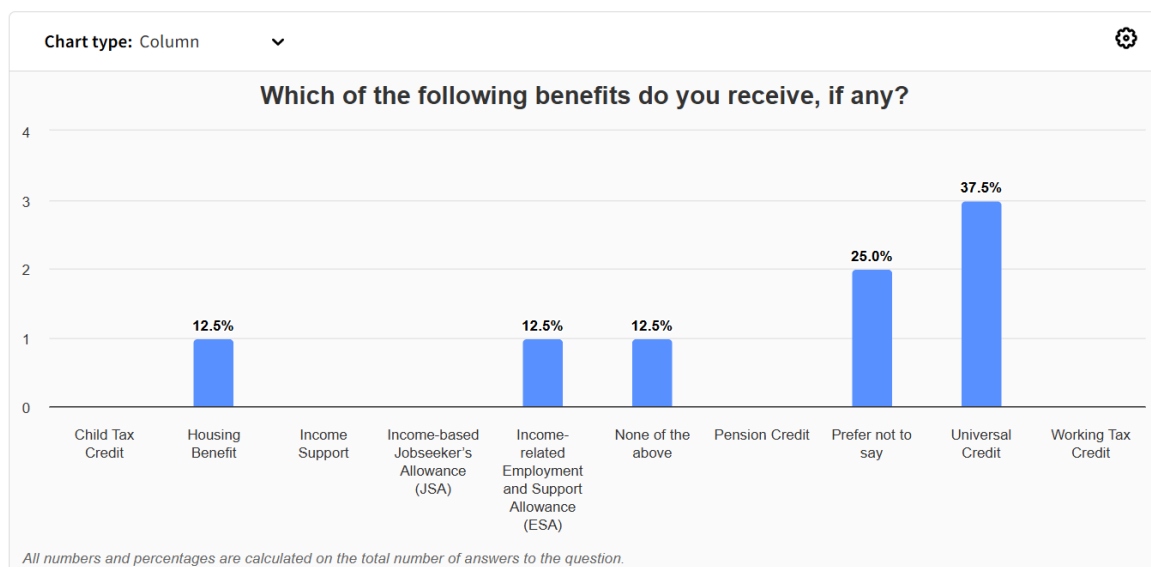
Which of the following best describes your martial status?



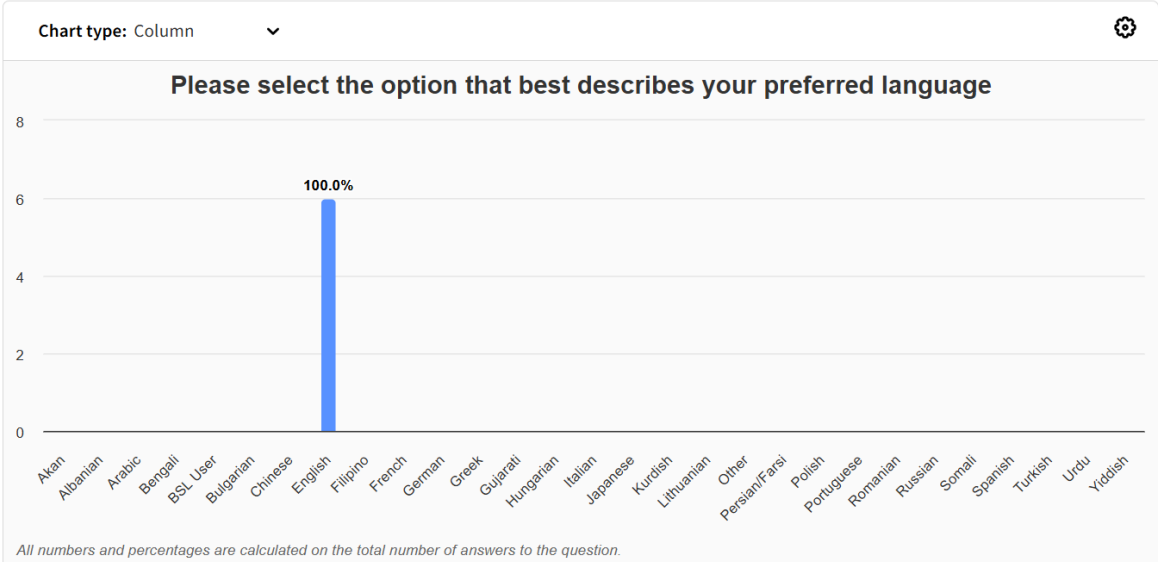
How would you describe your national identity? (Select all that apply)



Which of the following benefits do you receive, if any?



Please select the option that best describes your preferred language



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Report for: Cabinet - 21 October 2025

Title: **Adopting a new Tenancy Strategy**

Report authorised by: Sara Sutton, Corporate Director of Adults, Housing and Health

Lead Officer: Jahedur Rahman, Director of Housing

Ward(s) affected: All

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

1. Describe the issue under consideration

- 1.1 Haringey's Tenancy Strategy sets out the matters Haringey Council, and other Registered Providers of social housing in the borough, are required to consider when developing or reviewing their own Tenancy Policies.
- 1.2 It covers the Council's obligations under the Localism Act 2011 to keep its Tenancy Strategy under review.
- 1.3 This report seeks approval from Cabinet for adoption of a modified Tenancy Strategy.

2. Cabinet Member Introduction

- 2.1 The housing associations working across Haringey provide excellent services in most cases. All have particular strengths. There is much we can all learn from each other.
- 2.2 This process of learning is especially important for the Council on its journey to transform the services it provides to Council tenants and leaseholders. In the same way, we aim to support housing associations to achieve improvements. Working with housing associations to improve social housing across the borough is one of the objectives in our Housing Strategy 2024-2029.
- 2.3 This Tenancy Strategy is another step on that journey, confirming the Council's approach to tenancy management and our expectations of Registered Providers through the language of partnership and collaboration.
- 2.4 The insights and experiences of our residents, particularly through the Tenancy Management Continuous Improvement Group. This Group, comprising tenants, ensures ongoing resident engagement and co-creation in housing policies. I want to express my gratitude to the Group for their invaluable input, which has helped this policy to better reflect the needs of our communities.

- 2.5 This strategy has also benefited from the input and feedback received from other Registered Providers of social housing in Haringey through the online consultation held. I want to thank them for their key role in shaping this strategy and to emphasise the Council's commitment to forging a genuine partnership with all Registered Providers in Haringey.
- 2.6 I am pleased to recommend it's adoption by Cabinet, marking another step forward in our ongoing efforts to improve housing quality and resident services in Haringey.

3. Recommendations

That Cabinet:

- 3.1 Approves the adoption of the draft Tenancy Strategy to come into effect from 4 November 2025.
- 3.2 Delegate authority to the Director of Housing in consultation with the Cabinet member for Housing and Planning to make any future modifications to this strategy required by changes to legal or regulatory requirements arising in the four-year period before the strategy is due for review.

4. Reasons for decision

- 4.1 A Strategy setting out the Council's expectations for Registered Providers (RP's) of Social Housing in the borough is important for providing guidance and support to RP's on a range of issues:
- in letting social housing
 - developing housing policies
 - and supporting residents to live independently and sustain their tenancies.
- 4.2 Haringey's current Tenancy Strategy ran from 2014 – 2016. A new Tenancy Strategy is required.

5. Alternative options considered

- 5.1 **Do nothing. The Council could not have continued with an out-of-date tenancy strategy.** This option was rejected because it would not meet the Council's needs or those of its tenants. Introducing this new strategy will allow the Council to meet its obligations under the Localism Act 2011.

6. Background information

- 6.1 Haringey's previous Tenancy Strategy ran from 2014 – 2016. A new Tenancy Strategy is therefore required.
- 6.2 The draft Tenancy Strategy sets out the matters Haringey Council, and other Registered Providers of social housing in the borough, are required to consider when developing or reviewing their own Tenancy Policies.

- 6.3 In November 2024, the Tenancy Management CIG reviewed the newly developed strategy incorporating their recommendations. A consultation on the strategy including with Registered Providers of social housing was held between 25 June 2025 and 6 August 2025 on the [Council's online consultation platform, Commonplace](#). Details of this consultation can be found in Appendix 3.

Key provisions of the draft Tenancy Strategy

- 6.4 The first section is titled 'Why do we need a Tenancy Strategy?'. This explains that the role of a Tenancy Strategy as defined under the Localism Act 2011 is to outline the broad objectives that Registered Providers should consider when preparing their own tenancy policies which cover:

- The types of tenancies they grant
- The circumstances in which they will grant a particular type of tenancy
- Where they grant a tenancy for certain terms, the lengths of the terms
- The circumstances in which they will grant a further tenancy when an existing tenancy comes up for review

- 6.5 It is framed around the following four key priorities by firstly setting out the Council's approach and then recommending the approach that the Council would like other Registered Providers of social housing in Haringey to take.

1 Lifetime tenancies are the preferred option in Haringey

- a. The strategy confirms the Council's decision to continue offering Lifetime tenancies to our council tenants. This provides the security and peace of mind we know that tenants want to support them with building a long-term future within their communities without having to undergo the uncertainty of a tenancy review at the end of a fixed-term tenancy.
- b. For other Registered Providers of social housing in Haringey it recommends that they also issue lifetime tenancies instead of fixed-term tenancies for all new tenants.

2 Tenants understand their rights and responsibilities in relation to their tenancy, appeals and complaints

- a. This confirms that the Council's Tenancy Agreement is a legal agreement setting out both tenant's and the Council's rights and responsibilities. This is supported by a tenants handbook to help them understand the services provided to them and their rights and responsibilities as a tenant.
- b. For other Registered Providers of social housing in Haringey it recommends that they produce tenancy agreements that are accessible and available to tenants including vulnerable tenants. There should also be a clear accessible policies and appeals process for certain decisions that is clear, fair and accessible.

3 Tenants are supported to live in their homes for as long as it remains suitable

- a. This confirms the Council's commitment to assisting tenants to live in their homes for as long as they remain suitable for them.
- b. For other Registered Providers of social housing in Haringey it recommends they support their tenants to sustain their tenancies by taking early action to address any concerns which could put their tenancy at risk. Eviction should be sought only as a last resort once all other avenues have been exhausted without success.

4 A proactive approach to preventing homelessness where a social housing provider is intending to end a tenancy

- a. The Council confirms that early intervention work designed to support tenants to sustain their tenancies and prevent them from becoming homeless is carried out as necessary.
- b. For other Registered Providers of social housing in Haringey it recommends they have clear policies and procedures in place for reviewing a tenant's circumstances prior to their fixed-term or starter tenancy coming to an end – and for assessing whether the tenant will be offered a further tenancy, either in the same home or in a different home. Where the Registered Provider decides not to offer a further tenancy, they should have exhausted all other options to try to preserve the tenancy and avoid the need for eviction and homelessness.

6.6 A section covering the main types of tenancies available to offer follows. This explains the Council's approach to each and recommendations for other Registered Providers of social housing. This includes the approach to introductory tenancies for a trial period of 12 months, extending introductory tenancies by six months if there has been a breach of the tenancy conditions and when introductory tenancies would be terminated. This section also confirms that the Domestic Abuse Act 2021 requires that secure tenancy provision is made available for those fleeing domestic abuse.

6.7 Final sections on successions and delivering the strategy cover the legal position when a person takes over a tenancy following the previous tenant's death and a commitment to forging a genuine partnership with all Registered Providers in Haringey.

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

7.1 The recommendations in this report will support the Corporate Delivery Plan's theme 5, "Homes for the Future", and in particular its commitment to provide reliable, customer focused resident housing services and to undertake a full review of all strategies and policies relating to our tenants and leaseholders in our role as their landlord.

7.2 The recommendations in this report will also support the 2024-2029 Housing Strategy's second strategic objective, improving housing quality and resident

services in the social housing sector, in particular commitments around transforming services to our tenants and leaseholders, and designing those services with them.

8 Carbon and Climate Change

- 8.1 The recommendation to adopt this new proposed new tenancy strategy supports the Council's commitments in its 2021 Climate Action Plan to the delivery of homes that are healthy, comfortable, and affordable places to heat and power.

9 Statutory Officers comments (Director of Finance (procurement), Director of Legal and Governance, Equalities)

Finance

- 9.1 This strategy is setting out the approach the Council and other housing providers in the borough should adopt. It is difficult at this stage to assess any potential financial implication as a result of this strategy.
- 9.2 Any future decision emanating from adoption of this strategy will go through the Council's governance process and any financial implication will be assessed at that point.

Director of Legal & Governance

- 9.3 The Director of Legal & Governance has been consulted in the drafting of this report and comments as follows.
- 9.4 Section 150 of the Localism Act 2011 ("the Act") requires the Council as a local housing authority to "prepare and publish a strategy (a "tenancy strategy") setting out the matters to which the registered providers of social housing for its district are to have regard in formulating policies relating to
- (a) the kinds of tenancies they grant,
 - (b) the circumstances in which they will grant a tenancy of a particular kind,
 - (c) where they grant tenancies for a term certain, the lengths of the terms, and
 - (d) the circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy
- 9.5 The Council must have regard to its tenancy strategy in exercising its housing management functions
- 9.6 Before modifying a tenancy strategy to reflect a major change in policy the Council must consult every private registered provider operating in the borough and the Mayor. Officers have conducted consultation with registered

providers; they do not consider that the modified strategy reflects a major change in policy so consultation with the Mayor is unnecessary

- 9.7 In modifying its tenancy strategy, the Council must have regard to its current allocation scheme and homelessness strategy, and the London Housing Strategy.
- 9.8 Cabinet must conscientiously take into account the responses to consultation in making its decision.
- 9.9 There is no legal reason why Cabinet should not adopt the recommendations made in this report.

Procurement

- 9.10 Strategic Procurement has been consulted in the preparation of this report and have noted the contents herein

Equality

- 9.11 The Council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not
- 9.12 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 applies to the first part of the duty.
- 9.13 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.14 The strategy considered here will apply to Council tenants and tenants of Registered Providers in the borough. 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.
- 9.15 Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.
- 9.16 A full analysis of the impact of the strategy on people with protected characteristics is contained in the Equality Impact Assessment found at Appendix 2.
- 9.17 The Tenancy Strategy recommends that other Registered Providers of social housing in Haringey follow the same principles adopted by the Council's Tenancy Management policy such as:
- issuing lifetime tenancies
 - supporting tenants by taking early action to address any concerns which could put their tenancy at risk
 - producing tenancy agreements that are accessible and available to tenants including vulnerable tenants.
- 9.18 The Tenancy Strategy will have a positive impact on the protected characteristics of age, disability and race. It will have a neutral impact on those with other protected characteristics.

10. Use of Appendices

Appendix 1 — Tenancy Strategy

Appendix 2 — Equality Impact Assessment of the Tenancy Strategy and Tenancy Management Policy

Appendix 3 — Consultation responses

11 Background papers

- **Haringey Housing Strategy 2024 – 2029:**
[https://new.haringey.gov.uk/sites/default/files/202405/haringey_housing_strategy_2024 - 2029.pdf](https://new.haringey.gov.uk/sites/default/files/202405/haringey_housing_strategy_2024_-_2029.pdf)
- **Housing Services Improvement Plan:**
<https://www.minutes.haringey.gov.uk/documents/s138660/Appendix%201.pdf>

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TENANCY STRATEGY

October 2025



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1 Introduction

Haringey's Tenancy Strategy sets out the matters Haringey Council, and other Registered Providers of social housing in the borough, are required to consider when developing or reviewing their own Tenancy Policies.

It covers our obligations under the Localism Act 2011 to develop a Tenancy Strategy.

It aims to provide guidance and support to social housing providers in letting social housing, developing housing policies, and supporting residents to live independently and sustain their tenancies.

Social housing providers include the Council and housing associations/private registered providers in Haringey. This Strategy applies to the Council and all other Registered Providers in the borough.

The Tenancy Strategy applies to the granting of 'social rent' tenancies, including social rent, London Affordable Rent and Affordable Rent. It does not cover intermediate rent tenancies, or where we provide supported housing or temporary accommodation.

When we use the terms 'we', 'our', and 'us' in this strategy we mean Haringey Council.

Since the publication of our previous Tenancy Strategy in 2014, we have seen significant housing challenges in Haringey and multiple changes within the housing sector. This new Tenancy Strategy seeks to reflect and respond to the following changes such as:

- New legislation including the Fire Safety Act 2021, the Building Safety Act 2022, and the Social Housing (Regulation) Act 2023.
- New organisations and frameworks have been put in place to reintroduce active regulation of social landlords following the death in June 2017 of 72 people in the fire at Grenfell Tower.
- In June 2022 we brought our housing management services back under the Council's direct control and started on a journey to transform those services.
- We adopted a comprehensive Housing Improvement Plan as one major step in our journey to transform housing services to our tenants and leaseholders.
- We developed a new [Housing Strategy for Haringey](#) which sets out our vision for housing in the borough. The strategy includes strategic objectives to improve housing quality and resident services in the social housing sector.
- Preparing a new housing allocations policy which sets out how residents qualify for social housing, how we prioritise residents for rehousing, and how we let social housing in the borough.

Over 14,000 households are waiting for social housing on the housing register and more than 1,700 of those households have told us that they are living in overcrowded homes. Around 2,700 households are living in temporary accommodation. The Census has shown us that 3,641 Council tenant households are living in overcrowded homes. 33% of all households in bands A and B on the housing register need a three-bedroom home; 14% need a home with four or more bedrooms¹.

We therefore want social housing providers to make the most appropriate use of the housing and tenancy options available to them, to provide safe and stable homes for residents, and prevent homelessness as a result of the loss of tenancies.

2 Why do we need a Tenancy Strategy?

The role of a Tenancy Strategy as defined under the Localism Act 2011 is to outline the broad objectives that Registered Providers should consider when preparing their own tenancy policies on:

- The types of tenancies they grant
- The circumstances in which they will grant a particular type of tenancy
- Where they grant a tenancy for certain terms, the lengths of the terms
- The circumstances in which they will grant a further tenancy when an existing tenancy comes up for review.

The purpose of the Tenancy Strategy is to improve housing quality and resident services in the social housing sector in Haringey. We also want to make sure that we are up to date in providing clear and concise guidance for all registered providers across our borough.

This vision is at the heart of the Council's Housing aim that we want everyone in Haringey, whatever their circumstances, to have a safe, stable, and genuinely affordable home.

All Registered Providers, including councils, are required to develop a Tenancy Policy. This Tenancy Strategy is designed to support Registered Providers in Haringey to update their existing policies accordingly. We recommend that all Registered Providers in Haringey update and publish their policies online and make copies available to anyone who may request it.

Find the [policies for our tenant and leaseholders](#)

Our draft Tenancy Management policy outlines our approach to providing an efficient and effective tenancy management service.

¹ Housing register data, March 2025

3 Our priorities

This Tenancy Strategy is framed around four key priorities:

- 1 Lifetime tenancies are the preferred option in Haringey
- 2 Tenants understand their rights and responsibilities in relation to their tenancy, appeals and complaints
- 3 Tenants are supported to live in their homes for as long as it remains suitable
- 4 A proactive approach to preventing homelessness where a social housing provider is intending to end a tenancy

Objective 1: Lifetime tenancies are the preferred option in Haringey

Our draft Tenancy Management Policy confirms our decision to continue offering Lifetime tenancies to our council tenants. This provides the security and peace of mind we know that tenants want to support them with building a long-term future within their communities without having to undergo the uncertainty of a tenancy review at the end of a fixed-term tenancy.

We do also want to support tenants being able to rightsize to the most appropriate accommodation in terms of size and accessibility.

We recommend that all Registered Providers in Haringey issue lifetime tenancies instead of fixed-term tenancies for all new tenants. For those currently on fixed term tenancies, we recommend that Registered Providers have a process in place to move tenants on to lifetime tenancies when appropriate.

Where Registered Providers decide to use fixed term tenancies, the following factors should be considered:

- Any fixed term tenancy should be for a minimum of five years unless there are exceptional circumstances
- All prospective tenants should be given clear information on the type of tenancy being issued, the reasons for offering that tenancy and how the tenancy will be reviewed when they sign for a tenancy.
- Where a fixed term tenancy is used by a Registered Provider fully developed support, information and advice services must be available to the new tenant to help them understand their housing options and empower them to move on at the end of the fixed term.
- Decisions to end a fixed term tenancy should be proportionate and tenants should be provided with clear, accessible guidance on the internal appeal process with the Registered Provider.
- Registered Providers should have within their Tenancy Policy details of how frequently a fixed term tenancy should be reviewed and what factors should be considered as part of that review.

We recommend that a fixed term tenancy is renewed except where the property is part of a Local Letting Plan or special scheme, or where there have been significant tenancy breaches.

When a fixed term tenancy is reviewed, its renewal should consider a balance of factors including family circumstances and the impact on our commitment to end homelessness and rough sleeping in the borough.

Registered Providers should give at least six months' notice to a tenant if the tenancy will not be renewed, the reasons for ending the tenancy should be clearly set out and information provided on how to make an appeal.

Where the tenancy is to be terminated reasonable efforts should be made to secure suitable alternative accommodation and consideration given to extending the tenancy until alternative suitable accommodation can be found.

Objective 2: Tenants understand the rights and responsibilities of their tenancy, their rights to appeal and make formal complaints

Our Tenancy Agreement is a legal agreement between the tenant and us. It sets out both tenant's and our rights and responsibilities. This is supported by a tenants' handbook to help them understand the services provided to them and their rights and responsibilities as a tenant.

We recommend that all Registered Providers in Haringey produce tenancy agreements that are accessible and available to tenants including vulnerable tenants. There should also be clear accessible policies and an appeals process that is clear, fair and accessible for certain decisions including on:

- The type of tenancy offered, including a notice that the tenancy will become fixed term on the expiry of a starter tenancy
- The length of the fixed-term tenancy offered
- Terminating a tenancy or not to grant another tenancy on expiry of the fixed-term
- Extending a starter tenancy or probation period
- The approach to tackling tenancy fraud.

Clear policies, processes and guidelines should also be in place on how current or prospective tenants can make a formal complaint if they are dissatisfied with the service or response they have received, or the way in which their case has been handled.

We recommend that Registered Providers have sufficient policies and procedures in place, including those setting out their:

- Approach to tenancy sustainment and the circumstances where they may terminate a tenancy

- Complaint and appeal policy and procedures
- Service standards for dealing with complaints and appeals
- Information on how tenants can take it further, with reference to the Housing Ombudsman and any other dispute remedies available
- Approach to tackling Anti-Social Behaviour
- Where to seek independent legal advice
- Proactive approach to investigating all reports of suspected tenancy fraud
- Clear details on how councillors or other advocates can raise casework with Registered Providers on tenants' behalf

Objective 3: Tenants are supported to live in their homes and sustain tenancies for as long as suitable

We take a holistic view of tenancy sustainment: supporting people to live well in the community is a key factor in preventing homelessness and is therefore a core housing management task for us. We are committed to assisting tenants to live in their homes for as long as they remain suitable for them. There are four main ways in which we aim to become aware on a responsive basis that a resident is vulnerable or has a common indicator of vulnerability:

- The resident tells us
- A neighbour, family member or friend of the resident tells us
- A professional such as a GP, social worker, or support worker tells us
- Council officers or contractors identify that a resident may be vulnerable and informs us, generally through the Concern Card system.

The home visits we carry out are also used to assess all likely safeguarding risks and discuss with tenants if they have any vulnerabilities and seek to identify suitable support needs if necessary. Our approach is outlined further in our draft tenancy management policy and vulnerable tenants and leaseholders policy.

We recommend Registered Providers support tenants to sustain their tenancies by taking early action to address any concerns which could put their tenancy at risk. Eviction should be sought only as a last resort once all other avenues have been exhausted without success.

Objective 4: A proactive approach to preventing homelessness where a social housing provider is intending to end a tenancy

We will ensure that our early intervention work supports tenants to sustain their tenancies and prevent them from becoming homeless.

We aim to undertake a new tenancy check at 6 weeks following the tenancy start date. We will then undertake tenancy reviews at 6 months, 9 months and 12 months prior to an introductory tenancy coming to an end. Our approach to assessing whether to offer a secure tenancy, to extend or end the introductory tenancy is based on whether tenants have kept to the terms in their tenancy agreement.

Unless we act to either end the tenancy or extend the length of the introductory tenancy by 6 months (totalling 18 months) during the trial period due to a breach, the tenancy will automatically become secure after the 12-month period.

We will inform tenants in writing with the outcome of their introductory tenancy review and offer them the right to appeal the decision.

We recommend that Registered Providers have clear policies and procedures in place for reviewing a tenant's circumstances prior to their fixed-term or starter tenancy coming to an end – and for assessing whether the tenant will be offered a further tenancy, either in the same home or in a different home. This should include working with key workers when they have fixed term tenancies, to avoid them becoming homeless when their key worker status ends.

Where the Registered Provider decides not to offer a further tenancy, they should have exhausted all other options to try to preserve the tenancy and avoid the need for eviction and homelessness. This will include identifying underlying issues contributing to the breach of tenancy and offering appropriate support to address these.

Registered Providers should be aware of the requirements of Part 7 of the Housing Act 1996 (as amended by the Homelessness Reduction Act 2017), including in relation to preventing homelessness. Social housing providers should work with us as early as possible where they believe that a tenancy is likely to end.

We recommend that Registered Providers provide reasonable information, advice, support and assistance about suitable housing options and finding alternative accommodation – in the case of dependent children in the household, the family should be offered a referral or advised to refer to our Family and Children's Services.

If a Registered Provider is satisfied that a tenancy should not be renewed, they should provide the tenant with notice of their intention and written reasons for this – it is expected that a tenant will be given a reasonable amount of notice where the social housing provider decides not to grant a new tenancy.

4 The main types of tenancies

Our policy position is that we will continue to offer lifetime tenancies to new tenants, following an introductory tenancy where there have been no breaches of the tenancy agreement. This will help to deliver the vision in our Housing Strategy that a good quality, secure home allows people to put down roots in a community.

When issuing tenancies, it is essential that all tenants are informed of the type of tenancy they will be offered at the point of offer. This should also be clearly stated in their tenancy agreement, with any specified rights to the type of tenancy.

A range of tenancy types are available, and we encourage Registered Providers operating in Haringey to offer the longest and most secure tenancy possible. The following is a list of the typical types of tenancies which are issued by local authorities and Registered Providers.

4.1 Introductory tenancies

All our new Council tenants are offered an introductory tenancy for a trial period of 12 months. This lasts for one year after the date on which the tenancy was entered into, or the date on which the tenant was first entitled to possession, whichever is later.

New tenants are given a trial period to show that they can keep to the terms of their tenancy agreement, pay rent regularly, look after their home and not be a nuisance to neighbours. Unless we take action to end the tenancy or extend the length of the introductory tenancy during the trial period the tenancy will automatically become secure after the 12-month period.

Registered Providers should arrange for support to be provided to tenants where appropriate (including vulnerable tenants) to help them to sustain their tenancies and complete their introductory tenancy successfully.

4.2 Extending introductory tenancies

We will extend a 12-month introductory tenancy by a further six months if there has been a breach of the tenancy conditions during the trial period. The tenancy conditions are clearly listed in the Tenancy Agreement.

If we wish to extend the introductory tenancy, we must serve the tenant with a Notice of Extension which explains to the tenant why we are extending the introductory tenancy or trial period.

A tenant who is served with a Notice of Extension has the right to ask for a review of the decision to extend the trial period.

4.3 Terminating introductory tenancies

The introductory tenancy will be ended by serving a Notice of Possession Proceedings if:

- 1) the tenant breaks the tenancy conditions; or
- 2) a false or misleading statement had been made to obtain the tenancy.

We can ask for a court order to evict a tenant who breaks the terms and conditions of their introductory tenancy.

To do this the landlord will serve the tenant with a Notice of Possession Proceedings. This is the first stage in getting possession of the property.

After 28 days the landlord can apply to the court for a possession order.

If the landlord has followed the proper procedure, the Court must grant a possession order along with a bailiff warrant - the tenant can then be evicted. We undertake a tenancy review before an introductory tenancy ends if there have been breaches of the tenancy agreement. We have clear procedures in place for assessing whether to offer a lifetime tenancy, or to extend or end the introductory tenancy.

We will only look to evict a social housing tenant where there have been serious breaches of their tenancy agreement and all possible options have been explored for preserving the tenancy, including providing support to the tenant. Where an introductory tenancy is ended, we will support the tenant to access help and advice on alternative housing options.

4.4 Lifetime tenancies

Our preference is for lifetime tenancies, to promote settled lifestyles for local people. This means that we expect Registered Providers to issue lifetime tenancies for all new tenants.

We recommend that Registered Providers issue lifetime tenancies for all new tenants. For those currently on fixed-term tenancies, we expect Registered Providers to have a process in place to move tenants on to lifetime tenancies when appropriate. This guaranteed level of security allows tenants to settle and build support networks within the surrounding community.

We consider lifetime tenancies to be the best approach to address social housing need and create safe, healthy and confident communities in Haringey.

4.5 Tenants fleeing Domestic Abuse

The Domestic Abuse Act 2021 requires that secure tenancy provision is made available for those fleeing domestic abuse.

The secure tenancy provision in the Act (s.79) ensures that, where we grant a new tenancy to a victim who has or had a lifetime tenancy (whether with a council or housing association landlord), the new tenancy must also be a lifetime tenancy if:

- we are satisfied that the person is or was a victim of domestic abuse, and
- the new tenancy is granted for reasons connected with that abuse.

The provision also protects victim/survivors of domestic abuse who have a joint lifetime tenancy and wish to remain in their local authority home after the perpetrator has left. It requires that, where a local authority decides to grant a new sole tenancy to the victim in connection with that abuse, it must be a further lifetime tenancy.

5 Successions

Succession is a legal term used when a person takes over a tenancy following the previous tenant's death. Under current law, there can only be one succession to a council or housing association tenancy. This means that any tenant who took over a tenancy from a previous tenant by succession or assignment cannot pass their tenancy on to a partner or family member.

Secure tenants

Council tenants are likely to have a secure tenancy unless they are occupying their home as temporary accommodation or under a licence.

Housing Association tenants can also be secure tenants if they entered into their tenancy agreements prior to 15 January 1989 and have remained living in the same property. The same rights to succeed apply as in the case of secure council tenants.

Where a secure council tenancy started before 1 April 2012 (the date that the Localism Act 2011 was introduced) the statutory succession is allowed to a surviving spouse/civil partner or a member of the deceased tenant's family.

However, the Localism Act 2011 amended the succession rights of people living with secure council tenants where the tenancy was created after 1 April 2012. In these cases, a statutory right to succeed is limited to the spouse/partner of the deceased tenant.

Assured tenants

Housing Association tenants who entered into their tenancy agreements after 15 January 1989 are likely to be assured tenants.

The statutory right to succeed to an Assured Tenancy has always been limited to the surviving spouse/partner. We will apply these rules in our own council housing stock and cannot extend succession rights to non-partner family members or where the previous tenant was also a successor.

However, we will continue to consider granting new tenancies for the same home in exceptional circumstances in line with our draft tenancy management policy. We recommend that other providers take a similar approach and publish clear and accessible policies which outline their approach.

6 Linked strategies and policies

In developing this strategy, we had regard to our following documents:

[Haringey 2035: our vision](#)

[Haringey Housing Strategy 2024-2029](#)

[Housing Allocations Policy](#)

Tenancy Management Policy

Haringey Homelessness Strategy

Haringey Rough Sleeping Strategy

[Haringey's Rent Setting Policy](#)

7 Equality Impact Assessment

An Equality Impact Assessment (EQIA) was carried out as part of the development of this strategy. The EQIA found that the strategy should have a positive impact on the protected characteristics of age, disability and race; and that it will have a neutral impact on those with other protected characteristics.

8 Delivering the Tenancy Strategy

We are committed to forging a genuine partnership with all Registered Providers in Haringey.

We want to work not only towards our shared aspirations and challenges as landlords, but also to deliver our vision of Haringey as a borough where we can all belong and thrive.

The Strategy will be kept under review to reflect changes to the Council's strategies and policies – and changes to national legislation, regulation and guidance.

We will aim to review the Tenancy Strategy within four years from the date it is introduced.

Equality Impact Assessment (EQIA)

The Equality Impact Assessment (EQIA) form is a template for analysing a policy or proposed decision for its potential effects on individuals with protected characteristics covered by the Equality Act 2010.

The council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

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

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 applies to the first part of the duty.

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

1. Responsibility for the Equality Impact Assessment

Name of proposal:	Tenancy Management Policy and Tenancy Strategy
Service Area:	Tenancy Management
Officer Completing Assessment:	Max Tolley
Equalities Advisor:	Guy Latham
Cabinet meeting date (if applicable):	October 2025
Director/Assistant Director	Neehara Wijeyesekera

2. Executive summary

The Tenancy Management Policy and Tenancy Strategy are being assessed under the same Equality Impact Assessment due to the similarities between both document and their joint focus on the management of social housing tenancies and tenancy sustainment in Haringey.

The main difference is that the Tenancy Management Policy applies to Council tenants whereas the Tenancy Strategy sets out the matters that the Council, and other Registered Providers of social housing in the borough, are required to consider when developing or reviewing their own Tenancy Policies. The Tenancy Management Policy will be a new Council policy replacing and consolidating previous Homes for Haringey policies. It aims to outline the Council's approach to providing an efficient and effective tenancy management service which has tenancy

sustainment at its core. It details the types of tenancies offered and the approach to ending tenancy in circumstances such as eviction, surrender, death or abandonment.

The Tenancy Strategy sets out the matters that the Council, and other Registered Providers of Social Housing in the borough, are required to consider when developing or reviewing their own Tenancy Policies. Our previous strategy was last adopted in 2014, and the Localism Act 2011 requires a strategy to be in place. It aims to provide guidance and support to social housing providers in letting social housing, developing housing policies, and supporting residents to live independently and sustain their tenancies.

The policy makes the following changes which are likely to have the most positive impact on council tenants with the protected characteristics of age, disability and race because they might face less secure tenancies in other rental sectors:

- Confirms that the Council will offer secure lifetime tenancies to new council tenants (following a 12 month introductory period) impacts
- Uses the definition of a vulnerable person as anyone who currently experiences difficulties with everyday living; and, in order not to be disadvantaged by those difficulties, needs either additional support or service adaptation to access our landlord services, or additional support to sustain their tenancy.
- Details that home visits and welfare checks for Council tenants are carried out to assess all safeguarding risks
- Commits to updating tenant profile information and to discussing with tenants whether they have any vulnerabilities and seeking to identify suitable support needs if necessary.
- Confirms that the home visits will be used to identify any translation and interpretation requirements.

The policy links to and follows the approach in the Council's vulnerable tenants and leaseholders policy to supporting tenants and leaseholders. This confirms that the following common indicators of vulnerability help to inform our staff training and underpin assessment forms.

- age
- disability
- experience of care
- ability to act, engage and cope such as language skills
- addiction, and learning disability
- and exceptional life events such as a recent history of street homelessness, bereavement
- or discharge from hospital or other institutional care

The strategy is likely to have the most positive impact on council tenants with the protected characteristics of age, disability and race because they might face less secure tenancies in other rental sectors. This is because it:

- Recommends that Registered Providers follow the same principles above adopted by the Council's policy
- Including by issuing lifetime tenancies, supporting tenants by taking early action to address any concerns which could put their tenancy at risk
- Producing tenancy agreements that are accessible and available to tenants including vulnerable tenants.

Data from the 2021 Census data has been used to inform this EQIA in assessing how the proposed policy will affect people with protected characteristics amongst the Council's tenant population.

The findings included that Haringey Council's tenant population compared to the wider borough population has a significantly higher proportion of young people (under 24) and older people (over 50) and a significantly higher proportion of individuals who are disabled under the Equality Act (2010). There is a significantly higher proportion of individuals who identify as Muslim, and slightly higher proportion of individuals who identify as Christian, Buddhist or another religion. There is a significantly lower proportion of tenants who don't associate with any religion or identify as Jewish, Hindu or Sikh. There is also a significantly higher proportion of female individuals.

3. Consultation and engagement

3a. How will consultation and/or engagement inform your assessment of the impact of the proposal on protected groups of residents, service users and/or staff? Detail how your approach will facilitate the inclusion of protected groups likely to be impacted by the decision.

We engaged with Haringey residents through attending two meetings of the Tenancy Management Continuous Improvement Group near the start of the policy and strategy development process and towards the end. These sessions ensured that the views of a wide range of tenants including those with the protected characteristics of age, disability and race were represented in the policy and strategy development process.

For example, group members asked that the policy confirmed how the Council's housing teams would pick up if a person is vulnerable. Following this feedback, details were added confirming the four main ways in which the Council aim to become aware on a responsive basis that a resident is vulnerable or has a common indicator of vulnerability.

We also carried out wide ranging engagement with council staff with the policy and strategy evolving as part of this engagement.

3b. Outline the key findings of your consultation / engagement activities once completed, particularly in terms of how this relates to groups that share the protected characteristics

- How the Council's housing teams pick up if a person is vulnerable.
- Clarifying the Council's policy criteria for granting a new tenancy including in the sections on succession and exceptional circumstances.
- The policy approach when council housing was abandoned.
- How the council will respond when a young care leaver is not coping well during the first year of their tenancy.

- Welcomed seeing the council clarifying its preference for lifetime tenancies in the Tenancy Strategy.
- Unhappy at delays to the major works at Stellar House
- A lot of residents don't follow their tenancy agreements e.g. throwing rubbish, nappies and general waste from out of their windows
- Wanted the Council to do more to prevent homelessness and on security measures
- Suggested that ASB should be fully addressed in a strategy.

Please consider how the proposed change will affect people with protected characteristics.

- 54,422: 0-17 (21%)
- 71,660: 18-34 (27%)
- 63,930: 35-49 (24%)
- 46,516: 50-64 (18%)
- 27,706: 65+ (10%)

- 0 – 15: 7963 (20%)
- 16 – 24: 6120 (16%)

² Census, 2021 – Custom dataset: <https://www.ons.gov.uk/datasets/create/filter-outputs/aae4d546-9260-4541-aea9-870a8da7536d#get-data>

- 25 – 34: 5000 (13%)
- 35 – 49: 6773 (17%)
- 50 – 64: 8365 (21%)
- 65+: 4745 (12%)

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to identify the age distribution of the tenant population. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

a) Might members of this group be disproportionately affected by the proposal due to overrepresentation? How does this compare with the wider demographic profile of the Borough?

Haringey Council's tenant population has a significantly higher proportion of young people (under 24) and older people (over 50) than what is observed in the wider borough population.

b) Might members of this group be disproportionately affected by this proposal as a result of a need related to their protected characteristic?

Our new Council tenants are offered an introductory tenancy for a trial period of 12 months before they become secure tenants. This may disproportionately impact upon younger people who are less likely to have previously held a tenancy compared to older people who are more likely to have held a tenancy before.

This includes younger people who may be holding their first tenancy and their first experience of keeping to the terms in a tenancy agreement.

The impact is marginal because after 12 months the tenancy will automatically become a secure tenancy unless the Council take action to end or extend the introductory tenancy. The Council will only do this if the tenant breaches their tenancy agreement.

Impact

Positive impact.

The approach in the Tenancy Management Policy to offer secure lifetime tenancies to new council tenants (following a 12 month introductory period) impacts on residents of all ages but especially benefits young and older tenants that might face less secure tenancies in other rental sectors. Our focus is on providing the security and peace of mind we know that tenants want to support them with building a long-

term future within their communities without having to undergo the uncertainty of a tenancy review at the end of a fixed-term tenancy.

The policy confirms the focus is on supporting all tenants to sustain their tenancies and to successfully conclude their introductory tenancy. To support new tenants, sustain their tenancies, the policy confirms the Council will aim to undertake a new tenancy check at 6 weeks following the tenancy start date, and then undertake tenancy reviews at 6 months, 9 months and 12 months prior to an introductory tenancy coming to an end.

The Tenancy Strategy should also have a positive impact by recommending that Registered Providers support tenants to sustain their tenancies by taking early action to address any concerns which could put their tenancy at risk and recommending that Registered Providers issue lifetime tenancies instead of fixed-term tenancies for all new tenants.

4b. Disability

Data

Borough Profile

- Disabled under Equality Act – 13.7%³
 - Day to day activities limited a lot – 6.1%
 - Day to day activities limited a little – 7.5%
- 7.5% of residents people diagnosed with depression⁴
- 1.7% of residents diagnosed with a severe mental illness⁵
- 0.4% of people in Haringey have a learning disability⁶

Local Authority Social Rented Tenant Population Profile ⁷

- Disabled under the Equality Act – 22.4% (8729)
 - Day to day activities limited a lot – 12.9% (5040)
 - Day to day activities limited a little – 9.5% (3689)

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to identify the prevalence of disabilities in the tenant population. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

³ Census, 2021 – [Disability, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/disabilityandlongtermhealth/bulletins/disabilityinenglandandwales/2021)

⁴ NHS Quality Outcomes Framework – [Prevalence of diagnosed depression among GP registered population age 18+](https://www.nhs.uk/qualityimprovement/quality-outcomes-framework/prevalence-of-diagnosed-depression-among-gp-registered-population-age-18/)

⁵ NHS Quality Outcomes Framework – [Prevalence of diagnosed mental health diagnosis among GP registered population age 18+](https://www.nhs.uk/qualityimprovement/quality-outcomes-framework/prevalence-of-diagnosed-mental-health-diagnosis-among-gp-registered-population-age-18/)

⁶ PHE Learning disability profiles – <https://fingertips.phe.org.uk/learning-disabilities/#page/0/gid/1938132702/pat/6/par/E12000007/ati/102/are/E09000014>

⁷ Census, 2021 - Custom dataset: <https://www.ons.gov.uk/datasets/create/filter-outputs/dda3992e-e16d-420a-a2d2-14a491b30045#get-data>

a) Might members of this group be disproportionately affected by the proposal due to overrepresentation? How does this compare with the wider demographic profile of the Borough?

Haringey Council's tenant population has a significantly higher proportion of individuals who have a disability under the Equality Act (2010) than that observed in the wider borough population.

b) Might members of this group be disproportionately affected by this proposal as a result of a need related to their protected characteristic?

Not all tenants with disabilities will need help to live independently, however where support needs are identified and recorded, the policy confirms the Council will provide this.

Potential Impacts

Positive impact.

By confirming that a welfare check will be carried out as part of the home visits to tenants, the policy should positively impact disabled tenants by assessing all likely safeguarding risks. The policy confirms that this includes assessing for any abuse, neglect, self-neglect and hoarding, cuckooing or whether specialist support is needed such as an assessment of mental capacity.

The policy also confirms that the home visit is used to discuss with tenants if they have any vulnerabilities including disabilities that the Council is not already aware of, seek to identify suitable support needs and update tenant profile information, where needed.

The tenancy strategy recommends that Registered Providers support tenants to sustain their tenancies by taking early action to address any issues or concerns as above, which could put their tenancy at risk.

4c. Gender Reassignment

Data

Borough Profile⁸

- Gender Identity different from sex registered at birth but no specific identity given – 0.5%
- Trans woman – 0.1%
- Trans man - 0.1%

Social Rented Tenants Population Profile⁹

- Gender Identity different from sex registered at birth but no specific identity given – 0.76%
- Trans woman – 0.24%

⁸ Census, 2021 – [Gender identity, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/ethnicityandnationality/bulletins/genderidentityenglandandwales/2021)

⁹ Census, 2021 – [Gender Identity by Tenure – Office for National Statistics \(on.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/ethnicityandnationality/bulletins/genderidentitybytenure/2021)

- Trans man - 0.22%

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to estimate the proportion of tenants that report that their gender identity is different from sex registered at birth. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

Haringey's social rented tenant population has a slightly higher proportion of individuals who report their gender identity as different from sex registered at birth than what is observed in the wider borough population.

Potential Impacts

Positive impact

The policy outlines that a welfare check will seek to identify and meet any specialist support needs that tenants have, and the strategy recommends that Registered Providers support tenants to sustain their tenancies by taking early action to address any issues or concerns.

4d. Marriage and Civil Partnership

Note: Only the first part of the equality duty ("*Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act*") applies to this protected characteristic.

Data

Borough Profile ¹⁰

- Divorced or formerly in a same-sex civil partnership which is now legally dissolved: (9.9%)
- Married or registered civil partnership: (35.8%)
- Separated (but still legally married or still legally in a same-sex civil partnership): (2.9%)
- Single (never married or never registered a same-sex civil partnership): (45.3%)
- Widowed or surviving partner from a same-sex civil partnership: (6.1%)

Local Authority Social Rented Tenant Population Profile ¹¹

- Divorced or formerly in a same-sex civil partnership which is now legally dissolved: 3602 (9.2%)
- Married or registered civil partnership: 7519 (19.3%)

¹⁰ Census, 2021 – [Marriage and civil partnership status in England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/relationshipsandpartnerships/articles/marriageandcivilpartnershipstatusinenglandandwales/2021)

¹¹ Census, 2021 - [Custom dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/ffce57a7-f77b-4ea8-aad8-281df31dfae1#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/ffce57a7-f77b-4ea8-aad8-281df31dfae1#get-data)

- Separated, but still legally married or still legally in a same-sex civil partnership: 1349 (3.5%)
- Single, never married or never registered a same-sex civil partnership: 17033 (43.7%)
- Widowed or surviving partner from a same-sex civil partnership: 1501 (3.9%)
- Does not apply: 7963 (20.4%)

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to identify the distribution of marital status among tenants. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

Haringey Council's tenant population has a significantly lower proportion of individuals who are married or in a registered civil partnership than what is observed in the wider borough population.

Potential Impacts

No impact identified.

Both the Tenancy Strategy and the Tenancy Management Policy apply equally to all tenants, irrespective of marital or partnership status. The documents explicitly recognise and uphold the rights of spouses and civil partners, particularly in relation to succession and assignment of tenancies, in accordance with the Equality Act 2010 and other relevant legislation. There are no provisions that differentiate or disadvantage individuals based on their marital or civil partnership status, and the policies are written and implemented in a neutral and inclusive manner.

4e. Pregnancy and Maternity

Note¹²:

- Pregnancy is the condition of being pregnant or expecting a baby.
- Maternity refers to the period after the birth and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.

Data

Borough Profile ¹³

Live Births in Haringey 2021: 3,376

Target Population Profile

¹² Equality and Human Rights Commission, 2022 – [Pregnancy and maternity discrimination](#).

¹³ Births by Borough (ONS)

The council does not hold data on pregnancy and maternity among its tenants, from other Housing Association or Registered Provider social rented households.

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

Data on the number of pregnancies and births among tenants is not available.

Detail the findings of the data.

N/A

Potential Impacts

No impact identified.

The Tenancy Strategy and Tenancy Management Policy apply equally to all tenants and do not contain any provisions that disadvantage individuals on the basis of pregnancy or maternity.

4f. Race

In the Equality Act 2010, race can mean ethnic or national origins, which may or may not be the same as a person's current nationality.¹⁴

Data

Borough Profile ¹⁵

Arab: 1.0%

- Any other ethnic group: 8.7%

Asian: 8.7%

- Bangladeshi: 1.8%
- Chinese: 1.5%
- Indian: 2.2%
- Pakistani: 0.8%
- Other Asian: 2.4%

Black: 17.6%

- African: 9.4%
- Caribbean: 6.2%
- Other Black: 2.0%

Mixed: 7.0%

- White and Asian: 1.5%
- White and Black African: 1.0%
- White and Black Caribbean: 2.0%

¹⁴ [Race discrimination | Equality and Human Rights Commission \(equalityhumanrights.com\)](https://equalityhumanrights.com/)

¹⁵ Census 2021 - [Ethnic group, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/ethnicgroup)

- Other Mixed: 2.5%

White: 57.0% in total

- English/Welsh/Scottish/Norther Irish/British: 31.9%
- Irish: 2.2%
- Gypsy or Irish Traveller: 0.1%
- Roma: 0.8%
- Other White: 22.1%

Local Authority Social Rented Tenant Population Profile ¹⁶

Asian: 9.1%

- Bangladeshi: 3.4%
- Chinese: 0.9%
- Indian: 0.9%
- Pakistani: 0.7%
- Other Asian: 3.2%

Black: 39.6%

- African: 23.2%
- Caribbean: 11.8%
- Other Black: 4.6%

Mixed: 6.8%

- White and Asian: 0.6%
- White and Black African: 1.2%
- White and Black Caribbean: 2.7%
- Other Mixed: 2.3%

White: 31.0%

- English/Welsh/Scottish/Norther Irish/British: 18.8%
- Irish: 1.6%
- Gypsy or Irish Traveller: 0.1%
- Roma: 0.2%
- Other White: 10.4%

Other Ethnic Group: 13.4%

- Arab: 1.7%
- Any other ethnic group: 11.7%

¹⁶ Census 2021 – [Custom dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/d44a7d29-fc6f-4c90-b4d0-1f38b22ada43#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/d44a7d29-fc6f-4c90-b4d0-1f38b22ada43#get-data)

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to identify the distribution of ethnic groups among tenants. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

Haringey Council's tenant population has a significantly higher proportion of individuals who identify as Black, and slightly higher proportion of individual who identify as Asian or another ethnic group in the dataset above than what is observed in the wider borough population. There is a significantly lower proportion of tenants who identify as White than the wider borough population. Some tenants of a different nationality do not speak, read or write English as their first language and may face difficulties in reporting tenancy issues.

Potential Impacts

Positive impact.

The data from the Council's Translation and Interpretation policy shows that people from different races and ethnic groups may have lower levels of English proficiency as outlined in the policy. This policy will positively impact those who have English as an additional language by committing to identify any translation and interpretation requirements, thereby improving access to housing services.

In addition, the policy's focus on tenancy sustainment, preventing homelessness and supporting vulnerable tenants is likely to benefit ethnic minority groups who are often overrepresented in housing need. The inclusion of clear, fair procedures for tenancy decisions and appeals also helps to ensure equitable treatment and reduce the risk of discrimination.

4g. Religion or belief

Data

Borough Profile ¹⁷

- Christian: 39%
- Buddhist: 0.9%
- Hindu: 1.3%
- Jewish: 3.6%
- Muslim: 12.6%
- No religion: 31.6%
- Other religion: 2.3%
- Religion not stated: 8.0%
- Sikh: 0.3%

¹⁷ Census, 2021 – [Religion, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk)

Local Authority Social Rented Tenant Population Profile ¹⁸

- Christian: 42.4%
- Buddhist: 1.1%
- Hindu: 0.6%
- Jewish: 0.4%
- Muslim: 25.9%
- No religion: 16.7%
- Other religion: 5.3%
- Religion not stated: 7.4%
- Sikh: 0.2%

What data will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to identify the distribution of religion among tenants. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

Haringey Council's tenant population has a significantly higher proportion of individuals who identify as Muslim, and slightly higher proportion of individual who identify as Christian, Buddhist or another religion than what is observed in the wider borough population. This is a significantly lower proportion of tenants who don't associate with any religion or identify as Jewish, Hindu or Sikh.

Potential Impacts

No impact identified.

The policy and strategy are applied equally to all tenants regardless of their faith or belief system and contain no provisions that would disadvantage individuals based on religious practices or requirements. Tenants are supported in a way that respects individual needs and circumstances.

4h. Sex

Data

Borough profile ¹⁹

- Females: (51.8%)
- Males: (48.2%)

¹⁸ Census 2021 – [Custom dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/3f832a2b-5432-443e-8926-7e0d92e3cc03#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/3f832a2b-5432-443e-8926-7e0d92e3cc03#get-data)

¹⁹ Census 2021 – [Gender identity: age and sex, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/ethnicityandnationality/datasets/genderidentity/ageandsex)

Local Authority Social Rented Tenant Population²⁰

- Female: 21,486 (55.1%)
- Male: 17,482 (44.9%)

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to identify the distribution of sex in the tenant population. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

Haringey's tenant population has a significantly higher proportion of female individuals than what is observed in the wider borough population.

Potential Impacts

No impact identified.

The policies are applied equally to all tenants regardless of sex and contain no provisions that differentiate or disadvantage individuals based on whether they are male or female. Support is provided based on individual needs and circumstances, ensuring fair and equitable treatment for all.

4i. Sexual Orientation

Data

Borough profile ²¹

- Straight or heterosexual: 83.4%
- Gay or Lesbian: 2.7%
- Bisexual: 2.1%
- All other sexual orientations: 0.8%
- Not answered: 11.0%

Local Authority Social Rented Tenant Population Profile ²²

- Straight or heterosexual: 86.5%
- Gay or Lesbian: 1.2%
- Bisexual: 0.9%
- All other sexual orientations: 0.5%
- Not answered: 11.0%

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

²⁰ Census, 2021 – [Custom dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/aae4d546-9260-4541-aea9-870a8da7536d#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/aae4d546-9260-4541-aea9-870a8da7536d#get-data)

²¹ Census, 2021 – [Sexual orientation, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/sexualorientationandgender/articles/sexualorientationandgenderinenglandandwales/2021)

²² Census 2021 – [Sexual Identity by Tenure – Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/sexualorientationandgender/articles/sexualidentitybytenure/2021)

2021 Census data has been used to identify the distribution of sexual identity among social rented tenants. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

Detail the findings of the data

Haringey's social rented tenant population has a significantly lower proportion of individuals who report their sexual identity as something other than Straight or Heterosexual than what is observed in the wider borough population.

Potential Impacts

No impact identified.

The policies are applied equally to all tenants regardless of their sexual orientation and contain no provisions that differentiate or disadvantage individuals based on this characteristic. The Council's approach to tenancy management is inclusive and based on individual needs, ensuring fair and respectful treatment for all tenants.

4j. Socioeconomic Status

Data

Borough profile

Income

- 6.9% of the population of Haringey were claiming unemployment benefit as of April 2023²³
- 19.6% of residents were claiming Universal Credit as of March 2023²⁴
- 29.3% of jobs in Haringey are paid below the London Living Wage²⁵

Educational Attainment

- Haringey ranks 25th out of 32 in London for GCSE attainment (% of pupils achieving strong 9-5 pass in English and Maths)²⁶
- 3.7% of Haringey's working age population had no qualifications as of 2021²⁷
- 5.0% were qualified to level one only²⁸

Area Deprivation

Haringey is the 4th most deprived in London as measured by the IMD score 2019. The most deprived LSOAs (Lower Super Output Areas, or small neighbourhood areas) are

²³ ONS – [ONS Claimant Count](#)

²⁴ DWP, StatXplore – [Universal Credit statistics, 29 April 2013 to 9 March 2023 - GOV.UK \(www.gov.uk\)](#)

²⁵ ONS – [Annual Survey of Hours and Earnings \(ASHE\) - Estimates of the number and proportion of employee jobs with hourly pay below the living wage, by work geography, local authority and parliamentary constituency, UK, April 2017 and April 2018 - Office for National Statistics](#)

²⁶ DfE – [GCSE attainment and progress 8 scores](#)

²⁷ LG Inform – [Data and reports | LG Inform \(local.gov.uk\)](#)

²⁸ LG Inform – [Data and reports | LG Inform \(local.gov.uk\)](#)

more heavily concentrated in the east of the borough, where more than half of the LSOAs fall into the 20% most deprived in the country.²⁹

Local Authority Social Rented Tenant Population

Income

- On Census Day 2021, 47.7% of Haringey Council tenants were not in employment.³⁰
 - Of these, 48.7% had never worked, 40.0% had not worked in the last 12 months, and 11.4% had worked in the last 12 months.

Educational Attainment

- 25.93% of Haringey Council's working age tenant population did not have any qualifications.³¹

Household Deprivation^{32 33}

- Household is not deprived in any dimension: 20.34%
- Household is deprived in one dimension : 35.46%
- Household is deprived in two dimensions: 29.71%
- Household is deprived in three dimensions: 13.42%
- Household is deprived in four dimensions: 1.07%
- Household is deprived in the education dimension: 31.95%
- Household is deprived in the employment dimension: 31.83%
- Household is deprived in the health and disability dimension: 47.27%
- Household is deprived in the housing dimension: 28.38%

What data will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data has been used to establish unemployment, educational attainment and levels of household deprivation in the tenant population. As the Census 2021 was carried out during a period of unprecedented, rapid change to the labour market, care must be taken when using the unemployment statistics.

Detail the findings of the data

Haringey Council's tenant population has a significantly higher proportion of residents who:

²⁹ IMD 2019 – [English indices of deprivation 2019 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019)

³⁰ Census 2021 – [Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/89fb7f4d-a003-4946-815a-5ee3f1688fac#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/89fb7f4d-a003-4946-815a-5ee3f1688fac#get-data)

³¹ Census 2021 – [Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/a344970f-c34f-44d2-a7f3-ca342af8cacf#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/a344970f-c34f-44d2-a7f3-ca342af8cacf#get-data)

³² Census 2021 – [Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/b517d031-1601-4ea9-926a-0a87cc896427#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/b517d031-1601-4ea9-926a-0a87cc896427#get-data)

³³ Census 2021 – [Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/44b7fcd4-a533-43da-a430-c7761c1d00f6#get-data](https://www.ons.gov.uk/datasets/create/filter-outputs/44b7fcd4-a533-43da-a430-c7761c1d00f6#get-data)

- Are long-term unemployed than what is observed in the wider borough population.
- Do not hold any formal educational qualifications than what is observed in the wider borough population.
- Have significantly higher levels of household deprivation than what is observed in the wider borough population.

Potential Impacts

Positive impact.

The policy will apply to all tenants including those on a low income.

The policy is expected to have a positive impact on residents from more deprived socioeconomic backgrounds, who make up a significant proportion of Haringey Council's tenant population. The Tenancy Strategy and Tenancy Management Policy prioritise tenancy sustainment, early intervention and support for vulnerable tenants, which will help prevent evictions and promote housing stability. The commitment to lifetime tenancies, clear communication and accessible services ensures that tenants on low incomes or with limited formal education are supported to maintain their homes and access the help they need.

5. Key Impacts Summary

5a. Outline the key findings of your data analysis.

The data shows the following findings from Haringey Council's tenant population 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 Equality Act (2010).
- 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. There is 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.

5b. Intersectionality

We know that along with the local protected characteristic of socio-economic status, some of our tenants may have more than one of the protected characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

There is potential for similar issues for households whose protected characteristic (e.g., disability, ill health, mental health) or other social excluded group characteristics (e.g., credit history/personal debt, low literacy, offenders, drug and alcohol dependency) impact their ability to work and/or gain income and therefore their ability to secure and maintain housing without assistance.

These can all put individuals at greater risk of exclusion. We take these factors into account when approaching tenancy management by using a range of methods involving face to face contact whether through home visits or visits to our offices. The policy also links with the Council's vulnerable tenants and leaseholders policy.

5c. Data Gaps

For the Tenancy Strategy, data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

6. Overall impact of the policy for the Public Sector Equality Duty

Summarise the key implications of the decision for people with protected characteristics.

The policy and strategy are anticipated to have a positive impact on the protected characteristics of age, disability and race. It will likely have a neutral impact on those with other protected characteristics.

The policy makes the following changes which are likely to have the most positive impact on council tenants with the protected characteristics of age, disability and race because they might face less secure tenancies in other rental sectors.

- Confirming that the Council will offer secure lifetime tenancies to new council tenants (following a 12 month introductory period) impacts
- Defining a vulnerable person as anyone who currently experiences difficulties with everyday living; and, in order not to be disadvantaged by those difficulties, needs either additional support or service adaptation to access our landlord services, or additional support to sustain their tenancy.
- Detailing that home visits and welfare checks for Council tenants are carried out to assess all safeguarding risks
- Commits to updating tenant profile information and to discussing with tenants whether they have any vulnerabilities and seeking to identify suitable support needs if necessary.
- The policy also notes that the home visits will be used to identify any translation and interpretation requirements.

The policy links to and follows the approach in the Council's vulnerable tenants and leaseholders policy to supporting tenants and leaseholders. This confirms that the

following common indicators of vulnerability help to inform our staff training and underpin assessment forms.

- age
- disability
- experience of care
- ability to act, engage and cope such as language skills
- addiction, and learning disability
- and exceptional life events such as a recent history of street homelessness, bereavement
- or discharge from hospital or other institutional care

The strategy recommends that Registered Providers follow the same principles above adopted by the Council's policy. This includes by issuing lifetime tenancies, supporting tenants by taking early action to address any concerns which could put their tenancy at risk and producing tenancy agreements that are accessible and available to tenants including vulnerable tenants.

7. Amendments and mitigations

7a. What changes, if any, do you plan to make to your proposal because of the Equality Impact Assessment?

No changes are proposed, however advancing equality of opportunities has been a golden thread when developing this policy.

No major change to the proposal: the EQIA demonstrates the proposal is robust and there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken. If you have found any inequalities or negative impacts that you are unable to mitigate, please provide a compelling reason below why you are unable to mitigate them

Y

Adjust the proposal: the EQIA identifies potential problems or missed opportunities. Adjust the proposal to remove barriers or better promote equality. Clearly set out below the key adjustments you plan to make to the policy. If there are any adverse impacts you cannot mitigate, please provide a compelling reason below

N

Stop and remove the proposal: the proposal shows actual or potential avoidable adverse impacts on different protected characteristics. The decision maker must not make this decision.

N

7b. What specific actions do you plan to take to remove or mitigate any actual or potential negative impact and to further the aims of the Equality Duty?

Action: The actions taken are explained throughout this EQIA, although no anticipated negative impacts were identified.

Lead officer: N/A

Timescale: N/A

Please outline any areas you have identified where negative impacts will happen because of the proposal, but it is not possible to mitigate them.

Please provide a complete and honest justification on why it is not possible to mitigate the:

The actions taken to mitigate negative impacts are explained throughout this EQIA.

No negative impacts have been identified in relation to any of the protected characteristics, and as such, no specific mitigations are required. Equalities considerations have been central to the development of both the Tenancy Strategy and Tenancy Management Policy, ensuring that the policies are inclusive, fair and accessible to all.

7. Ongoing monitoring

Council officers from Housing management teams will lead on the delivery of this policy which will include monitoring of the equalities impact of this policy, and they will monitor impact in the long-term.

The Tenancy Management Continuous Improvement Group will also be involved and asked for their feedback when the policy is reviewed in three years' time and strategy in four years' time unless earlier events or legislation require an earlier update to this policy.

Date of EQIA monitoring review: 29 May 2025

8. Authorisation

EQIA approved by (Assistant Director/ Director)

xxx

Date

xxx 2025

9. Publication

Please ensure the completed EQIA is published in accordance with the Council's policy.

Please contact the Policy & Strategy Team for any feedback on the EQIA process.

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Appendix 3

Consultation responses

Consultation responses

A consultation on the Tenancy Strategy was held between 25th June and 6th August 2025 on the [Council's online consultation platform, Commonplace](#). This generated 443 visitors and, in summary, the following feedback:

Questions and Answers

In the Tenancy Strategy there are four key priorities:

- Lifetime tenancies are the preferred option in Haringey
- Tenants understand their rights and responsibilities in relation to their tenancy, appeals and complaints
- Tenants are supported to live in their homes for as long as it remains suitable
- A proactive approach to preventing homelessness where a social housing provider is intending to end a tenancy

Question: Do you support these priorities?

Answers: 9 Yes and 2 Nos

Question: Please explain your answer below

Answers:

Security

Council needs to do more for homelessness. Alot of residents do not follow their tenancy agreements with regards to littering ie throwing rubbish, nappies and general waste from their windows to doore - Preparing a homelessness strategy

This council does not give a ***** about its tenants or the way we are expected to live in a property that is unfit for human habitation. For years we have had to endure the leaks, the damp and the mold. We are promised that repairs will be carried out, but nothing changes. For years we have been told about the major works at Stellar House, yet the start date keeps getting pushed back. Works were supposed to start in January 2023, it's now August 2025 and we are told works will start April 2026, this is ridiculous. The damp and mold are causing serious health issues.

At L and Q we have agreed to move to 100% nomination rights for residents of Haringey but we do still have some cases for management transfer we are trying to support.

Lifetime tenancies are the preferred option in Haringey: We're particularly glad to see the council clarify its preference for lifetime tenancies. As the strategy argues, lifetime tenancies are much better suited to enabling residents to put down roots and fostering a sense of stability and community cohesion. The experience of our legacy organisations showed us the theoretical benefits of Fixed Term Tenancies (FTTs) were either unlikely to materialise in practice (better management of under-

occupation) or could just as effectively be achieved through existing procedures/grounds linked to assured tenancies (management of arrears and anti-social behaviour). For all those reasons, Southern Housing no longer issues FTTs or starter tenancies and is in the process of converting our remaining FTTs to lifetime Assured tenancies. The recommendation for lifetime tenancies also means the council is in a good position to comply with the Renters Rights Bill as, once this passes into law, all assured tenancies will become periodic and can no longer have fixed terms.

Tenants understand their rights and responsibilities in relation to their tenancy, appeals and complaints: We agree with the suggestions relating to tenancy agreements and various tenancy-related policies and procedures. Together with our resident comms group, we're currently reviewing the information we provide to residents as part of our preparation for Government's Social Tenant Access to Information Requirements (STAIRs), which will be phased in from October 2026. Tenants are supported to live in their homes for as long as it remains suitable: We strongly endorse the recommendations around tenancy sustainment. We have a financial inclusion team, which offers budgeting advice and support to residents, while also helping them access any welfare benefits or charitable grants to which they might be entitled. We also have a dedicated tenancy sustainment team which provides wraparound casework support for those in need of extra assistance often those with multiple or complex needs. Last year it supported 300 households to sustain their tenancies. Eviction has always been a last resort. We are signed up to the NHF's no eviction pledge, meaning we won't evict tenants facing financial hardship as long as they're working (or engaging) with us to get their payments back on track.

A proactive approach to preventing homelessness where a social housing provider is intending to end a tenancy: We agree with the recommendations and have various provisions in place to notify and collaborate with all our partner local authorities when we believe a tenancy is likely to come to an end. Before carrying out an eviction, we offer appropriate advice and assistance and note the recommendation to contact the borough's Family and Children's Services unit where there are dependent children in the household.

Those priorities seem fair. But not sure who falls under the 'secure' tenant label: council tenants that have been in their property for decades, what are they classified as? No mention of current long term tenants.

Given the housing shortage how can introductory tenants be sure they are treated fairly?

Section 6.6 - Anti-social behaviour of the Tenancy Management Policy has been given short shrift: a tiny paragraph with no link in Section 11: surely it should be given more coverage than that? I feel Anti-social behaviour by other tenants should be properly addressed with a properly laid out strategy."

No I do not

We are happy with Haringey's priorities within the tenancy strategy and note your preferences regarding lifetime tenancies.

We fully support your approach to preventing homelessness and seeking to maximise tenancy sustainment.

Do you have any suggestions for additional priorities to be added into the Tenancy Strategy?

That Haringey do their part to keep tenants safe. Secure doors on stairwell to stop unwanted people.

To do more to make homes liveable

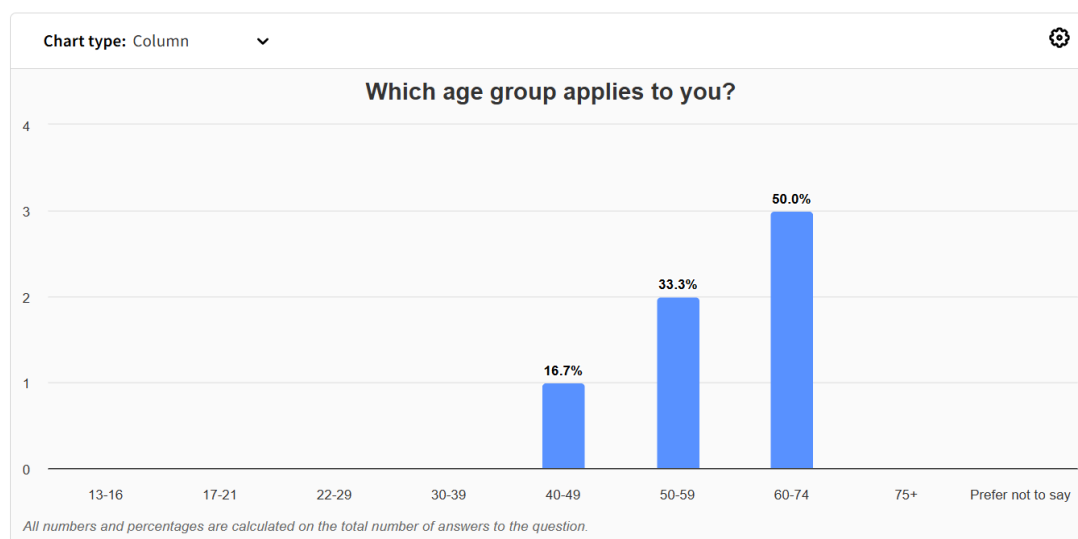
Stick to promises given and stop fobbing us off with a multitude of excuses.

No, the tenancy strategy is comprehensive and each of the priorities is well articulated and easy to follow.

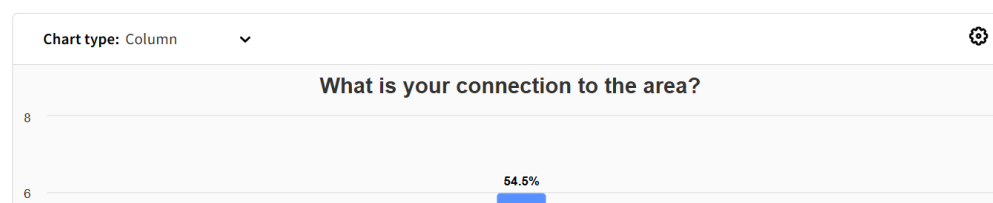
Ability to move even to another borough to alleviate ***** slurs and noise

Respondents

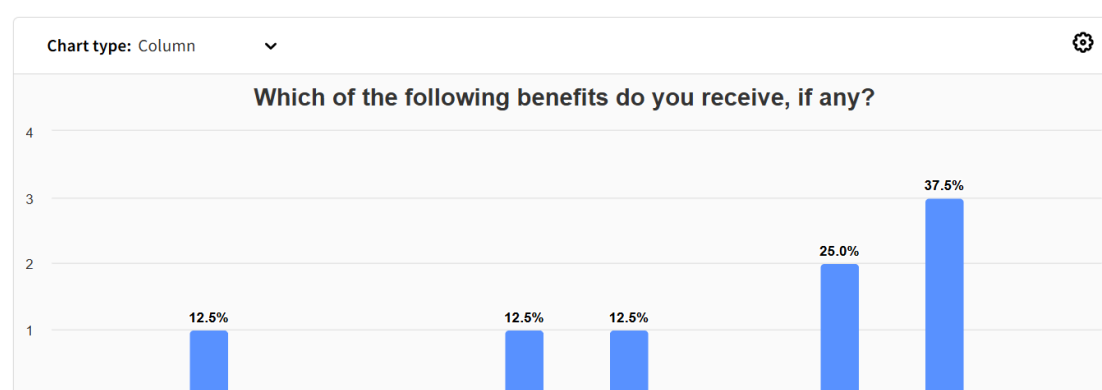
Which age group applies to you?



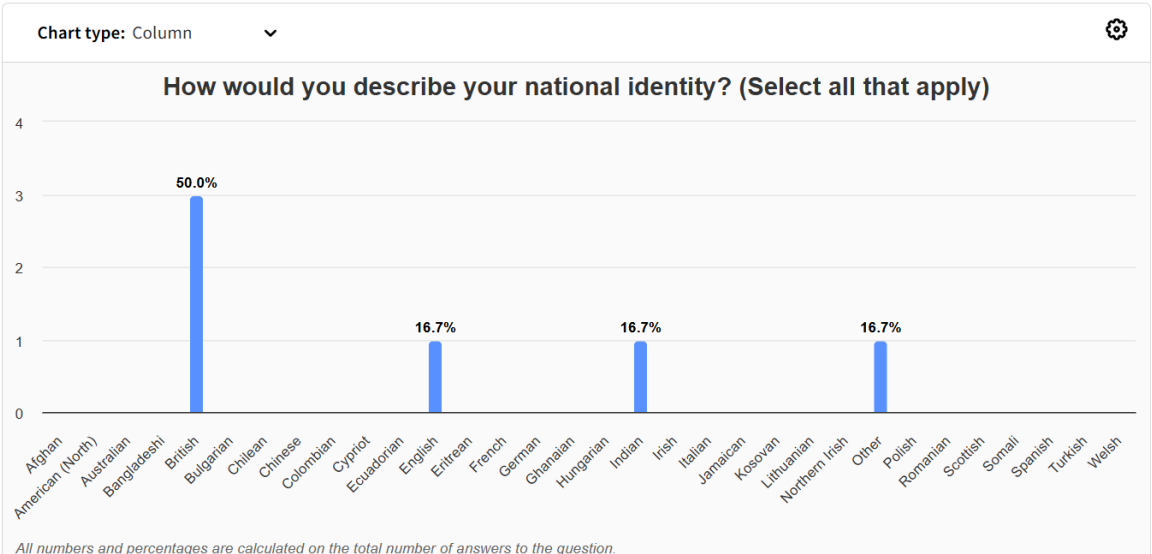
What is your connection to the area?



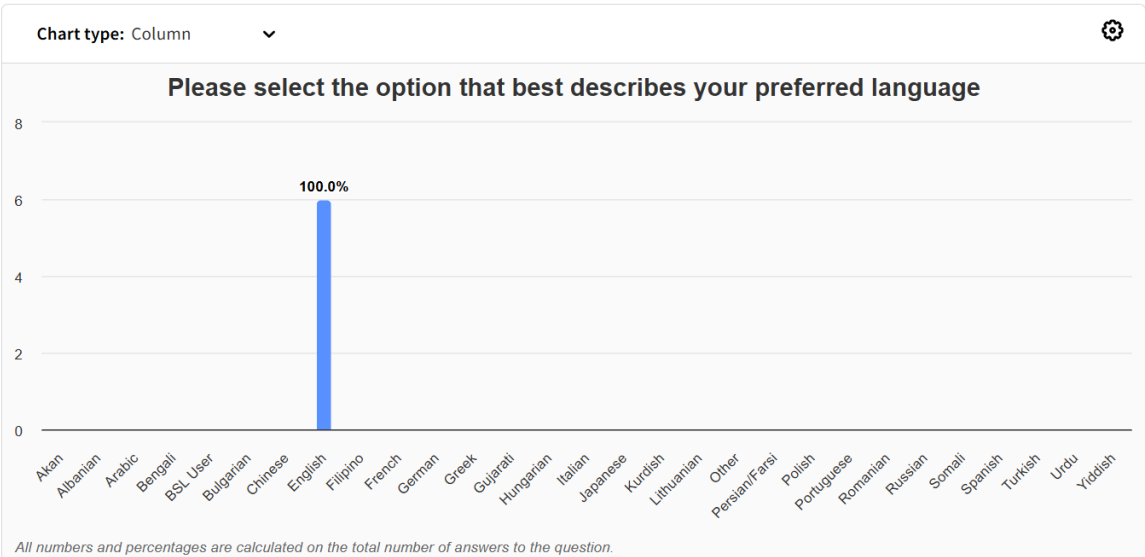
Which of the following benefits do you receive, if any?



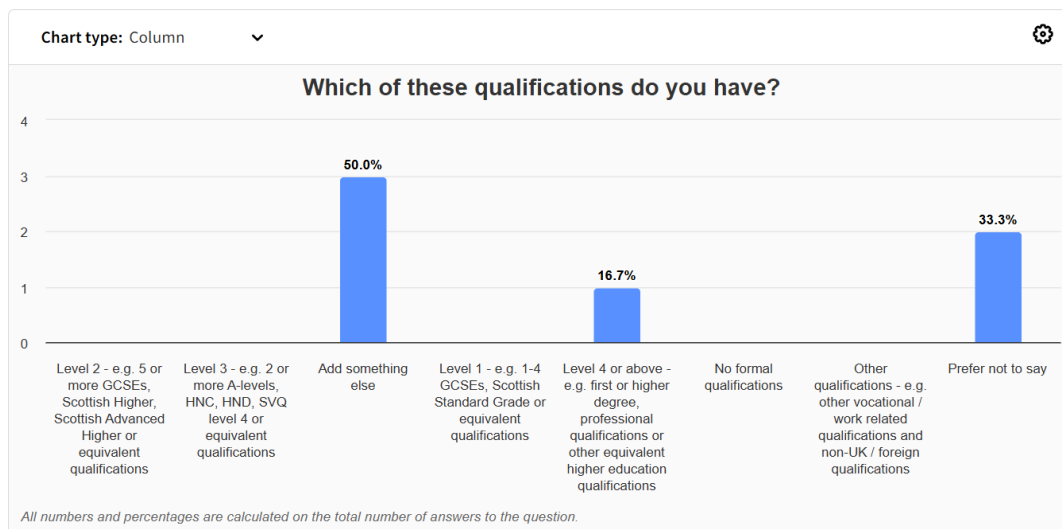
How would you describe your national identity? (Select all that apply)



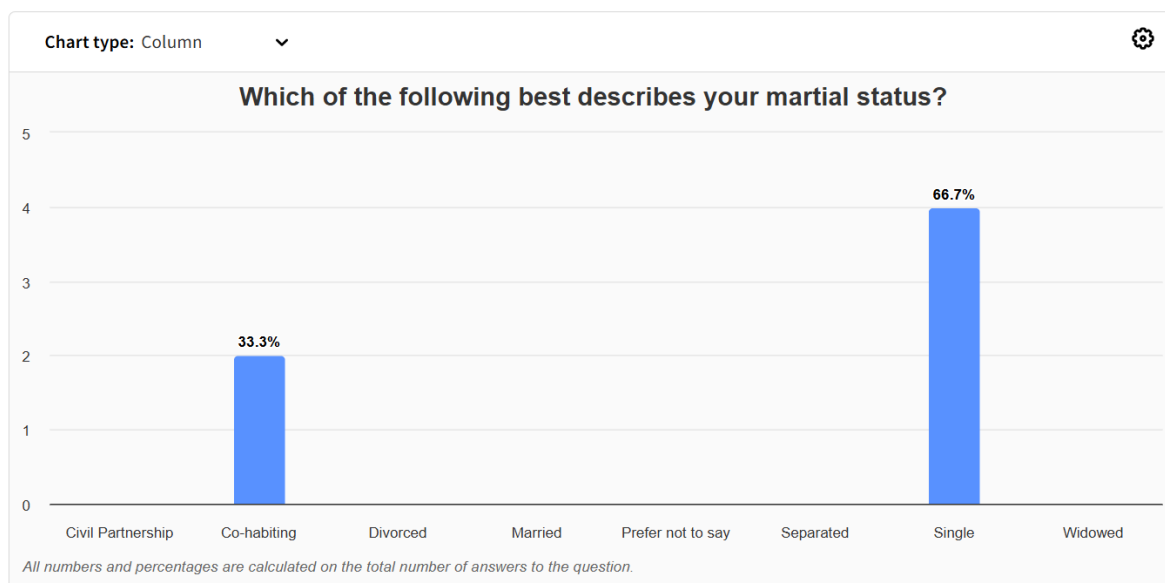
Please select the option that best describes your preferred language



Which of these qualifications do you have?



Which of the following best describes your marital status?



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Report for: Cabinet - 21 October 2025

Item number: 11

Title Contract award for Demolition of Northolt and Stapleford wing blocks, Contract Award for Phase 2 (Tangmere) of the new homes programme and land appropriation.

Report authorised by : Jess Crowe, Corporate Director of Culture, Strategy and Communities

Lead Officer: David Sherrington, Head of Estate Renewal

Ward(s) affected: West Green

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

1. Describe the issue under consideration

- 1.1 The Broadwater Farm Estate Renewal Programme will deliver comprehensive change to the estate. Plans include the construction of over 300 new homes, the retrofit of over 800 existing homes and a socio-economic programme to support local residents.
- 1.2 This report seeks Cabinet approval to award two contracts for works as part of the Broadwater Farm redevelopment works on the site edged red on the plan at Appendix 1 and also seeks to appropriate land to facilitate the carrying out of these works.
- 1.3 One contract is for the construction of 139 new build homes on the estate on the former site of the Tangmere block. This is phase two of the new build contract, with phase one having been approved by Cabinet in October 2024.
- 1.4 The development for phase two of works edged blue on the plan at Appendix 1 ("second phase works") comprises 24 one-bedroom flats, 54 two bedroom flats, 38 three bedroom and 23 four -bedroom homes with 10% being fully accessible to wheelchair users. It also includes 5 retail/workspace units. The rent levels of the new homes will be in line with the rent policy agreed by Cabinet in December 2021. Through this policy former residents who decide to return under the right to return policy have their rents set at existing rents on Broadwater Farm +10%.
- 1.5 The second contract is for the demolition of the Northolt and Stapleford wing blocks. The area of the works are edged blue on the plan at Appendix 2 ("demolition works for phases three and four"). The demolition of these blocks

will facilitate the final phases (phases 3 and 4) of the new build programme which are due to start in 2028.

- 1.6 To facilitate the carrying out of the new build and the demolition works the Council must appropriate the land for the correct statutory purpose under Section 122 (1) of the Local Government Act 1972.
- 1.7 This report also seeks approval to appropriate the land edged blue on the plan at Appendix 1 and the land edged blue at Appendix 2 currently held in housing for planning purposes.

2. Cabinet Member Introduction

- 2.1 I am pleased to present to Cabinet this report which represents another major milestone in our plans to transform the Broadwater Farm estate. Through this next phase of the development, the Council will build 139 high quality new homes, 61 of which will be three bed or above, providing much needed additional family accommodation in the borough. These homes are in addition to the 40 new homes currently onsite and due for completion in May of next year. While this development work is underway, further demolition work, required for the last phases of new homes development, will get underway. The careful deconstruction of Northolt and Stapleford blocks will be undertaken by specialist contractors ensuring the safety of local residents is paramount at every stage.
- 2.2 As part of the development work, we will be re-erecting the 20 metre high grade II listed mosaic which was carefully removed from the former Tangmere building following its listed status in 2023. Over the last two years the mosaic has been painstakingly restored by specialists and once installed, it will take pride of place in the heart of the estate overlooking a new public square. The mosaic will be sighted close to where it was originally installed by the community almost 40 years ago.
- 2.3 All of this work has been developed in close consultation with residents who continue to influence our work on the estate through regular community outreach and engagement. of this development work are mitigated and this work will continue in the years ahead.

3. It is recommended that Cabinet:

- 3.1 Pursuant to contract standing order (CSO) 2.01.C, approves the appointment of the contractor outlined in the exempt report to undertake phase two of the new build programme to provide a total of 139 Council rented homes and retail/workspaces units at Ground Floor (to shell and core) for a total contract sum as set out in the exempt report.
- 3.2 Approves the appropriation of the land edged blue on the plan at Appendix 1 and the land edged blue on the plan at Appendix 2 from housing purposes to planning purposes under Section 122 of the Local Government Act 1972 as it is no longer required for the purpose which it is currently held, and for the

purpose of carrying out the second phase works and the demolition works for phases three and four as approved by planning permission reference HGY/2022/0823 and detailed further in this report.

- 3.3 Approves the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other third-party rights and interests relating to the land edged blue at Appendix 1 and the land edged blue at Appendix 2 for works approved under planning permission reference HGY/2022/0823.
- 3.4 Delegates to the Corporate Director of Culture, Strategy and Communities, in consultation with the Corporate Director of Finance and Resources, authority to make payments of compensation as a result of any valid claims of third-party rights affected by the second phase works and the demolition works for phases three and four of the Broadwater Farm new homes programme and payable as a result of recommendation 3.3, within the existing scheme of delegation.
- 3.5 Approves the appropriation of the land edged blue on the plan at Appendix 1 from planning purposes back to housing purposes under Section 122 of the Local Government Act 1972, on completion of the second phase of works.
- 3.6 To consider the results of the engagement and consultation carried out in respect of the second phase works set out in 6.37-6.43 of the report.
- 3.7 Pursuant to contract standing order (CSO) 2.01.C, approves the appointment of EXEMPT to undertake demolition works to the Northolt and Stapleford wing blocks as part of the enabling works for future phases of the new build programme (phases 3 and 4).

4. Reasons for decision

- 4.1 The Council is currently committed to an ambitious programme of estate renewal on the Broadwater Farm estate. Through the programme the council has committed to delivering almost 300 new build homes and the retrofit of existing council homes. This work is supported by extensive engagement and community development. In March 2022, residents overwhelmingly supported the Council's proposals through a resident ballot. Through these decisions the Council is delivering on the commitments made to residents through that ballot.
- 4.2 The red lined scheme agreed through the ballot received planning permission in December 2022 and since then the Council has progressed delivery of the scheme.
- 4.3 The new build programme has been divided into four phases for delivery purposes. Phase one (the old Moselle school site) is onsite currently and was approved by Cabinet in October 2024. Phase two is the former Tangmere site and is a subject of this report. Phases three and four are the former Northolt and Stapleford North wing block sites. The demolition of the blocks to facilitate phases 3 and 4 is a subject of this report.

5. Alternative options considered

- 5.1 The Council could have adopted a different procurement strategy for works on the estate including procuring all new homes works in one package. The Council did initially take this approach for the new homes programme, but it was unsuccessful and the procurement was abandoned.
- 5.2 The Council could have decided not to progress with the regeneration programme. This would have been contrary to existing cabinet decisions following the outcome of the ballot in 2022.
- 5.3 The Council could have combined the new build works and demolition works into one procurement exercise. This option was discounted as the demolition of large panel system buildings is specialist work and the Council needed assurance that contractor was competent to complete the works set out. The new build contractor would have sub-contracted this work which would have added cost to the overall programme.

6. Background information

Broadwater Farm Improvement programme

- 6.1 Seven years ago the Council took the decision to demolish two blocks (Tangmere and Northolt) on the Broadwater Farm estate following the identification of serious structural issues. This decision followed a consultation pursuant to Section 105 of the Housing Act 1985 (Section 105 consultation). Following this decision, the Stapleford North Wing block was included in the Broadwater Farm estate renewal programme. Again this decision followed a consultation pursuant to Section 105 of the Housing Act 1985 (Section 105 consultation)
- 6.2 Since this decision, the Council has worked in partnership with residents to develop ambitious proposals to regenerate the whole estate with planned works including the delivery of over 300 new homes, retrofitted existing homes and improvements to the public realm.
- 6.3 From the beginning residents have been integral to the proposals developed. They have worked alongside architects and officers to develop designs that will provide seriously needed family sized homes, improvements to green and open spaces and upgrades to existing homes. The work received strong support from residents through a ballot where 85% voted yes to the proposals. Broadwater Farm residents and those that have moved off the estate are prioritised for the new homes when they are ready.
- 6.4 While this report deals with the second phase of new homes and further demolition works, regeneration work has already started and has been subject to previous cabinet decisions. To date the council has:
 - Upgraded kitchens and bathrooms to more than 250 homes
 - Installed a £20m district heating system estate wide

- Sensitively rehoused all secure tenants from the Tangmere and Northolt blocks (one secure tenant remains in Stapleford North)
- Agreed and completed buy backs of all leaseholders in the Tangmere, Northolt and Stapleford blocks
- Delivered improvements to the site accommodation for front line estates operatives
- Upgraded CCTV to a state-of-the-art estate wide Estate Watch
- Installed two zebra crossings to improve safety for school children
- Demolished the Tangmere block and old Moselle school
- Upgraded lighting across the estate's under-crofts
- Completed a £5.5m project for fire safety replacing all front doors and communal doors on existing homes
- Commenced a £3.5m project for external and communal works on existing homes.
- Completed a package of enabling works to support the future construction work
- Let the contract for phase one of the new homes programme which is currently onsite.
- Completed a contract to refurbish the estate-based leisure facility and office accommodation on the first floor.

6.5 Alongside construction work, the Council has ambitious programmes around community development, socio-economic work and improvements to the core council service. Through the socio-economic programme the Council is providing:

- A weekly hot food kitchen and holistic hub that attracts more than 60 – 70 residents every week
- A weekly food bank for residents which supports over 120 families and individuals
- Activities for young people including your bike programme, dance, cricket, arts and crafts.
- A weekly job club which has supported over 50 residents into employment
- A corporate volunteering programme, which has seen over 200 volunteers supporting the local community.
- A weekly digital access hub for residents
- A series of events which focuses on fostering inclusivity, preserving heritage, and promoting social cohesion.
- Additional leisure and community provision in the community centre
- health check-ups and wellbeing sessions
- financial support to residents to start three community terrace gardens

6.6 Alongside our socio-economic work, the project team work to enhance the day-to-day experience of residents living on the estate. Work includes:

- A weekly repairs surgery
- Regular door knocking so that a member of Council staff knocks on every door on the estate at least twice every year to discuss issues

- Deep cleaning across the estate
- Closer working relationships with ASB teams and local police teams
- Improved repairs diagnosis and response times
- Quarterly estate walkabouts with residents

Former residents of blocks being demolished

- 6.7 Secure tenants and resident leaseholders who have moved from Tangmere, Northolt and Stapleford North under the Broadwater Farm Rehousing and Payments Policy (approved in 2018) retain the Right to Return to the new council homes once complete.
- 6.8 The rehousing team are now in contact with former residents to gauge interest in Phase one of the new homes programme. Any homes not let to former residents will be offered through the Neighbourhood Moves Scheme. Residents interested in returning who did not secure a home in phase one will be contacted ahead of the completion of phase two in 2028.

Resident Ballot

- 6.9 A ballot of eligible residents was held in early 2022 in line with GLA policy and 85% of residents who voted were in favour of the scheme. The proposals within this report are in line with the commitments made through the ballot aside from the proposals around the Wellbeing hub. More information about the changes relating to the Wellbeing hub are detailed in this report.

Design and Planning history

- 6.10 Since planning was achieved, construction costs have significantly increased which in turn led to the total cost of works on Broadwater to exceed the agreed budget. In addition to cost pressures, building regulations have changed which needed to be reflected in an updated design.
- 6.11 The design team have therefore reviewed the Tangmere design and made a number of changes to improve the building's efficiency and ensure compliance with the latest building regulations. Through these changes we have been able to increase the number of new homes delivered by eight and reduced the cost of the overall scheme by circa £5m.
- 6.12 The mix of accommodation to be provided on the Tangmere site across 2 blocks of flats and including a terrace of townhouses is as follows:

BWF New Homes Tangmere phase	
Type of Home (flats unless otherwise stated)	Number of homes
1B2P	24
2B3P	16

2B4P Town House	3
2B4P	35
3B4P	11
3B5P	13
3B6P	14
4B5P Town House	3
4B6P Town House	11
4B7P	5
4B8P	4
Total number of homes	139

- 6.13 In addition to design changes to improve efficiency and compliance, a number of other changes are proposed for this phase of the development.

Removal of the wellbeing hub within phase two

- 6.14 The original proposals for phase 2 included a wellbeing hub in the ground floor of the development, which would provide additional office accommodation and a consulting room for a GP.

The Council is replacing the proposed Wellbeing Hub in the Ground floor of the new development with three additional three-bedroom flats.

The rationale for the removal of the well-being hub is as follows:

- The insourcing of the existing Community Centre from Fusion allows the Council to offer more community services from the existing Community Centre on the estate.
- A corporate asset review has identified that no further office accommodation is required. In addition, office space in the existing Broadwater Farm Community Centre has been refurbished with additional capacity for existing housing and placemaking services.
- A review of existing spaces on the estate has identified a facility on the estate which can be booked by residents in the Manston block.
- A review of GP service being provided by the Integrated Care Board has indicated that health services can be better provided from existing practices near the estate than via the existing satellite provision. Following a consultation with all affected patients of the existing satellite provision, the Integrated Care Board (ICB) has relocated the GP based in the estate's Medical Practice to the main Lawrence House practice on Philip Lane, ten minutes away by foot.

The removal of the well-being hub was a deviation from the commitment made in the original ballot and Council has sought and gained approval for the change via the Greater London Authority.

Erection of the Grade II listed mosaic mural

- 6.15 The original proposals for phase 2 did not include the erection of the Grade II listed mural, removed from the old Tangmere block when it was demolished.

Following a design review, the Council is proposing to install the Grade II listed mosaic mural on one of the new blocks in phase 2. Costs to re-erect the mural are within the proposed contract sum for the works.

The original planning application identified the façade of Hawkinge for the mosaics new location. However, integrating the work into the new building was identified as easier to achieve technically and more cost effective as the structural requirements of the new block could be designed to support the 40 tonne structure. It also means the mosaic is being re-erected close to its original location. The mosaic will be visible from the new public square allowing it to be enjoyed by local residents.

- 6.16 A Non-material amendment (NMA) (HGY/2025/1799) was submitted to the Local Planning Authority capturing all proposed changes to the scheme. The submission followed extensive engagement with the LPA.

Procurement and tender process – new homes

- 6.17 The opportunity was tendered using the Council's London Construction Programme framework Lot 1.4. Soft market testing was undertaken in December 2024 with the 7 contractors on the relevant lot. Of the 7 contractors, 4 expressed an interest to tender.
- 6.18 The tender was weighted 50% quality; 10% social value; 40% price. The single stage Invitation to Tender (ITT) was issued in March 2025 with a return date of June 2025. Of those 4 contractors on the lot, three decided to submit a tender to complete the works. Following a request from the tendering contractors a one week extension was granted.
- 6.19 Mid-tender clarification interviews were held with contractors and post-tender meetings were held with all contractors who responded to the invitation.
- 6.20 Three compliant tender returns were received and the quality submission was assessed by LBH officers and the Project Manager from the Council's appointed Employers Agent/Project Manager (Alban LLP). A moderation meeting was held to agree the final quality scores, which were then combined with the pricing and social value evaluations to determine the order of the bidders.
- 6.21 Airey Miller, the Council's appointed cost consultant, and Alban, sought and obtained clarifications from the tenderers to eliminate risk items and to allow for any unpriced items to be included.
- 6.22 Airey Miller LLP, the Project's cost consultant, undertook the tender price evaluation and Alban provided the final tender evaluation report, combining the quality, price and social value scoring. The outcome of the evaluation can be found in the exempt report.

- 6.23 A programme of works will be finalised with the winning contractor once appointed. The programme for the winning contractor included within the tender submission indicated that initial site setup will commence in early 2026 with the full build process commencing during 2026. The build is likely to conclude in the summer of 2028.

Procurement and tender process – demolition works

- 6.24 The opportunity was tendered via the Council's Dynamic Purchasing system due to the specialist nature of the works. The tender was weighted 50% price, 40% quality and 10% social value.
- 6.25 12 contractors were invited to bid via the DPS via the Minor Works Lot and using the Demolition-Capital works category. Five contractors returned tender submissions. Final clarifications were completed once the tenders has been returned. Ridge and Partners LLP, the Council's Project Managers and Cost Consultants for the work, undertook the tender price evaluation and the Haringey team, with support from Ridge Partners, undertook the quality evaluation. The outcome of the overall evaluation can be found in the exempt report.
- 6.26 A programme of works will be finalised with the winning contractor following the award of contract, although it is anticipated that works will be completed by the end of 2026. There is one resident remaining in the Stapleford North block whom the council will support to move before the commencement of works. Further information on this issue can be found in the exempt report.

Construction Management Plan

- 6.27 To ensure the successful delivery of the Broadwater Farm programme, and to minimise disruption to residents, there is a live construction logistics plan. All contractors working on the estate are required to submit construction management plans which are then coordinated through an estate wide construction logistics plan.
- 6.28 Throughout the delivery stage, a Construction Management Officer will be in place to ensure proper co-ordination and the minimisation of disruption between sites and other programmes that will be on site at the same time. As part of the overall project a school crossing patrol officer (SCPO) has been employed to improve safety on Adams Road and two new zebra crossings have been installed on Adams Road to improve road safety as part of the wider works on the public realm.

Risk Management

- 6.29 The Invitations to Tender (ITTs) for both procurements required each contractor to set out a comprehensive tender stage risk assessment and framework for risk management. This risk assessments will be reviewed and finalised as part of the project mobilisation and will be monitored monthly by the project team.

Social Value

- 6.30 10% of the evaluation criteria for both procurement processes was based on a social value submission which was assessed by the Social Value Portal, the council's agreed methodology for assessing and monitoring social value.

The Broadwater Farm project team includes a Socio-Economic Manager who will be responsible for overseeing the delivery of the social value commitments and reporting outputs to residents and stakeholders. On the first phase of works the contractor has exceeded their commitments. To date three local people have been employed onsite, surpassing the target within the tender. Career sessions have been delivered to local children at the Willow School and a significant donation has been made to our Christmas campaign which will be centred on the estate.

Finance and value for money

- 6.31 Financial provision for both the new homes programme and demolition works are included within the Housing Revenue Account business plan. Forecasts for the programme costs are updated annually as part of the business planning cycle.
- 6.32 In respect of this contract award for new homes, the project cost consultant has confirmed the tendered price reflects value for money and is comparable with similar schemes within the Council's development programme. Extensive clarifications through the tender process and post tender engagement with each tenderer has further improved the robustness of the tendered sums.
- 6.33 Further information on finance and value for money is included in the exempt section for both projects.

Communications and engagement

- 6.34 The Broadwater Farm team has engagement and communications officers supporting the programme. Over 600 residents receive updates on the programme via the programmes common place site. Further communications and engagement will be planned to support both the new build and demolition programmes in line with the programme. This will involve door knocking, drop in sessions, and liaison with the Residents' Association and other key stakeholders including the local school.

Future phases of work

- 6.35 Beyond Phase 2 there are a further 123 homes to be delivered in future phases. Designs for these homes are currently at RIBA 3 and the design team is currently reviewing the designs to identify potential building efficiencies and compliance with new legislation. Further cabinet reports will be brought forward once design and procurement work has completed.

- 6.36 In addition to new build work, additional investment is being delivered to existing homes. A package of improvement works is currently onsite valued at £3.5m.

Land and appropriation

- 6.37 The land edged blue on the plan at Appendix 1 for the second phase works and the land edged blue on the plan at Appendix 2 for demolition works for phases three and four, is currently held for housing. In order to carry out these works, the land must be appropriated for planning purposes pursuant to Section 122 of the Local Government Act 1972. It will then be held by the Council under the statutory provisions of Part 9 of the Town and Country Planning Act. The practical consequences (by virtue of Section 237 of the Town and Country Planning Act 1990, as amended by Schedule 9 of the Planning Act 2008) is that demolition, erect, construction or carrying out of any maintenance of any building or work on the land and subsequent use of the land is authorised under those planning powers, if the works are done in accordance with a planning permission, even if they interfere with third party rights.
- 6.38 Appropriating the site for planning purposes allows the Council to use its powers under Section 203 of the Housing and Planning Act 2016 ("HPA 2016") to override easements and other third-party rights and interests infringed upon by the works. This may include a claim to a right to light or interest in land which entitles a potential claimant to enjoy such rights over the development site. Any interference with such right may entitle the claimant to seek an injunction preventing the development from proceeding or seek damages for the value of the right lost because of the interference. The Council recognises the potential right of such third parties and will pay compensation where a legal basis for a genuine claim is established.
- 6.39 It is not considered that any potential infringement of third-party rights would amount to a breach of human rights, specifically the right to private and family life. Section 203 of the Housing and Planning Act 2016 prevents third parties from seeking an injunction for such a breach, instead, the affected right is converted into a right to compensation under Section 204 of the Act.
- 6.40 Following the public consultation events, there has not been any evidence presented of potential claims that any third-party rights would be infringed by the proposed development.
- 6.41 Regarding the potential compensation for the loss of third-party rights of access and/or enjoyment, the necessary checks have been undertaken against neighbouring properties. These checks confirm that no easements or third-party rights or claims exist in relation to the site. Furthermore, no neighbouring properties have come forward asserting any breach of easements or third-party rights or interests.
- 6.42 In light of these circumstances, it is considered unlikely that any claims will arise. However, the level of compensation cannot be quantified unless and until a claim is made. Accordingly, the risk of compensation being payable is low and is not expected to be significant.

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

- 7.1 The scheme is part of the Council's broader Housing Delivery Programme and will play a role in achieving the outcomes under the 'Homes for the Future' theme in the Corporate Delivery Plan (CDP) which runs from April 2024 to March 2026. In particular, it supports the targeted outcome of 'Building high quality, sustainable homes' and 'building new council homes'. The council is also committed to delivering 'Reliable, customer-focused resident housing services' and to 'Implementing the new consumer standards across our services to meet our obligations under the new social housing regulation regime'.
- 7.2 The scheme will support housing growth in a key regeneration area and will make a meaningful contribution to the Council's annual target of 1,592 homes including affordable homes. The provision of 38 three-bedroom and 28 four-bedroom homes will help to address the acute need for larger affordable homes.
- 7.3 The scheme will contribute to the 'Responding to the Climate Emergency' theme in the CDP, in particular the ambition for a zero carbon and climate resilient Haringey, by achieving net zero emissions on the new homes programme on Broadwater Farm. It will also support Haringey's Climate Change Action Plan – which sets out how and why the borough will become net zero carbon by 2041.
- 7.4 The scheme will support social value and placemaking in a key regeneration area (Broadwater Farm) under the CDP theme 'Place and Economy'. The Social Value commitments made by contractors will deliver measurable and impactful training, employment and social opportunities. The Broadwater Farm improvement programme - 302 new homes, public realm improvements, refurbished homes, improved service delivery, embedded co-production approach, 250 homes demolished will help to deliver the placemaking ambitions of the BWF community.

8. Carbon and Climate Change

- 8.1 The energy strategy for the Broadwater Farm development has been developed in line with the energy policies of the London Plan and of the London Borough of Haringey Local Plan policies. Broadwater Farm is expected to meet the minimum 35% CO2 reduction from on-site measures as required by the London Plan policy. Remaining carbon emissions to reach the zero-carbon target will be offset by an 'over-provision' of new low carbon heating to serve existing dwellings served by the upgraded energy centre.
- 8.2 The key sustainable design and construction measures incorporated in the new homes scheme are set out below:

- The inclusion of low carbon and renewable technologies through the specifying of air source heat pumps (or alternatively through connection to the Edmonton Energy from Waste centre) and photovoltaics.
- The promotion of sustainable forms of transport through the provision of 592 cycle spaces across the whole new development.
- An increase in the urban greening factor of the estate by providing more community parks, play areas, balconies and terraces and the protection of natural features of ecological value and the improvement of biodiversity on site through on-site landscaping as far as possible.
- Reducing surface water run-off from site through the incorporation of permeable paving and underground attenuation tanks and incorporating large areas of green roofs to enhance the biodiversity and also further reduce surface water run-off.
- The specification of water efficient fittings to limit water consumption to dwellings to 105 litres/person/day.
- Efficient design of the proposed massing, openings and internal layouts so that spaces benefit from abundant daylight and sunlight levels, whilst overheating and impacts to neighbouring buildings are minimised together with specification of high-performance fabric and glazing to minimise heat losses and insulated pipework and efficient lighting to minimise heat generated internally.
- Minimising on-site NOx emissions and fossil-fuel combustion by specifying low NOx boilers as well as effective pollution management and control.
- The development is not expected to cause any significant adverse effects to air, noise, land, or watercourses.

9. Statutory Officers comments (Director of Finance (procurement), Director of Legal and Governance, Equalities)

9.1 Finance

The scheme is planned to deliver 139 homes, with the total capital cost fully provided for within the Housing Revenue Account's (HRA) financial plan. This includes all construction, professional fees and associated development costs.

Additional demolition costs required to progress phases 3 and 4 of the development have also been accounted for within the HRA.

Further finance comments are provided in the exempt report.

9.2 Procurement

Strategic Procurement (SP) note that this report relates to the approval of two awards to two suppliers to work on the Broadwater Farm Estate

Two separate opportunities were launched via the LCP's Framework and Dynamic Purchasing System (DPS)

- The new homes procurement was tendered via the Major Works Housing Framework, and this is in line with CSO 7.02 and Regulation 33 of the Public Contract Regulations
- The demolition works procurement was tendered via the DPS (demolition category) and this is in line with Contract Standing Order (CSO) 9.04.1(b) and Regulation 34 of the Public Contract Regulations.

The Tenderers' bid submissions for both procurements were evaluated in accordance with the scoring methodology contained within the published Invitation to Tender documents.

Strategic Procurement supports the recommendation to approve both awards in accordance with CSO 2.01(C).

9.3 **Director of Legal and Governance** (Monitoring Officer)

The Director of Legal and Governance has been consulted in the preparation of this report.

Both the new homes and the demolition contracts are governed by the Public Contracts Regulations 2015 (the Regulations), the procurement legislation in force at the time the tenders were undertaken.

The new homes contract was tendered via the Council's London Construction Programme Framework Agreement. Use of a framework agreement is an approved process under the Regulations (Reg 33) and is also provided for in the Council's Contract Standing Orders (CSOs) (CSO 7.02).

The demolition contract was tendered via the Council's Dynamic Purchasing System (DPS). Use of a DPS is an approved process under the Regulations (Reg 34). It is also provided for in the Council's CSOs (CSO 8.01).

The Cabinet has power to approve both awards of contract under CSO 2.01 (c) (contracts valued at £500,000 or more).

The award of the contracts is a Key Decision and, as such, needs to comply with the Council's governance processes in respect of Key Decisions including publication in the Forward Plan.

Appropriation under Section 122 of the Local Government Act 1972

Recommendation 3.2 seeks to appropriate the land edged blue on the plan at Appendix 1 (second phase works), and the land edged blue at Appendix 2 (demolition works for phases three and four) currently held for housing. In order to carry out the development under the planning permission, the development site is required to be appropriated from housing purposes to planning purposes under Section 122 of the Local Government Act 1972 ("Section 122 LGA

1972”), which will allow the Council to utilise its powers under Section 203 of the Housing and Planning Act 2016 at Recommendation 3.3.

Section 122 LGA 1972 provides that the Council may appropriate for any purpose for which the Council is authorised by any statute to acquire land by agreement any land which belongs to it and is no longer required for the purpose for which it is held immediately before the appropriation.

The key procedural points are as follows:

- a) The land must already belong to the council
- b) The land must no longer be required for the purpose for which it is currently appropriated; and
- c) The purpose for which the Council is appropriating must be authorised by statute

Section 122 LGA 1972 provides that the Council may not appropriate land constituting or forming part of an ‘open space’ or land forming part of a common (unless it is common or fuel or field garden allotment of less than 250 square yards unless they first advertise their intention to do so under the section).

In applying the requirements (a) – (c) of Section 122 LGA 1972 set out above:

- a) the site is Council owned land;
- b) the site is no longer required for housing purposes; and
- c) the Council is seeking to appropriate the land for the statutory purpose of planning.

The site does not contain open space.

By appropriating the land for planning purposes under Section 122 of the LGA 1972, the Council is therefore able to engage the powers contained in Section 203 of the Housing and Planning Act 2016.

Section 203 of Housing and Planning Act 2016

Section 203 states a person may carry out building or maintenance work even if it involves (a) Interfering with a relevant right or interest (b) breaching a restriction as to use of land. This applies to building work where: -

- a) there is planning consent,
- b) the work is on land for the purpose for which the land was vested, acquired or appropriated for planning purposes under section s.246(1) of the Town and Country Act 1990;
- c) the authority could acquire the land compulsorily for the purpose of the building work.

This Applying the requirements of Section 203 above,

- a) detailed planning permission was granted for the full scheme in December 2022;
- b) it is recommended at 3.2 of this report that the land be appropriated for planning purposes under the Section 122 of the LGA 1972;

- c) this requires that the Council acquire the land compulsorily for the purposes of the building work. Section 226(1) of the Town and Country Planning Act 1990 contains the compulsory purchase powers of the Council which *'the authority think that the acquisition will facilitate the carrying out the development, re-development on or in relation to the land' or 'required for a purpose which is necessary to achieve the proper planning of an area in which the land is situated'*. This requirement is satisfied as the Council considers that the development will lead to an improvement in the economic, social or environmental wellbeing of the area, as outlined in this report.

Under Section 204 of the Housing and Planning Act 2016, any third-party rights interfered with by the proposed development are converted into rights to compensation. Recommendation 3.4 seeks delegated authority to approve and make such compensation payments where applicable.

At Recommendation 3.5 the Council will be seeking to appropriate the land edged blue on the plan at Appendix 1 site being the second phase works, following practical completion back into the HRA. Recommendation 3.5 may take place under Section 122 of the Local Government Act 1972 as it will no longer be required for its current purpose, in this case, planning, and will be appropriated back into housing, to be held in the HRA.

9.4 Equality

- 9.41 The Council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
 - Advance equality of opportunity between people who share protected characteristics and people who do not.
 - Foster good relations between people who share those characteristics and people who do not
- 9.42 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 applies to the first part of the duty.
- 9.43 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.44 This seeks approval to award a building contract to demolish Northolt and Stapleford North and construct 139 social rented homes and 5 retail/workspace units on the former Tangmere Site as the second phase of the Broadwater Farm new homes Improvement Programme.
- 9.45 This is likely to have a positive impact on residents with the right to return and other BWF residents with priority under the council's rehousing policy for estate regeneration. This will also benefit individuals in temporary accommodation as

well as those who are vulnerable to homelessness. Data held by the council suggests that women, young people, people from a range of ethnic backgrounds and those from a lower socioeconomic background are over-represented among those living in temporary accommodation. Furthermore, individuals with these protected characteristics, as well as those who identify as LGBTQ+ and individuals with disabilities are known to have an increased vulnerability to homelessness, as detailed in the Equalities Impact Assessment of the council's Homelessness Strategy. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics. It should be noted that there are expected to be no negative equalities impact resulting from this decision.

- 9.46 As an organisation carrying out a public function on behalf of a public body, the Contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management arrangements will be established to ensure that the delivery of the major works does not result in any preventable or disproportionate inequality impact.

10. Use of Appendices

Exempt report

Appendix 1 – A plan of the Tangmere development Site (“second phase works”)

Appendix 2 – A plan of Northolt and Stapleford wing blocks (“demolition works for phases three and four”)

Appendix 3 - Tender evaluation report – new homes (EXEMPT)

Appendix 4 - Tender recommendation report – new homes (EXEMPT)

Appendix 5 – Tender report – demolition (EXEMPT)

Appendix 6 – Tangmere site new homes visuals.

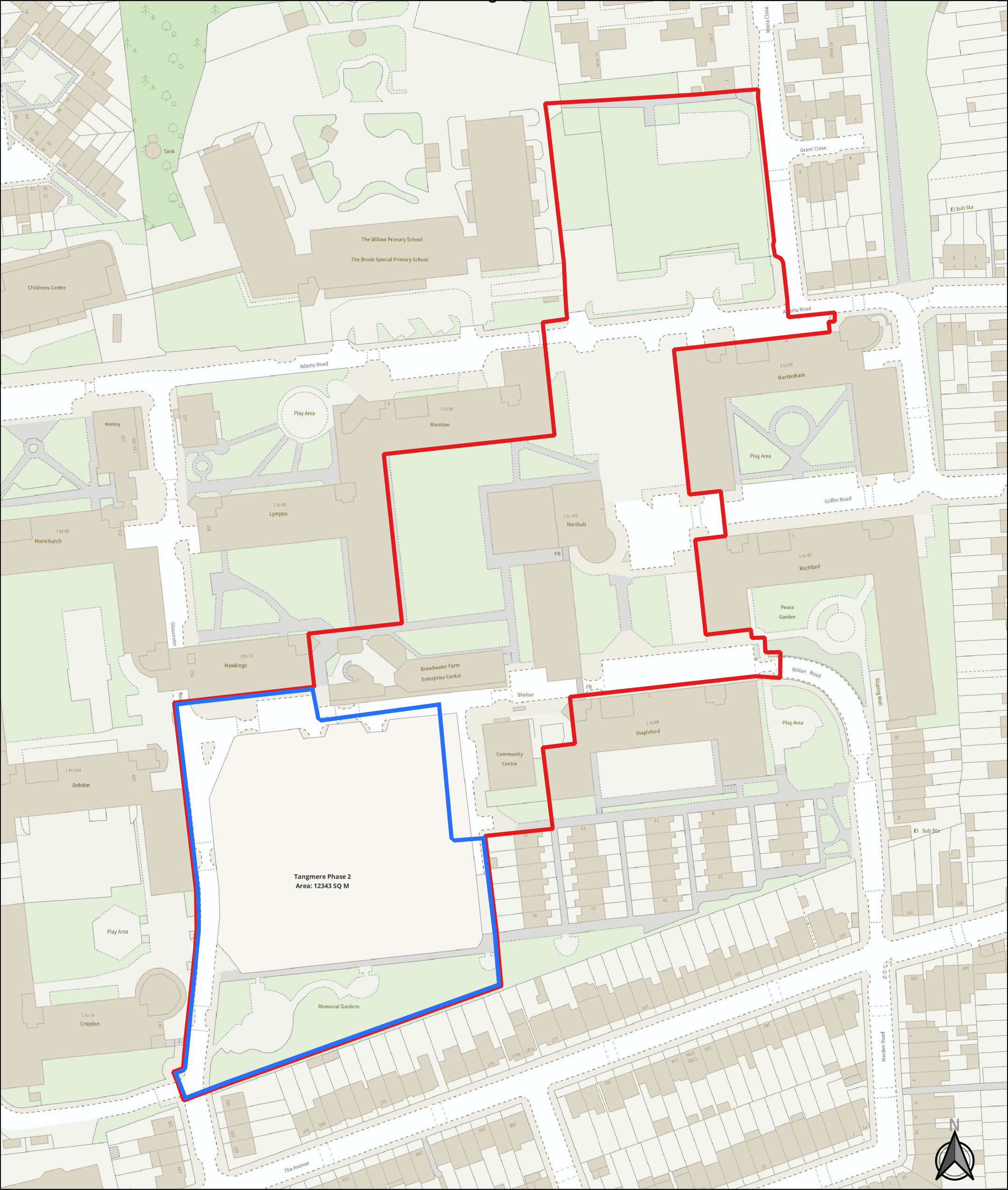
Appendix 7 – summary of scheme Net Present Value (NPV) (EXEMPT)

11. Background papers

[Cabinet approval for Broadwater Farm designs and improvements](#)

[Cabinet approval for Phase one new homes on Broadwater Farm](#)

- 11.1 None

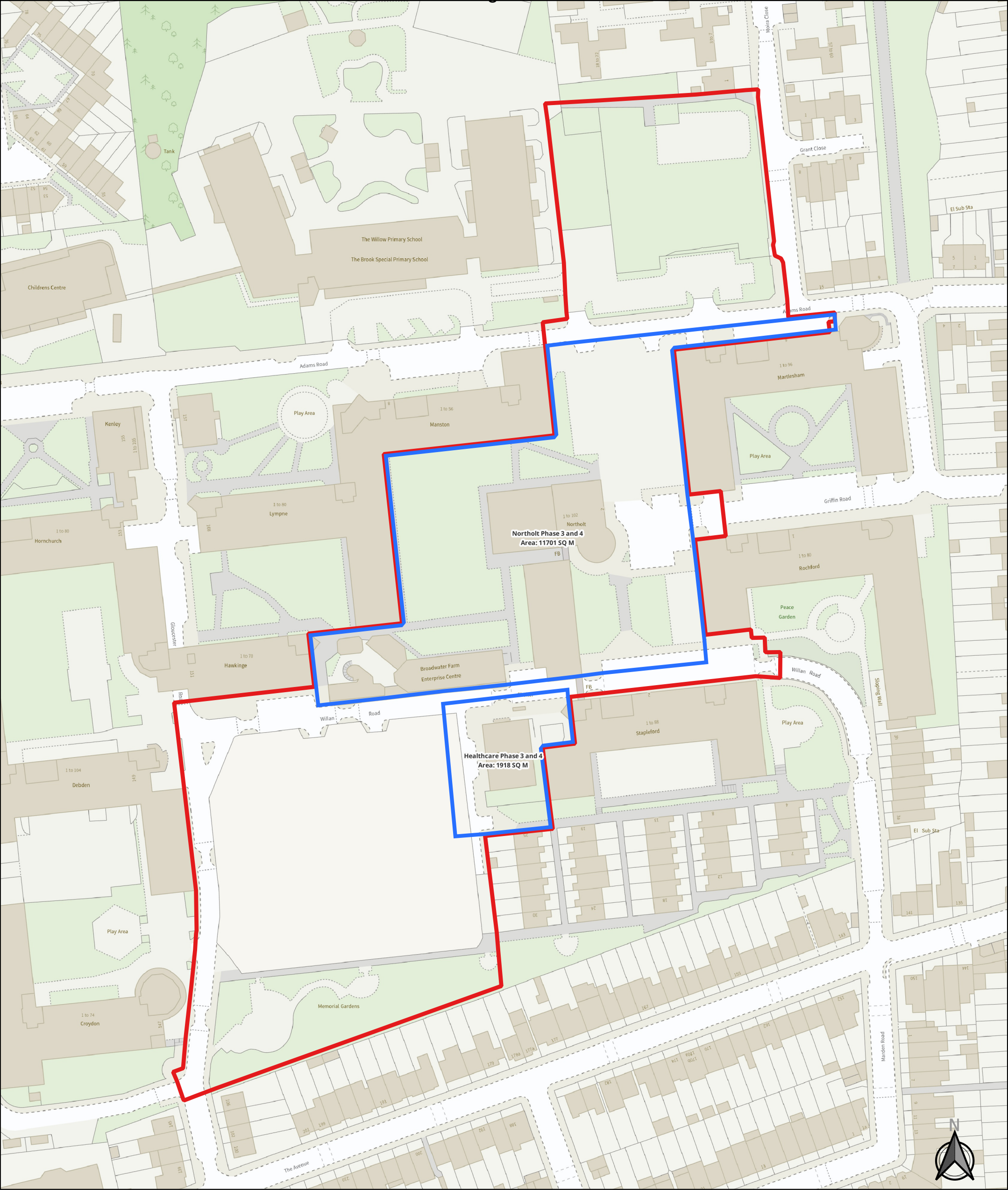


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Plans 1:
Broadwater Farm Cabinet Report
Tangmere Phase 2

Phase 2
BWF New Homes Phasing

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Plans 2:

Broadwater Farm Cabinet Report

Phase 3 and 4

Northolt Healthcare

Phase 3 and 4 

BWF New Homes Phasing 



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Report for: **Cabinet Meeting – 21 October 2025**

Title: **Approval to deliver Council homes and let construction contract within Sir Frederick Messer Estate boundary N15 6NP**

Authorised by: **Robbie Erbmann, Delivery Director, Capital Projects and Property**

Lead Officer: **Jack Goulde, Joint Head of Development Housing and Resources**

Ward(s) affected: **Seven Sisters**

Report for Key/

Non Key Decision: **Key Decision**

1. Describe the issue under consideration

- 1.1 On 4th March 2025 Planning Committee resolved to grant permission for the development of the Council owned site on the land at the junction of Seven Sisters Road and St Ann's Road, N15 6NP.
- 1.2 This report seeks approval to appoint the recommended winning contractor identified in the exempt part of the report, to undertake the new build development comprising of sixty-six new council homes, including seven fully wheelchair accessible homes, to be let at social rent. Detailed planning permission reference HGY/2024/3315 was granted on the 28 August 2025.
- 1.3 Cabinet is asked, in light of the formal procurement exercise, to approve the appropriation of the land edged red on the development plan at Appendix 1, from housing for planning purposes to facilitate the development process. This will allow the Council to utilise its powers to override any third-party interests and rights (subject to engagement with any potential claimants) and then to appropriate the land back to housing following practical completion of the development.

2. Cabinet Member Introduction

- 2.1 I'm proud to recommend the construction contract proposed here, to allow the council to proceed and construct sixty-six new council homes on the land at the junction of Seven Sisters and St Ann's Road adjacent to Sir Frederick Messer Estate. This includes seven fully wheelchair accessible homes, which will meet the specific needs of individual households with disabilities.
- 2.2 This is a complex site, and it has been a challenging journey to reach this point. The council has considered all views expressed by the local community and made significant design changes to accommodate the views of residents from nearby. The recommended scheme will help foster new community relations within the Sir Frederick Messer Estate with the provision of new open landscaped areas, new tree planting, play areas, improved site security and connection into the existing Sir Frederick Messer Estate.
- 2.3 At the centre of two buildings is a communal courtyard garden, private gardens, and balconies. The communal courtyard garden and play spaces have been designed for use by all residents, existing and new. The scheme reflects a carefully designed approach, which integrates with the existing Sir Frederick Messer Estate.
- 2.4 The buildings have been designed to Passivhaus design principles, to achieve the highest levels of energy efficiency. Triple glazed windows, roof mounted photovoltaic panels, individual air source heat pumps and high levels of insulation are just some of the measures that have been integrated into the design of the scheme. The combination of the contextual

setting and the implementation of Passivhaus principles has led to a unique scheme, which addresses design quality and sustainability as one. The sixty-six council homes will aim to achieve Passivhaus certification, and this could not be a more significant moment in which to be building new genuinely affordable homes that will reduce energy use and costs to a minimum, future proofing against surges in energy prices and reducing the likelihood of energy poverty.

3. Recommendation

- 3.1 Approves the appointment of the recommended contractor (A) identified in the exempt part of the report to undertake the new build works to provide a total of sixty-six council homes on the land at the corner of Seven Sisters and St Ann's Road, N15 6NP for a total contract sum of £24,610,387 and approves the on costs and client contingency sum set out in the exempt part of the report. This is in accordance with Contract Standing Order (CSO) 2.01 c).
- 3.2 Approves the issuance of a letter of intent to allow Haringey Council to incur expenditure for either 10% of the contract value or £100,000, whichever is the higher figure.
- 3.3 Approves the appropriation of land at the corner of Seven Sisters and St Ann's Road shown edged red on the plan titled 'Development Plan' attached at Appendix One, from housing purposes to planning purposes pursuant to section 122 of the Local Government Act 1972.
- 3.4 Approves the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other rights of neighbouring properties infringed upon by the Sir Frederick Messer Estate, N15 6NP development, under planning permission Ref: HGY/2024/3315.
- 3.5 Delegates to the Director of Capital Projects and Property, after consultation with the Corporate Director of Finance and Resources and the Cabinet Member for Housing and Planning (Deputy Leader), authority to make payments of compensation for any valid claims of third-party rights affected by the development as a result of recommendation
- 3.6 Approves the appropriation of land at corner of Seven Sisters and St Ann's Road, N15 shown edged red in the plan titled 'Development Plan' attached at Appendix One, from planning purposes back to housing purposes under Section 122 of the Local Government Act 1972, after practical completion of the development scheduled for November 2027.
- 3.7 Approves the total scheme costs including: on costs, works, interest, contingency and other costs to the value as set out in detail in the exempt part of the report.
- 3.8 Considers the engagement and consultation carried out on this proposed scheme set out in section seven of this report.

4. Reasons for decisions

- 4.1 The site known as Sir Frederick Messer Estate, was approved by Cabinet on 21st January 2020 to be included in the Council housing delivery programme. This scheme was granted planning consent on 28 August 2025 and is ready to progress to construction. This report therefore marks the third, and final, Cabinet decision to develop on this site.

- 4.2 Following a formal tender process, a contractor has been identified to undertake these works.
- 4.3 There are no reasons for the Council to believe that any third-party rights would be infringed by the development. The scheme has received planning permission, and no concerns about the loss of rights were raised during extensive local engagement and consultation with residents. Appropriation of the development site for planning purposes is recommended to clear the path for development. It will allow the Council to use the powers contained in Section 203 Housing & Planning Act 2016 to override easements and other third-party rights that may be infringed by the development and will prevent injunctions that could delay or prevent the Council's proposed development. Section 203 converts the right to seek an injunction into a right to compensation. Under Recommendation 3.6 the site will be appropriated back from planning purposes to housing purposes on completion of the development to enable the Council to use the land for housing and let sixty-six new Council homes.
- 4.4 The proposed development site shown edged red on the plan comprises the area of grassed area in front of Henrietta and Oatfield. The site proposal will provide sixty-six much needed Council homes in two six-storey buildings. In conjunction with the housing development a number of landscape and amenity improvements are proposed including play facilities, additional trees, planting, seating areas and CCTV.
- 4.5 These sixty-six homes will also contribute to the Council's commitment to start 500 homes on site as part of the GLA 21-26 Affordable Homes Programme and the Council's political aspiration to build 3000 Council homes by 2031.

5 Alternative options considered

- 5.1 It would be possible to not develop this site for housing purposes. However, this option was rejected as it does not support the Council's commitment to deliver a new generation of Council homes. This option would also represent a lost opportunity to gain critical GLA funding to support delivery of new homes.
- 5.2 This opportunity was procured via the LCP Dynamic Purchasing System (DPS) using the JCT Design Build Contract 2016 with amendments, the route recommended by Strategic Procurement for a contract of this value. An alternative option would have been to run a competitive tender via the Council's LCP Major Works Housing Framework. This option was rejected due to a poor response following an expression of Interest process, and a soft-market engagement exercise signifying increased interest from contractors outside of the framework.
- 5.3 The Council could continue with the scheme without appropriating the site for planning purposes, but this would risk the proposed development being delayed or stopped by potential third-party claims. By utilising the powers under Section 203 of the Housing and Planning Act 2016 (HPA 2016), those who benefit from third party rights will not be able to seek an injunction since those rights or easements that are overridden are converted into a claim for compensation only. The Council recognises the potential rights of third parties and will pay compensation where a legal basis for such payments is established. The housing delivery team actively engaged with local residents about the development of this site as the scheme proceeded through the feasibility and design stages and any comments or objections raised were taken into consideration by Planning Committee in reaching its decision.
- 5.4 The Council could decide not to appropriate the land for housing purposes upon practical completion of the building works. This option was rejected because it could prevent the Council from being able to offer up these homes for occupation as social housing thereby not supporting the delivery of much needed affordable homes.

6 Background information

Sir Frederick Messer Estate Development Site

- 6.1. As shown in the red line boundary plan (Appendix One), the site is located within Seven Sisters Ward and is an area comprising of a large grassed area , on the corner of Seven Sisters and St Ann's Road - adjacent to Henrietta and Oatfield House, which forms part of the Sir Frederick Messer Estate.
- 6.2 The existing area of grassed area can be accessed from Seven Sisters' road, either from the north or the south-west of the site. A pedestrian pathway runs along through the centre of the site, connecting through to the broader Sir Frederick Messer Estate and onto to Paigton Road Open Space Park (not within the site boundary). Both areas are currently managed by the Council's Parks and Leisure Team.
- 6.3 The elevated position of the existing sites, impacts on permeability through Sir Frederick Messer Estate, ensuring limited natural surveillance and contributing towards a history of anti-social behaviour and crime locally. The ambiguous nature of the large grassed area of land results in little dwell time by local residents and currently makes the area feel unwelcoming to visitors.
- 6.4 This land is owned by the Council and held in the Housing Revenue Account.
- 6.5 On 21st January 2020, Cabinet approved the inclusion of Sir Frederick Messer Estate into the Council's Housing Delivery programme to determine its feasibility and capacity for the delivery of new homes and then, if appropriate, its progression through to planning consent.
- 6.6 Designs have been developed that will deliver a total of sixty-six properties consisting of one, two and three-bedroom homes, including seven fully wheelchair accessible flats. All homes will be let at social rent with detailed planning permission granted on 28 August 2025

7 Engagement and Consultation

Section 105 Consultation

- 7.1 Prior to the community engagement process, a separate statutory Section 105 consultation exercise was undertaken with secure tenants and leaseholders on the Sir Frederick Messer Estate in relation to the reconfiguration of the large grassed area and pathways at the corner of Seven Sisters and St Ann's Road. The consultation ran from 27th June 2022 until 19th August 2022. Two online engagement events took place on 19th and 26th July 2022. The council consulted 453 households - this comprised of 347 secure tenants as required by law, and 106 leaseholders as a matter of good practice.
- 7.2 The outcome of the section 105 consultation (see Appendix 4) highlighted key concerns around the loss of green land and resultant anticipated impact on the local environment. Other key issues related to impact on mental health arising from loss of green land, extended travel time to local services (arising from reconfiguration of footpaths).
- 7.3 The outcome of the consultation was reported to New Homes Board and changes made to the scheme, where possible, to accommodate the public comments. A key change from the S105 resulted in the reduction of the building height of 31 metres from sixteen storeys, down to six. This reduced the total number of homes from 95 to 66. Additionally, following resident concern around loss of green land, the scheme will seek to revitalize the existing green spaces throughout the broader Sir Frederick Messer

estate, by expanding its tree planting and replacement strategy to include other areas beyond the site's red line boundary. This will help reduce air pollution, carbon emissions, and overheating; whilst also creating habitat and improving health and well-being. At the appropriate time, the Council will engage with local residents on these plans to ensure they are shaped in a way that maximises their benefit to those currently living on the estate.

- 7.4 The development follows Council Policy to ensure that all new schemes are car free, with the exception of Blue Badge spaces. The evidence submitted with the Planning Application identified high Public Transport Accessibility Levels (PTAL) rating of three to five but most of the site falling between the four to five range. This was taken into account during the decision-making process for the Planning Application.

Community Engagement

- 7.5 The Housing Engagement Team undertook further community engagement events in relation to the emerging proposals between 27th August 2024 and 23rd September 2024. This included two in person engagement events, which took place on the 6th and 14th September 2024.
- 7.6 The in-person engagement events were held in front of Henrietta and Oatfield housing on the grassed area where the proposed scheme would be built. For each event, invitation letters were addressed to local residents and advertised on council webpages, including presentation boards.
- 7.7 During the in-person engagement events, residents were asked to complete hard copy questionnaires for their views on the scheme, or offered an opportunity to submit electronically via council on consultation platform, 'Commonplace'.
- 7.8 A total number of 17 responses were recorded, three Commonplace questionnaires and 14 paper questionnaires. In total 58 residents were engaged over the course of each in-person engagement event.

Planning consultation

- 7.9 The planning application for this scheme was submitted on 5th December 2024 and local residents were again formally consulted as part of the planning process. The consented Scheme provides for sixty-six new social rented homes with seven wheelchair adaptable homes in accordance with Planning Policy. The proposed Block is six storeys in height. The development of social housing will lead to an improvement in the environment, social or environmental wellbeing on the wider estate enabling a secured by design approach to eradicate some areas of existing anti-social behaviour. This will create visibility and activity to deter ASB hotspots on this part of the Estate. The environmental benefits of the new Block, which will meet the Council's exacting sustainability targets, will contribute to a significantly improved environment for surrounding buildings and Tenants.
- 7.10 There is no evidence to indicate that any third-party rights would be infringed by land adjacent to Sir Frederick Messer development. Resolution to grant approval was received on the 4th March 2025. Planning Committee meeting and the Decision Notice was received on 28 August 2025. Concerns were raised about the size, massing and the potential impact on obstructing views, light, overshadowing and overlooking of neighbourhood properties. Following a daylight/sunlight assessment, it was concluded that there was an acceptable impact on the daylight and sunlight amenity of the neighbourhood properties.

8 Build Contract

- 8.1 The report is seeking approval for the award of the construction contract to enable the new build works to commerce.
- 8.2 The housing scheme at corner of St Ann's and Seven Sisters Road adjacent to Henrietta and Oatfield House has been designed up to RIBA stage 3+ of the Royal Institute of British Architects (RIBA) Plan of Works 2020. Following planning approval being granted, a contractor is needed to develop the technical design and complete the new build works. It is currently anticipated the contract period will be 86 weeks as per Contractor A's proposed programme and submitted as part of their tender.
- 8.3 The project tender involved publishing via the LCP DPS framework. This exercise constituted an open tender process for any supplier registered under the DPS. The tender was published on 18th March 2025 and the submission deadline was 10th June 2025. Six submissions were received by the tender deadline.
- 8.4 Tender submissions were checked for compliance and completeness by the Strategic Procurement Team on 11th June 2025. Contractor (D) was found to not pass the due diligence questionnaire based on their turnover. The remaining tenders were all found to be compliant and complete.
- 8.5 The tenders were evaluated for Quality, Price and Social Value as set out in the ITT document.
- 8.6 Following the evaluation process, the total overall Quality and Price scores were combined to provide the ranking of the bidders in accordance with the Most Economically Advantageous Tender (MEAT) and as outlined in the tender documents.
- 8.7 The information summarises the overall tender scores achieved by each Bidder in line with the tender evaluation criteria of 50% Price and 40% Quality and 10% social value as set out in the Invitation to Tender document. Full tender sum analysis based on the cost consultants estimate has been provided in Appendix 3, which is exempt due to the commercially sensitive nature of this information.
- 8.8 Costs were evaluated independently by the Project Team's Cost Consultant to ensure value for money in line with current market trends.
- 8.9 The project team's Cost Consultant was assigned to independently evaluate the cost to ensure value for money in line with current market trends. A number of requests for clarification were issued with the responses analysed to established robust costing for the Council. The Cost Consultant report has been provided in Appendix 3.
- 8.10 The Quality evaluation was completed independently by three Council Officers. Their scores were then sent to the Procurement Officer, who hosted a moderation session to determine the final consensus scores. The Quality evaluation Officers had no sight of the Price submissions or the other evaluators scores during the evaluation process.
- 8.11 The contract is to be awarded on a fixed price basis. It includes new build works, the works, site mobilisation, site enabling works, management costs and includes overheads and profits and there is a defects and liability period of 24 months

9 Contribution to the Corporate Delivery Plan 2024-2026 high level strategic outcomes

- 9.1 The recommendations in this report will support the outcomes of the Corporate Delivery Plan 2024 - 2026, Theme 'Homes for the Future', which sets out to increase the number and variety of high-quality and sustainable homes in the borough

10 Carbon and Climate Change

- 10.1 The development exceeds the targets set by the London Plan achieves 31% CO2 reduction through energy efficiency measures, 'Be Lean' stage using SAP10.2. Savings achieved through renewable technologies as part of the 'Be Green' stage yield a further CO2 reduction 58%. The technologies proposed are Air Source Heat Pumps and Photovoltaic panels.

11 Statutory Officers comments

11.1. Legal

Director of Legal and Governance (Monitoring Officer)

Contracts & Procurement Comments

- 11.2 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 11.3 The report indicates and Strategic Procurement has confirmed that the contract in the report was procured via LCP's Principal contractor - Housing & Residential DPS and this is in line the Council's Contract Standing Order (CSO) 8.01.
- 11.4 Pursuant to the provisions of the Council's CSO 2.01(c), Cabinet has power to approve the award of a contract where the value of the contract is £500,000 or more and as such the recommendation in paragraphs 3.1 and 3.6 of the report is in line with the Council's CSO.

Appropriation under Section 122 of the Local Government Act 1972

- 11.5 Recommendation 3.3 seeks to appropriate the development site shown on the plan at Appendix One. The Council currently holds the land for housing purposes. In order to carry out the development under the planning permission, the development site is required to be appropriated from housing purposes to planning purposes under Section 122 of the Local Government Act 1972 ("Section 122 LGA 1972"), which will allow the Council to utilise its powers under Section 203 of the Housing and Planning Act 2016 at Recommendation 3.4.

Section 122 LGA 1972 provides that the Council may appropriate for any purpose for which the Council is authorised by any statute to acquire land by agreement any land which belongs to it and is no longer required for the purpose for which it is held immediately before the appropriation.

- 11.6 The key procedural points are as follows:

- a) The land must already belong to the council
 - b) The land must no longer be required for the purpose for which it is currently appropriated; and
 - c) The purpose for which the council is appropriating must be authorised by statute
- 11.7 Section 122 LGA 1972 provides that the Council may not appropriate land constituting or forming part of an 'open space' or land forming part of a common (unless it is common or fuel or field garden allotment of less than 250 square yards unless they first advertise their intention to do so under the section.
- 11.8 In applying the requirements (a) – (c) of Section 122 LGA 1972 set out above:
- a) the site is Council owned land;
 - b) the site is no longer required for housing purposes; and
 - c) the Council is seeking to appropriate the land for the statutory purpose of planning.
- 11.9 The site does not contain open space. Open space is defined under section 336 of the Town and Country Planning Act 1990 as any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground. The large grassed area within the development site forms part of the Council's estate and is designated for use by estate residents. It is not open for use by the general public and therefore does not meet the statutory definition of 'open space'.

Section 203 of the Housing and Planning Act 2016

- 11.10 By appropriating the land for planning purposes under Section 122 of the LGA 1972, the Council is therefore able to engage the powers contained in Section 203 of the HPA 2016.
- 11.11 Section 203 states a person may carry out building or maintenance work even it involves (a) Interfering with a relevant right or interest (b) breaching a restriction as to use of land. This applies to building work where: -
- a) there is planning consent,
 - b) the work is on land for the purpose for which the land was vested, acquired or appropriated for planning purposes under section s.246(1) of the Town and Country Act 1990;
 - c) the authority could acquire the land compulsorily for the purpose of the building work.
- 11.12 Applying the requirements of Section 203 above,
- a) detailed planning permission was granted for the development on 28 August 2025;
 - b) it is recommended at 3.3 of this report that the land be appropriated for planning purposes under the Section 122 of the LGA 1972;
 - c) this requires that the Council acquire the land compulsorily for the purposes of the building work. Section 226(1) of the Town and Country Planning Act 1990 contains the compulsory purchase powers of the Council which '*the authority think that the acquisition will facilitate the carrying out the development, re-development on or in relation to the land*' or '*required for a purpose which is necessary to achieve the proper planning of an area in which the land is situated*'. This requirement is satisfied as the Council considers that the development will lead to an improvement in the economic, social or environmental wellbeing of the areas as outlined in this report.
- 11.13 Under Section 204 of the Housing and Planning Act 2016, any third-party rights interfered

with by the proposed development are converted into rights to compensation. Recommendation 3.5 seeks delegated authority to approve and make such compensation payments where applicable.

- 11.14 Recommendations 3.6 the Council will be seeking to appropriate the development site following practical completion for housing purposes into the HRA. Recommendation 3.6 may take place under Section 122 of the local government act 1972 as it will no longer be required for its current purpose, in this case planning, and will be appropriated back into housing to be held in the HRA.
- 11.15 Cabinet, in coming to a decision, must conscientiously consider, with an open mind, the outcome of the consultation, giving proper weight to the views expressed.

Procurement

- Strategic Procurement (SP) note that this report relates to the approval to award a contract to Bidder A.
- SP note that a competitive tender was launched via the LCP's Principal contractor - Housing & Residential DPS. The adopted procurement is in line with Contract Standing Order (CSO) 2.01(c) and Regulation 34 of the Public Contract Regulations 2015.
- The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document. The preferred bidder's bid submission also represents value for money.
- SP support the recommendation to approve the award in accordance with CSO. 2.01 (c).

Finance

- The scheme will deliver sixty-six (66) homes to the housing stock towards achieving the Council's strategic objective of adding 3,000 homes by 2030-31.
- The scheme is included in the Housing Revenue Account's (HRA) capital programme and can be contained within the HRA.
- Further finance comments are provided in Appendix 2 – Exempt Report.

Equality

The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need 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.

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

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

The proposed decision relates to new build works to provide 66 new Council homes at Sir Frederick Messer Estate. The decision will increase the supply of Council homes. This will have a positive impact on individuals on the housing register, including families in need of 3-bed homes, which includes people in severe housing need and people currently living in temporary accommodation. Data held by the council suggests that women, young people, those from a lower socio-economic background and BAME people are over-represented among those living in temporary accommodation. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics and this decision will therefore positively advance the public sector equality duty in Haringey.

With regards to the contract appointment, as an organisation carrying out a public function on behalf of a public body, the contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

12. Use of appendices

Appendix 1 – Plan - Red Line Boundary.

Appendix 2 - Exempt – financial information

Appendix 3 – Tender Report Financial Evaluation (Exempt)

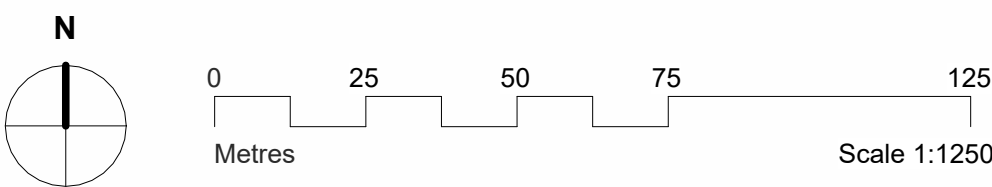
Appendix 4 – S105 Results

13 Local Government (Access to Information) Act 198

Appendix 2 is NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 in that they contain information relating to the financial or business affairs of any particular person (including the authority holding that information).



1: Site location plan
1 : 1250



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Notes:

Planning Application Key

- Proposal site boundary
- Zone for works outside site boundary

Revision	Date	Drawn By	Checked By	Description
001	19/09/24	LG	AM	DRAFT issue for Planning

Scale	Size	Date First Issue
As indicated	A1	13/09/2024
Drawn By	Checked By	
LG	TI	

Project Name
Sir Frederick Messer Estate

Drawing Name
Planning Application - Location Plan

Drawing Number
21014-Z-XXX-DR-AVA-AR-030000

Status	Revision
A3	001

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Housing Act (1985) Section 105 consultation report	Proposed council house delivery project on the Sir Frederick Messer estate, at the corner of Seven Sisters Road and St Ann's Road (Seven Sisters, N15)
Date	June 2023

1. Introduction

- 1.1 Under the Housing Act 1985 (Section 105), Haringey Council (the council) has a legal obligation to consult its secure tenants on matters of housing management such as changes to the management, maintenance, improvement or demolition of houses let by them or changes in the provision of services or amenities.
- 1.2 In June 2022, the council launched a Section 105 consultation based on proposals for a new housing development on the Sir Frederick Messer estate on open space at the corner of Seven Sisters and St Ann's Road, which would result in changes to the amenities of secure tenants in the area.
- 1.3 This report:
 - Outlines the proposals put forward by the council and the impact on the amenities for secure tenants in the area.
 - Provides an overview of the consultation process conducted by the council in accordance with its legal obligations under the Housing Act 1985 (Section 105).
 - Summarises the results and outcome of the consultation.

2. Proposals

- 2.1 In the proposals outlined to residents during the Section 105 consultation, the council stated its intention to make the following alterations to the amenities in the area:

- Removal of the open space and the footpaths near the corner of Seven Sisters Road and St Ann's Road.
- Reconfiguration of land and the footpaths outside Henrietta House on St Ann's Road.

- 2.2 The location of the proposed amenity changes are shown opposite, with the open space and footpath changes highlighted within the red line boundary.



2.3 The council is proposing to use the land to build up to 95 new council homes. New landscaping for all residents, including tree planting is also proposed, as well as enhancements to the estate play space areas for local children and improved pedestrian walkways. The project will result in a reconfiguration and improvement of the parking on Bushey Road through the introduction of new marked parking bays for residents.

2.4 Given secure tenants will be losing amenities (see 2.1) a Housing Act 1985 (Section 105) consultation was required.

2.5 The council consulted 453 households. In addition to consulting with secure tenants as required by law, the above figure also includes resident leaseholders and non-resident leaseholders. The council consults leaseholders as part of Section 105 consultations as a matter of good practice.

2.6 The tenure of the households consulted is outlined below:

Scheme	Secure Tenants	Leaseholders
Sir Frederick Messer	347	106

2.7 The consultation period lasted from 27 June 2022 until 19 August 2022. Information provided included:

- A consultation pack posted to consultees included an outline of the impact of the proposed developments on their affected amenities in a [brochure](#) and a selection of site location plans, indicative plans and associated images. The pack also included a consultation questionnaire, an equality and diversity questionnaire, a form to request the materials in different formats and languages, and a stamped addressed envelope was provided so consultees could respond by post.

Contact details, including a phone number, were provided so consultees could request further information. Non-resident leaseholders received a notification of the consultation at both their home address and the address of their owned property within the consultation area.

- The information and materials detailed above were also placed on the council's website.
- There was an onsite meeting during the consultation period on Saturday 23 July 2022, from 11am to 2pm to discuss the proposals with residents' face to face.

Two online engagement sessions were held for consultees on:

- Tuesday 19 July 2022 at 6pm
- Tuesday 26 July 2022 at 1pm

- Recordings of the online meetings were available on the council's website immediately after the close of each event for 120 days.
- Please note that owing to a mailing error the consultation materials were re-issued to some consultees on 5 July 2022. To ensure all residents had enough time to respond to the consultation, the deadline for responses was extended to 19 August 2022 (the original closing date for the consultation was 7 August 2022).

3. Consultation response

3.1 A breakdown of the consultation responses by tenure is outlined below:

Overall consultation audience	Number of responses	Number of secure tenant responses	Number of leaseholder responses
453	41	31	10

3.2 To understand the use of the open space and footpaths near the corner of Seven Sisters Road and St Ann's Road, consultees were asked:

- Do you use the open space and footpaths near the corner of Seven Sisters Road and St Ann's Road?
- If you answered 'yes' please tick how often you use this area – everyday, weekly, occasionally, never.

To understand the use of the footpaths outside Henrietta House on St Ann's Road, consultees were asked:

- Do you use the footpaths outside Henrietta House on St Ann's Road?
- If you answered 'yes' please tick how often you use this area – everyday, weekly, occasionally, never.

3.3 Responses from consultees are outlined below. Please note that some respondents left parts of the question sections blank.

Overall consultation responses	Answered "Yes" when asked if they used the open space and footpaths near the corner of Seven Sisters Road and St Ann's Road	Answered "Daily" when asked to describe their use of the open space and footpaths near the corner of Seven Sisters Road and St Ann's Road	Answered "Weekly" when asked to describe their use of the open space and footpaths near the corner of Seven Sisters Road and St Ann's Road	Answered "Occasionally" when asked to describe their use of the open space and footpaths near the corner of Seven Sisters Road and St Ann's Road
41 31/10	38 (29/9)	27 (21/6)	7 (7/0)	4 (1/3)

(Secure tenants/leaseholders)

Overall consultation responses	Answered "Yes" when asked if they used the footpaths outside Henrietta House on St Ann's Road	Answered "Daily" when asked to describe their use of the footpaths outside Henrietta House on St Ann's Road	Answered "Weekly" when asked to describe their use of the footpaths outside Henrietta House on St Ann's Road	Answered "Occasionally" when asked to describe their use of the footpaths outside Henrietta House on St Ann's Road
41 31/10	38 (29/9)	22 (17/5)	8 (7/1)	6 (3/3)

(Secure tenants/leaseholders)

3.4 To judge the impact of the proposed changes on secure tenants and leaseholders, consultees were asked:

- What impact would the proposal to remove the open space and footpaths near the corner of Seven Sisters Road and St Ann's Road have on you?
- What impact would the proposal to reconfigure the land and footpaths outside Henrietta House on St Ann's Road have on you?
- Do you have any other comments around the proposed change to the use of the open space and footpaths near the corner of Seven Sisters Road and St Ann's Road or the proposed reconfiguration of land and footpaths outside Henrietta House on St Ann's Road?

3.5 The answers to these questions are summarised in the below table, including the council's response. Please note:

- This is a summary of the relevant comments submitted in relation to the terms of the Section 105 consultation.
- This is not a record of every comment received. Individual comments on the same topic have been noted as one entry in the table.

Consultation Feedback: Changes to open space on the Sir Frederick Messer estate

The vast majority of the responses received during the consultation related to the proposed changes to the open space area at the corner of Seven Sisters Road and St Ann's Road. These included:

Environmental impact

Four respondents, of which three were secure tenants, raised concerns about the loss of the grassed area (within the open space) and trees that would result from the proposed changes: their view broadly was this would result in damage and degradation to the environment, reducing green space for residents and undermining its visual appearance.

Mental health and wellbeing

Nearly half of respondents, of which three quarters were secure tenants, raised concerns about the impact on their mental health and wellbeing that would be caused by the removal of the open space. This included references to:

- The area being used as the space for relaxation, socialising, exercising, dog walking and children's play: all of which contributed to wellbeing in the area.
- The open space provided a welcome access area to nature and grass areas.
- A smaller number of respondents noted that the new buildings would substantially alter detrimentally their current view from their homes.

Emergency Services

One secure tenant respondent raised concerns that the loss of open space would result in the inability for emergency services to gain access to the site during/ after works. The secure tenant outlined that the open space outside Henrietta House has served as a landing space for Air Ambulance emergency access to the local area over the years.

Response and consideration: Changes to open space on the Sir Frederick Messer estate

The council does appreciate the importance of open space to residents, especially its positive impact on mental health and wellbeing, and contribution to enhancing our shared environment. The feedback received during the Section 105 consultation clearly reinforced the importance of these local communal amenities to residents on the Sir Frederick Messer estate. It should be noted that protecting and enhancing the local environment and tackling the climate change emergency is an important priority for the council's housing delivery programme.

Haringey Council would like to reassure residents that the council does not build on designated green space: the existing open space at the Sir Frederick Messer estate which forms the amenity described in 2.1, is not a designated green space in the council's Local Plan and can therefore be considered for development. There are no sites within Haringey Council's council home delivery programme which are registered as a designated green space. Nevertheless, in reference to the proposals for the site (2.1-2.3), and in light of the feedback received from residents, the council will:

- As outlined in the proposals included in the S105 consultation materials, the council will deliver environmental improvements to the estate, including extensive, improved green landscaping and other wildlife and biodiversity improvements, such as bat and bird nesting boxes and wildflower planting. In addition, it is the council's intention to replace any lost trees that may be removed as part of these proposals, either on the site or elsewhere on the Sir Frederick Messer estate. This will ensure that there is no net loss of green canopy cover arising from the proposals: additional tree planting will also be considered to ensure there is an increase in the number of local trees and an overall net benefit in urban greening longer-term. The council believes these actions will mitigate the loss of parts of the open space required for the new council homes and help to provide new, improved environmental benefits to all residents in the area.
- Commit to further engagement and consultation with residents about the landscaping and tree planting improvements around the estate during the next phase of the project, and before a planning application is submitted.
- Commit to the provision of new and enhanced children's play areas as outlined in the proposals, providing improved communal open space for residents.

It should be noted that while open space may be lost because of these proposals, the council does need to balance concerns with the acute need for new affordable, council homes in the borough. Like many other local authorities the council does face an acute need for affordable homes, with more than 12,500 households on our housing waiting list. Many of these are families living in overcrowded conditions. Under the council's [Neighbourhood Scheme Moves Policy](#), local residents in need will be given priority when the new proposed homes delivered on the Sir Frederick Messer estate are let.

In terms of the emergency services access to the Sir Frederick Messer estate, the council takes these matters seriously. Should any development proposals be taken forward the council will liaise with the emergency service to ensure appropriate access is provided and that they are comfortable with any proposed changes to this space.

Consultation Feedback: Footpaths removal and reconfiguration

A majority of respondents raised a number of concerns and questions about the removal and reconfiguration of the footpaths that would occur as part of these proposals. These included:

Extended travel times to local services

Nearly half of consultees, of which three quarters were secure tenants, raised concerns that the removal and reconfiguration of the footpaths would result in longer travel times to a variety of important local services or infrastructure, including public transport, shops, GP practices and the Seven Sisters Road. While most respondents believed this would be an inconvenience to many residents, a minority of respondents also mentioned that the removal of the footpaths could be an acute problem for older residents, those with mobility challenges or mothers with young children.

Safety concerns

In addition, three secure tenants raised concerns that the proposals would compromise resident safety by requiring people to walk around the buildings instead of across them on the open footpaths, which currently have clear lines of sight from surrounding homes and busy roads.

Response and consideration: Footpaths removal and reconfiguration

The council recognises, following feedback during the consultation, that an extremely important part of these proposals must be to ensure that any newly reconfigured footpaths provide pedestrians access to safe and convenient routes to and from their homes.

As a result, the council will:

- As outlined in the proposals included in the S105 consultation materials, the council will seek to provide new footpaths which will deliver attractive, level, and safe pedestrian routes through to Seven Sisters Road and St Ann's Road, enabling convenient access to local facilities.
- Ensure that the new footpaths will be more open between the buildings providing better lines of sight, as well as flatter surfaces, than the present footpath which runs between mounding which can obscure who is on the path and result in a gradient that may impair residents with mobility challenges. It should also be noted that residents will only have a marginally longer journey to the junction of Seven Sisters and St Ann's Roads, than currently is the case.
- Given the safety concerns respondents raised, the council will ensure that measures are implemented to enhance lighting and install CCTV coverage as part of these proposals. The installation of this new security infrastructure will contribute positively on resident's safety and security.

3.6 Additional comments were received regarding the potential impact of the development which are outside the remit of this consultation. These included:

- Repairs and maintenance queries about the existing properties on the estates.
- The impact on the density of the estate should the number of proposed new homes be built in the area.
- The impact of the proposed height of the buildings proposed on the surrounding area, with reference to resident privacy and daylight into existing homes, as well as the loss of unimpeded views across the open space.
- An increase in parking congestion as a result of new housing in the local area.
- Lack of proposals to increase cycle parking or a cycle path for existing and new residents.
- Concerns regarding the construction phase and its impact on existing residents.

These comments will be considered as proposals for this site are further developed. The council will undertake a community engagement programme about all aspects of the council's proposals for this site before the submission of any planning application. This will be a further opportunity for residents to comment on proposals should they be progressed. Any repairs issued raised during the consultation have been passed to the repairs service.

3.7 Across all engagement events, 24 residents attended. Comments made during these events have been captured in 3.5-3.6.

4. Equality and Diversity

4.1 Under the public sector equality duty outlined in the Equality Act 2010, the council must have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Equality Act 2010.
- Advance equality of opportunity between people who share a relevant protected characteristic and people who do not.
- Foster good relations between people who share a relevant protected characteristic and people who do not.

4.2 The public sector equality duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In relation to the protected characteristic of marriage and civil partnership, the council only needs to comply with the first aim of the duty.

4.3 The report outlines proposals to build new homes and remove the open space and footpaths near the corner of Seven Sisters Road and St Ann's Road and the reconfiguration of land and the footpaths outside Henrietta House on St Ann's Road. The council has undertaken a consultation on these proposals with residents who may be affected. The results of the consultation and an assessment of the potential impact were assessed in an Equality Impact Assessment (EqIA) for this project.

4.4 There is potential for both positive and negative impacts of these proposals. Provision of new homes may be considered a positive for people who need a council home.

The building of new council homes is likely to have a positive impact on Black, Asian and minority ethnic (BAME) residents and women, who make up a majority of council tenants and homeless households. Both these groups are reported as having higher than borough average representation within the Sir Frederick Messer estate. The safety concern expressed by women regarding the re-routed footpath, may have a negative impact. However, the re-routed footpath will enter the estate directly from Seven Sisters Road between the new buildings rather than the existing raised banks which are not well over-looked. Improved lighting and CCTV are also planned all of which are likely to have a positive impact on women's safety.

Mothers with young children will have a marginally longer journey to the junction of Seven Sisters and St Ann's Roads, than currently, but the new route will be better over-looked with improved lighting and CCTV. It should also be noted that enhanced play facilities are proposed both on the development site and elsewhere across the estate.

The loss of the open space may negatively impact older residents who benefit from this local amenity, either from a physical or mental health perspective. However, this will be offset by new landscaping to the proposed scheme and enhancements to the existing landscaping across the whole estate. The proposed new pedestrian route onto the estate from the junction of Seven Sisters and St Ann's Roads is marginally longer but the new route will be more open between buildings, rather than partially hidden between the existing raised banks. The council will be looking at proposals to provide improved lighting and enhanced CCTV coverage.

The provision of new homes will also benefit disabled tenants living in unsuitable homes and disabled tenants who are homeless. With higher than borough averages, the re-routed footpath, which is marginally longer than the existing, could have a greater negative impact on older residents.

The building of new council homes is likely to have a positive impact on LGBTQ+ residents who are disproportionately represented on the housing register.

The statistics for those registered with mental health disability is marginally lower than the borough average; nevertheless, the loss of green space adjacent to the car park may have a negative impact upon personal wellbeing for those affected by mental health issues. Open space considerations are an important priority for the council's development programme and the specific proposals for this site include enhanced green landscaping and tree planting on both the proposed site and wider estate.

The lack of socio-economic data prevents the council from providing meaningful analysis into how protected members across socio-economic profiles may be disproportionately affected. Whilst the data on those claiming universal credit is lower than the borough average, it is unlikely that this group will be disproportionately impacted by the loss of amenities and will see a positive benefit from building new council homes, owing to an increased likelihood of need for social housing.

4.5 As noted in the EqIA, the council monitors feedback and consultation responses to assess the likelihood of these potential negative impacts and mitigate where reasonable and proportionate.

5. Assessment

5.1 The responses received during the Section 105 consultation have been considered by the council. Responses to comments from residents have been answered in 3.5.

5.2 It is acknowledged that the removal of open space and the footpaths near the corner of Seven Sisters Road and St Ann's Road and the reconfiguration of land and the footpaths outside Henrietta House on St Ann's Road could have an impact on some residents, though the delivery of new council homes could be an overall benefit to the wider community. As a result, the council will:

- Seek to provide attractive, level, and safe pedestrian routes through to Seven Sisters Road and St Ann's Road enabling convenient access to local facilities.

- Provide better surveillance and security with enhanced lighting and CCTV along the new footpaths.
- Ensure further improvements to the estate, including improved green landscaping and tree planting for the benefit of all residents on the estate. An outline of these initial plans is included in this proposal. Ensure the provision of new and enhanced children's play areas as outlined in these proposals.
- Deliver environmental enhancements such as wildlife and other biodiversity improvements, such as bat-bird boxes and wildflower planting.
- Ensure no net loss of canopy cover arising from the proposed development. This will be achieved by replacing lost trees through re-planting either on the site or elsewhere within the Sir Frederick Messer estate. There will also be the planting of additional trees to ensure there is an overall net benefit in urban green longer-term.
- Commit to further engagement and consultation with residents about the landscaping and tree planting improvements around the estate.
- Seek advice on the matter of the open space serving as a landing space for Air Ambulance emergency access. Should any development proposals be taken forward the council will liaise with the emergency service to ensure appropriate access is provided.

6. Recommendations

6.1 Based on responses received from the consultation, the council recommends that:

- The mitigations outlined in 3.5 and 5.2 in response to the feedback from residents regarding the loss of amenity spaces under these proposals are reasonable and fair.
- Proposals should proceed, pending further engagement with the community, as outlined in 2.1.

Report for Cabinet Meeting – 21st October 2025

Title: Approval to Procure Print / Post Services

Report authorised by: Taryn Eves, Corporate Director of Finance and Resources

Lead Officer: Jenna Scott-Brining, Head of Digital, Digital and Change
(jenna.scott-brining@haringey.gov.uk)

Ward(s) affected: All

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

1. Describe the issue under consideration

- 1.1 To gain approval for the commencement of procurement activities pursuant to CSO 2.01(b) in order to procure a contract for the provision of secure print and postal services to support the Revenues and Benefits, Housing, Planning and Pensions Service Areas.
- 1.2 The scope of correspondence to be included within the proposed contract includes:
- Council Tax Bills, Reminders, Summons.
 - NNDR (Business Rate) Bills, Reminders, Summons.
 - Housing Benefit Notifications, Landlord Schedules, Reminders, Final Notices, general benefit correspondence.
 - Rent statements, Rent increase notices, amount to pay letters, automated arrears letters.
 - Pension packs, pension statements, general pension correspondence.
 - Planning correspondence, Reminders, Summons.
- 1.3 It is proposed that the contract be procured via the CCS G-Cloud 14 framework in accordance with CSO 7.02 as it is a compliant public sector body framework.
- 1.4 The contract would come into effect from 1st February 2026 and will have a term of 24 months.
- 1.5 This service is currently provided to the Council by DSI Billing Services Limited.
- 1.6 The existing contract with DSI Billing had a two-year term from January 2022 to January 2024 and the last of two further one-year extensions will conclude at the end of January 2026.

2. Cabinet Member Introduction

- 2.3** As a council there are some communications with residents that require paper copies which we then sent to them in the post. Through procuring the best value print and mail services we can - and where appropriate also using digital communication channels we seek to minimise the costs of this to the council. This report sets out the procurement process for where print and postage is required to deliver best value.

3. Recommendations

For Cabinet:

- 3.1** To approve the commencement of procurement activities pursuant to CSO 2.01(b) to procure a services contract for the provision of Secure Print and Postal Services to support Revenues and Benefits, Housing, Planning and Pensions.

The estimated contract cost is contained in the Part B (Exempt) report.

4. Reasons for decision

- 4.1** The current contract expires in January 2026.
- 4.2** Production of the notices laid out in section 1.2 are an essential service with the Council having a statutory requirement to issue notices for Revenues and Benefits under Local Government Finance Act 1988 & 1992.
- 4.3** £193 million in Council Tax and £84 million for NNDR (Business Rates) has been billed this financial year. All customers that have not opted into e-billing must be issued a respective bill by post, otherwise they do not have to pay.

4. Alternative Options Considered

- 4.1 Do nothing:** This is not an option and would not only place the Council in breach of its statutory obligations but would also result in a significant reduction in income to the Council as Council Tax and Business Rates cannot be collected unless the associated statutory notices have been issued.
- 4.2 Undertake a full procurement:** Should be discounted, as procurement through a framework will allow the Council to take advantage of accumulated pricing based on the framework.

5. Background Information

- 6.1** Estimated Contract Cost

Contained in the Part B (Exempt) report

- 6.2** Volumes of Printing

Workstream	Document Packs Produced from February 24 to January 25
Revenues and Benefits	477,579
Housing	124,582
Planning	51,156
Pensions	14,079

Total	667,396
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No growth in the annual volumes of print and post is forecast.

- 6.3 This procurement would align in the short term with the Digital Strategy for the overall Print and Mail services for the Council because it allows flexibility for other services to use the hybrid mail offer, whilst protecting the current users from unit price increases should volumes fall.

During the procurement process, should any short term benefits for other Service areas such as Parking be identified then this will be flagged with the appropriate Director.

- 6.4 No proposed contract extension has been planned as within the term of the contract it is anticipated that an enhanced Corporate print/post solution will be available as part of the Digital portfolio to which the print/post services detailed in this document will be migrated.

This future Corporate solution will be also be an enabler for cost reduction as it will facilitate the channel shift (where possible) away from paper/post to electronic methods of correspondence.

The table below provides an illustration of the scope of volumes and hence theoretical savings (subject to detailed analysis) that could be positively impacted by a shift to digital.

Correspondence Classification	Annual Volume	Overall %	Opt-Ins / Customer Take Up
Statutory - must be served by post	49,385	7%	n/a
Can be served digitally already, subject to opt-in (this primarily relates to Council Tax)	298,125	41%	27% (of 298,125)
Correspondence which could be served electronically, however there is currently no digital channel available	382,698	52%	n/a
Total	730,208		80,263

Timescales, approach, implementation costs and operational savings for the future Corporate solution will be handled as a separate project and do not form part of the procurement activity or outcomes for which approval is being sought in this report.

- 6.5 A compliant procurement exercise will be carried out in accordance with the G-Cloud 14 rules as permitted by CSO 7.02 in order to select a contractor from a framework established by a public body.
- 6.6 The successful tenderer will be based on best fit for the Council to provide services for Revenues and Benefits, Housing, Planning and Pensions.
- 6.7 The costs will be a combination of fixed costs for printing of packs and variable costs for 1st and 2nd class postage at the prevailing rate offered by the successful service provider.
- 6.8 The funding for this contract is held within the Revenues and Benefits, Housing, Planning and Pensions service budgets. However please refer to the Finance comments in section 9.1

7. Contribution to strategic outcomes

Corporate Delivery Plan 2024-2026 – Resident experience and enabling success

Contributes to the following outcomes:

- Excellent resident experience and
- Reduce demand to Customer Services in the core service areas (Housing, Parking, Benefits and Council Tax)

8. Carbon and Climate Change

Any potential supplier will be required to provide information on the environmental impact of their data centres and operations including energy efficiency measures, carbon footprint and use of renewable energy.

This also includes having a clear sustainability policy and providing evidence of their commitment to reducing environmental impact, aligning with Haringey's own sustainability goals.

The future corporate solution will support digital workflows and paperless processes to help the Authority reduce its carbon footprint and reliance on physical resources.

9. Statutory Officers' comments (Director of Finance (procurement), Director of Legal and Governance, Equalities)

9.1 Finance

9.1.1 The report seeks Cabinet approval for the commencement of procurement activities for the provision for secure print and postal services across the Council to enable savings through bulk purchase and to achieve value for money.

9.1.2 The current contract is due to cease in January 2026, and the expectation is that a new supplier would be in place to enable business continuity. However, the potential ongoing increases to the cost of postage and inflation on contracts may create cost pressures on the budgets available. Therefore, it is imperative that services conform to statutory requirements and drive a channel shift for any other correspondence to ensure expenditure is within allocated budgets for the duration of the contract.

9.1.3 Digital intervention has been proposed to channel shift print/post correspondence where possible to electronic channels. If digital solutions are implemented, there is potential to reduce the expenditure to the Council for the core service areas outlined in this document by circa £500,000 per annum. (However, this needs to be heavily caveated as this assumes a 100% success rate in channel shift from paper/post to digital). Therefore, it is essential that digital intervention is prioritised to achieve savings through shifting the mode of communication.

9.1.4 As per 6.4, initial analysis indicates that approximately 93% of the print/post output for the core services represented in this report are non-statutory in nature. Therefore, services must review their non-statutory correspondence and reduce them to a minimum level to manage overall expenditure.

- 9.1.5 Further savings could also be achieved if other services within the Council consider consolidation of procurement for secure print and postal services.
- 9.1.6 Based on the above, affordability of the new contract will be heavily reliant on implementing digital solutions and minimising non-statutory print/post correspondence.
- 9.2 Procurement
- 9.2.1 To commence procurement as detailed in the part B (Exempt) report.
- 9.2.2 The secure print and post service outlined in this report is at threshold for the application of Procurement Legislation.
- 9.2.3 The Crown Commercial Services G Cloud 14 Framework from which the call off contract is proposed was compliantly let under the Public Contract Contracts Regulations 2015.
- 9.2.4 The procurement of this service will be supported by Strategic Procurement. The use of the G-Cloud 14 framework is in accordance with CSO 7.02 which permits call offs from frameworks established by other public bodies.
- 9.3 Legal
- 9.3.1 The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.
- 9.3.2 Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(b), Cabinet has authority to approve the commencement of a procurement exercise where the value of the contract to be procured is £500,000 or more and as such the recommendation in paragraph 3.1 of the report is in line with the Council's CSO.
- 9.3.3 Pursuant to the Council's Contract Standing Orders CSOs 7.02 and Regulation 33 of the Public Contracts Regulations 2015, the use of the CCS G-Cloud 14, RM1557.14 Framework is a compliant route to procure the services in the report.
- 9.3.4 The Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing Cabinet, from approving the recommendations in this report.
- 9.4 Equality
- The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need 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.
- 9.4.1 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and

sexual orientation. Marriage and civil partnership status apply to the first part of the duty.

- 9.4.2 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.4.3 The decision in question is regarding, the commencement of procurement activities to obtain a contract for the provision of secure print and postal services to support Revenues and Benefits, Housing, Planning and Pensions.
- 9.4.4 There are no known equalities impacts expected to arise from the approvals sought in this document.
- 9.4.5 As an organisation carrying out a public function on behalf of a public body, the Contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

Use of Appendices

- **Appendix 1: Summary of Printed and Digital Correspondence by Service Area FY24/25**

Appendix 1:
Summary of Printed and Digital Correspondence by Service Area 2024/25

Contained in the Part B (Exempt) report.

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Report for: **Cabinet Meeting, 21st October 2025**
Title: **Approval to tender for the Mallard Place (Chocolate Factory Phase 2) Works Contract, N22**
Report
Authorised by: **Taryn Eves, Corporate Director of Finance and Resources**
Lead Officers: **Jack Goulde/Anna Blandford, Head of Design Quality & Acquisitions / Head of Development**
Ward(s) affected: **Noel Park**
Report for Key/
Non-Key Decision: **Key Decision**

1. Describe the issue under consideration

- 1.1. This report seeks Cabinet's approval to tender for a build contractor to construct the development of 150 new Council homes and commercial spaces on the Block D site, New Street N22 and Mallard Place, Coburg Road N22. This new development is called Mallard Place (Chocolate Factory Phase 2).

2. Cabinet Member Introduction

- 2.1. The driving mission of this council is to build a fairer and greener borough. London has a housing crisis – and we are seeing more and more local residents unable to afford rents, let alone afford to buy.
- 2.2. To do our part in addressing this situation we – with financial support from both the Mayor of London and the government – are building at least 3,000 new council homes at council rents by 2031. We are creating more genuinely affordable homes for local people.
- 2.3. Numbers are essential, but we're focused as much on quality as quantity. We're building council homes that will last, with great insulation standards, great interior and exterior design standards and a strong mix of family and individual homes. We make sure homes are as well-insulated and energy efficient as possible, because we want homes that aren't just affordable to rent but affordable to run. Mallard Place will bring 150 of those 3,000 new homes.
- 2.4. More than two-thirds will be two-beds or more – giving us more genuinely affordable homes with the space to raise a family. 15 homes will be fully designed for wheelchair users.
- 2.5. To help cut heating bills, the building will have air source heat pumps and more than 75 solar panels on the roof. The floors will have a layer of noise-proofing – above and beyond what's legally required – to help keep homes quieter and minimise neighbour disputes.
- 2.6. All flats on upper floors will have private balconies. There'll be a shared garden too with a playground for children. The flats will be built on brownfield land at the old Chocolate Factory in Wood Green. New trees will be planted around the new building to help green the area and nearly 300 secure cycle parking spaces will be installed.

- 2.7. This is another great contribution to affordable housing – real affordable housing in this borough

3. Recommendations

It is recommended that Cabinet:

- 3.1. Approves the tendering of the works contract for Mallard Place (Chocolate Factory Phase 2) within the maximum construction cost contained in the exempt report.
- 3.2. Approves the Commencement of the Procurement in accordance with CSO 2.01 b) (Cabinet approve commencing a procurement exercise for proposed Contracts valued at £500,000 or more) to appoint a contractor to undertake works related to Mallard place for a period of up to 3 years commencing July 2026.
- 3.3. Approves the primary route to market being the LCP Minor Works Dynamic Purchasing System (DPS), in accordance with CSO 8.01 (use of LCP DPS). In the event the DPS does not generate sufficient interest or an acceptable tender, the procurement will revert to the LCP Major Works Housing Framework (MWH -24 Lot 1.3), in accordance with CSO 7.02 (use of LCP Frameworks).

4. Reasons for decisions

- 4.1. These approval decisions will ensure that the Council will not lose the grant allocations it has secured, by tendering the build contract in readiness to have entered into contract by March 2026. Details of the grant funding conditions are set out in the exempt report.
- 4.2. This decision supports the delivery of 150 homes towards the Council's house building target of 3000 Council homes by 2031

5. Alternative options considered

- 5.1. The Council could decide to not tender the scheme. This option was discounted as it would negatively impact on the Council's target of building more than 3,000 genuinely affordable high-quality council homes by 2031.
- 5.2. The alternative option is to sell the site(s). This isn't the preferred option, and the land value would likely be low. This option would impact the Council's commitment to build 3000 Council homes by 2031 and would also contravene agreement with the GLA.

6. Background information

- 6.1. It was approved by Cabinet on 13th October 2020 to acquire part of the leasehold interest from Workspace of the land shown coloured green on the red line plan in Appendix 1 and known as the Chocolate Factory
- 6.2. The Council also acquired the whole of the leasehold interest from Workspace of the land set out in blue in the red line plan in Appendix 1 and known as Mallard Place. The remainder of the existing term was extended up to a maximum of 250 years of the existing lease of the part of the Chocolate Factory site remaining in Workspace ownership and shown coloured red on the plan attached at Appendix 1.
- 6.3. This decision would enable the Council to develop the area acquired from Workspace in accordance with planning consent to build 137 new homes as part of the Council

Housing Delivery Programme on the Chocolate Factory site. These were expected to be completed by the summer of 2023. The proposal also enabled the Council to develop a further 66 homes on the Mallard Place site at a later phase.

- 6.4. The Council have since been working on the design of a mixed-use development at Block D/Mallard Place that will deliver new council homes and have now commenced Royal Institute of British Architects (RIBA) Stage 3 design. A planning application is expected to be ready and submitted in October 2025.
- 6.5. The Faith Miracle Church site adjacent to Mallard Place was designed at feasibility stage but the Council have agreed to sell the freehold of the site to the Faith Miracle Church due to Faith Miracle Church invoking the Places of Worship (Enfranchisement) Act 1920. This allows a tenant (religious organisation) to buy the freehold from their landlord. Consequently, it is not part of this scheme.
- 6.6. The Council's Property Team have liaised with the leaseholder of the Units 1, 2 and 3 Clarendon Road, known as 'The Lapinieres' and the owners have no interest in surrendering their lease, so this site was excluded.
- 6.7. The Housing Delivery Team have consulted with the Local Planning Authority and the Greater London Authority on its proposed plans. Local Planning Authority Officers were supportive of the scheme and at the Local Planning Authority pre-application in March 2025, Planner's commented on residential use that Policy DM10 of the DM DPD supports the proposal for new housing as part of mixed-use proposals. It was also noted that the residential units forming part of this development would contribute towards the Council's overall housing targets and much needed housing stock. Site Allocation SA19 states that a mixed-use development with residential use is expected.

7. Site history

- 7.1. The Industrial nature of the area was driven by the construction of 'The Great Northern' railway in the 1850's. The site's proximity to the railway brought manufacturers to the area to build factories and warehouses, i.e. The Chocolate Factory.
- 7.2. The Tobacco site to the south converted to the Gas Works in 1866. This site is now being substantially redeveloped.
- 7.3. The Mallard Place site consisted of a series of terraced houses from at least 1894. These were demolished at some point between 1969-1979 and redeveloped for industrial usage.
- 7.4. The Mallard Place site is currently occupied by Area 51 Education Limited, who are in occupation of the building on a license. The Council is working with Area 51 to seek Vacant Possession of the site by July 2026. Block D is a vacant site (Appendix 2).

8. Design and Planning history

- 8.1. A Design Team was appointed in November 2024 to progress the feasibility of Block D and Mallard Place to a RIBA Stage 1 and 2, concept design stage.
- 8.2. Due to the scheme being referable to the GLA, there has been one pre-planning application meeting with the GLA, as well as two pre-application meetings held with the Council's Planning department. It is forecast that there will be a further pre-application meeting with the GLA and one more pre-application with Local Planners

ahead of planning submission. A right to light study will be undertaken to assess the impact on existing residents.

- 8.3. The current housing mix is 51 x 1-bed properties, 67 x 2-bed properties, 28 x 3-bed properties and 4 x 4-bed maisonettes (with 15 of these 150 properties being M4(3) wheelchair accessible flats).

9. Engagements and Consultations

- 9.1. Three drop-in community engagement events have been undertaken to seek the view of residents, local community groups and Councillors from August to September 2025, with residents also having the opportunity to comment on proposals online via a questionnaire within the same time period.
- 9.2. There is no S105 consultation required because there is no loss of amenities to existing residents.

10. Procurement Strategy

- 10.1. Following discussion with the Council's Procurement Team, the Council will be using the London Construction Programme (LCP) Dynamic Purchasing System Minor Works Service - General Construction Multi Trade in accordance with CSO 8.01 (use of LCP DPS)
- 10.2. Should this not generate sufficient interest or an acceptable tender, the procurement will revert to the LCP Major Works Housing Framework Lot 1.3 in accordance with CSO 7.02 (use LCP Framework) and the PCR 2015.
- 10.3. In order to meet the funding timeline, the Council is proposing a single stage tender, with the added benefit of obtaining a fixed price. The Council received positive responses to a single-stage tender from three contractors on the LCP framework when Expressions of Interest were sought in June 2025.

11. Programme

- 11.1. The current programme envisages a contract award in Quarter 1 of 2026/27. It is critical the Council meets this milestone as both MHCLG and GLA funding require contracts to be signed by March 31st, 2026. Officers are negotiating to extend that deadline for this specific scheme to June 2026.
- 11.2. The scheme is expected to be completed by July 2029. Due to the towers being 'Higher Risk Buildings' under the Building Safety Act, there will be Gateway submissions required. This poses some risk to programme in light of Gateway 2 approval delays being a common occurrence in the construction industry at present, typically between 6 and 12 months. This risk will be mitigated by allocating risk to the contractor

12. Contribution to the Corporate Delivery Plan 2024-2026 strategic outcomes

- 12.1. The recommendations in this report will make a significant contribution and support the delivery of key themes within the Corporate Delivery Plan (CDP) 2024-2026.
- 12.2. Homes for the future: The construction of these new homes directly contributes to this key theme. The council's vision to create a borough where everyone has a safe, sustainable, stable, and affordable home. Providing 150 new

Council homes at Social Rents will meet this key theme.

13. Statutory Comments

13.1. Director of Legal & Governance

- 13.1.1. The Director for Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 13.1.2. Pursuant to the Council's Contract Standing Order (CSO) 2.01(b), Cabinet has authority to approve the commencement of a procurement exercise where the value of the contract to be procured is £500,000 or more and as such the recommendation in paragraph 3 of the report is in line with the Council's CSO.
- 13.1.3. Pursuant to the Council's CSO 8.01 and Regulation 34 of the Public Contracts Regulations 2015 (PCR2015), the use of a Dynamic Purchasing System (DPS) is a compliant route to procure the services in the report and also pursuant to the provisions of the Council's CSO 7.02, the use the LCP Major Works Housing Framework (MWH -24 Lot 1.3) is also a compliant route to procure the services in the report and as such the recommendations in paragraph 3.3 of the report is in line with both the Council's CSO and the PCR2015.
- 13.1.4. The Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing Cabinet from approving the recommendation in this report.

13.2. Procurement

- 13.2.1. Strategic Procurement notes the contents of this report, and the recommendations as set out.
- 13.2.2. Strategic Procurement will work with the service to ensure value for money is achieved through the procurement activity, including delivery of the social value aligned with the Council's priorities.
- 13.2.3. Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(b), Cabinet required to approve the commencement of a tendering process where the value of the contract to be procured is £500,000 and above, and as such the recommendation in paragraph 3.1 of the report is in line with the provisions of the Council's CSO.
- 13.2.4. Strategic Procurement recommends conducting a market engagement with the DPS suppliers prior to launching the procurement. Should this not generate sufficient interest or an acceptable tender, the procurement will revert to the LCP Major Works Housing Framework Lot 1.3 in accordance with CSO 7.02 (use LCP Framework) and the PCR 2015. Further procurement comments can be found in the exempt report.

13.3. Finance

13.3.1. HRA

- 13.3.2. The cost of this scheme is provided for in the HRA capital budget and included in the Medium-Term Financial Strategy (MTFS).
- 13.3.3. The scheme will add 150 homes to the housing stock and progress the Council's stated objective of delivering 3,000 homes by 2030/31.
- 13.3.4. The cost of the scheme can be contained within the HRA.
- 13.3.5. Further finance comments are provided in the Exempt part of this report.

13.4. Equalities

- 13.4.1. The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- 13.4.2. Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
- 13.4.3. Advance equality of opportunity between people who share those protected characteristics and people who do not.
- 13.4.4. Foster good relations between people who share those characteristics and people who do not.
- 13.4.5. The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 13.4.6. The report is seeking approval to tender a main build contract to construct Mallard Place (Chocolate Factory Phase 2). Public consultation/Community engagement with residents will occur August to September 2025.
- 13.4.7. This decision will increase the supply of Council homes. This will have a positive impact on individuals on the housing register, which is known to be overrepresented by certain protected characteristics, including women, younger people and people from ethnic minority backgrounds. The decision will particularly support families in need of two and three-bedroom homes, which includes people in severe housing need and people currently living in temporary accommodation.
- 13.4.8. With regards to the contract appointment, as an organisation carrying out a public function on behalf of a public body, the contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

Use of appendices

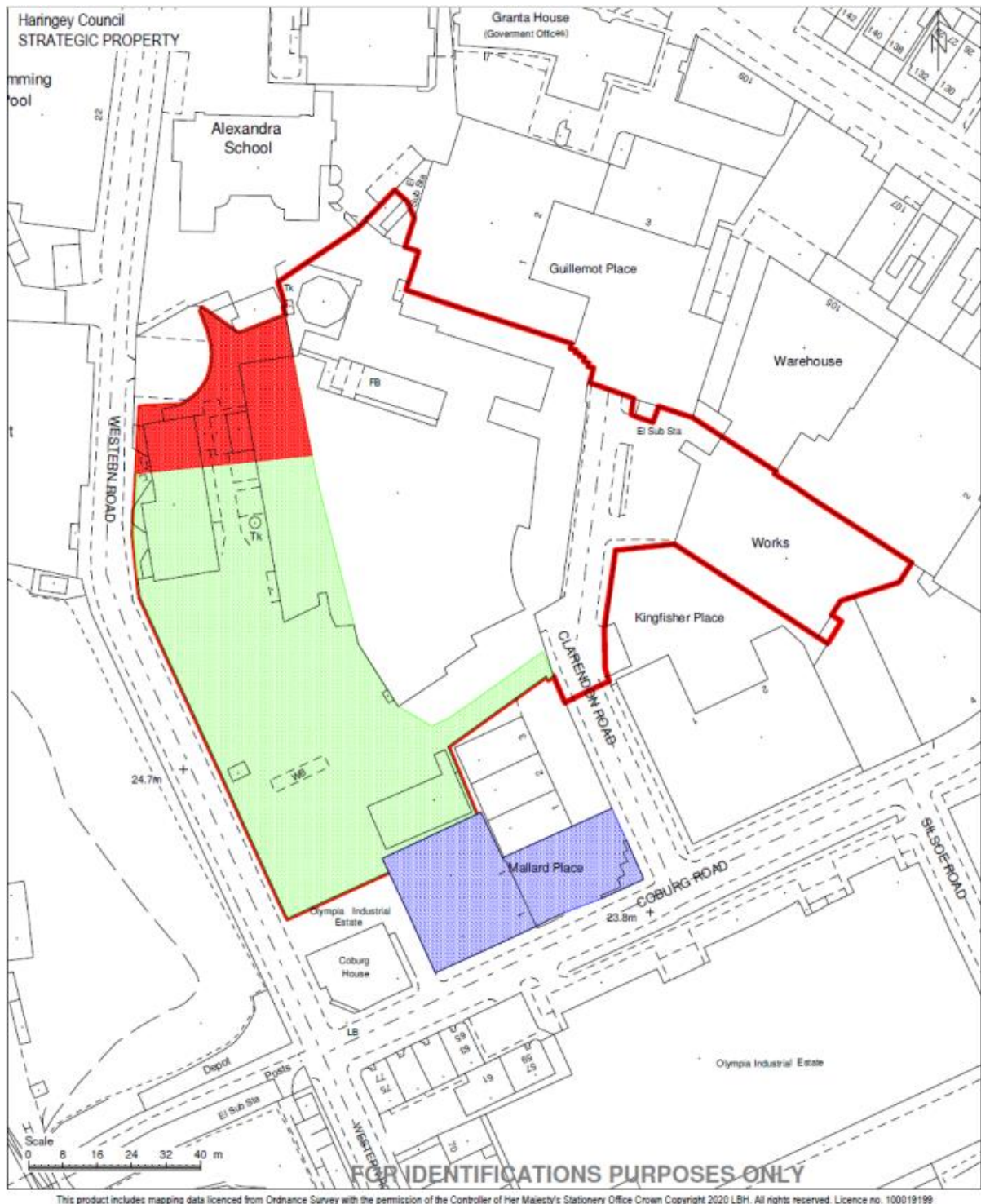
- Appendix 1 – Plans of Purchased Sites
- Appendix 2 - Mallard Place (Chocolate Factory Phase 2) Site Plans
- Appendix 3 - Mallard Place (Chocolate Factory Phase 2) Previous minutes of Cabinet reports
- Appendix 4 – Risk Analysis (EXEMPT)
- Appendix 5 - Chocolate Factory Phase 2 Valuation Update 080825 (EXEMPT)

Local Government (Access to Information) Act 1985

Appendix 4 is NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of Local Government Act 1972

Appendix 5 is NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of Local Government Act 1972

Appendix 1 - Plan showing leases acquired by the Council from Workspace plus the area (in red) for the existing lease extended



Plan 3
Chocolate Factory,
Clarendon Road,
(N22 6XJ)

Red Verging - Site Boundary
Red Shading - leased area to Workspace to be extended to 250 years.
Green Shading - Council to acquire lease from Workspace
Blue Shading (Mallard Place) - Council to acquire lease from Workspace.

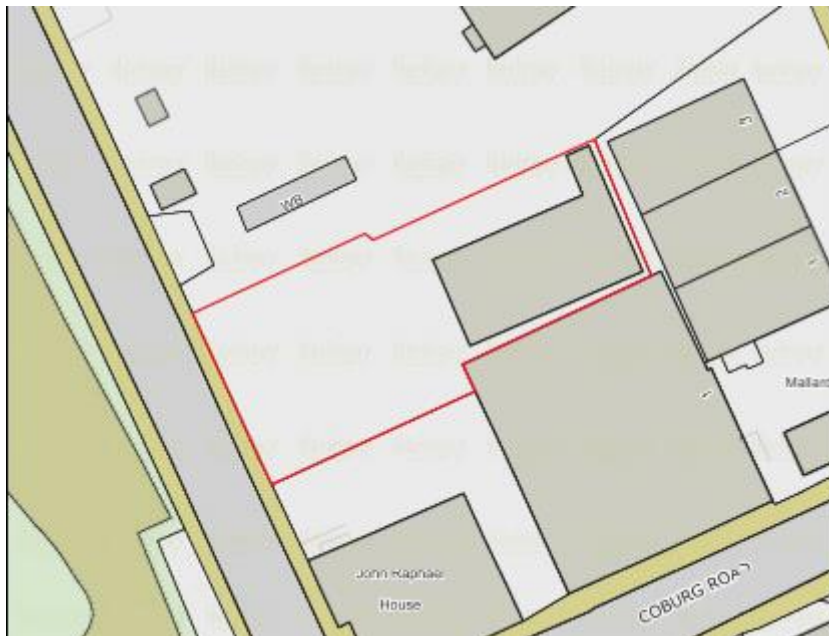
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Appendix 2 – Site Plans and Scheme Design Computer Generated Images

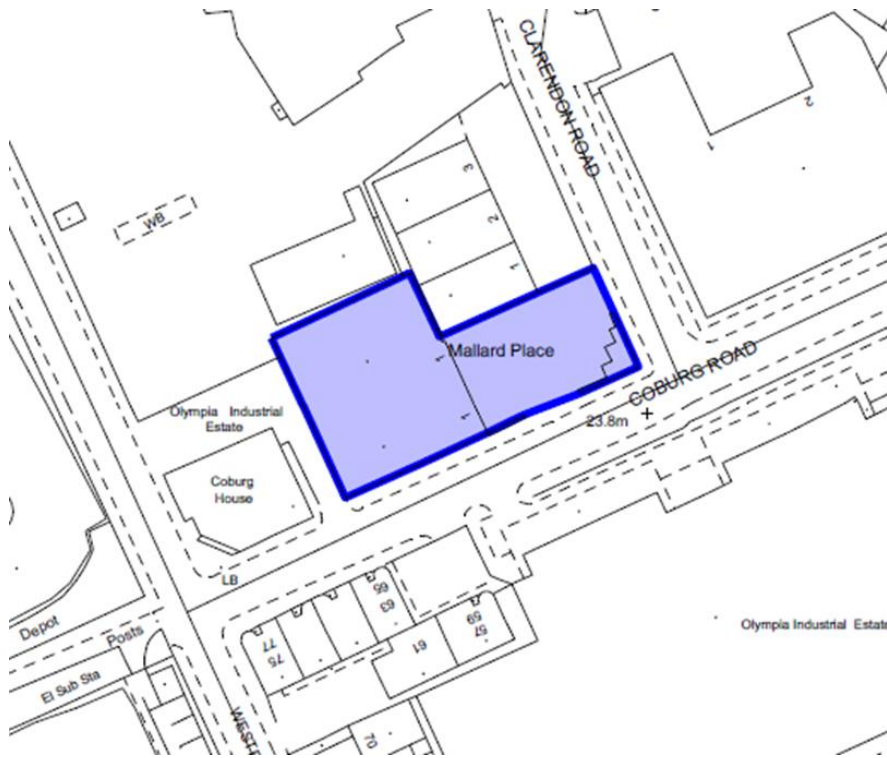
Red Line plans of the existing sites: Block D and Mallard Place



Block D

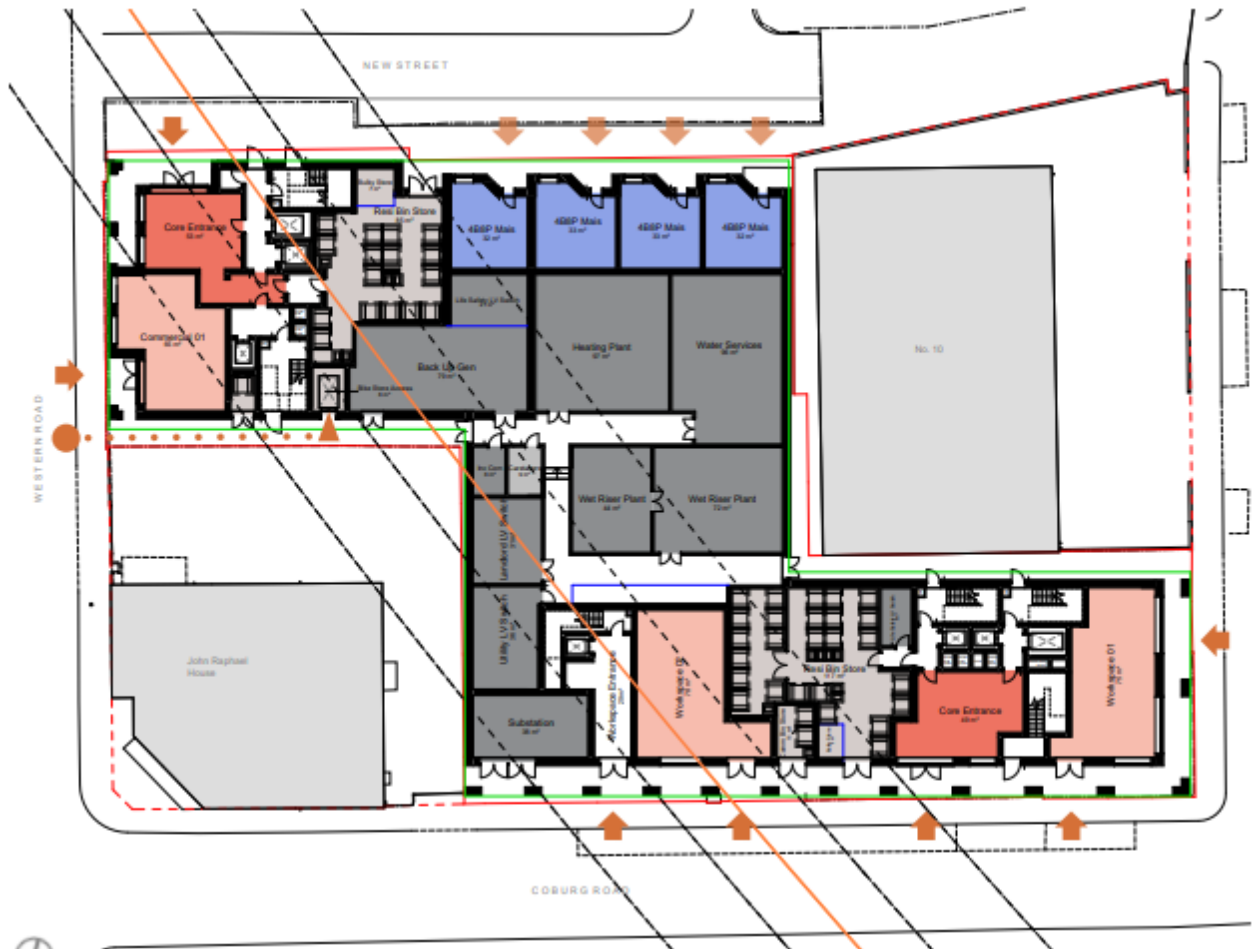


Mallard Place



Proposed plans of the Mallard Place (Chocolate Factory Phase 2) Project

Ground Floor Plan



Typical Floor Plan Above Ground Floor



Computer Generated Images / Sketches – Mallard Place (Chocolate Factory Phase 2)





Appendix 3 – Extracts of Cabinet Minutes re Mallard Place (Chocolate Factory Phase 2)

Acquisition of

323. THE ACQUISITION OF TWO HEAD LEASES AND GRANT OF A NEW LEASE AT THE CHOCOLATE FACTORY, WOOD GREEN

The Cabinet Member for Finance and Strategic Regeneration introduced the report which set out the proposed acquisition of two head leases and the granting of a new lease at the Chocolate Factory and Mallard Place Wood Green which would enable the Council to fulfil its aspirations in regards to the cultural corner in Wood Green.

This decision formed part of the Council's regeneration ambitions and was part of the Wood Green Action Plan. It was noted that the proposed acquisition of the leasehold interest also offered the Council a unique opportunity to take control of the Council freehold land in this vicinity, in order, to enable the regeneration of this area.

This decision would enable the Council to develop the area acquired from Workspace in accordance with planning consent to build 137 new homes as part of the Council Housing Delivery Programme on the Chocolate Factory site. The Council were ready to build the first phase of new houses at this site by next summer and these were expected to be completed by the summer of 2023. The proposal also enabled the Council to develop a further 66 homes on the Mallard Place site at a later phase. Workspace would be provided on both sites to support employment. This proposal was in line with the Borough Plan and met Disposals and Acquisitions Policy which was agreed by the Council earlier this year.

It was noted that Area 51, which was based at Mallard Place, and currently provided education for young Adults who had severe or profound learning disabilities and would continue as part of the Cultural quarter.

This decision was a positive step to support good economic recovery and the Council's housing programme.

The following information was provided in response to Councillor Cawley- Harrison's questions:

- Workspace were able to take forward their own refurbishment on their own part of the site and this agreement was also allowing them, to continue with their current arrangements with artists for employment space.
- The employment space that the Council can use on the land, which becomes wholly Council owned, would be for the Council to develop over time. This was not restricted in use and assurance was provided that further cultural employment provision would be considered in the future. The meeting was

advised that the primary and most important development for this site was the first phase of the housing scheme

- In relation to the surrounding areas which had significant developments coming forward, and query about the Station Road Re-use and Recycling Centre site, and the plans for future development, the Cabinet Member was not aware of any plans to relocate the Recycle and Reuse centre in the present arrangements. It was further confirmed by the Assistant Director for Capital Projects and Property that the Recycling and Reuse site was owned by the Waste Authority and there were no propositions or proposals being considered, at this time, for the development of this site.

Further to considering the exempt information at item 24,

RESOLVED

1. To acquire part the leasehold interest from Workspace of the land shown coloured green on the red line plan in Appendix A and known as the Chocolate Factory for a sum set out in Part B to this report; and
2. To acquire the whole of the leasehold interest from Workspace of the land set out in blue in the red line plan in Appendix A and known as Mallard Place for a sum set out in Part B to this report; and
3. To the extension of the remainder of the existing term up to a maximum of 250 years of the existing lease of the part of the Chocolate Factory site remaining in Workspace ownership and shown coloured red on the plan attached at Appendix A for a sum of £1.00 A; and
4. To the transfer of the freehold land shown coloured orange on the plan attached at Appendix B to Workspace for a sum of £1.00; and
5. To the acquisition of the freehold land shown coloured yellow on the plan attached at Appendix B from Workspace for a sum of £1.00; and
6. All in accordance with the Heads of Terms attached in Appendix D.
7. To give delegated authority to the Director of Housing Regeneration & Planning after consultation with the Cabinet Member for Finance and Strategic Regeneration to agree any minor variations to the Heads of Terms and the final terms of the documents.

Reasons for decision

The opportunity to acquire the two leasehold interests offers value for money to the Council and is a unique opportunity to take control of part of the Chocolate Factory site and Mallard Place site in the vicinity in order to effect the regeneration of the area. The retention of part of the demise in the Chocolate Factory Lease will also enable

Workspace to take forward the planning consent on their site increasing investment into the area.

By acquiring the part of the Chocolate Factory leasehold interest the Council would then benefit from controlling part of the site and allow the new housing to be delivered (and employment space) on its own land. The site would form part of the Council's five-year housing supply by the acceleration of housing delivery on the portion of land for which there is a planning consent. The development would provide a more appropriate mix and better percentage of housing on the site including Council rented homes as well as private homes through the acquisition of the leaseholds.

The acquisition would mean that the Council can move swiftly to implement delivery of council homes on Council land with a start on site within 18 months for the land on the Chocolate Factory site. Some minor elements of the design of the scheme would require amending through a S73 application as would the s106 associated with the existing permission. This accelerated delivery is fully in line with the Council's Good Economy Recovery Plan and the accelerated delivery of the units will help stimulate employment opportunities in the local economy, which will complement the employment and skills initiatives being brought forward part of the wider plan.

By acquiring the lease for Mallard Place site and with a frontage to Coburg Road there will be an opportunity to deliver housing, mixed use floorspace, and quality public realm on this site and others fronting onto Coburg Road as part of the regeneration of this area.

Alternative options considered

An option considered was for the Council to acquire the whole of the consented area (minus the Chocolate Factory building). This opportunity was discounted on the basis of additional risk to the Council in taking on private development, notably a large element of employment space, in the current marketplace.

Another alternative option is to sell the Council freehold or grant Workspace a long lease on the whole of the consented area. However, this was discounted on the basis that the scheme would produce a lower level of affordable residential units and the opportunity to acquire the site and provide Council rented accommodation on Council land.

The option proposed provides the most viable option and provides an opportunity for the Council to build Council rented accommodation on a Council site with planning consent, rather than relying on a private development with a more modest affordable element. This option can also be delivered more quickly than those discounted.

A further alternative option would be for the Council not to agree to the acquisition of the two leasehold interests from Workspace. This would mean that the consented scheme for the whole of the Chocolate Factory site would not be implemented. Therefore, the site would remain in its current use, the planning consent could lapse, or the site could be sold onto another owner. The new homes and employment space together with the refurbishment of the existing Chocolate Factory would be unlikely to

go ahead or would be delayed for some time. This may have implications for the Council's five year housing supply.

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Report for: Cabinet 21 October 2025

Title: Funding affordable housing through long-term institutional finance

Report

authorised by : Taryn Eves, Corporate Director of Finance and Resources

Lead Officer: Robbie Erbmman, Director of Delivery

Ward(s) affected: All

Report for Key/

Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1 This report requests approval from Cabinet for the proposal to acquire housing to discharge the Council's duty to house persons to whom it owes a housing duty under the Housing Act 1996.
- 1.2 There are currently around 2,700 households in Temporary Accommodation, many of whom are living in unsuitable homes for their needs. The Council is currently estimating that it will spend around £41 million on Temporary Accommodation this year.
- 1.3 The proposal set out in this report will offer an additional route to acquiring permanent homes for homeless Haringey residents and help reduce Temporary Accommodation costs in the General Fund.

2. Cabinet Member Introduction

- 2.1. The driving mission of this Council is to build a fairer and greener borough.
- 2.2. The housing crisis in London is leaving more and more local residents unable to afford their rent, let alone ever afford to buy.
- 2.3. We desperately need more affordable housing – genuinely affordable housing. We're building thousands of new council homes that we're letting at council rents. We're buying homes from private developments and turning them into council homes. But we need much more.
- 2.4. There are limits of course to the funds that councils can raise on their own, limiting just how much we can build or buy. We already go to outside sources to help us do more. We're very good at winning grants from the Mayor of London and national government, but that still only takes us so far.

- 2.5. What we now want to do, having delivered significant numbers of homes and shown our capacity to do more, is bring in funding from institutional investors – pension funds and so on – to pump into affordable housing in the borough. In the initial phase, we expect this to fund hundreds of new affordable homes.
- 2.6. These would be homes for local residents living in temporary accommodation, whether B&Bs or private rented homes, who urgently need the stability of a secure home.
- 2.7. We will only build a fairer borough in Haringey by building affordable housing at scale. This tool gives us the extra financial firepower to move further and faster to secure the homes our residents need.

3. Recommendations

It is Recommended that Cabinet approves :

- 3.1 The strategy for purchase and lease of residential accommodation as outlined in this report.
- 3.2 The development and incorporation of a Limited Liability Partnership for the purpose set out in this report.
- 3.3 The initiation of a market exercise by the LLP (with the Council's approval as majority member) to select a suitable funder to provide financing on acceptable terms. Such offering will include as part of the transaction a registered provider associated with the funder as part of the same funding submission to the LLP. This will enable application of GLA Grant Funding.
- 3.4 That an initial capital budget of up to £5m, funded from the capital programme contingency budget is agreed for the negotiated purchase price of the Residential Housing Units and associated costs within the Council's Capital Programme.
- 3.5 Delegated authority is given to the Corporate Director of Finance and Resources to agree individual property purchases.
- 3.6 That any potential deal will come back to Cabinet for a decision in advance of the transaction.

4. Reasons for decision

- 4.1 It is considered that the purchase of homelessness discharge accommodation is necessary for the Council to meet the increasing demand for the provision of temporary accommodation for the Borough and to meet the strategic, and financial objectives of the Council. These are explored in more detail within the main body of the report below.
- 4.2 By initially acquiring the Residential Housing Units for use in this scheme the Council will have the opportunity to drive up the standard of rental property for

use for homelessness discharge, and to secure units specifically for the benefit of the Borough.

5. Alternative options considered

- 5.1 Do Nothing - If the Council does not acquire Residential Housing Units, it is anticipated that the Council will have a considerable shortfall of homes to meet the growing needs of the Borough and will fail to meet a key part of its medium-term financial strategy (MTFS).
- 5.2 Direct Purchase of the properties by the Council – the Council already has an ambitious acquisitions programme for the purchase of properties. The purchase of the number of properties outlined in this report would add further debt onto the Council's balance sheet, which is already high and above the average for similar authorities. In addition, the Council's strategy for addressing the temporary accommodation crisis is to have a number of different initiatives in place and the proposal set out in this report would support that strategy.

6. Background information

- 6.1 The Council has an increasing need to supply temporary accommodation to comply with its statutory duties.
- 6.2 The acquisition of properties for discharge accommodation has been an important part of its strategy since the Council formed the Haringey Community Benefit Society (HCBS) in 2019. Since the formation of the HCBS, the Council has acquired more than 400 properties for the discharge of its homelessness duties. For the financial year 2025/26, the Council significantly increased its target for the acquisition of homes for this purpose – seeking to purchase 250 homes for this purpose this year. The Council is currently forecasting that it will meet this target.
- 6.3 However, even with the step change in acquisitions which is taking place alongside the Council's ambitious Council housebuilding programme, the number of households in temporary accommodation is expected to remain stubbornly high. Last year, despite the highest number of social lets for a decade, the number of families in temporary accommodation remained largely static, due to the inflow of new households being made homeless.
- 6.4 While the Council can sustain an increased growth in acquisitions for this purpose, there are limits to what can be delivered through the Housing Revenue Account (HRA). In this financial year, the HRA has allocated more than £100m for this purpose and is expected to continue to fund at this level over the course of the MTFS period. Equally, the HRA also has other significant calls on its capital – in particular to fund the Council's programme to deliver 3,000 new Council homes by 2031 as well as its commitment to bring all Council homes up to the Decent Homes Standard by 2028. This is in addition to its ongoing obligations in relation to reducing carbon emissions and keeping its buildings safe.

- 6.5 In order to bring additional financial resource and firepower, the Council is considering the acquisition of 500 Residential Housing Units through a structured finance model as detailed in section 7. This would operate in addition to the Council's existing supply workstreams – bringing long-term institutional finance into the supply of affordable housing.
- 6.6 The approach assumes funding by a third-party pension, life fund or family office on a long term, index linked basis. This funding has a different profile from traditional public works loan board (PWLb) debt with a lower initial cost that rises over time in line by an agreed index, generally CPI. This can be more efficient for funding programmes where there is a reasonable assumption that, on average, the income generated through rent will mirror inflation.

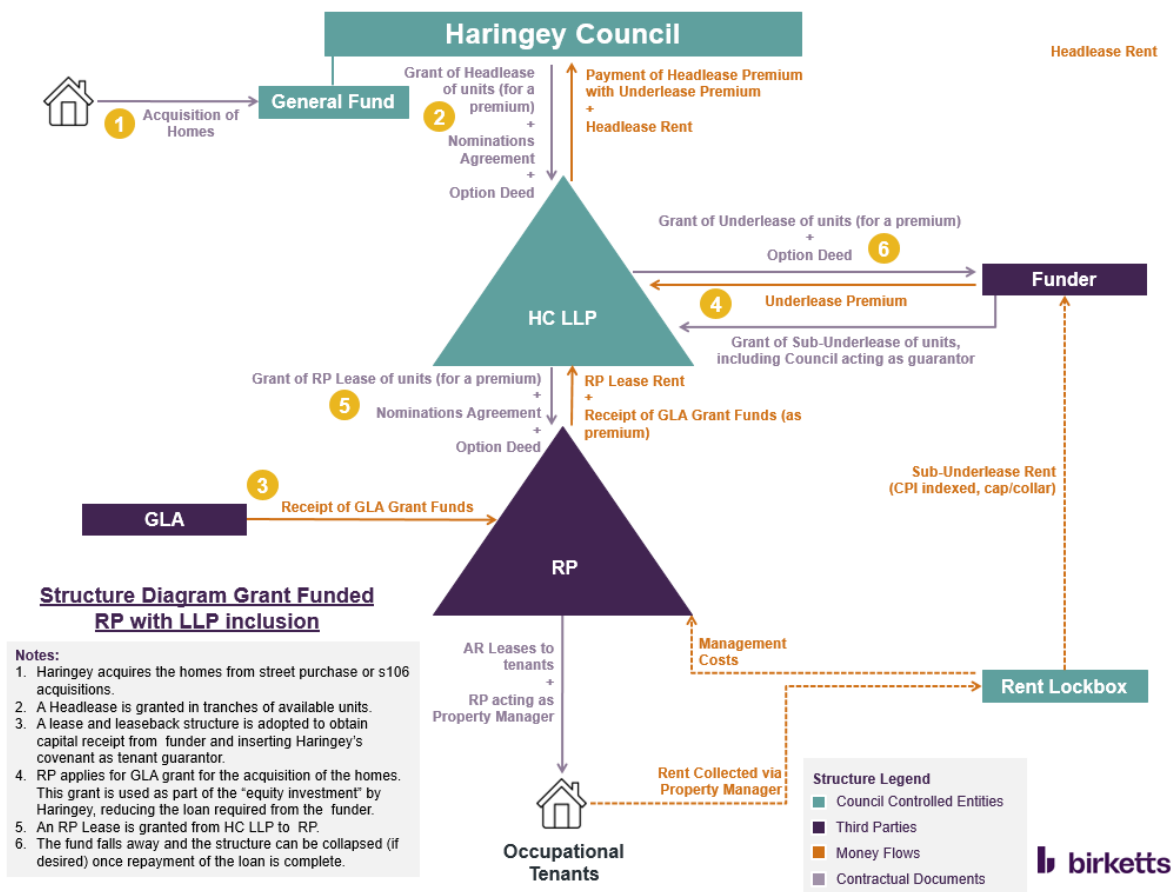
It is envisaged that this finance would take place through a structured finance model and crucially not add any additional debt to either the General Fund or Housing Revenue Account once up and running.

- 6.7 It is envisaged that funding of around £180m would be required to purchase 500 properties. This total cost includes:
- Unit purchase
 - Programme and agent costs
 - SDLT
 - Surveys and conveyancing costs
 - Refurbishment
- 6.8 The GLA has made a number of funding streams available for the provision of housing accommodation in London and more particularly as part of its Affordable Housing Programme for 2021 – 2026 includes the Council Homes Acquisition Programme (CHAP) funding. The Council has been in regular contact with the GLA to explore options to unlock funding. Discussions to date have been constructive with the GLA indicating that CHAP funding may be made available for the proposed model set out in this report. CHAP funding is only available to Councils or their dedicated delivery bodies.
- 6.9 The financial model underpinning this approach incorporates a mix of houses and flats with an average of 2.4 bedrooms across the five hundred homes. The properties are assumed to be let at Local Housing Allowance (LHA), with rents increasing with CPI. While this has not happened year on year, local housing allowances, particularly in our target acquisition areas, tend to keep pace with CPI inflation over time. Between 2013 and 2024, the outer North London Broad Rental Market Area LHA rose by 43%, which was broadly in line with CPI over that time period. In the work done to date to test the viability of such a funding model and ensure it offers good value for money to the Council; assumptions have been made in relation to the level of return that an external funder would require on their investment, as well as prudent assumptions for:
- Management fees.
 - Planned and reactive maintenance.
 - Insurance.

- A sinking fund for the investment into the properties when they are returned to the Council at the end of the agreement.
- Provisions for bad debts and voids as well as refurbishment costs for void properties.
- Resources to manage the LLP from the Council side.

6.10 Once fully operational, after a scale up in the first year, the financial model indicates that the 500 homes would deliver a surplus after the cost of institutional funding and management costs. It would also deliver significant cost avoidance to the General Fund because it would mitigate against growing temporary accommodation costs through the provision of better value, Council owned properties. More details can be found in the Exempt Report.

7.PROPOSED STRUCTURE



Glossary of Terms

- **GLA Grant Funds:** capital sums granted by the GLA for the provision of housing, on negotiated terms.
- **Guarantor:** a party confirming the compliance by a tenant of the tenant's covenants in a lease.
- **Headlease, Underlease, Sub-Underlease:** the standard ordering of a series of leases in a transaction.
- **Nominations Agreement:** an agreement permitting one party to select (nominate) the persons occupying property held by another party.

- **Option Deed:** an agreement granting a right (or option) to another party.
- **Premium:** a capital sum payable on grant of a lease.
- **Rent Lockbox:** a bank account, with payments out being strictly governed by a cash management agreement.

- 7.1 The negotiation of the Transaction is anticipated to include the potential following steps:
- 7.2 Purchase of Residential Housing Units by the Council.
- 7.3 Incorporate Haringey LLP (on the completion of a satisfactory business case) with Haringey having a partnership share of 99.9%. This provides Haringey with a governing share in the actions of the LLP and the structure of the whole.
- 7.4 Invite Haringey Ltd (to be incorporated if required) to enter into the LLP with Haringey as a 0.1% party of the LLP (since all partnerships require at least two members).
- 7.5 Agree to sell Residential Housing Units to the LLP (Haringey LLP), with partners Haringey and a company wholly owned by the Council;
- 7.6 Procure a third-party funding institution to provide financing, linked with a registered housing provider (capable of taking advantage of CHAPS funding should it become available) to:
 - take a lease of the Residential Housing Units from the LLP;
 - enter into a nominations agreement with Haringey LLP and the Council;
 - apply for GLA grant; and
 - enter into the Financial Arrangements including a guarantee of the LLP's obligations as may be required (subject to advice) and/or other proposed arrangements from the Preferred Funder.
- 7.7 The selection of the third-party funding institution will be undertaken by Haringey LLP, with Haringey having a guiding say in Haringey LLP's decision by means of its membership rights. This selection process will take the form of a "mini-compete" process in line with best commercial market practice, involving a number of institutional UK life funds, pension funds and family offices, in order to determine the optimal submission and best value funder/registered provider pairing to enter into this transaction with Haringey LLP.
- 7.8 Financial Arrangements to secure the acquisition of the Residential Housing Units includes:
 - The use of any public sector funding or grants, if required;

- Market Test the terms and structure of any private financing conditions with a number of interested parties, including the market testing management operators; and
-
- Evaluate private sector funding offers against the following criteria (“Financial Criteria”):
 - Track Record;
 - Cost of Funding and indexation based on residential rents alone;
 - Term of Funding and any sub options;
 - Ability to meet the vendor completion timetable, to get the structure up and running by 1st April 2026;
 - Proposed Structure;
 - Minimum Public Sector Funding Requirement
 - Valuation, Residential & Rental comparisons (appendices 3 and 4) and;
 - Risk.

- 7.9 In the model proposed, Haringey will retain the freehold of the Residential Units of Accommodation, and the units will be let on a long lease to an LLP incorporated by Haringey (99.9%) and a wholly owned subsidiary company (0.1%). This will ensure that the Council is able to select suitable properties to acquire and retain ultimate ownership of these valuable assets, along with benefitting from the associated capital appreciation of these assets.
- 7.10 The ultimate lettings of the units will be managed by a Management Operator procured by the Funder’s RP (subject to any requirements or restrictions required by the LLP or the Council) so that it can ensure that the scheme is fully allocated and generates rental income to repay the private funding.
- 7.11 The preferred Management Operator will deal with all aspects of lettings management. They will also manage repairs and maintenance including life cycling of the Residential Units of Accommodation throughout the term of the lease. The costs of management will be met by the rental receipts collected. By entering in the proposed structure, the Council will not have to deal with the day to day management of the units within the structure.

8. Governance and Legal Arrangements

- 8.1 A further report will be presented to Cabinet setting out the results of market exercise and full business case and due diligence with approval before entering into the agreement with the recommended funder and registered provider. Haringey has to date engaged Birketts LLP to provide external legal advice on the proposal and their external advice is likely to continue. The Council will generally obtain advice on procurement matters, and on obtaining GLA funding from its in-house team. Should Cabinet agree to enter in the final agreement (planned for early 2026), the Council will obtain detailed advice on the legal implications at each stage of negotiation and completion of the transaction.
- 8.2 The Council has a “general power of competence” under s1(1) of the Localism Act 2011 to do anything that individuals generally may do, including the power to

do something for the benefit of the authority, its area or persons resident or present in its area. This power is subject to any limitations set out in overlapping pre-commencement powers. The Council can demonstrate it is not proposing this approach for commercial purposes and therefore can incorporate an LLP to carry out its purposes.

- 8.3 The Council has powers under s120 to acquire land in or out of Borough by agreement for the purposes of (a) any of its functions under this or any other enactment, or (b) the benefit, improvement or development of its area.
- 8.4 Under Part 7 of the Housing Act 1996, Haringey has a duty to secure accommodation for homeless individuals. In discharging its duties under the 1996 Act, Haringey is under a duty by section 206 of the 1996 Act to discharge its duties by securing “suitable” accommodation, through one of a number of routes. A further duty is imposed by section 208(1), to “so far as reasonably practicable [...] secure that accommodation is available for the occupation of the applicant in their district”. Article 2 of the Homelessness (Suitability of Accommodation) (England) Order 2012 makes it a matter of statutory obligation for Haringey as a local housing authority to take the location of the accommodation into account when determining whether accommodation is suitable. The Council must ensure that it follows a lawful policy for allocation., including in respect of any out of borough placements.
- 8.5 The Council has the power to enter into nominations agreements.
- 8.6 Haringey has the power to dispose of property under s123 Local Government Act 1972, but it must not do so (except with the consent of the Secretary of State or where there is a short tenancy), for a consideration less than the best that can reasonably be obtained.
- 8.7 Haringey as a contracting authority must comply with the Procurement Act 2023 when procuring goods service or works that exceed the relevant thresholds, subject to any exemptions that may apply.
- 8.8 Haringey must comply with subsidy control law including the Subsidy Control Act 2022 in the event that an economic advantage is conferred on one or more enterprises where such advantage is specific and is capable of having an effect on (i) competition or investment within the United Kingdom (ii) trade between the United Kingdom and a country or territory outside the United Kingdom, or (iii) investment as between the United Kingdom and a country or territory outside the United Kingdom. Financial assistance is not to be treated as conferring an economic advantage on an enterprise unless the benefit to the enterprise is provided on terms that are more favourable to the enterprise than the terms that might reasonably have been expected to have been available on the market to the enterprise. Haringey will seek subsidy control analysis through the procurement process and as the transaction progresses.
- 8.9 The above matters are the law as currently stated which are subject to change over the period of this transaction.

9. Contribution to the Corporate Delivery Plan 2022-2024 High level Strategic outcomes.

- 9.1 This proposal will play a role in achieving the outcomes under the CDP theme: 'Homes for the Future'. In particular, the targeted outcomes to achieve 'an increase in the number and variety of high-quality and sustainable homes in the borough'.
- 9.2 The provision of these 500 homes, for letting at LHA rents, helps to support the council's Corporate Delivery Plan which sets out that a reduction in temporary accommodation is a key outcome within its vision to create a borough where Page 6 of 8 everyone has a safe, sustainable, stable and affordable home (CDP p34, Homes for the Future)

10. Carbon and Climate Change

The proposals and recommendations identify funding structures and have no impact on the carbon management and climate change policies of the Council

11. Statutory Officers comments (Corporate Director of Finance and Resources (procurement), Head of Legal and Governance, Equalities)

11.1 Finance

- 11.1.1** This report seeks approval from Cabinet to undertake market engagement and invite external funders (and a registered provider) to enter into a transactional agreement with Haringey LLP to provide 500 new homes across the borough to contribute to addressing temporary accommodation pressures. A further report will be presented to Cabinet in early 2026 on completion of this market exercise and full business case for approval to enter into the agreement.
- 11.1.2** External legal advice has been provided to undertake the analysis needed on the viability of the proposed model and reach this point of decision. Spend to date is £50,000 and additional costs of £250,000 are expected to reach the final recommendation to Cabinet in early 2026. These costs will be funded through corporate contingency and any costs associated with setting up any final agreement with an external funder (post market engagement) and running costs of the support needed from the Council to oversee the arrangements will be clearly documented in the next report to Cabinet.
- 11.1.3** Cabinet is also asked to approve use of up to £5m of capital contingency for the Council to commence the purchase of suitable properties. This will enable the Council to benefit from the supply of accommodation currently available to purchase as well as have a supply of property to transfer into the new proposed arrangements should Cabinet approve in early 2026 when the full business case and outcome of market engagement is presented.
- 11.1.4** If following market engagement and final business case, the Council decided not to proceed with the final agreement with an external funder and registered

provider, any purchased properties can be transferred to the HRA and utilised as social housing.

- 11.1.5 The proposed solution has six main identified areas of risk which are summarised below and further detail included in the exempt appendix.
- 11.1.6 **Future demand for affordable homes reduces** and that the 500 homes acquired become surplus to requirements. Given the current numbers in temporary and emergency accommodation of 2,693 as of September 2025, this is considered a low risk in the medium term.
- 11.1.7 Should the risk materialise with a very substantial reduction in need, the Council would have the option to reallocate these homes as key worker or intermediate rent accommodation to ensure that rental income continues to be achieved and that the LLP is able to pay its lease commitments.
- 11.1.8 **Insufficient availability of homes at the desired purchase prices.** As part of the work to date, an analysis of the market has been undertaken are there are currently more than sufficient available properties to implement the solution. The 500 homes will not all be acquired at once with staggered transactions over a period and in the modelling to date, allowance has been made for property price growth over that period. Additionally, by enabling the option to purchase the homes in other boroughs, there is greater flexibility to swiftly acquire suitable homes and reduce the risk of non-availability at affordable prices.
- 11.1.9 **Future income levels and the relationship with debt service costs over time.** The proposed funding for this solution utilises index linked funding and this, inevitably, creates a reliance in the financial model for rental income to rise over time to meet the indexed debt service costs. A debt service reserve will be established by retaining rent payments in the early periods. As part of the planned market engagement, responses will be asked to determine a 'cap'. This means that no matter how high inflation is, the debt service costs cannot increase by more than the cap.
- 11.1.10 **Operational costs of the LLP.** Contractual management agreements will be put in place with the expectation that operational costs increases are to be no more than the annual uplift in rental income is essential.
- 11.1.11 **Maintenance costs** are potentially harder to predict and therefore manage. However, the homes will be refurbished prior to transfer to the LLP and the financial model contains provision for the creation of a life cycle fund (which is the third largest operational cost) to meet future element replacement. Alongside effective housing management and monitoring of repairs trends, these two actions will act to mitigate the risk of high future management costs.
- 11.1.12 The final risk relates to the **assumption on inflation** moving towards the Government's target of 2%. The latest OBR forecasts show that this inflation is expected to average 2.1% in 2026 and return to 2% in 2027. The market engagement will determine the rate of return that the external funder would

expect to receive and the updated forecasts from OBR will have been published as part of the Autumn Budget in November. It is only at this point that any final recommendation will be made to Cabinet that the proposed model set out in this report is better value for money and more cost effective for the Council than the more traditional borrowing from PWLB.

11.2 **Procurement**

11.2.1 Strategic Procurement note (SP) the contents of this report and confirm there are no procurement related matters preventing Cabinet approving the Recommendations stated in paragraph 3 above.

11.2.2 However, the process for selecting a funder to support the objectives of the Council must be conducted in a manner that is demonstrably fair, open, and robust.

11.2.3 A clear and well-documented approach should be adopted, outlining the criteria for selection and the rationale for any decisions made.

11.3 **Head of Legal & Governance [Michael Alexander-Gordon and Jason Ofosu on behalf of the Head of Legal]**

11.3.1 The legal comments are provided specifically at paragraph 8 of this report by the Council's external lawyers Birketts LLP. Legal Services confirm that there are no other legal implications arising from this report.

11.4 **Equality**

11.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need 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.

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

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

11.4.4 The proposed decision relates to the acquisition of new homes to alleviate homelessness and the use of temporary accommodation. The decision will increase the supply of Council homes. This will have a positive impact on individuals on the housing register, which includes people in severe housing need and people currently living in temporary accommodation. Data held by the

council suggests that women, young people, those from a lower socio-economic background and BAME people are over-represented among those living in temporary accommodation. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics and this decision will therefore positively advance the public sector equality duty in Haringey.

MINUTES OF THE MEETING Cabinet Member Signing HELD ON Wednesday, 3rd September, 2025, 2.10 - 2.15 pm

PRESENT:

Councillors: Zena Brabazon

ALSO ATTENDING:

9. FILMING AT MEETINGS

The filming at meetings notice was noted.

10. APOLOGIES FOR ABSENCE

There were none.

11. DECLARATIONS OF INTEREST

There were none.

12. URGENT BUSINESS

There was none

13. DEPUTATIONS / PETITIONS / QUESTIONS

There were none

14. CONTINUATION TO RECEIVE GRANT FUNDING FOR THE NORTH LONDON MUSIC HUB

The Head of Music Services introduced the report. He explained that the report recommended accepting grant funding for the service.

It was stressed there was a positive working relationship between managers and the hub.

RESOLVED:

That the Cabinet Member for Children, Schools and Families:

1. Approved acceptance of the grant funding set out in this report (£1,718,403) from Arts Council England (ACE) as part of the Music Hub investment programme as permitted by Contract Standing Order 21.01 where the grant is

valued at £500,000 or more.

2. Agreed that LBH will administer the funding to consortium members taking a top slice of 3.75% for the administration of the North London Music Hub from Consortium members namely, Barnet Education Arts Trust, Camden Music, Enfield Music Service and Music Education Islington.
3. Agreed that HMS will continue to be the Hub Lead Organisation using a flow through model of grant funding to consortium members as per the suggested Department for Education funding formula. Each Hub Lead Organisation will receive a proportion of the overall Music Hubs programme funding amount based on the number of eligible pupils in each Local Authority area that the Music Hub serves. Ninety percent of the funding is distributed based on the total number of pupils registered on roll. Ten percent of the budget is allocated according to the Hubs' share of the total number of pupils who are eligible for free school meals. This recognises that these pupils will need greater support from Hubs than others in order to take up certain musical opportunities.
4. Agreed the timely mechanism of receiving the Music Hub grant from ACE and payment to consortium members.

CHAIR:

Signed by Chair

Date

MINUTES OF THE MEETING Cabinet Member Signing HELD ON Wednesday, 3rd September, 2025, 2.30 - 2.40 pm

PRESENT:

Councillors: Zena Brabazon

ALSO ATTENDING:

15. FILMING AT MEETINGS

The filming at meetings notice was noted.

16. APOLOGIES FOR ABSENCE

There were none.

17. DECLARATIONS OF INTEREST

There were none.

18. URGENT BUSINESS

There was none

19. DEPUTATIONS / PETITIONS / QUESTIONS

There were none

20. PARK VIEW SECONDARY SCHOOL BLOCK A ROOF REPLACEMENT - PERMISSION TO INITIATE TENDER ACTION FOR CONSTRUCTION RELATED CONSULTANCY SERVICES

The Major Projects Delivery Manager introduced the report. It was noted that the report asked to rectify issues with Reinforced autoclaved aerated concrete (RAAC) at the Park View School. It was noted that the Department for Education supported the proposals within the report.

RESOLVED:

That the Cabinet Member for Children, Education and Families, pursuant to contract standing order 0.08:

1. Approved the commencement of a tendering process for RIBA 2-6 multi-disciplinary design services required to support the replacement of Block A roof

and a section of Block B roof at Park View School, pursuant to contract standing order 2.01b.

21. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED:

To agree to exclude the press and public from the remainder of the as meeting Item 8 contains exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3, namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

22. PARK VIEW SECONDARY SCHOOL BLOCK A ROOF REPLACEMENT - PERMISSION TO INITIATE TENDER ACTION FOR CONSTRUCTION RELATED CONSULTANCY SERVICES - EXEMPT APPENDIX

The exempt information was discussed

RESOLVED:

The exempt information was noted and approved.

CHAIR:

Signed by Chair

Date

MINUTES OF THE MEETING Cabinet Member Signing HELD ON Wednesday, 10th September, 2025, 11.05 - 11.35 am

PRESENT:

Councillors: Lucia Das Neves

ALSO ATTENDING:

Chris Liasi – Principle Committee Co-ordinator

1. FILMING AT MEETINGS

The Cabinet Member referred to the filming at meetings notice and this information was noted.

2. APOLOGIES FOR ABSENCE

There were none.

3. DECLARATIONS OF INTEREST

There were none.

4. URGENT BUSINESS

There were none.

5. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

6. TERMINATE THE CONTRACT WITH THE CURRENT EQUIPMENT SUPPLIER, NRS AND WITHDRAW FROM THE CURRENT LONDON CONSORTIUM ARRANGEMENT

The report was submitted as an urgent matter due to the significant impact on residents who depended on the continued provision of community equipment. This urgency followed the liquidation of NRS Healthcare Limited—the Council's contracted provider—on 1 August 2025, which led to the appointment of an Official Receiver and Special Managers. Given the fast-paced decisions required, the Chair of the Overview and Scrutiny Committee approved the exemption of the decisions from call-in procedures.

At the time, the Council remained in an interim contract with NRS under the oversight of the appointed managers. The original single-supplier framework had been commissioned in 2023 by Westminster City Council and the Royal Borough of Kensington and Chelsea, and was shared among 21 London boroughs through the London Community Equipment Consortium.

NRS had provided essential equipment to adults and children living at home, supporting independence and facilitating early hospital discharge. The equipment ranged from basic aids such as grab rails and raised toilet seats to more complex items like specialist beds, hoists, pressure care devices, and mattresses. While most recipients were aged 65 and over, younger disabled adults and children also benefited. In addition to delivery, NRS had undertaken maintenance, repairs, and collection of equipment.

RESOLVED:

Cabinet Member for Health, Social Care and Wellbeing:

3.1. Approved the termination of the NRS contract by way of notice to the provider in accordance with the terms of the contract.

3.2. Approved the withdrawal from the London Consortium Community Equipment arrangement.

Reasons for decision

Nottinghamshire Rehab Ltd (trading as NRS Healthcare) entered compulsory liquidation on 1st August 2025. An Official Receiver and Special Manager were appointed to oversee the process. NRS Healthcare continued to operate (via Official Receiver and Special Manager), but with a reduced service to allow Local Authorities to identify alternative arrangements. Work has been undertaken to have in place short and medium-term arrangements so that the Council can ensure that the most at-risk residents are supported. Extensive work has been undertaken to identify alternative arrangements and there is a need to transition to these arrangements and to continue to develop them. These arrangements are set out in a separate report.

The existing London Consortium was established specifically for the provision and sharing of community equipment contract. Following the collapse of NRS Healthcare all authorities have identified alternative arrangements for their community equipment provision. The purpose for the consortium no longer exists and the arrangements are Page 1 Agenda Item 6 no longer valid. It is therefore appropriate to withdraw from the arrangement to allow the establishment for new provision.

Alternative options considered

5.1. No alternative options have been considered as the provider has entered into liquidation and is no longer able to fulfil the contractual requirements.

7. **APPROVAL FOR HARINGEY TO ENTER INTO A PARTNERSHIP AGREEMENT AND FOR HARINGEY COUNCIL TO DIRECTLY AWARD A NEW CONTRACT FOR THE INTEGRATED COMMUNITY EQUIPMENT SERVICE TO A NEW PROVIDER.**

The report was submitted as an urgent matter due to the serious impact on residents who relied on the continued provision of community equipment, following the liquidation of NRS Healthcare Limited—the Council's previous provider—on 1 August 2025. The appointment of an Official Receiver and Special Managers necessitated rapid decision-making to safeguard essential services. Community equipment encompassed a broad range of items, from basic daily living aids to complex health and social care support tools.

Since 1 August, the Council had operated under an interim arrangement with NRS through the appointed managers. The original framework agreement had been commissioned in 2023 by Westminster City Council and the Royal Borough of Kensington and Chelsea, and was shared among 21 London boroughs via the London Community Equipment Consortium. A separate report had been submitted to the Cabinet Member seeking approval to formally terminate the contract with NRS.

The equipment service had supported both adults and children living at home, promoting independence and facilitating early hospital discharge. Items ranged from low-cost aids like grab rails and raised toilet seats to high-cost specialist beds, hoists, pressure care devices, and mattresses. While the majority of recipients were aged 65 and over, younger disabled individuals also benefited. In June alone, 17,000 pieces of equipment had been delivered to 2,500 residents. The service also included repairs, maintenance, and collection of equipment.

RESOLVED

The Cabinet Member for Health, Social Care and Wellbeing:

3.1. Approved the award of a Contract to the proposed provider identified in the exempt report for a maximum sum for year 1 of £4.5million in accordance with Contract Standing Order (CSO) 2.01. Cabinet approve awards of contracts valued at £500,000 or more) in accordance with CSO 0.08 (Decision which is required to be taken by Cabinet, may also be taken by the Leader or a Cabinet Member with the Leader's agreement). The new contract arrangement will be managed via a new Consortium arrangement with 7 other London Boroughs, known as the North London Equipment Partnership (NLEP).

3.2. Noted that the contract will be for a period of 1 year with a 2-year extension period option (1+1). It is proposed the contract will start on 15th September 2025.

3.3. Approved the share of mobilisation costs estimated at £62,500 per borough.

3.4. Delegated authority to the Corporate Director for Adults, Housing and Health to take all necessary decisions to enter into a partnership agreement with the boroughs listed in paragraph 1.2 above to form the North London Equipment Partnership.

Reasons for decision

4.1. These urgent decisions are sought due to the need to ensure continuity of provision of Community Equipment services for residents, to ensure they are kept safe and fulfil the council's statutory responsibilities.

4.2. The Community Equipment Supplier, Nottinghamshire Rehab Ltd (trading as NRS Healthcare), went into compulsory liquidation on the 1 August 2025. Whilst PWC were appointed as the Special Manager to oversee the process, NRS Healthcare continued to operate (via Official Receiver and Special Managers), but with a reduced service to allow Local Authorities to identify alternative arrangements. Extensive work has been undertaken by the service to identify short- and medium-term opportunities to meet these requirements.

4.3. As a result of this work a preferred supplier arrangement has been identified for the provision of a 1-year contract with the options to extend for a further 2 years on a 1 + 1 basis. This provides the Council with the opportunity to continue exploring longer term options whilst meeting the essential need.

4.4. The proposal of entering a new consortium with another 7 boroughs, forming the North London Equipment Partnership (NLEP), provides an appropriate arrangement to secure and manage the contract. The new arrangement will be supported with a formal partnership arrangement between the 8 boroughs.

Alternative options considered:

5.1. The recommended option is to directly award a contract to the proposed provider, The provider has the requisite skills and experience to safely manage this complex service, whilst further planning for longer term service provision takes place, as outlined in the above options appraisal.

8. EXCLUSION OF THE PRESS AND PUBLIC

That the press and public be excluded from the remainder of the meeting as item 7 contained exempt information as defined under paragraph 3, Part 1, Schedule 12A of the Local Government Act 1972: Information relating to the financial or business affairs of any particular person (including the authority holding that information).

9. APPROVAL FOR HARINGEY TO ENTER INTO A PARTNERSHIP AGREEMENT AND FOR HARINGEY COUNCIL TO DIRECTLY AWARD A NEW CONTRACT FOR THE INTEGRATED COMMUNITY EQUIPMENT SERVICE TO A NEW PROVIDER.

The exempt information was considered.

CABINET MEMBER:

Signed by CABINET MEMBER

Date

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MINUTES OF THE MEETING Cabinet Member Signing HELD ON Thursday, 18th September, 2025, 4.15 - 4.35 pm

PRESENT:

Councillors: Lucia das Neves

ALSO ATTENDING:

7. FILMING AT MEETINGS

The Cabinet Member referred to the filming at meetings notice and this information was noted.

8. APOLOGIES FOR ABSENCE

There were none.

9. DECLARATIONS OF INTEREST

There were none.

10. URGENT BUSINESS

There were none.

11. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

12. APPROVAL FOR HARINGEY TO DIRECTLY AWARD A NEW CONTRACT FOR THE INTEGRATED COMMUNITY EQUIPMENT SERVICE TO A NEW PROVIDER

The Director of Adult Social Care introduced the report.

It was explained that a new provider had been approached under broadly similar terms to the agreement which had fallen through on 10 September 2025, with a two-year contract, with the possibility for a one-year extension.

RESOLVED:

That the Cabinet Member for Health, Social Care and Wellbeing:

1. Approved the award of a Contract to the proposed provider identified in the exempt report for a maximum sum for year 1 of £4.5million in accordance with

Contract Standing Order (CSO) 2.01. Cabinet approve awards of contracts valued at £500,000 or more) in accordance with CSO 0.08 (Decision which is required to be taken by Cabinet, may also be taken by the Leader or a Cabinet Member with the Leader's agreement). The new contract arrangement will be managed via a new Consortium arrangement with 7 other London Boroughs, known as the North London Equipment Partnership (NLEP).

2. Noted that the contract will be for a period of 2 years with a 1-year extension period option (+1). It is proposed the contract will start on 19th September 2025.
3. Approved the share of mobilisation costs estimated at £62,500 per borough.

13. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED:

To agree to exclude the press and public from the remainder of the as meeting Item 8 contains exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3, namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

14. EXEMPT APPENDIX: APPROVAL FOR HARINGEY TO DIRECTLY AWARD A NEW CONTRACT FOR THE INTEGRATED COMMUNITY EQUIPMENT SERVICE TO A NEW PROVIDER

The exempt reports were discussed.

RESOLVED:

The exempt reports were noted and approved.

CHAIR:

Signed by Chair

Date

MINUTES OF THE MEETING Cabinet Member Signing HELD ON Monday, 6th October, 2025, 10:00 - 10:15am

PRESENT:

Councillors: Sarah Williams

ALSO ATTENDING: Kodi Sprott, Principal Committee Coordinator, Christian Carlisle, AD Asset Management Housing, Peter De Bique, Head of Major Works

1. FILMING AT MEETINGS

The Cabinet Member referred to the filming at meetings notice and this information was noted.

2. APOLOGIES FOR ABSENCE

There were none.

3. DECLARATIONS OF INTEREST

There were none.

4. URGENT BUSINESS

There were none.

5. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

6. HOUSING ASSET MANAGEMENT PARTNERING CONTRACTS

This report sought approval for the contract award of four long-term Partnering Contracts following previous Cabinet approval in June 2025. The contract award was for four contracts, across four geographical Lots, to four separate providers to develop investment and maintenance works for Housing Asset Management. The contract award would be conditional pending leaseholder consultation. This contract award followed a review of the evaluation completed prior to seeking Cabinet approval for contract award in June 2025. The review led to changes in the evaluation scoring for each lot and a change to the award for one of the four Lots.

RESOLVED

It was recommended that the Cabinet Member for Housing and Planning (Deputy Leader):

3.2 Approved the award of the four partnering contracts across four geographical Lots, to four separate successful bidders stated in the Part B Exempt report for a period five years with an option to extend a further five years, in accordance with CSO2.01 (C), conditional on leaseholder consultation.

3.3 Pursuant to Cabinet approval in June 2025 to delegated authority for the Director of Housing, in consultation with the Corporate Director of Finance and Resources, to issue works orders under the contract in line with the annual Cabinet approved, Housing Revenue Account Housing Capital Programme.

7. KENNETH ROBBINS HOUSE - CONTRACT VARIATION

In line with Contract Standing Order (CSO) 8.01 and 18.03.3, this report sought approval from the Cabinet Member for Housing and Planning (Deputy Leader) to vary the contract sum and programme for the major refurbishment programme at Kenneth Robbins House.

RESOLVED

That the Cabinet Member for Housing and Planning (Deputy Leader):

3.1. In line with Contract Standing Orders (CSO) 8.01, and 18.03.3, approval is sought for a variation to the existing contract in the sum of £1,751,359.36, revising the total contract value to £10,164,213.00. Additionally, approval is requested to amend the programme duration from 78 weeks to 150 weeks. This extended timeframe will accommodate the process of obtaining Gateway 2 approval for the works from the Building Safety Regulator (BSR), as well as provide sufficient allowance for final sign-off at Gateway 3.

3.2. It should be noted that any variation in the contract sum or programme will not affect the total amount rechargeable to leaseholders, as outlined in the Notice of Estimates issued on 23 August 2024.

3.3. Issue a Letter of Intent to the contractor in line with CSO 16.04 for the sum of £900k which is no more than 10% of the revised contract sum. The Letter of Intent will enable the contractor to place an order with their supply chain to enable the revised programme to be met.

Alternative options considered.

Do nothing was considered and ruled out. This is because the works to Kenneth Robbins House is essential to ensure the building meets current fire safety regulations. Therefore, the Council has no option but to appoint a competent contractor to deliver the works.

Retendering was also considered; however, the appointed contractor was awarded the contract having submitted the most economical and advantageous tender. There is no guarantee that retendering the project will result in a better outcome in terms of cost and programme. It should also be noted that the extended period for securing Building Safety Regulator approval will still apply, therefore any alternatives bids will include a significant risk profile and cost for a delayed start to the works.

The only option available to the Council is to accept the uplifted costs submitted by the appointed contractor. This will ensure the works commence as soon as possible thus ensuring the building meets current fire safety regulations.

8. STELLAR HOUSE - CONTRACT VARIATION

In line with Contract Standing Order (CSO) CSO) 8.01, and 18.03.3, this report sought approval from the Cabinet Member for Housing and Planning (Deputy Leader) to vary the contract sum and programme for the major refurbishment programme at Stellar House.

RESOLVED

That the Cabinet Member for Housing and Planning (Deputy Leader):

3.1. In line with Contract Standing Orders (CSO) CSO) 8.01, and 18.03.3, approval is sought for a variation to the existing contract in the sum of £1,398,776.55, revising the total contract value to £8,011,626.90. Additionally, approval is requested to amend the programme duration from 78 weeks to 150 weeks. This extended timeframe will accommodate the process of obtaining Gateway 2 approval for the works from the Building Safety Regulator (BSR), as well as provide sufficient allowance for final sign-off at Gateway 3.

3.2. It should be noted that any variation in the contract sum or programme will not affect the total amount rechargeable to leaseholders, as outlined in the Notice of Estimates issued on 23 August 2024.

3.3. Issue a Letter of Intent to the contractor in line with CSO 16.04 for the sum of £700,000.00 which is no more than 10% of the revised contract sum. The Letter of Intent will enable the contractor to place an order with their supply chain to enable the revised programme to be met.

Alternative options considered.

Do nothing was considered and ruled out. This is because the works to Stellar House is essential to ensure the building meets current fire safety regulations. Therefore, the Council has no option but to appoint a competent contractor to deliver the works.

Retendering was also considered; however, the appointed contractor was awarded the contract having submitted the most economical and advantageous tender. There is no guarantee that retendering the project will result in a better outcome in terms of cost and programme. It should also be noted that the extended period for securing

Building Safety Regulator approval will still apply, therefore any alternatives bids will include a significant risk profile and cost for a delayed start to the works.

The only option available to the Council is to accept the uplifted costs submitted by the appointed contractor. This will ensure the works commence as soon as possible, thus ensuring the building meets current fire safety regulations.

9. EXCLUSION OF THE PRESS AND PUBLIC

10. EXEMPT HOUSING ASSET MANAGEMENT PARTNERING CONTRACTS

The exempt information was considered.

11. EXEMPT STELLAR HOUSE - CONTRACT VARIATION

The exempt information was considered.

12. EXEMPT KENNETH ROBBINS HOUSE - CONTRACT VARIATION

The exempt information was considered.

CHAIR:

Signed by Chair

Date

MINUTES OF THE MEETING Cabinet Member Signing HELD ON Monday, 6th October, 2025, 10.30 - 11.00 am

PRESENT:

Councillors: Mike Hakata

ALSO ATTENDING:

**Chris Liasi – Principle Committee Co-ordinator, Tim Walker - Programme Manager –
Highways & Parking**

13. FILMING AT MEETINGS

The Cabinet Member referred to the filming at meetings notice and this information was noted.

14. APOLOGIES FOR ABSENCE

There were none.

15. DECLARATIONS OF INTEREST

There were none.

16. URGENT BUSINESS

There were none.

17. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

18. SCHOOL STREET - SS50 COLD FALL PRIMARY (EVERINGTON ROAD ENTRANCE)

The School Streets initiative had been implemented to improve the environment around schools, making it safer and healthier for children to walk, cycle, scoot, or use wheelchairs on their journey to and from school. When in operation, designated roads temporarily became pedestrian and cycle zones during school drop-off and pick-up times. By restricting motor vehicle access at the start and end of the school day, the initiative had helped reduce traffic congestion, lower emissions, and improve air quality around schools. It also enhanced road safety and encouraged physical activity among pupils.

Local residents and businesses had been able to apply for exemptions to access School Streets when necessary, while emergency service vehicles retained access at all times. Across London, over 600 School Streets had been established. In Haringey alone, 34 School Streets operated near 42 educational establishments, benefiting more than 16,000 pupils. Over 12km of streets in the borough had been converted into pedestrian and cycle zones during school-run hours, contributing to safer and cleaner travel for children.

It was recommended that the Cabinet Member for Climate Action, Environment and Transport:

Recommendations:

2.1. Considered all responses, including objections to the proposed permanent traffic management orders, as set out in Appendix A together with the feedback themes and responses to objections as set out in Appendix G.

2.2. Agreed that the Council shall exercise its discretion to not cause a public inquiry to be held (see paragraph 5.34).

2.3. Approve that the SS50 Coldfall Primary School Street (Everington Road entrance) project (as shown in Appendix B) is implemented.

2.4. Authorised the Head of Highways and Parking to make all necessary traffic management orders (TMOs) and install/undertake all necessary highway infrastructure and works necessary to give effect to the School Street design set out in Appendix B of this report.

Reasons for decision

3.1. School Streets are a key priority for the Council, as set out within the School Street Plan¹, the Walking and Cycling Action Plan² and the Corporate Delivery Plan (CDP 2024-26)³.

3.2. The reasons for recommendation 2.3 are:

- to improve the health of children by increasing active travel, and to reduce road danger and improve air quality near the school gate;
- the school recognises the issues created by traffic and dangerous driving around the school
- the proposal contributes towards the strategic objectives of the Council (see Section 6)

Alternative options considered

Do nothing

4.1. This option was rejected as not delivering the School Street would not meet the objectives set out in the Corporate Delivery Plan, the Transport Strategy, the Climate Change Action Plan, the Walking and Cycling Action Plan and the School Street Plan.

CABINET MEMBER:

Signed by CABINET MEMBER

Date

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MINUTES OF CABINET MEMBER SIGNING MEETING HELD ON WEDNESDAY 8 OCTOBER 2025, 11:30AM – 11:45AM

PRESENT: Councillor Seema Chandwani, Cabinet Member for Tackling Inequality and Resident Services

In attendance: Greg Osborne, Head of Revenues, Benefits & Income and Nazyer Choudhury, Principal Committee Co-Ordinator

1. FILMING AT MEETINGS

The Chair referred to the notice of filming at meetings and this information was noted.

2. APOLOGIES FOR ABSENCE

There were none.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. URGENT BUSINESS

There was no urgent business.

5. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

6. HOUSEHOLD SUPPORT FUND: 01 APRIL 2025 TO 31 MARCH 2026

The Government, through the Department of Works and Pensions (DWP) launched the Household Support Fund in October 2021, and had extended it multiple times, covering the continuous period up to 31 March 2025. In March 2025, the DWP provided guidance that the scheme would be extended for a further twelve months for the period 1 April 2025 to 31 March 2026.

Local authorities were responsible for administering the Fund in their area. Haringey Council has been allocated £4,241,687.45 for the 12-month period, which was 12% less than the funding available in the previous year.

The objective of the Fund was to provide support to households in the most need. The Fund was intended to cover a wide range of low-income households in need including families with children of all ages, pensioners, unpaid carers, care leavers and disabled people, with an emphasis on supporting households with energy, food, and water bills.

In May 2025, a Haringey policy for allocating the fund for 2025-26 was approved. This included an allocation of £294k for Pension-age households in receipt of Housing Benefit (HB) and/or Council Tax Support (CTS) for those who did not receive the Winter Fuel Payment. Subsequent to this, the Government announced that the Winter Fuel Payment would be reinstated for all pensioners, providing the Council with an opportunity to reallocate this funding to other things.

The Household Support Fund Scheme Policy: August 2025, attached at Appendix 1 set out the Council's arrangement for administering the Fund, which complied with the conditions stipulated by DWP. This decision would approve the allocations policy for this phase of funding.

The Cabinet Member RESOLVED

1. To note the Household Support Fund allocation from the government of £4,241,687.45 for the period 1 April 2025 to 31 March 2026.
2. To approve the allocation of this funding as set out in Appendix 1 of the report.
3. To delegate authority to the Delivery Director Tackling Inequality, following consultation with the Cabinet Member for Resident Services and Tackling Inequality, to amend the policy to maximise and control the distribution of the fund and to give effect to changes in legislation, statutory or non-statutory guidance, or directives or instructions of a similar character issued by Government.
4. To delegate authority to the Delivery Director Tackling Inequality, following consultation with the Cabinet Member for Resident Services and Tackling Inequality, to provide Free Schools Meal (FSM) vouchers to households with children who are eligible for free school meals during the Easter 2026 holidays from a future allocation of Household Support Fund, provided such an allocation is made and such an allocation is permissible under any such scheme. The vouchers are distributed by schools.
5. To agree that the policy be subject to the availability of government funding and would terminate on 31 March 2026; and (in the event that government increases the funding available and/ or extends the eligible period beyond 31 March 2026), agrees that authority is delegated to the Delivery Director Tackling Inequality to extend this policy as appropriate.

Reasons for decision

The Guidance for the Fund allowed local authorities to determine eligibility in their area and target support to those most in need but within the scope of conditions set by DWP.

The Household Support Fund payments would support households over the grant period and all funding must be spent between 1 April 2025 to 31 March 2026.

The Council had identified that the cohort of low-income households with children, who were eligible to receive free school meals vouchers, would be particularly impacted by the high cost of living. The policy allocated £1.99m for free school meals vouchers for these children over each school holiday period.

The Council had also identified cohorts of low-income residents who were “at risk” or “in crisis” using its Low-Income Family Tracker (LIFT) data or had no recourse to public funds. The Council recognised that these groups would be particularly impacted by the high cost of living. The policy allocated £1.23m to cash payments for these groups, who would receive vouchers to exchange for cash without having to apply.

The Guidance for the Fund requires local authorities to include an application-based approach for residents, which the Council achieved through funding its local welfare assistance scheme: the Haringey Support Fund. In May, due to the 12% reduction in funding available compared with previous years, and the decision to invest in vouchers to support low-income pensioners with winter fuel costs, only £300k was available for the Haringey Support Fund, which was the lowest allocation since the scheme was established. The reinstatement of the Winter Fuel Payment for all pensioners had allowed the Council to add £244k back into the scheme, bringing the total allocation up to £544k.

The Council would work closely with voluntary and community sector partners to promote awareness of the application-based scheme and encourage applications from hard-to- reach communities.

£15k of funding would also be distributed to the voluntary and community sector for the provision of warm spaces in the Winter. This provision was previously funded through the UK Shared Prosperity Fund, which has now ended.

The costs of administering the scheme were under-funded in the May policy, which had been rectified in this policy by increasing the funding from £350k to £400k.

The latest data on low-income households showed that the Council would have a £66k surplus within the budget originally allocated in the May policy. This revised policy therefore allocated the £66k to the Council Tax Discretionary Hardship Fund, which offered one- off payments towards Council Tax bills for council taxpayers who were experiencing exceptional financial hardship and were therefore unable to pay some or all of their bill. The fund would cover a proportion, or all of the debt owed, by way of deduction the award of the fund from the arrears. No payment was made to the customer. The Discretionary Hardship fund was delivered through Section 13A(1)(c) of the Local Government Finance Act and the corresponding Haringey Council Tax Discretionary Hardship fund policy – see background papers – Section 13A policy 2023.

To set the budget, the Council made generous estimates about the level of uptake of the free school meals vouchers and direct cash payments, based on uptake data from previous years. Should the uptake fall below these estimates, the Council would allocate the funding to either the Haringey Support Fund, or the Council Tax

Alternative options considered

A variety of options were considered which included higher values of vouchers distributed to residents. However, these options were discounted as it would leave insufficient funding for the Haringey Support Fund, which was the application-based route required by the Fund's rules.

CABINET MEMBER: Councillor Seema Chandwani

Signed by Cabinet Member

Date10 October 2025.....

Delegated Decisions taken by Corporate Directors

For Reporting to Cabinet - October 2025

Corporate Director	Date	Title	Decision	Exempt?
Corporate Director of Environment and Resident Experience	08/09/2025	Approval for Implementation of Standing Order 2.05.1(n)	the Implementation of Standing Order 2.05.1 (n) and award a contract for Emergency tree works for a period of 12 months from 23rd June 2025 to 22nd June 2026 at a cost of £150,000. Plus provision for an extension for 2 years. The total cost over the life the contract is £450,000	Yes
Corporate Director of Environment and Resident Experience	08/09/2025	Approval to confirm the use of £100k of carbon offsetting funds for the Power Up Haringey grant scheme delivered by RetrofitWorks Ltd	That the Corporate Director of Environment and Residents Experience approves spend of the grant scheme Power Up Grant 2025 to the total value of £100,000.	Yes
Corporate Director of Culture, Strategy and Communities	15/09/2025	Award a contract to Purdy Contracts Ltd in the sum of £335,920.60 for the diversion and rerouting of existing Low-Temperature Hot Water (LTHW), Building Cold Water Services (BCWS), fibre optic cabling, and communication infrastructure of the Northolt tower block on the Broadwater Farm Estate.	Contract awarded	Yes
Corporate Director of Environment and Resident Experience	17/09/2025	Approval for Implementation of Standing Order 2.05.1 (n) award of contract for provision of resource resilience for revenue & benefits departments	To award a call off contract under CSO 2.05.1 (n) for Resource resilience, through Tower Hamlets Framework R5721, Lot1 (Remote Processing Service) to NEC Software Solutions UK Ltd, for a period of 1 year from 29th September 2025 to 27th September 2026, with provision to extend for a period of 1 year from 28th September 2026 to 26th September 2027, as a total maximum value of £185, 000, £922, 500 pa	Yes
Corporate Director of Environment and Resident Experience	18/09/2025	Approve spend of £136,348 to upgrade the high voltage connection at Watermead Way	For the Director of Environment & Resident Experience to approve spend of £91,348 to UKPN works and £45,000 to Veolia to upgrade the high voltage connection at Watermead Way	Yes

Corporate Director of Finance and Resources	01/09/2025	Award of contract to appoint Longley Group Ltd to undertake the fire compartmentation works at South Haringey School, Coleridge School and Seven Sisters School. Approval for Implementation of Standing Order 2.05.1(n).	Authorisation is sought to award a contract Longley Group LTD, as allowed under CSO 2.05.1(n), following a competitive tender process in the sum of £370,467.94 . The sum is made up of the contract sum £336,789.04 + £33,679.09 contingency spread over the three schools.	Yes
Corporate Director of Finance and Resources	09/09/2025	Acquisition of N15 using the Greater London Authority's (GLA) Council Homes Acquisition Programme (CHAP) funding	Purchase of the property known as N15 for a sum of £255,000 for housing purposes as part of the Council's programme to deliver properties using Council Homes Acquisition Programme (CHAP) to ease wider homelessness pressures.	Yes
Corporate Director of Finance and Resources	18/09/2025	Acquisition of N17 using Right to Buy receipts / MHCLG LAHF R3 Grant	Purchase of the property known as N17 0for a sum of £275,000 for housing purposes as part of the Council's programme to deliver properties using either the RTB receipts or MHCLG LAHF3 funding that has been awarded for acquisition programme	Yes
Corporate Director of Finance and Resources	14/07/2025	UPDATED COVERSHEET FROM JULY* Acquisition of N17 using the Section 106 contributions.	Purchase of the property known as N17 for a sum of £265,000 for housing purposes as part of the Council's programme	Yes
Corporate Director of Finance and Resources	09/05/2025	UPDATED COVERSHEET FROM MAY * Acquisition of N17using Right to Buy receipts / MHCLG LAHF R3 Grant.	Purchase of the property known as N17 for a sum of £275,000 for housing purposes as part of the Council's programme	Yes
Corporate Director of Finance and Resources	22/09/2025	Acquisition of N17 using Right to Buy receipts / MHCLG LAHF R3 Grant.	Purchase of the property known as N17 for a sum of £300,000 for housing purposes as part of the Council's programme to deliver properties using either the RTB receipts or MHCLG LAHF3 funding that has been awarded for acquisition programme	Yes
Corporate Director of Finance and Resources	22/09/2025	Acquisition of N17using Right to Buy receipts / MHCLG LAHF R3 Grant.	Purchase of the property known as N17 for a sum of £330,000 for housing purposes as part of the Council's programme	Yes
Corporate Director of Finance and Resources	22/09/2025	Acquisition of N17 using Right to Buy receipts / MHCLG LAHF R3 Grant.	Purchase of the property known as N17 for a sum of £320,000 for housing purposes as part of the Council's programme	Yes

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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