NOTICE OF MEETING

CABINET

Tuesday, 9th December, 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 22 below. New items of exempt business will be dealt with at Item 29 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 x: Exclusion of the Press and Public. No representations with regard to these have been received.

<u>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.</u>

6. MINUTES (PAGES 1 - 32)

To confirm and sign the minutes of the meeting held on 11 November 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. 2025/26 FINANCE UPDATE QUARTER 2 (PAGES 33 - 148)

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

10. FEES AND CHARGES - 2026/27 (PAGES 149 - 254)

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

11. HOUSING REVENUE ACCOUNT 2026/27 (PAGES 255 - 278)

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

12. ADOPTING A NEW ANTI - SOCIAL BEHAVIOUR POLICY (PAGES 279 - 338)

Report of the Corporate Director of Environment and Resident Experience. To be presented by the Cabinet Member for Communities

13. ADOPTING A NEW GOOD NEIGHBOURHOOD MANAGEMENT POLICY (PAGES 339 - 382)

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

14. DISREPAIR NEW CONTRACT PROCUREMENT (PAGES 383 - 388)

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

15. HARINGEY'S CLIMATE CHANGE ADAPTATION & RESILIENCE ACTION (CCARA) PLAN (PAGES 389 - 484)

Report of the Corporate Director of Environment and Resident Experience. To be presented by the Cabinet Member for Climate Action, Environment & Transport

16. HOUSING ASSET MANAGEMENT MULTI-DISCIPLINARY CONSULTANTS CONTRACTS (PAGES 485 - 516)

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

17. HOUSING RELATED SUPPORT DOMESTIC ABUSE AND VIOLENCE AGAINST WOMEN AND GIRLS (VAWG) PATHWAY (PAGES 517 - 580)

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

18. STAMFORD HILL PRIMARY SCHOOL ADDED TO THE NEW HOMES PROGRAMME (PAGES 581 - 622)

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

19. TOWER GARDENS - MAJOR WORKS (PAGES 623 - 634)

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

20. MINUTES OF OTHER BODIES (PAGES 635 - 654)

To note the minutes of the following:

Cabinet Member Signing

- 3 Nov 2025 10.45 am - Extension of current Gas Maintenance Contracts
- 3 Nov 2025 4.00 pm - Agenda, Decisions, Draft Minutes; To award a contract for the Maintenance and Repairs for Communal Water / Booster Pumps
- 5 Nov 2025 11.30 am - Agenda, Decisions, Draft Minutes; The extension of the CCTV Maintenance Contract
- 19 Nov 2025 11.00 am - Agenda, Decisions, Draft Minutes; Extension of the Nuisance Vehicle Contract with Marston Holdings

Urgent Decisions:

- 28 November 2025 – Decision Notice for the Provision of social care services including residential care, supported housing, supported living and day services/outreach

21. SIGNIFICANT AND DELEGATED ACTIONS (PAGES 655 - 658)

To note the delegated decisions taken by Directors.

22. NEW ITEMS OF URGENT BUSINESS

As per item 3.

23. EXCLUSION OF THE PRESS AND PUBLIC

Note from the Committees Manager

Items 24, 25, 26 and 27 allow for consideration of exempt information in relation to items 14, 16, 17 and 19.

TO RESOLVE

That the press and public be excluded from the remainder of the meeting as items 24, 25, 26, 27 and 28 contain exempt information as defined under paragraph 3, Part 1, Schedule 12A of the Local Government Act 1972:

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

24. EXEMPT - DISREPAIR NEW CONTRACT PROCUREMENT (PAGES 659 - 660)

In relation to Item 14.

25. EXEMPT - HOUSING ASSET MANAGEMENT MULTI-DISCIPLINARY CONSULTANTS CONTRACTS (PAGES 661 - 772)

In relation to item 16.

26. EXEMPT - HOUSING RELATED SUPPORT DOMESTIC ABUSE AND VIOLENCE AGAINST WOMEN AND GIRLS (VAWG) PATHWAY (PAGES 773 - 778)

In relation to item 17.

27. EXEMPT - TOWER GARDENS - MAJOR WORKS (PAGES 779 - 780)

Related to item 19.

28. EXEMPT - MINUTES (PAGES 781 - 782)

To confirm and sign the exempt minutes of the meeting held on 11 November 2025 as a correct record.

29. NEW ITEMS OF EXEMPT URGENT BUSINESS

As per item 3

Richard Plummer, Committees Manager
Tel – 020 8489 4319
Email: richard.plummer@haringey.gov.uk

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

Monday, 01 December 2025

Agenda Item 6

MINUTES OF THE MEETING Cabinet HELD ON Tuesday, 11th November, 2025, 6.30 - 9.00 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:

Councillors: Cawley-Harrison

311. FILMING AT MEETINGS

RESOLVED:

The filming at meetings notice was noted.

312. APOLOGIES

There were none.

313. URGENT BUSINESS

There was none.

314. DECLARATIONS OF INTEREST

There were none.

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

There was none.

316. MINUTES

The minutes of the meeting, 21 October 2025 were discussed.

RESOLVED:

That the minutes of the meeting on 21 October 2025 were agreed as a true and accurate record.

317. DEPUTATIONS/PETITIONS/QUESTIONS

There were none.

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

The Chair of Housing, Planning and Development Scrutiny Panel introduced the report of the Scrutiny Panel.

It was explained that the Housing, Planning and Development Scrutiny Panel had identified the significant issues with temporary accommodation and housing generally in London. It was explained that the review would analyse key pressures, which included many areas that were outside of the Council's remit, and would be resolved by national government, but did note that there were areas where the Council could improve its duty of care, and outreach to harder to reach communities.

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council responded to the recommendations within the report.

The Cabinet Member noted the work of the Housing, Planning and Development Scrutiny Panel, and gave special thanks to the Council officers and external witnesses who gave up their time and energy to participate in the evidence-gathering sessions.

It was noted that, with around 50% of homelessness temporary accommodation placements having been made in areas outside of the Borough, the Council needed to have a fair, consistent and transparent way of making decisions about who would be prioritised for local accommodation that was available. This was achieved through the Council's TA Placement Policy and Private Rented Sector Policy; however, both policies were more than seven years old and overdue for review.

The average time households had been occupying temporary accommodation as of August 2025 was approximately 6.5 years, and this figure was longer for those requiring larger-sized family accommodation. Given the acknowledged impact on families occupying TA, ensuring adequate support for families living in and moving out of TA, particularly where this involved accommodation further from the Borough, was a priority for the Council.

It was explained that many of the Housing, Planning and Development Scrutiny Panel's recommendations could help shape the proposed new TA Placement and Private Rented Sector Policies, with particular focus on how the impact on families could be minimised. It was noted that all recommendations proposed had either been agreed or partially agreed.

RESOLVED:

That Cabinet:

1. Noted the recommendations of the Housing, Planning and Development Scrutiny Panel Review as agreed by the Overview and Scrutiny Committee attached at Appendix 1.

2. Agreed with the responses to these recommendations as set out in the table attached at Appendix 2

Reasons for decision

Under the agreed protocols, the Overview and Scrutiny Committee (OSC) has responsibility for all overview and scrutiny functions on behalf of the Council, where the OSC can assist the Council and the Cabinet in its budgetary and policy framework through conducting in-depth analysis of local policy issues and can make recommendations for service development or improvement. The Committee may:

(a) Review or scrutinise decisions made or actions taken in connection with the discharge of any of the Cabinet's or Council's functions.

(b) Make reports and recommendations to the full Council, the Cabinet or relevant non-Executive Committee in connection with the discharge of any functions.

(c) Make reports or recommendations on matters affecting the area or its inhabitants.

The Housing, Planning and Development Scrutiny Panel met on 26th September 2024, where it discussed relevant policies that were due for revision. In addition, a number of comments were received related to the length of time that families had to wait for a housing placement. Therefore on this basis, it was agreed that a review would be carried out by the Housing, Planning and Development Scrutiny Panel.

On 18th September 2025, the OSC agreed the review of the Housing, Planning and Development Scrutiny Panel on the Temporary Accommodation Placements Policy and Private Rented Sector Discharge Policy. The OSC agreed to send the recommendations to Cabinet for response. (Appendix 2).

Alternative options considered.

None.

319. DRAFT 2026-27 BUDGET AND 2026-2031 MEDIUM TERM FINANCIAL STRATEGY REPORT

The Cabinet Member for Finance and Resources, and Deputy Leader of the Council introduced the report.

It was explained that the setting of the Haringey Council budget had become more challenging every year, due to historic government underfunding, Haringey operated with around £143m less in real terms in core government funding than it did in 2010/11. At the same time, it was explained that the Council had seen rising demand for services, which cost more to provide. Despite year-on-year efficiency savings, spending reductions and increases in income, Haringey again utilised Exceptional Financial Support from government to balance its budget in 2025/26.

It was noted that Local Authorities across the country were struggling financially, but that Haringey faced some unique financial challenges, noting that the government grant was 15 per cent less than the national average, income from council tax was lower than average in Haringey, and we had been funded at lower levels than many neighbouring boroughs.

It was explained that the Council's draft budget for 2026/27 did not contain new savings proposals capable of closing the budget gap. This reflected the difficulty of continuing to identify yet more savings and income generation opportunities year after year. More than 80% of service budgets were already spent on social care and temporary accommodation. Whilst these areas were not exempt from the need to achieve the best possible value for money, it limited the Council's ability to reduce costs when so much was spent on meeting our legal obligations in these areas. However, it included £7m of new proposals, including spending reductions and income generation measures, in addition to more than £15m of measures that had been previously agreed to be delivered next year. The Council had focused relentlessly on achieving these savings alongside the delivery of the £30m of savings that were in that year's budget.

It was explained that this was vital in order to reduce the amount of Exceptional Financial Support (EFS) we used. EFS was money the council was allowed to borrow to fill its funding gap, and that it was not a grant and needed to be repaid, with interest, in future years. It was noted by the Cabinet Member that, despite all the challenges, this was a budget which reflected the Council's values as we continued to deliver services to the most vulnerable at the same time as maintaining vital investment in the things that mattered to every resident, including our fabulous parks, leisure centres and libraries

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

- It was explained that the Exceptional Financial Support was a capitalisation directive, which allowed the utilisation of borrowing and disposal of assets to resolve budgetary deficits. It was noted that the Council had developed and were utilising an internal Spending Control Panel, which ensured that all spend in the Council had appropriate oversight and ensured that the Council was not undertaking unnecessary spend.

- It was noted that there had been a reduction in agency worker spend within the Council, which had reduced some of the financial pressures from additional staffing costs.

- It was explained that a significant amount of spend across the Council was undertaken on statutory services, which ensured that the Council was unable to make significant changes to spend in many cases due to the limited amount of discretionary spend.

- It was stressed that Cabinet was reviewing and was responsible for savings made across the Council. It was explained that officers were focussing of making savings wherever possible. It was explained that the Council was undertaking changes to ensure that savings targets could be reached and that the Council had a tighter grip on finances across the organisation.

- It was explained by the Cabinet Member that political decisions had been made in order to ensure that some services were prioritised, highlighting work to protect vulnerable residents, library and resident services, as well as environmental improvements. It was additionally explained that Cabinet had been presented with other budget proposals by officers for Cabinet to consider as part of this process.

- It was explained that the funding formulae which had been provided by Central Government to the Council in the past and currently were not fair for the level of need that the Council had faced, and that the Council was in the position it was due to historic decisions and reduction in funding.

RESOLVED:

That Cabinet:

1. Noted the Council's current financial position as set out in this report which builds on the work undertaken since the previous report to Cabinet in July 2025.

2. Noted the proposed new savings, pressures and capital programme changes for 2026/27 – 2030/31 (Appendices 1 to 6).

3. Noted the current estimated budget gap for 2026/27 and the remaining period of the Medium-Term Financial Strategy (MTFS) and the key changes since the last update in July 2025 (Section 13.5).

4. Noted the new risks and uncertainties in Section 15.

5. Noted that the General Fund Revenue Budget, Capital Strategy, Capital Programme, HRA 2026/27 Budget and Business Plan and Treasury Management Strategy Statement will be presented to Cabinet on 11 February 2026 to be recommended for approval to the Full Council meeting taking place on 3 March 2026.

6. Approved the launch of consultation on the revenue budget proposals and proposed changes to the capital programme as set out in this report.

Reasons for decision

The Council has a statutory obligation to set a balanced budget for 2026/27 and this report forms a key part of the budget setting process by setting out the approach to delivering this and a refreshed Medium-Term Financial Strategy (MTFS). It also highlights key updates in terms of funding, expenditure, risks and issues since the last report in July 2025. The final budget for 2026/27, Council Tax levels, Capital Programme, Treasury Management Strategy, Housing Revenue Account (HRA) budget and Business Plan will be presented to Cabinet on 11 February 2026 for recommending to Full Council on 2 March 2026.

Alternative options considered

The Cabinet must consider how to deliver a balanced 2026/27 budget and sustainable MTFS over the five-year period 2026/31, to be reviewed and adopted at the meeting of Full Council on 2 March 2026.

This report is a key tool in achieving this because it sets out the approach, scope and timetable to delivering the 2026/27 Budget.

320. APPROVAL TO TENDER A JCT DESIGN AND BUILD CONTRACT FOR THE KINGS ROAD CAR PARK SITE, N17

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

It was explained that the proposals sought to progress the development of the Kings Road Car Park site (land to the rear of St James Place, N17 8NP) as part of the Council's overall Housing Delivery Programme. It was explained that the Council had committed to delivering 3,000 new council homes by 2031 in response to the significant and growing demand for genuinely affordable housing in the borough. This commitment formed a central part of our strategy to address the housing crisis and improve outcomes for residents in housing need. It was noted that the Kings Road Car Park scheme contributed to this target by delivering nine new council homes for affordable rent. The scheme was designed to make efficient use of underutilised council-owned land while enhancing the surrounding environment and supporting inclusive neighbourhood development.

It was highlighted that the proposed project reflected the Council's wider approach to placemaking, delivering high-quality, sustainable homes that met local needs and contributed positively to the character and functionality of the area.

In response to comments and questions from Councillors Gordon and Cawley-Harrison, the following information was shared:

- It was explained that the site would experience significant investment and improvement as part of the proposed development.

- It was noted that contract management would be undertaken by a project management team, an employer's agent at the project level and project review

meetings to monitor performance.

- It was expected that initiation of the site would be by the latest September 2026, in order to ensure that the Council could meet funding deadlines, subject to planning approval**.**

RESOLVED:

That Cabinet:

1. Approved the initiation of a tender process for the selection of a contractor to deliver the new-build development of nine Council homes at Kings Road Car Park (land to the rear of St James Place), N17 8NP. This approval included the anticipated total scheme cost as detailed in the exempt section of this report.

Reasons for decisions

The Council's Contract Standing Order item 2.01.b) requires Cabinet approval to commence a procurement exercise for proposed contracts valued £500,000 or above.

The site known as Kings Road Car Park (to the rear of St James Place), N17 8NP, was approved by Cabinet in October 2021 for inclusion in the Council's Housing Delivery Programme. A planning application for the proposed redevelopment will be submitted by October 2025; the application is scheduled for determination at December's 2025 Planning Committee.

Financial appraisals, supported by the Council's independent cost consultant, confirm that the scheme is viable and represents value for money.

The proposed development will deliver nine much-needed affordable homes on Council-owned land. The inclusion of larger four-bedroom homes responds directly to a significant gap in the Council's existing housing stock, particularly for larger households currently placed in temporary or high-cost accommodation due to the lack of suitable provision. This scheme not only meets urgent housing needs but also supports long-term financial sustainability by reducing reliance on more expensive housing solutions. Additionally, the development contributes to the Council's strategic target of delivering 3,000 new Council homes by 2031.

The proposed development makes efficient use of an underutilised Council-owned site, providing high-quality, affordable housing. This aligns with the Council's strategic objective to maximise the use of its land assets to meet pressing housing needs.

The proposed development has been designed to address existing issues of anti-social behaviour through improved site layout, natural surveillance, and secure access arrangements. Upgraded refuse storage facilities will support the Council's efforts to reduce fly-tipping in the area, contributing to a cleaner and safer environment. Collectively, these improvements will enhance the overall quality of the public realm and promote a more positive living environment for existing and future residents.

Alternative options considered

One option considered was not proceeding with a competitive tender or developing the site for housing. However, this approach was discounted as it does not align with the Council's strategic objective to deliver a new generation of Council homes.

321. APPROVAL TO TENDER FOR A WORKS CONTRACTOR TO BUILD 17 HOMES AT TIVERTON ESTATE

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

It was explained that the driving mission of the Council was to build a fairer and greener borough. It was explained that to address the situation, the Council was, with financial support from both the Mayor of London and the government, building at least 3,000 new council homes at Council rents.

It was stressed that, while the number of builds were important, the Council focussed on quality as well, building homes that would last, with insulation standards, interior and exterior design standards and a strong mix of family and individual homes. It was also explained that the Council made sure homes were as well-insulated and energy-efficient as possible.

It was explained that the proposals for Tiverton Estate showcased the Council's approach to placemaking which lay at the heart of Haringey's council house programme, noting that the Council aimed to deliver 17 new homes for affordable rent, including wheelchair-accessible and family homes for residents, while also providing public realm improvements. The scheme was designed using Passivhaus insulation principles, powered by heat pumps and solar panels, and designed to minimise noise from the main road.

The site was an area of open space, which fell within the Tiverton Estate – owned by Haringey Council.

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

- It was explained that resident feedback on the development of the proposals for the site was sought at many different stages. It was additionally noted that work with residents to seek support for the scheme was undertaken.

- It was explained that the proposals for the site sought to ensure that green space was maintained and that the site had a net gain of biodiversity.

- It was noted that learning from prior sites had identified ways of improving heat and cold retention within properties. It was additionally explained that advice would be provided to residents to ensure that they were maximising their energy saving measures.

- It was noted that the Council undertook post-occupancy surveys and Gateway reports to monitor resident satisfaction, which informed Cabinet of the quality of any development. These also informed officers of learning opportunities for future developments.

RESOLVED:

That Cabinet:

1. Approved the commencement of procurement exercise in accordance with Contract Standing Order (CSO) 2.01 b), for the selection of a contractor to deliver a new build development of 17 Council Homes at the site shown on the plan at Appendix 1 within Tiverton Estate, for an anticipated total contract and client contingency set out in the exempt Appendix 2 of this report.

2. Approved the procurement of the contract via London Construction Programme (LCP) – Housing Framework.

Reasons for decisions

The site known as open space in front of 24-96 Tiverton Road with the Tiverton Estate, was approved by Cabinet on 21st January 2020 to be included in the Council's Housing Delivery programme. A design and access plan, aimed to supporting a planning application for the redevelopment of the site is being prepared by appointed Architects. 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 17 much-needed affordable homes on Council-owned land, including two M4(3) wheelchair homes and family homes, with associated refuse stores, cycle stores, service space, amenity space and landscaping. These 17 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.

322. ADMISSION TO SCHOOLS – PROPOSED ADMISSION ARRANGEMENTS FOR 2027/28

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

It was explained that all schools were required to have clearly defined admission arrangements that set out how children would be admitted, including the criteria applied when applications exceeded available places. Admission arrangements were proposed and determined by the relevant admission authority. For community and voluntary controlled (VC) schools in the borough, the local authority acted as the admission authority.

It was explained that each local authority also was required to publish a co-ordinated admissions scheme, outlining the procedures that all schools and academies had to follow for Reception and secondary transfer admissions. This ensured that every resident was offered a school place in a fair and transparent manner. As the local authority, Haringey had a statutory duty to ensure that all pupils had access to a high-quality school place. Like many London boroughs, Haringey experienced a sustained decline in demand for school places, particularly at the primary level. This trend began to affect secondary admissions, with implications for school budgets and long-term sustainability.
School funding was directly linked to pupil numbers. The funding that a school received from central government was based on the number of children registered. Therefore, when a school's number of children was lower than expected, it received less funding, and this could mean that the school found it difficult to retain and/or recruit enough teachers and support staff to maintain high standards of teaching and learning. The Council had a duty to ensure that school places were organised in a way that enabled all schools to remain financially sustainable while continuing to deliver high standards. The proposed PAN reductions at secondary level, as outlined in this report, were informed by several secondary schools transitioning from a class size model of 27 pupils to 30, following consultation earlier that year with staff unions. This change aligned with national funding assumptions and Department for Education (DfE) guidance, which recognised 30 pupils per class as the standard model in secondary education. The adjustment allowed schools to better align their staffing and financial structures with current and projected pupil numbers, supporting operational sustainability while safeguarding educational quality.

It was explained that the Council continued to work in close partnership with school leaders and governing bodies to support these transitions. This included providing strategic guidance, facilitating collaboration, and helping schools respond effectively to demographic changes. The aim was to ensure that all schools remained resilient and well-positioned to meet the needs of their communities.

It was explained that the proposal sought approval to initiate a six-week statutory consultation.

In response to comments and questions from Councillors Cawley-Harrison, the following information was shared:

- It was explained that the Greater London Authority was undertaking the long term modelling of school intake across London, and that there was no indication that school numbers would be increasing. It was additionally noted that there was a local school place planning report which monitored predicted

intake for Haringey, which noted a similar trend.

- It was stressed that the Council would redeploy any staff effected by reducing roll numbers wherever possible but stressed that there had been a requirement to undertake restructures across the service which were linked to falling role numbers. However, it was noted that staffing structures for schools were the responsibility of schools governing bodies.

- It was explained that the Council was working with schools through safety valve to reconfigure schools, which allowed schools to provide specialist provision.

RESOLVED:

That Cabinet:

1. Agreed to consult on the proposed admission arrangements, including the co-ordinated schemes for admission of children to schools for the academic year 2027/28.

2. Agreed to consult on the proposed fair access protocol which, if agreed at Cabinet in February 2026, would be come into force from 1 March 2026.

3. Agreed to consult with stakeholders on the proposal to reduce the PANs at selected primary and secondary schools across the borough. The list of schools where a reduction is being proposed is provided in paragraph 6.13 below.

4. Noted that following the consultation, a report will be prepared summarising the representations received and a decision on the final admission arrangements for 2027/28 will be taken by Cabinet in February 2026.

Reasons for decision

In common with many London authorities, Haringey has been experiencing a decrease in demand for reception school places for several years. The reasons for Haringey's declining numbers are multifaceted, but include a combination of falling birth rates, changes to welfare benefits, the housing crisis, increases in the cost of living, the withdrawal of the right of entry and freedom of movement from EU nationals (Brexit) and as a result of families leaving London during the Covid-19 pandemic. Many of these factors remain outside the Council's control and are at no fault of the schools or their current leadership.

A report on Managing School Places and Admissions in London published by London Councils in February 2025 provides some wider context and independent analysis of the issue.

While recent focus has largely been on reducing primary school capacity, forecast demand for secondary school places is also now declining. Year 7 intake is projected to fall below the notional capacity of 2,628 places by the end of the decade. In response, some reductions in secondary capacity have already been implemented to

support the sustainability of the school estate and ensure provision aligns with projected demand.

From 2026, Year 7 capacity will reduce to 2,544 places, helping to manage surplus provision. This revised figure reflects permanent reductions at Heartlands High School (from 240 to 210 in 2025), and planned reductions at Hornsey School for Girls and Park View in 2026, to 135 and 189 places respectively. Further reductions may be necessary to maintain a balanced and efficient secondary school estate.

As previously mentioned, several secondary schools referenced in this report are adjusting their Published Admission Numbers (PAN) to reflect changes in class size models. Some are reducing PANs to move from 27 to 30 pupils per class. These schools have agreed with staff unions to increase class sizes from 27 to 30 pupils, in line with Department for Education (DfE) guidance, which recognises 30 as the standard class size in secondary education. This adjustment supports schools in achieving greater operational and financial efficiency through more flexible staffing and improved resource deployment. This approach also supports schools in aligning their financial and staffing structures with current and projected pupil numbers, while continuing to maintain high standards of educational provision.

The proposals outlined in this report to reduce Published Admission Numbers (PAN), including adjustments to class size models from 27 to 30 pupils per class, are intended to support schools in planning their staffing and educational provision more efficiently by aligning capacity with actual and projected demand. This approach reflects Department for Education (DfE) guidance, which recognises 30 pupils as the standard class size in secondary education and enables schools to realise operational and financial benefits. The consultation process we are seeking to initiate will gather stakeholder views on these proposals, with a final decision to be presented to Cabinet in February 2026.

Alternative options considered

We are not proposing any changes to the oversubscription criteria for community and voluntary controlled (VC) schools for the 2027/28 academic year. While the School Admissions Code (2021) allows for various mechanisms to influence the allocation of places—such as designated catchment areas, feeder schools, or prioritisation for children eligible for the early years or pupil premium—no alternative option is being considered at this time.

Our aim is to support schools in achieving long-term sustainability and to introduce greater flexibility across the school estate in response to fluctuating population demand. Reducing PANs is one of several strategies available to schools, alongside strengthening partnerships through soft or hard federations and formal agreements such as memorandums of understanding.

Some neighbouring London boroughs have taken more radical steps to address surplus capacity, including school closures and amalgamations. Last year, the Council consulted on the future of three one-form-entry primary schools and subsequently approved their closure from 31 August 2025, with pupils transferring to local schools.

These closures do not affect the consultation or determination of admission arrangements for schools governed by the local authority.

323. LOCAL GOVERNMENT & SOCIAL CARE OMBUDSMAN PUBLIC REPORT

The Cabinet Member for Health, Social Care and Wellbeing introduced the report.

The Cabinet Member stressed that the Council recognised the seriousness of the findings in this case. The Council fully accepted that mistakes were made and had apologised unreservedly for those errors. It was stressed that the Council had subsequently worked to improve both our Adult Social Care provision and our complaint handling practice.

It was explained that the Council provided care for thousands of residents every day in Haringey, often supporting people in very challenging and difficult moments in their lives. Feedback in all its forms was a critical tool for understanding how residents and their carers experienced that support. It was explained that it was vital that the Council learned from complaints and put things right quickly without residents needing to seek the support of the Ombudsman.

It was explained that historic practices had changed fundamentally since the events that gave rise to this case, noting that the Council no longer had a backlog of unread emails and safeguarding concerns were triaged in a timely manner. Relevant staff received training and complaint handling was improved.

The Council was focused on the right things, as set out in this report and also our Adult Social Care Improvement Plan and this it was determined to continue to improve delivery for residents and those who cared for them.

In response to comments and questions from Councillors Williams, Hakata, Cawley-Harrison, the following information was shared:

- It was explained that, when the Council became aware of the backlog, a dedicated team was established to reduce the backlog of unread emails and ensure that this issue was remediated.

- It was explained that there was a whole new management team in place and that there were now better lines of accountability and responsibility to ensure that referrals were triaged better. It was additionally noted that the Council had commissioned an external reviewer and asked for external auditors to monitor and evidence improvements to the service.

- It was explained that there was an acknowledgement of the seriousness of the issue and that the Cabinet recognised that there was a need to improve, and that the Council had apologised for the errors made.

- Assurance was provided that the triage lead to impact. It was explained that triage would take place within 48 hours; and that each case would be different in its response, but it was stressed that the Council would put protective measures in place immediately for complex cases, to ensure that they were

safeguarded. It was noted that high risk cases would be referred to the safeguarding team to ensure safety.

RESOLVED:

That Cabinet:

1. Noted the findings of the Local Government & Social Care Ombudsman's public report (Ref: 24 014 203) Appendix 1.

2. Approved the Council's response and endorse the action plan set out in Appendix 2.

3. Authorised the Director of Adult Social Care to provide evidence to the Ombudsman of the Council's compliance with the recommendations by 19 November 2025.

4. Agreed to that further assurance updates will be provided to the Adults and Health Scrutiny Panel

Reasons for decision

The decision will ensure that the Council meets its statutory duty under Section 31(2) of the Local Government Act 1974 to formally consider the Ombudsman's public report within three months of publication.

The recommendations also provide assurance that the Council is taking appropriate steps to address the issues identified, provide redress to those affected, and strengthen systems to reduce the risk of recurrence.

Alternative options considered

There are no alternative options. The Council is legally required to formally consider the Ombudsman's report and to respond within the required timeframe. It is not mandatory to follow the Ombudsman's recommendations, but it is recommended that the Council does.

324. ADULT SOCIAL CARE IMPROVEMENT PLAN

The Cabinet Member for Health, Social Care and Wellbeing introduced the report.

It was explained that Adult Social Care services often interacted with people at some of the most challenging and complex moments of their life. Navigating these complex moments could be extremely stressful for residents and families, and sometimes very complex for those providing the support. It was stressed that it was important that the Council delivered care and support to a good standard and that it welcomed the Care Quality Commission's (CQC) feedback, as it provided the Council with the opportunity to reflect on how the Council could improve the services and support we provided.

It was explained that the Adult Social Care Improvement Plan set out the Council's plan for addressing the feedback we received from CQC over the next three years. It set out a practical set of actions that we would take, working alongside residents, families, carers, and staff, to deliver services in a way that best supported our residents to live independent and fulfilling lives. The journey would be overseen and scrutinised by a new internal cross-party Adults Improvement Board (AIB), which was chaired by the Council's Chief Executive.

In response to comments and questions from Councillors Gordon, Arkell, Cawley-Harrison the following information was shared:

- It was explained that the key objectives for improvement as part of the first year of the improvement plan included improving waiting times for assessments, complaint handling, development of staff and the implementation of the Carers' Strategy.

- It was explained that monitoring of the implementation of Improvement Plan would be undertaken by the Adult's Improvement Board.

- There was a recognition that there was a need for Key Performance Indicators within the service, but stressed that there was also recognition that the Care Quality Commission and the Council had agreed on the key themes for improvement which were reached within the plan.

- It was explained that the the internal Improvement Board would review the metrics for monitoring improvement.

- The Cabinet Member noted the financial challenges. It was stressed that this was a risk to delivery, but also that these financial challenges would push the need to improve efficiency and standards, in order to help with the identified financial challenges. It was stressed that there was additionally a need for national and regional reform to ASC in order to help deliver changes.

RESOLVED:

That Cabinet:

1. Noted the findings in the CQC Assessment report as set out in Appendix 1 and the summary of findings in Appendix 2.

2. Approved the Improvement Plan as set out in Appendix 3.

3. Noted the establishment of the cross-party, Adult Social Care (ASC) improvement Board (AIB) that serves as the central governance mechanism for overseeing delivery of the ASC Improvement Plan.

4. Noted that the Improvement Plan will be subsequently presented to the Adults and Health Scrutiny Panel, with updates to the Panel going forward to evidence continuous improvement.

5. Noted that the Improvement Plan is live document and will be subject to regular changes and updates. Any significant changes will be approved by the AIB.

6. Noted the progress made to date, as outlined in section 10 of this report.

Reasons for decision

The council has a critical role in supporting support adults —particularly those who are older, disabled, or vulnerable — to live as independently, safely, and well as possible. It is essential that the council provides a good service to our residents and to their carers, and in doing so complies with all regulatory and statutory duties. Residents need to be assured that the council is committed to improving its services, that it has a clear plan to do so, is holding itself accountable and is accountable to residents, stakeholders and staff.

Alternative options considered

Alternative options include not implementing an Improvement Plan. However, a clear plan is required to ensure and monitor continuous improvement and compliance with statutory responsibilities is essential

325. PUBLICATION OF ADULT CARERS STRATEGY

The Cabinet Member for Health, Social Care and Wellbeing introduced the report.

It was explained that the Haringey Adult Carers Strategy 2025–2028 was a commitment to the thousands of unpaid adult carers who supported family or friends across our borough.

It was explained that the Strategy was the result of collaboration, co-produced with carers themselves, alongside our partners in health, social care and the voluntary sector. It was additionally noted that the Strategy set out clear priorities to improve access to support, enhance wellbeing and reduce inequalities and that it was a recognition of the challenges carers faced and a promise to stand with them, ensuring they were seen, heard and valued.

In response to comments and questions from Councillors Ovat, Carlin, Cawley-Harrison the following information was shared:

- It was explained that the strategy had been co-produced with carers with an initial engagement in 2023, including surveys, workshops, outreach to community groups.

- It was explained that there was a joint-partnership board and reference groups which would provide input on the implementation of the plan. It was noted that the strategy also was required to be presented to the Health and Wellbeing Board, which would allow for Health colleagues to monitor the implementation.

- It was explained that the detail within the Strategy had given assurance that the Council was taking Carers seriously within the borough. It was also noted that

the Council provided funding to some local Carers groups to provide support to them.

- It was noted that there was a significant amount of Council support for Carers and Carer groups that would be funded through the Better Care Fund.

RESOLVED:

That Cabinet:

1. Approved the Haringey Adult Carers Strategy 2025 - 2028 and endorsed the proposed first-phase delivery plan.

Reasons for decision

The Council has a responsibility under Section 2 of the Care Act 2014 to prevent, reduce or delay Carers coming into need of further services, or delaying deterioration wherever possible.

There are also legislative requirements for health and care statutory partners in relation to Carers; further there are relevant interdependencies within the Equality Act protected characteristics, including age, disability, gender and race.

The joined-up approach taken has also framed supporting Carers' resilience, health and wellbeing as a borough responsibility, beyond just health and social care boundaries.

Our CQC report in February 2025 indicated that Carers were often dissatisfied with the level of support they received from the Council. This Strategy is part of our commitment to our improvement journey with Carers who provide unpaid care and support to residents in Haringey. We have listened to not only the CQC feedback but also to feedback across several different methods of engagement and coproduction with Carers across the borough.

326. APPROVAL OF A DRAFT HOMELESSNESS STRATEGY FOR CONSULTATION

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

It was explained that the Council was proposing a homelessness strategy that had effective partnership working at its heart. The strategy aimed to protect Haringey's wider population from the risk of homelessness, to improve our homelessness prevention services, to provide specific interventions for groups at particular risk of homelessness, and to improve accommodation options for those experiencing the emergency of homelessness.

It was stressed that addressing homelessness required structural solutions, including reformed welfare systems and better security of tenure. It was noted that there were some structural challenges that the Council would need to overcome, including the way that Temporary Accommodation was funded, which was a longstanding situation

where it was uniquely ineligible for the kind of housing benefit subsidy provided to other kinds of housing. Aligning subsidy rates with current market conditions and investing in affordable housing was critical to restoring financial stability and improving outcomes for homeless households.

The Cabinet Member noted their thanks to the organisations who worked as part of the Haringey Homelessness Reduction Board to oversee the development of the proposed draft strategy, and the very many people with lived experience of homelessness who helped us understand the issues it needed to address.

In response to comments and questions from Councillor Cawley-Harrison, the following information was shared:

- It was explained that the Council was reviewing provision of modular builds on Meanwhile use sites.

- It was explained that the Council had a stretch target of acquiring 250 properties. However, it was stressed that there would be significant work in conveyancing of these acquisitions.

- It was noted that the top causes of homelessness were domestic breakdowns and domestic violence, instability of the private rented sector. It was noted that officers expected that any instability to the private rented sector from the Renters Rights Bill had been seen already, and it wasn't expected that there would be additional issues.

RESOLVED:

That Cabinet:

1. Approved the Draft Homelessness Strategy attached at Appendix 1 for formal consultation as set out in this report

2. Noted that, following that consultation, officers will bring back to Cabinet a draft new Homelessness Strategy for 2025-2027 for adoption.

Reasons for decision

The Homelessness Act 2002 ("the Act") requires local authorities to carry out a homelessness review and formulate and publish a homelessness strategy informed by that review at least once every five years. The Draft Strategy proposed here for consultation has been developed over the course of more than a year with considerable engagement from a wide range of stakeholders, including people with lived experience of homelessness and organisations working to support them. If the draft is approved by Cabinet, the council will consult as set out in this report before developing an amended, final version of a Homelessness Strategy for adoption in December 2025.

Alternative options considered

Cabinet could decide not to adopt the Draft Strategy proposed here. This is not recommended because to do so would delay the adoption of a strategy that the Council is required by law to have in place. Further, the Council is required to take its Homelessness Strategy into account in the exercise of its functions as a local housing authority, and it requires updating for this purpose.

327. FIRE DOORS CONTRACTS

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

The Cabinet Member explained that the safety of residents was paramount when it came to providing safe, sustainable, stable, and affordable homes and that fire doors had to be fit for purpose and maintained to ensure that they operated correctly and provided protection to the communal areas in the event of a fire.

It was noted that the implementation of the proposed new contract for fire doors to flats, stairwells, corridors and cupboards, along with other passive fire safety works, ensured that residents could remain safely within their home or, if required, have a safe means of escape through communal corridors and stairwells to a place of safety outside. It also meant that Haringey could ensure that high standards for fire doors were consistent across its Council housing, as the new contract allowed for the provision of the same standard of door for all repair and major works contracts, even when carried out by different contractors.

In response to comments and questions from Councillors Cawley-Harrison, the following information was shared:

- It was explained that the cost to individual leaseholders would be dependent on the type of Fire Door which was required, and that leaseholders would be informed of any costs as part of the process.

- It was stressed that the Council needed to maintain a high standard for Fire Doors and that the Council was best equipped to ensure and procure these for sites. It was stressed that the Council's priority was to ensure safety as the primary concern. It was explained that leaseholders could not have responsibility for installation and procurement of Fire Doors due to the responsibility of the Council to ensure the safety of the doors. It was additionally stressed that the Council needed to ensure quality standards, which often were some of the more expensive models, in order to meet regulatory standards.

RESOLVED:

That Cabinet:

1. Approved the award to Bidder B of a contract, and associated expenditure, for the provision and replacement of fire rated flat entrance doors, communal doors and riser/service cupboard doors and passive fire safety & decoration

works, within the Council's residential housing stock as detailed within the programme schedule.

2. Noted that approval shall be provisional subject to the second stage s20 Leasehold consultation process. The award decision will be implemented where no observations are received. Should observations be received, the award will not be implemented and the decision returned to Cabinet.

Reasons for decision

To comply with fire safety legislation, including the Regulatory Reform (Fire Safety) Order 2005, Fire Safety Act 2021 and the Building Safety Act 2022. To meet Building Regulations (Approved Document B) requirements which sets out the minimum standards for fire rated doors in specific areas of residential properties, which ensures compliance with British Standards for fire resistance for door sets.

Fire doors and associated building works are a critical part of passive fire protection in buildings; they help prevent and contain fire and smoke. By upgrading fire doors to comply with the current standards for certified installation of the door sets, and carrying out associated fire safety works, we will reduce the risk of fire spread, particularly in high-rise or multi-occupancy housing. We will implement this replacement programme, targeting doors installed during the original construction of the building or replaced during historic planned work that do not meet the required standards that have been updated since the Grenfell tragedy to improve resident safety.

Fire Risk Assessments and regular fire door inspections identify doors that require replacement with compliant door and allows us to prioritise those of greatest risk within our programme. When replacing the non-compliant fire doors in the Council's residential buildings, we can review the Fire Risk Assessment which sets the overall risk rating of the building, which is then likely to be reduced.

Older fire doors lack test certification and evidence of compliance or traceability of performance standards. However, in lower rise buildings (below 18m in height) will be assessed by the Risk Assessor and may be considered as 'notional' 30-minute fire doors. This can be acceptable in certain situations, and such doors will therefore be a lower priority within the programme or replaced if appropriate, during our major works programme. Such doors may be assessed as acceptable under the following circumstances

- Good Condition: They should be solid, heavy, and free from warping or significant gaps.
- Good Fit: There should be a close fit in the frame, with gaps not exceeding 4mm (excluding the gap at the bottom).
- Small Premises: They are often acceptable in small, non-domestic premises and small residential blocks below 18m and where the risk is considered to be low.
- Older Buildings: Where they meet the standards of their era and are suitable as long as the overall building risk is low.

However, in high-rise, (above 18m) and buildings assessed as higher risk, the Council are required to replace and install certified, and tested, fire door sets to demonstrate compliance and to digitally store evidence of certification for the Golden Thread of information as set out in the recommendations of the Hackitt report following the Grenfell Tower fire in 2017.

It is intended to award two contracts, for the delivery of two programmes with a maximum value of up to £12.5m each. It is anticipated that each programme will take 5 years to complete. This award is for the first of those contracts. A second procurement exercise will be undertaken subsequently in 2026, to award the second contract. The reason for two separate contracts is to reduce risk of reliance on one contractor for such a large and specialist technical programme, and to ensure appropriate in-house resources can be allocated over a staggered period to appropriately manage both programmes.

Appropriate management, quality assurance and reviews will be in place, to ensure we can effectively maintain required levels of service and avoid poor performance or contractor failure, and thereby, ensure best value throughout the contract. We will also ensure instruction of work is based on contractor performance throughout the term in accordance with contract conditions and achievement of Key Performance Indicators.

A procurement strategy was chosen to ensure standardised fire rated door sets across our housing stock. This provides consistency of doors installed in the Council's Housing stock which, for which it remains the Responsible and Principal Accountable Person. This approach to provision will improve maintenance efficiency and ensure consistency of information to residents, so that they will have a better understanding of how fire doors operate and are less likely to impede their operation, which will improve their safety. It will also ensure our statutory duties are fulfilled regarding the compliant management of fire doors.

This contract will be subject to determination under a break clause, allowing the Council to withdraw from the contract for reasons including continued and unresolved poor performance, and/or in the event that services can successfully be delivered through in-house expertise and resources.

The programme is fully capital funded and included within the current medium term financial plan. Delivery and associated expenditure will be smoothed across the contract term as much as possible and a more detailed estimated expenditure profile projection is included in the Exempt part of this report and takes into account the need for submission of applications under the Gateway process for the Building Safety Regulator where applicable.

The award of this contract provides a fully inclusive service to survey, measure, manufacture and install, and supply only if required, of new fire door sets and associated works.

The programme covers all fire door types including Flat Entrance Doors and communal doors that include Riser and cupboard Doors, Stairwell and Cross Corridor doors. Whilst approximately half of the 10,000 flat entrance doors identified for replacement, will be covered by this programme, the actual total number of doors that

will be replaced will be determined through final inspection and prioritisation. It will also be dependent upon the number of communal doors requiring replacement in the block and the amount of associated building remedial works required.

Alternative options considered

Do nothing: This is not an option due to the Councils statutory health and safety obligation.

Undertake all the work in-house: This option is not currently viable due to the strict requirement of manufacturing the fire door sets and 3rd party certification for the installation of the doors.

Procure a more traditional installer led supply chain. This was not preferred due to the inconsistencies it presents in terms of control over the door supplier, potentially leading to inconsistencies in standards, reliability, maintenance requirements, and safety.

Procure one single supplier for all door replacements. Due to the size of the programme, it was felt that better value and delivery could be achieved through having two contracts running in parallel. However, due to current market availability, we are unable to make the two awards from a single procurement exercise. A second procurement will therefore be undertaken early in 2026.

328. HOUSING ANNUAL COMPLIANCE ASSURANCE STATEMENT

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

The Cabinet Member stressed that every resident deserved a safe and secure home and that maintaining good quality, safe, warm, and sustainable Council homes was a key priority for Haringey Council. It was explained that the Annual Compliance report for 2024/25 included information on the ‘big six’ safety compliance areas: gas, electricity, fire safety, asbestos, legionella, and lifts.

It was noted that one of the key priorities of Haringey Council’s Housing Improvement Plan, approved by Cabinet in 2023, was to improve compliance and reporting. The Council had implemented a range of proactive safety and risk assessment programmes for all compliance activities and that this was closely monitored through the Council’s governance processes. It was noted that, on a monthly basis, the Council’s internal Building Safety and Compliance Board were presented with a key performance indicator report on the ‘big six’ compliance areas.

It was also explained that the Council also sought out, through Mazars auditors, independent review and assessment of the quality of reporting and assurance to ensure that it was accurate and robust. This provided assurance to the public and to elected members that Council Executives and Officers were appropriately managing property-related Health and Safety risks. The Mazars audit reported a high level of accuracy whilst setting out several recommendations which the service progressed.

In response to comments and questions from Councillors Cawley-Harrison, the following information was shared:

- It was noted that there would be some changes within the Renters Rights Bill which could potentially change compliance requirements for private landlords.

- It was stressed that tenants were made aware of the compliance requirements for landlords, and are are given information on reporting any concerns. It was noted that the Council was working towards giving residents the ability to access their property's certifications remotely. It was additionally noted that the Council was installing resident engagement boards within high-rise buildings in order to encourage resident engagement with building safety if they were concerned.

RESOLVED:

That Cabinet:

1. Noted the report and the continued improvements being made to provide further assurance in future.

Reasons for decision

The purpose of this report is to provide Cabinet and council tenants and leaseholders with the assurance and confidence that the Housing Service's arrangements for monitoring the 'big six' compliance areas are robust and are subject to ongoing review and improvement.

Alternative options considered

Not applicable.

329. PROCUREMENT OF CLIENT FIT OUT ITEMS FOR THE HARINGEY CIVIC CENTRE

The Cabinet Member for Placemaking and Local Economy introduced the report.

It was explained that the Civic Centre was a symbol of civic pride and a space that reflected the values of the borough. It was noted that the proposed procurement approach for Fixtures, Fittings and Equipment (FF&E) and concession for a café, as well as several other smaller procurement items, not only ensured that the Council delivered a functional and flexible environment for staff but also embedded a commitment to community engagement, social value and inclusion.

It was explained that the Council remained committed to delivering best value and saving as much money as possible by prioritising the reuse of existing furniture wherever feasible. Although this involved refurbishing some furniture, it ultimately saved money. At the same time, the Council recognised the Civic Centre's status as a Grade II Listed building and identified key areas where new furniture was necessary to

reflect the Council's forward-looking image. It was stressed that this balanced strategy enabled the Council to contain the overall budget and redirect funds to previously unfunded items, ensuring a high-quality and cost-effective fit-out.

The Cabinet Member highlighted that, by involving local artists through competitions and curating installations in collaboration with the creative community, the Council would create a building that felt owned and celebrated by the people of Haringey. Through initiatives such as the Enliven Project, there were opportunities for staff and community groups to contribute to the internal environment which helped foster a sense of belonging and stewardship. The Civic Centre would open during the year as London Borough of Culture and offered a brand-new civic space for cultural activity and events during that year.

It was additionally noted that the proposals also reflected the ambition to support the local economy and promote social value. The proposed framework for café operators prioritised local suppliers, ensuring that the Civic Centre became a hub for community interaction and enterprise. This framework enabled the Council to select catering operators for the Civic Centre and any other opportunities that might arise. The mixed procurement approach allowed the Council to be agile and inclusive, enabling smaller businesses and community-led initiatives to participate meaningfully. This was a chance to deliver a Civic Centre that was culturally rich, inclusive, functional and representative of Haringey's values.

In response to comments and questions from Councillors Cawley-Harrison, the following information was shared:

- It was explained that the project was currently on budget and on schedule. It was additionally explained that any increase in cost in some areas had been offset by savings in others to ensure that there would be no increase.

- It was explained that the building would be managed by the Corporate Property team, which would additionally manage procurement of FFE items not within the scope of the Client fit out and maintenance of all items following occupation of the building .

RESOLVED:

That Cabinet:

1. Approved the commencement of procurement exercises for the following contract and Framework in accordance with CSO 2.01(b) and CSO 7.01 (commencement of procurement of contracts valued at £500k or above and the setting up of a Framework):
    a. Contract for the acquisition of Fixtures, Fittings and Equipment (FF&E) for the Civic Centre at a value not exceeding the amount stated in the exempt portion of the report.
    b. Framework to procure Catering Operators from which the Council can select a café operator concession for the Civic Centre and other council owned assets when opportunities arise for a period of 4 years.

2. Noted that several other FF&E items will fall below the statutory procurement thresholds and will be procured ensuring best value.

3. Note the overall cost for all client fit out items will be within the agreed budget as contained in the 12 November 2024 Cabinet Report titled: Civic Centre Development Project, Construction Main Contract Award.

Reasons for decision

To achieve the completion of client fit out of the Civic Centre and enable effective occupation of the building in 2027. The Council would need to procure the following:

a) Acquiring Fixtures, Fittings and Equipment (FF&E)
b) Additional FF&E items below procurement threshold
c) A catering concession for the cafe in the Welcome space

Following Practical Completion of the building, the Council will be responsible for installing the necessary FF&E within a 12-week period to ensure the Civic Centre is ready for occupation.

The scope of FF&E is extensive and will include, but is not limited to:

- Workstations
- Chairs
- Desks
- Furniture for meeting rooms
- Committee rooms
- Council Chamber
- Storage
- Lockers
- Specialist areas such as the reception, nursing room
- IT containment, for example, non-electrical ‘peripheral’ items like cable tidies, trays, and monitor arms.

Mindful of the Council's financial challenges and the need to secure best value for the taxpayer, the Civic Centre project has sought to re-use furniture and other items wherever possible and suitable, rather than seeking to purchase all new items. This approach aligns with the Cabinet Member Signing decision dated 3 August 2022, titled ‘Award of Contract for Alexandra House and 48 Station Road Furniture Purchasing’.

The programme is also seeking to accommodate several key items from design developed during RIBA stage 3+ as these are considered desirable but have no budget allocation, as detailed in section 4.1b. Despite these constraints, the objective remains to deliver a fully functional fit out within the available budget and supporting the Council’s ambition to provide flexible working and meeting spaces for all staff. This will help foster cross-service collaboration and maximise the utility of the Civic Centre as a shared workspace.

While officers have worked diligently to maximise re-use opportunities, it is recognised that the Civic Centre is a flagship Grade II Listed building and a source of civic pride. As such, certain areas will require new furniture to reflect the building's significance and support its continued civic and public use for generations to come. These areas include the Council Chamber, Committee Rooms, Welcome space, Reception and spaces where existing furniture is unavailable or unsuitable. These and other areas are identified for hiring for events to generate income, and the choice and quality of furniture will be an important consideration in this respect.

An additional consideration is the nature of the listed building, which has a smaller floorplate than the purpose-built Annexe. This physical constraint means that some existing desks and other furniture cannot be accommodated within the Civic Centre, making reuse of desks impractical.

The Grade II Listed Council Chamber will require a combination of standard and bespoke furniture, which may necessitate engagement with a specialist manufacturer. As a result, the procurement of FF&E may be split into three separate Lots to accommodate the special requirements. Should the budget assessment for the Council Chamber fall within procurement thresholds, officers may proceed via a Delegated Authority Approval (DAA).

To ensure value for money and operational efficiency, a single set of high-specification chairs will be procured to serve both the Council Chamber and Committee Rooms. These chairs will be relocated between spaces as required, supporting better furniture utilisation, streamlined storage, and simplified maintenance.

In addition, officers will explore opportunities to acquire surplus furniture from other organisations at minimal cost. This would enable further budget flexibility and allow resources to be redirected to unfunded areas of the client fit out.

Officers will adopt a range of procurement approaches for the remaining items, broadly categorised as follows:

- Utilisation of existing contracts and frameworks where appropriate
- Procurement via Delegated Authority Approval (DAA)
- Engagement of community and staff groups to support delivery and ownership.

Utilisation of existing contracts and frameworks where appropriate
Where an existing contract or framework is available and appropriate, we will seek to utilise it. If this is not feasible or successful, procurement will proceed under a Delegated Authority Approval process.

DAA – *Internal plants*
The office areas in the Civic Centre are intended to have significant amount of internal planting to promote biophilia that seeks to connect people with nature within the building enhancing staff wellbeing and support neurodiversity. Procurement of the internal planting as a feature will be managed through Delegated Authority. Consideration will be given to engaging staff volunteer groups to take ownership of its maintenance, promoting a sense of stewardship and encouraging participation in the building's upkeep. This approach supports health and wellbeing and contributes to

managing ongoing revenue implications/costs associated with the provision of planting.

Engagement of community and staff groups
The Council is committed to involving the community in bringing the Civic Centre to life, (through the ENLIVEN project). Haringey benefits from a vibrant and diverse creative community, and we aim to harness and exploit this local talent by offering opportunities to showcase skills and promote artistic work.

There is potential within the building to curate art installations, and we propose to encourage participation from local artists. For the initial installations at the time of opening, a brief will be issued inviting proposals through a community competition for designated areas of the building. This initiative is proposed to continue on a rolling basis, perhaps every two years, potentially evolving into a regular programme.

Longer-term curations will be explored, with consideration given to aligning with wider cultural initiatives such as the London Borough of Culture, to ensure sustainability and continued community engagement.

As part of the Civic Centre initiative, the Council is taking opportunities to implement changes to a range of provisions, where feasible opportunities arise. One such opportunity is catering operators.

The Civic Centre includes a small Café concession within the Welcome space on the Ground Floor which will be accessible to staff and the public. Procuring this concession provides the opportunity to set up a new framework from which the Civic Centre and other facilities can procure catering operators.

From initial research, there are circa 16 concessions/caterers currently in operation in council owned assets across the borough, with the potential to expand this to around 35. The feasibility for each potential opportunity will be dealt with case by case. The benefit of establishing the framework will allow a more streamlined and faster procurement when opportunities are identified and underpinned by a robust business case and proposal from a framework approved operator.

An early procurement process is recommended to appoint an operator for the Civic Centre, allowing them to actively contribute to the selection of appropriate kitchen equipment to suit their operations for the Welcome Café. The procurement strategy for the Civic Centre will prioritise opportunities for local suppliers, supporting the local economy and fostering community engagement and the potential for social value.

Alternative options considered

To support the delivery of the Civic Centre client fit out, three options have been considered. They are presented below. Option 3 is the preferred option.

Option 1: Do Nothing

This option is not viable. Without procurement and installation of the client fit-out items the Council will be unable to occupy the building. The Council has a statutory responsibility to undertake all procurement within legal requirements and council's standing orders.

Option 2: Full Tender Process for All Items

While compliant, this approach presents significant risks:

- Time and cost intensive, potentially delaying project delivery.
- Excludes smaller or local suppliers, undermining social value objectives and local economic benefits.
- Market disinterest in smaller or specialist items.
- Resource intensive, requiring multiple tender processes.
- High risk of not meeting the occupation timeline.

Option 3: Mixed Tendering Approach (Tenders and Request for Quotation RFQs) (Preferred Option)

This approach is proportionate and flexible, offering the following benefits:

- Enables participation from smaller, suitable suppliers, including local businesses.
- Encourages staff and community involvement, enhancing ownership and engagement.
- Makes best use of Council resources, reducing unnecessary expenditure.
- Allows for phased procurement and adaptability to changes in programme or priorities.
- Maximises social value and supports fairer competition.
- Potential to waive internal restrictions (e.g. two-year balance sheet requirement) where appropriate.
- Supports legacy initiatives such as planting and community arts.
- Allows for iterative procurement beyond occupation, prioritised to suit operational needs.

330. WARDS CORNER ASSET MANAGEMENT PLAN

The Cabinet Member for Placemaking and Local Economy introduced the report.

It was explained that Haringey Council had worked to enhance the commercial and retail offer, recognising its role not only as a transport hub but also as a key contributor to local economic activity and community identity. It was explained that, through targeted leasing activity, physical improvements, and collaborative efforts with partners such as Places for London and the Seven Sisters market traders, the Council began to see progress. It was stressed that the opening of the new Seven Sisters Market showed what could be achieved through collaboration and a shared vision with partners in the community.

However, it was noted that, in the current economic climate, the comprehensive redevelopment of the Wards Corner site was not financially viable. It was explained that the proposals set out a pragmatic approach to the preparation of an Asset Management Plan that would allow us to actively manage the Council's property interests, support local businesses, and improve the appearance and function of this key location, while keeping future options open.

In response to comments and questions from Councillors Cawley-Harrison, the following information was shared:

- It was explained that the Council had undertaken viability assessments for the site, and that this had been done regularly.

- Reassurance was given that the Council was working closely with Places for London and traders to work to collaboratively to progress plans which would be beneficial to the community. It was additionally noted that work was undertaken regularly to improve sites or assess future usage of sites as required.

RESOLVED:

That Cabinet:

1. Noted that the Compulsory Purchase Order granted in March 2020 would expire through effluxion of time on 12th December 2025.

2. Agreed that the Director of Capital Projects and Property in consultation with the Corporate Director of Finance and Resources and the Director of Placemaking and Community Development prepares the Wards Corner Property Strategy, having regard to LBH's strategic ambitions for the South Tottenham area.

3. Agreed that the Director of Capital Projects and Property in consultation with the Corporate Director of Finance and Resources prepares the Wards Corner Asset Management Plan

4. Agreed to co-operate with Places for London in respect of its future long term plans for its holdings within the wider site.

Reasons for Decision

In July 2022 Cabinet resolved to acquire 36 Wards Corner property interests comprising a mix of freehold and leasehold land, commercial property and residential assets from Grainger PLC ("Grainger") under an option agreement contained within the development agreement between LBH and Grainger. Grainger had notified LBH that its plans for the comprehensive development of the whole Wards Corner site were unviable and this agreement allowed Grainger to terminate its involvement on grounds of lack of development viability. LBH undertook its own analysis which confirmed this lack of viability.

LBH also undertook analysis on alternative schemes that would comprise only the property interests under its control and those that could be acquired under the London Borough of Haringey (Wards Corner Regeneration Project) Compulsory Purchase Order 2016 (CPO) (so, excluding the properties owned by Places for London ("Places")). The modelling of both the more comprehensive and more conservative alternative variants generated significant losses from development activity.

The Wards Corner scheme was removed from LBH's Capital Programme in March 2024. At that time it was deemed that a comprehensive redevelopment was not financially viable and it should be removed until more detailed plans come forward that might prove viable.

LBH undertook revised development viability studies via its specialist advisor BNP Paribas ("BNP") in early 2025. This updated analysis pointed to potentially greater losses upon redevelopment than at the time of the LBH acquisition of the Grainger interests.

The Wards Corner Asset Management Plan will enable estate management activity to be focussed upon maximising long term income from the LBH commercial assets on West Green Road and Seven Sisters Road, whilst also encouraging, through tenant incentives where necessary, work to be carried out to assist in improving the appearance of this important entrance point to the borough and removing some of the blight that impacts on Seven Sisters as an important town centre and transport hub.

In respect of the Suffield Road and High Road residential properties, this Asset Management Plan will also enable LBH to incorporate these assets within its Housing Delivery Programme, to refurbish to provide temporary accommodation or to generate capital receipts from disposal (or a mixture of each of these outcomes).

LBH is working closely with Places in respect of both parties' desired outcome for the future of the Wards Corner site. The recently constructed and opened Seven Sisters Market is an example of such co-operation. This market facility will continue to operate under its current lease while long term plans are being formulated in respect of the buildings owned by Places.

Alternative Options Considered

The alternative option is to continue to lease the commercial properties on a short term basis and to keep the currently vacant residential units unoccupied. This strategy, pending a future comprehensive redevelopment that might never become viable, will serve to deny LBH the ability to maximise revenue streams/capital receipts and remove some of the blight that affects Seven Sisters as an important gateway site.

331. MINUTES OF OTHER BODIES

The minutes of other bodies were discussed.

RESOLVED:

The minutes of other bodies were noted.

332. SIGNIFICANT AND DELEGATED ACTIONS

The Significant and Delegated Actions were discussed.

RESOLVED:

The Significant and Delegated Actions were noted,

333. NEW ITEMS OF URGENT BUSINESS

There were none.

334. 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

335. EXEMPT - APPROVAL TO TENDER A JCT DESIGN AND BUILD CONTRACT FOR THE KINGS ROAD CAR PARK SITE, N17

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and agreed.

336. EXEMPT - APPROVAL TO TENDER FOR A WORKS CONTRACTOR TO BUILD 17 HOMES AT TIVERTON ESTATE

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and agreed.

337. EXEMPT - FIRE DOORS CONTRACTS

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and agreed.

338. EXEMPT - PROCUREMENT OF CLIENT FIT OUT ITEMS FOR THE HARINGEY CIVIC CENTRE

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and agreed.

339. EXEMPT - WARDS CORNER ASSET MANAGEMENT PLAN

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and agreed.

340. EXEMPT - MINUTES

The exempt minutes of the meeting held on 21 October 2025 were discussed.

RESOLVED:

The exempt minutes of the meeting held on 21 October 2025 were agreed as a true and accurate record.

341. NEW ITEMS OF EXEMPT URGENT BUSINESS

There was none.

CHAIR: Councillor Peray Ahmet

Signed by Chair ……..

Date ……

Report for: **Cabinet – 9 December 2025**

Title: **2025/26 Finance Update Quarter 2 (Period 6)**

Report Authorised by: Taryn Eves – Corporate Director of Finance and Resources (Section 151 Officer)

Lead Officer: Frances Palopoli – Head of Corporate Financial Strategy & Monitoring

Ward(s) Affected: All

Report for Key/ Non-Key Decision Key

1. Introduction

1.1 This budget report covers the position at Quarter 2 of the 2025/26 financial year including General Fund (GF) Revenue, Capital, Housing Revenue Account (HRA) and Dedicated Schools Grant (DSG) budgets. The report focuses on significant budget variances compared to when the budget was set in March 2025.

General Fund

1.2 The Council's financial forecast for Quarter 2 is £23.4m an improvement of £10.7m since Quarter 1. This is a significant positive movement, although welcomed, still represents a forecast overspend of £23.4m with an additional £37m of budgeted spend funded from Exceptional Financial Support (EFS). Improvements totalling £3.8m are seen across some directorates notably Children's, Adult Social Care and Housing Benefits. Most other services are broadly in line with the Quarter 1 forecasts. The real improvement in the Quarter 2 forecast is due to revised forecasts in corporate budgets and external income.

1.3 The forecast overspend is based on the latest available information and current assumptions about demand to the end of the year. Many services are impacted by external factors such as inflation and capacity within particular systems which are harder to accurately predict; housing is notably subject to this which is why the continued focus on reducing reliance on costly nightly paid emergency accommodation is critical. Although numbers across all demand led services remain high, there have been improvements since the last quarter where the number of older adults in a placement has stabilised at a similar level as this point last financial year at 2,059. Overall numbers in temporary accommodation (TA) continue to decrease, as a result of strong performances in both prevention and outflow from Temporary Accommodation (TA).

1.4 There remain a number of potential, unquantifiable risks within the £23.4m such as inflationary pressures, unfunded costs within schools due to falling rolls and additional bad debt provision requirements.

1.5 Since the last report, there has been some additional application of contingency largely for one-off projects which are expected to mitigate or avoid costs. At this point, circa £6m remains unallocated which, if not called on in the second half of the year, will be

available to mitigate the final overspend at year end. Any request for contingency is reviewed by the collective Corporate Leadership Team and where appropriate by the Financial Recovery Board. This helps to ensure that decisions on this scarce resource are taken with the widest available background knowledge, there is evidence that funding will mitigate or avoid costs and appropriate prioritisation can take place.

1.6 The Council has implemented additional spend control measures since the last report which includes reduced use of purchase cards, Section 151 scrutiny of all contract and decision reports above £25,000 and also a refreshed governance process by establishing the Finance Recovery Board chaired by the Chief Executive. Since the start of the year, the controls on spend have avoided close to £1m across revenue and capital. Each of these actions help to reduce the final Exceptional Finance Support (EFS) required at year end, which reduces future annual repayment commitments which cost circa £62,000 for every £1m borrowed. The work on rationalising the council's assets also continues, and receipts realised from surplus assets, under government dispensation, can also be used to mitigate the need to borrow to fund overspends.

1.7 Therefore, despite these controls, the Council is still forecast to spend £322.4m on day to day services, of which 72% of service spend is on supporting the most vulnerable through adult services, children's and education and temporary accommodation. There have been notable reductions in spend forecasts in Children's and Adult social care this quarter; the former due to refinements to assumptions on cost of care for children's placements; the latter due to updated income forecasts following a review of all income streams which has reduced the net cost of care package. In terms of capital investment, it is anticipated that £160.9m on capital investment will continue into schools, roads, the environment and its commercial and operation estate.

Dedicated Schools Grant (DSG)

1.8 The Dedicated Schools Grant (DSG**)** forecast at Quarter 2 stands at £3.1m (£2.97m Qtr1) overspend. The pressure remains in the High Needs Block (HNB) which supports provision of delivery to children with Special Education Needs and Disabilities (SEND). This position is £1.5m off the target set out in the Safety Valve agreement, where the programme is expected to bring the HNB back into surplus by March 2028. Increased placement costs and greater complexity of need are driving the increased forecast spend against target and the service are currently undertaking analysis to inform steps to address this overspend.

Housing Revenue Account (HRA)

1.9 At Quarter 2 the Housing Revenue Account is reporting a projected underspend of £514,000 driven by mitigating actions put in place to address the overspends reported in Quarter 1 which includes delays to recruitment. Key risks remain in the areas of disrepair legal cost, rental income recovery and a delay in the delivery of capital works is resulting in a forecast underspend on borrowing costs. Continued focus on recruitment, procurement, and cost control will be essential to managing the year end position and remaining in surplus.

1.10 The underspend is largely from Housing Management (£645,000), mainly from staffing vacancies and reduced emergency hotel accommodation costs. However, future

demand from damp and mould casework under Awaab's Law could increase pressures by year end and will be closely monitored. Rental income is under-recovering which will be partly offset by lower capital financing costs from the capital programme slippage. Minor underspends in Asset Management and the Housing Improvement Programme offer further mitigations. There will be a continued focus on recruitment, procurement, and cost control to manage year-end risks remain in surplus.

Capital

1.11 In September 2025, the Council agreed a revised Quarter 1 General Fund capital budget of £184.034m. The revised budget as set out in this report is £180.175m which incorporates Quarter 2 budget adjustments of £3.860m, given current status of projects. Using this revised budget of £180.175m, the General Fund capital forecast spend at Quarter 2 is £160.9m which is £19.2m under the revised budget.

1.12 In March 2025, Council agreed HRA capital budget of £333.767m. This was revised to £341.653 following cabinet approval of carry forward budget of £7.886m from 2024/25. Using this revised budget of £341.653m, The HRA capital forecast spend is £281.944m, which is £59.709m under the revised budget.

1.13 The budget adjustments proposed against the general fund capital programme in Quarter 2 amount to £3.9m. The table below provides an overview of these Quarter 2 budget adjustments and further details are set out in Appendix 8.

Table 1 - General fund capital programme adjustments

Qtr. 2 General Fund Budget Adjustment	(£'000)
Capital budget slippage	(4,906)
External funding recognition	3,923
S106 Funding recognition	167
Budget duplicate deletion	(3,044)
	(3,860)

(i) **£4.9m reduction in Capital Spend Budget.** Capital budget slippage consists of: £1.4m on Asset Management of Council buildings, £1.3m on Your Seven Sisters project, £1.0m on the Wood Green Regeneration projects, £0.9m on the General Fund element of High Road West and £0.3m on Waste Management (deferred utilisation of a DEFRA grant).

(ii) **£3.9m increase in Capital income budget**. External funding recognition mainly consists of: £1.4m revised 2025/26 TFL Local Implementation Plan budget allocation, £0.9m Football Foundation Play Zones funding, £0.7m 2025/26 UK Shared Prosperity Fund (UKSPF); and other minor capital grants and contributions.

(iii) **£3.0m reduction in Capital Spend Budget**. Budget duplicate deletion is in relation to the deletion of budget double counting within the Walking & Cycling Action

programmes (3 schemes), Road danger reduction, School streets and Streetspace plan (Low Traffic Neighbourhood) capital schemes. The programmes are a mixture of funding from SCIL and TfL LIP spread over six schemes. The review identified the double count. However, as the schemes are all externally funded, the resolution of the position does not result in additional resources being available.

Finance Response and Recovery Plans

1.14 As a result of the Council's financial position and the reliance on Exceptional Financial Support, Financial Response and Recovery Plans are in place and aimed at taking the necessary action to reduce the reliance on EFS and restore the Council's financial resilience and sustainability. Additional spend control measures have been implemented since the previous report alongside revised governance arrangements and programme support. Close to £1m spend has been avoided in the first two quarters of the year and progress continues to be made against the actions in the agreed plans. Further details can be found in Section 7 and Appendix 10 of the report.

2. Cabinet Member Introduction

2.1 This report provides an update of our financial position for Quarter 2 of 2025/26. While the report still shows an overspend on the general fund of £23.4m, it is encouraging that this has reduced since the Quarter 1 update brought to Cabinet. Of specific note is that there is an improved position in both Adult social care and Temporary Accommodation: the two services with the greatest pressure.

2.2 Officers are working across the council, to examine and reduce the amount we spend. While the measures in place have reduced spend, the definition of what is essential may need to be revised going forward.

2.3 The Housing Revenue Account (HRA) is affected by the rising cost of repairs and associated works including damp and mould and disrepair cases. The increased investment is necessary to bring our homes up to standard, so that all our tenants and leaseholders live in homes that are well maintained and comfortable. A place they are proud to call home.

2.4 Our capital programme is under constant review to reduce the revenue costs of borrowing – and a number of projects have been paused. However, our priority capital investments are continuing – especially where they save us revenue costs in the long-run. We will continue to build new council homes – creating affordable homes that our residents need and reducing the costs that unaffordable housing causes for other public services.

2.5 Despite all the measures we have and are putting in place, the level of need does not match the funding we have. We recognise the uplift in funding that the new government has provided to Haringey – and that they were never of course going to be able to reverse a decade and a half of austerity overnight. But we continue to lobby and to make the case for fair funding for boroughs such as ours.

3. Recommendations

Cabinet is recommended to:

3.1. Note the forecast total revenue outturn variance for the General Fund of **£23.4m** comprising **£14.72m** base budget pressures and **£8.7m** non delivery of savings delivery. (Section 6, Table 2 and Appendices 1 to 7).

3.2. Note the net DSG forecast of £3.1m overspend. (Section 6 and Appendix 1).

3.3. Note the net Housing Revenue Account (HRA) forecast underspend is £514,000 (Section 6 and Appendix 7).

3.4. Note the forecast General Fund and HRA Capital expenditure of £441.4m, which equates to 85**%** of the total 2025/26 quarter two revised budget position. (Section 9).

3.5. Approve the revenue budget virements and receipt of grants as set out in Appendix 8.

3.6. Approve the proposed budget adjustments and virements to the capital programme as set out in Table 5 and Appendix 8.

3.7. Note the debt write-offs approved in Quarter 2 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 (Appendix 9) as set out in the Constitution.

3.8. Note the Finance Response and Recovery Plans and progress against actions as at Quarter 2 (Appendix 10).

3.9. Note the decision not to participate in the 8 Authority Pool during the 2026/27 financial year taken by the Director of Finance and Corporate Resources, following consultation with the Lead Member for Finance and Corporate Services.

4. Reason for Decision

4.1 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 challenging financial position, which is being impacted by Government funding, high demand for services, particularly for the most vulnerable and the wider economic outlook. This is creating an ongoing reliance on Exceptional Financial Support.

5. Alternative Options Considered

5.1 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 current forecast budget position in more detail.

6. General Fund Revenue Outturn and Un-forecast Risks & Issues

Forecast Revenue Outturn

6.1. Table 2 below sets out the end of year financial forecast as at Quarter 2 for services against the revised budget which reflects virements transacted during the year and Corporate overheads. These are presented by directorate and illustrate where variances are a result of pressures on the base budget or from the non-delivery of anticipated savings in the year. The forecast of the Dedicated Schools Grant (DSG) and the Housing Revenue Account (HRA) is also shown to provide the overall Council position.

6.2. The forecast directorate overspend has improved to £26.3m from the £30.1m reported in Quarter one. Although the most significant areas of overspend continue to be seen in the demand led services (Adult Social Care, Children's and Housing Demand), each of these have shown downward movements since the last report, in total a reduction of £3.2m.

6.3. This improvement has been offset by the need to recognise an unbudgeted need for additional bad debt provision. An estimated figure of £3.9m has been included in the forecast this quarter but further due diligence is being undertaken and there is a risk that this figure may need to be increased by Quarter 3.

6.4. The Quarter one overspend in property related services of £4.3m has increased to £4.6m. Work continues with the longer term plans as well as short term options to mitigate the spend pressures and income collection shortfalls. A bid for one-off contingency resource has been agreed to build capacity to recover outstanding commercial property related debt and collect additional income expected following lease and rent reviews.

6.5. Following rigorous work undertaken by the Benefits team to improve quality within the administration of housing benefits it is expected that full subsidy will be claimed for official error overpayments created in 2025/26. This has improved the position by £775k. This is a direct result of a reduction in the number of official error overpayments being created, alongside revised guidance from the Department for Work and Pension (DWP) about the reclassification of historical overpayments. Following engagement by officers in the Benefits team with the DWP in respect of historic overpayments and subsidy loss calculations alongside the subsequent reclassification, the council is also now able to claim for a further £1.56m for overpayments created in 2024/25 but it is not clear yet on when this additional funding will be received.

6.6. The Benefits budget does however remain under pressure from partially subsidised statutory supported accommodation payments, which are estimated to be £1.14m, and the reduction of overpayment income from both repayments and government subsidy continues to reduce due to the migration to Universal Credit.

6.7. Finally, the Benefits team remains under significant workload pressures due to a high volume of work needing to be processed. A one off use of contingency has been agreed to target the backlog and ensure that changes to claimants' circumstances are processed as quickly as possible.

6.8. Detailed forecasts have been undertaken since Quarter 1 on both Treasury and Capital financing budgets. A commissioned review by external advisors last year made

recommendations to amend the approach to historic minimum revenue provisions (MRP). These recommendations were not included in the revised capital strategy and programme agreed by Full Council in March and therefore has resulted in a £2m underspend against budget to be forecast.

6.9. The existing Treasury Management Strategy Statement (TMSS) also agreed in March included assumptions about in year bank interest rates and capital expenditure. Now halfway through the year, these assumptions have been tested against actual spend to date and forecasts to the end of the year. As capital expenditure is now expected to be lower than budgeted, £3.4m underspend is forecast; £1.7m in relation to interest repayments and £1.7m in interest income as cash balances fir investment are higher than forecast.

6.10. The Corporate Director of Finance and Corporate Resources has undertaken a detailed review of the current reserve balances over the last few months. This work is largely completed and should enable some funds to be released before year end to offset the current overspend. The final figure will be included in the Quarter 3 report.

6.11. A mid year review of arrears across all key income streams has also taken place. Most service areas have determined either that existing provisions are adequate or have already included an estimate of increased value in the Quarter 2 forecasts. However, largely because of the on-going cost of living pressure on residents and businesses, a holding figure has been added to the corporate budgets to cover any as yet un-forecast provision needed across the second half of the year.

6.12. Finally, £5.2m of prior year unbudgeted collection fund surplus' has now been built into the year end forecast.

6.13. In total, £6.9m of the improved forecast relates to corporate budgets. To date circa £3.5m of the corporate general contingency has been allocated in Quarter 2 leaving a remaining balance of around £6m which at year end, which if not utilised would offset the final outturn position.

Table 2 – Revenue Budget Monitoring Forecast for Quarter 2 2025/26

Management Area	Revised 2025/26 Budget	Total Full Year Forecast	Base Budget (over/under-spend)	Non Delivery of Savings	Q2 Total Variance	Q1 Total Variance	Movement Q1 to Q2
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Children's Services	78,673	81,659	466	2,521	2,987	4,094	(1,107)
AHH Director of Adult & Social Services	105,247	110,956	4,702	1,008	5,710	7,561	(1,851)
AHH Housing Demand	28,385	39,620	11,235		11,235	11,430	(195)
AHH Director of Public Health							
Environment & Resident Experience	17,341	18,367	1,276	(249)	1,027	1,085	(58)
Environment & Resident Experience HB	1,829	2,131	302		302	1,077	(775)
Culture, Strategy & Communities	12,598	13,017	183	236	419	494	(75)
Finance and Resources	2,133	6,747	4,613		4,613	4,310	303
Directorate Service- Total	**246,205**	**272,497**	**22,776**	**3,516**	**26,292**	**30,051**	**(3,759)**
Capital Financing Charges	22,293	20,259	(2,034)		(2,034)		(2,034)
Contingency	9,285	14,473	(1)	5,189	5,188	5,189	(1)
Treasury Management Charges	17,350	13,900	(3,450)		(3,450)		(3,450)
Other Corporate Budgets	35,595	34,345	(1,251)		(1,251)	(1,155)	(96)
Bad Debt Provision		3,900	3,900		3,900		3,900
Exceptional Finance Support	(37,020)	(37,020)					
Corporate Budgets - Non Service Total	**47,503**	**49,857**	**(2,835)**	**5,189**	**2,354**	**4,034**	**(1,680)**
General Fund-Directorate Service & Non-Service	**293,708**	**322,354**	**19,941**	**8,705**	**28,646**	**34,085**	**(5,439)**
External Finance	(293,707)	(298,930)	(5,223)		(5,223)		(5,223)
GENERAL FUND TOTAL	**1**	**23,424**	**14,718**	**8,705**	**23,423**	**34,085**	**(10,662)**
DSG	()	3,067	3,067		3,067	2,974	93
HRA	(1)	(515)	(514)		(514)	574	(1,088)
HARINGEY TOTAL	**()**	**25,976**	**17,271**	**8,705**	**25,976**	**37,633**	**(11,657)**

Progress against 2025/26 Savings

6.14. The 2025/26 budget agreed by Council on 3 March included planned savings of £29.3m. It is forecast that £23.0m (78%) of savings are expected to be delivered and £14.9m (45%) savings remain ragged Amber or Red.

6.15. Through the Financial Recovery Plan, stronger controls for monitoring and reporting on the delivery of all savings have been implemented. This includes additional reporting and challenge around delivering the agreed changes, regular review by the Financial Recovery Board and more focused support as larger cross cutting savings are now being governed and delivered as Category A projects. The Council needs to be in a position that all savings agreed each year are delivered in full and progress continues to be reported to Corporate Leadership Team (CLT) monthly.

6.16. A summary of progress by Directorate/Service is shown in Table 3 below which is based on a weighted analysis of the projected savings to date. A more detailed analysis of delivery against the £29.3m can be found in the Directorate Appendices 1-7.

Table 3 - Total Savings and Management Actions Delivery

Directorate	2025/26 FY Savings £'000s	2025/26 YTD Savings Delivery £'000	2025/26 Projected Full Year Savings £'000s	2025/26 Shortfall	Green	Amber	Red
Adults, Housing & Health ASC	-3,963	-20	-2,955	-1,008	-2,230	-1,333	-400
Adults, Housing & Health HD	-3,438	-101	-3,438	0	-3,438	0	0
Adults, Housing & Health PH	-295	0	-295	0	-295	0	0
Children's Services	-3,065	0	-544	-2,521	-150	-100	-2,815
Environment and Resident Experience	-5,417	-758	-5,666	249	-2,365	-125	-2,927
Environment and Resident Experience (CTRS)	-2,000	-4,400	-4,400	2,400	-2,000	0	0
Finance & Resources	-3,329	0	-3,329	0	-3,329	0	0
Culture, Strategy and Communities	-1,791	0	-1,555	-236	-1,465	-90	-236
CEO	-250	0	-250	0	-250	0	0
Cross Council _ to be allocated	-5,749	0	-560	-5,189	-460	0	-5,289
Total	**-29,297**	**-5,279**	**-22,992**	**-6,305**	**-15,982**	**-1,648**	**-11,667**

Cross Council Saving Initiatives

6.17. The savings programme includes a number of council-wide initiatives. These include 5% workforce spend reductions factored into directorate savings budgets and £5.7m currently held corporately as work is still ongoing to identify the service budgets where these savings will be realised. These mainly include:

- £3.2m Commissioning Procurement and Contract Management
- £1.0m Enabling Services
- £1.29m Commercial Income.
- £360,000 Service Modernisation

More detail on these savings is set out below.

5% Workforce Savings

6.18. The 2025/26 budget for staffing costs is £186m which reflects the agreed 5% reduction equating to £8.5m. Most services are on track to deliver by the year end with the exception of children's services and Environment and Resident Experience where alternative mitigations will need to be identified. There are however, risks on delivery in other areas and these are highlighted within the individual service appendices. There is no single approach and services are using a range of tools, including:

- Restructures to reduce the number of posts, including senior management.
- Reduce spend on agency staff.
- Holding vacancies for non-essential roles.

In addition, there are tighter controls on recruitment of non-essential roles through the Recruitment Panel. The latest People Report indicates that these measures are having an impact on staffing numbers, particularly agency staff, which fell by 170 between September 2024 and June 2025, reducing the annual sum spent on agency staff by more than £10m to £22.7m annualised cost. Appointments of permanent staff also slowed down with the result that the total size of the workforce across permanent and temporary staff fell slightly by 1.6%. It is important that the focus to date is maintained to ensure full delivery of the committed staffing savings and to help mitigate the forecast overspend. Further updates will be provided in the Quarter 3 report.

Enabling Services

6.19. A review of all enabling services is underway to reduce spend on staffing across all services. This will develop new delivery models that will reduce duplication across services and ensure efficient support to all frontline services across the organisation. The first service to be reviewed is 'project management' resource and there is now a pipeline of similar reviews planned over the next two years, including, finance, HR, business support, procurement, digital and communication and engagement. Savings of £2.5m are planned over the next three years of which £1m was expected in 2025/26. As highlighted in the previous report, delays in the commencement of this work means that it is now unlikely to be achieved this year. Mitigations continue to be explored but prudently at Quarter 2 the saving continues to be forecast as red.

Service Modernisation

6.20. Over the next three years, the Council is working to deliver £6.8m of reductions from investment into digital tools and services. Delivery is being enabled through the Service Modernisation Programme Service which includes 16 live projects and a pipeline of over 60 additional projects, with a focus on reducing the cost of delivering services and/or improving the resident experience and more efficient ways of working for staff using digital technology. Currently, £1m savings have been identified for 2026/27 with a further £1.7m in the pipeline.

6.21. The priority to date has been on Adult Services, Children's Services and Housing given the high spend in these areas. The implementation of Netcall as a key technology platform to enable user-friendly services with automation and self-service is nearing completion. All services will be subject to review over the next two years, and this explains why some Directorate are reporting their proportion of the savings as RED in year. It is recognised that moving through the process of identifying a saving, prioritising resources, discovery, design and implementation requires time to provide assurance of successful delivery. Consequently, the £2m saving target for 2026/27 has been re-profiled to 2028/29 and the 2026/27 budget report presented to Cabinet on 11 November reflects this re-profiling.

Income Generation

6.22. Income generation is a vital part of the Council's financial sustainability and protecting services so all opportunities need to be identified. Previously approved income

opportunities and £500,000 of new opportunities have been combined for 2025/26. This was planned to be delivered via a new cross Council Income Generation programme however, early indications have highlighted that this approach was not delivering as expected and is now being picked up through the Finance Recovery programme.

Asset Management

6.23. A review of the Council's operational and commercial estate is underway and continues to maximise income from the commercial portfolio, efficient use of the operational estate and capital receipts from properties surplus to requirement. Savings are achieved through increased income and reduced borrowing costs on the capital programme. In 2025/26, £868,000 of savings / income are assumed. The Council has reviewed and achieved a significant proportion to date and further in the pipeline, which subject to contract will enable the £868,000 target to be achieved, in conjunction with capital receipts via the disposal programme.

Capital Financing and Treasury Management

6.24. Capital Financing and Treasury Management costs are primarily the costs associated with the borrowing undertaken to finance the Council's Capital Programme. The Council will invest sums it receives in advance of utilisation to generate an income in the form of interest received. The income and expenditure detailed in the paragraph below are driven by projected activity levels of the Capital Programme and fluctuations in interest rates.

6.25. Detailed forecasts have been undertaken since Quarter One.

6.26. A commissioned review by external advisors last year made recommendations to amend the approach to historic minimum revenue provision (MRP). These recommendations were included in the revised capital strategy agreed by Full Council in March 2025 but not reflected within the budget and therefore a £2m underspend against budget is forecast.

6.27. The existing Treasury Management Strategy Statement (TMSS) also agreed in March 2025 included assumptions about in year bank interest rates and capital expenditure. Now halfway through the year, these assumptions have been tested against actual spend to date and forecasts to the end of the year. As capital expenditure is now expected to be lower than budgeted, £3.4m underspend is forecast; £1.7m in relation to interest repayments and £1.7m in interest income as cash balances are higher than forecast.

6.28. A component of the forecast cost is the financing cost of the Exceptional Financial Support (EFS) provided by Central Government. If the assumed £37m EFS for 2025/26 is fully utilised as well as the £10m covering the 2024/25 overspend. This means that in 2025/26, it is expected that the Council will bear an additional £2.91m (£47m x 6.2%) of capital financing costs it could otherwise utilise elsewhere in the provision of service. Any eventual overspend at year end will need to be funded either from capital receipt income or from additional borrowing. If additional borrowing is required, this will change the current forecast.

Collection Fund Forecast

6.29. Collection rates for both in year bills and arrears against both Council Tax and Business Rates are monitored and reviewed monthly. Progress is assessed against the agreed collection targets which for Council Tax is 95.75% and 94% for Business Rates.

6.30. Nationally published statistics on Council Tax collection rates since 2020/21 show that collection picked up post a COVID pandemic drop but since 2023/24 rates have started to fall again. The Outer London average collection for last financial year (2024/25) was 95.3% and for Inner London was 93.8%. In 2024/25 Haringey achieved 94.03%, higher than many nearest neighbours.

6.31. Unfortunately, the downward trend is continuing in year and at Quarter 2, the collection rate was 2.93% down against a target of 95.75%. A small use of corporate contingency has been agreed to bring in external resources to tackle the backlog in. It is expected that this will increase income received and an update on progress will be provided for Quarter 3.

6.32. Collection of Business Rates is also below the 94% target, by 2.10% however, some of this is due to delays in receiving due funds from the DfE in relation to schools.

6.33. Recovery of money owed from previous years, 'arrears', is tracking ahead of the targets. Some of this recovery activity is funded by grant from the GLA.

Risks, Reserves and Contingency

Risks and Issues

6.34. External factors can negatively impact the Council's budgetary position. At Quarter 2 inflation remained above the Government target of 2%. The latest reported CPI for September 2025 was 3.8% an increase of 0.2% compared to June and significantly higher than the 1.7% in September 2024. Inflation impacts all residents and businesses to some extent which may be linked to the falling Council Tax and Business Rates collection rates. Council service providers will seek to recoup inflationary increases via higher charges which are being seen in the care services.

6.35. The Bank of England (BoE) base rate remains at 4%, the same as the previous quarter. The Autumn Budget may lead to a change in this rate as markets respond to the Chancellor's statement. Any increase will impact on borrowing but could also mean additional investment income.

6.36. Officers continue to monitor these national indicators and work closely with external treasury advisors to keep abreast of future forecasts notably on bank rates. This is vital given the expected increase in use of Exceptional Financial Support via borrowing due to the overspend forecast.

6.37. With inflation remaining above the 2% target, collection of money owed to the Council is likely to remain challenging and therefore additional provision may be required to be made this financial year to cover bad debts. A mid year review of the main income areas. Any known additional requirement has been built into forecasts already or current provisions deemed as sufficient. Despite this work, 6 months of the year remain, and it

must be recognised that increased provisions may be required as part of the year end accounting.

6.38. Overall, the current overall general fund forecast at Quarter 2 is in line with the outturn last year. However, this is significantly above the 2025/26 budgeted figure and there also remains an unquantifiable risk that the forecasts themselves may not be as accurate because of incorrect assumptions, unreliable data or unforeseen pressures. This is always a risk and made more significant this year due to the Council's weak financial position. The Finance Response and Recovery plans which together set out actions to reduce the need to draw down on EFS in the current year and beyond and improve financial resilience and sustainability will be critical in helping to mitigate this. Details of these plans and progress is in Appendix 10 of the report.

6.39. The Dedicated Schools Grant historic deficit opening balance for 2025/26 was £9.5m, and with an in-year forecast deficit of £3.1m at Quarter 2, the total forecast closing deficit for 2025/26 is £12.5m. This deficit is held separately to the General Fund account. Funding is still passported to schools and the deficit position results in cash out from the Council exceeding available DSG budgets. This will have an impact on the Councils Treasury Budget because the council will have reduced cash balances, therefore less opportunity to receive investment income. The loss of investment income due to forecast DSG deficit balances is estimated to be circa £500,000 in 2025/26 assuming an average return of 4.00%.

6.40. In 2025/26, schools across Haringey continue to face financial difficulties in operating within their allocated budgets. Like most London Boroughs, Haringey is seeing a significant decline in primary school rolls and is now seeing the same impact in secondary schools, as a result of population trends of declining numbers of school age children. Appendix 1 includes a detailed update on the number of schools in deficit as well as the trend of reducing primary school rolls. Both are risks to the Council's General Fund. The Council is working closely with schools on their budget deficits however where it is known that a school has had to close because of falling rolls, the deficit becomes a pressure for the council either via redundancy costs or closure with deficit bank balances. In total, schools have moved from a surplus outturn of £11.2m in 2020/21 to a deficit outturn of £2.6m in 2024/25 and is now forecasting a year end deficit of £10.7m at Quarter 2 for 2025/26. Since 2020/21, this is a worsening position of nearly £22m over 5 years.

6.41. In summary, there remains a real risk that the current **£23.4m** forecast overspend could worsen by the year end. This would require additional exceptional financial support from government over and above the £37m already assumed when the budget was set. It is prudent to assume that this would need to be funded from borrowing which for every £1m adds an additional, £62,000 in revenue costs per annum for 20 years assuming principal is repaid on maturity.

6.42. The Corporate Director of Finance and Corporate Resources has undertaken a detailed review of the current reserve balances over the last few months. This work is largely completed and should enable some funds to be released before year end to offset the current overspend. The final figure will be included in the Quarter 3 report but is expected to result in only a small improvement to the position. It should be noted that use of reserves is a one off mitigation.

6.43. Appendices 1-7 and Table 2 set out the full details of service spend and end of year forecasts, together with details of any mitigating action.

General Contingency

6.44. In total, the 2025/26 budget was set with a £10.1m general contingency to meet any unplanned expenditure and mitigate against any non-delivery of savings or planned income. As at Quarter 2, £3.5m of this has been allocated,

6.45. Given the forecast outturn position at Quarter 2, full utilisation of the remaining contingency by year end has been assumed in the projections as the Council must mitigate down as far as possible the use of borrowing through EFS.

6.46. The 2025/26 budget also included £10.2m to cover the estimated cost of the pay award, redundancy costs not able to be met by the service and contractual inflation. The pay award has now been agreed and relevant budgets allocated to the service lines as has the majority of planned contract inflation. Any remaining budgets not yet allocated continue to be assumed to be fully allocated to services during the year and anything residual will be used to offset the overall council overspend.

Reserves

6.47. The Councils corporate reserves balance is currently forecast to be £42.8m in March 2026, of which £27.7m is assumed to be committed as presented in the table below. Effectively the only available cash balance at year end is the General Fund Reserve at just over £15.1m.

6.48. A forecast of reserve balances to 31 March 2028 is shown in Table 4. This will be updated quarterly on any in year movements and a more detailed forecast in the Budget report to Cabinet in February 2026.

Table 4: Reserves Forecasts to March 2028

Reserves	Actual	Forecast		
	31 March 2025	March 2026	March 2027	March 2028
	£'000	£'000	£'000	£'000
General Fund Reserve	15,140	15,140	15,140	15,140
Risks and Uncertainties				
Transformation Reserve	0	0	0	0
Labour market resilience reserve	186	0	0	0
Budget Planning reserve	1,141	0	0	3,000
Collection Fund	1,231	0	0	0
Total Risk and Uncertainties	**2,558**	**0**	**0**	**3,000**
Contracts and Commitments				
Services Reserve	9,358	9,358	9,358	9,358

Unspent grants reserve	10,391	10,391	10,391	10,391
PFI lifecycle reserve	3,959	0	0	0
Debt Repayment Reserve	1,072	1,072	1,072	1,072
Insurance Reserve	5,510	5,510	5,510	5,510
Schools Reserve	1,344	1,344	1,344	1,344
Total Contracts and Commitments	**31,634**	**27,675**	**27,675**	**27,675**
Grand Total	**49,332**	**42,815**	**42,815**	**46,815**

7 Financial Response and Recovery Plans

7.1 In light of the Council's financial position and the reliance on Exceptional Financial Support from Government in 2024/25 and 2025/26, emergency financial controls have been put in place across the organisation to reduce non-essential spend.

7.2 The Council has implemented additional spend control measures since the last report which include reduced use of purchase cards, Section 151 scrutiny of all contract and decision reports above £25,000 and a refreshed governance process. This new process maintains the 6-weekly Financial Recovery Cabinet Group, chaired by the Leader to ensure clear political oversight of the emergency procedures but the previous Financial Recovery Gold and Silver groups have been replaced by a new Financial Recovery Board. This has oversight of the financial recovery and sets the strategy and direction to the organisation in respect of the Financial Recovery Plan. The group will also provide accountability and assurance in respect of progress against the delivery of the plan and the savings. It is now supported by dedicated staff seconded from across the Council specifically to ensure pace and delivery can be delivered and maintained.

7.3 Since the start of the year, the controls on spend have avoided close to £1m across revenue and capital. Each of these actions help to reduce the final Exceptional Finance Support (EFS) required at year end, which reduces future annual repayment commitments which cost circa £62,000 for every £1m borrowed. The work on rationalising the council's assets also continues, and receipts realised from surplus assets which under government dispensation can also be used to mitigate the need to borrow to fund overspends.

7.4 The implementation of the Financial Response and Recovery Plans is aimed at taking the necessary action to reduce the reliance on EFS (Finance Response Plan) and restore the Council's financial resilience and sustainability (Finance Recovery Plan). There are clear links between the two plans and delivery on the response plan should be considered alongside the recovery plan. It is recognised that the recovery plan will take longer to deliver and outcomes achieved.

7.5 The Council has made progress against the actions in these plans with the detail set out in Appendix 10.

8 Council Debt and Write Offs for Quarter 2

8.1 Appendix 9 provides a summary of the council debts which have been written off in Quarter 2, totalling **£4.844m,** of which 81% are Parking debts. Of the parking related debt, circa £1.5m related to cases that had been through the recovery process and the associated warrants were no longer valid (expiring after 12 months) and could not be pursued. Following review of the individual cases, these are deemed extremely unlikely to be recovered and have been approved for write off by the Corporate Director of Finance and Resources (S151 Officer) under delegated authority and as set out in the Financial Regulations.

8.2 Under Haringey's constitution debts of £50,000 or more proposed for write off require the approval of the Cabinet Member for Finance and Resources or Cabinet. This quarter there are two such debts totalling **£315,222** which have been approved by the Cabinet Member for Finance and Resources. Details of these are set out in Appendix 9.

8.3 Corporate debt levels continue to rise. Key actions underway include:

- **Strategic Write-Offs**: Implementing a structured write-off process to eliminate debt deemed irrecoverable.
- **Data-Driven Recovery**: Using propensity-to-pay analytics to prioritise recovery efforts.
- **Debt Recovery Strategy**: Strengthening internal recovery mechanisms to maximise returns.
- **External Partnerships**: Exploring external service providers to support early-stage intervention and post-internal recovery efforts.

8.4 These measures aim to improve transparency, enhance recovery rates, and ensure resources are focused where they will have the greatest impact.

9 Capital Expenditure Forecast at Quarter Two

9.1 As shown in Table 5 the revised budget for the Capital Programme in 2025/26 is £525.7m, which includes the July Cabinet agreed carried forwards and September Cabinet agreed Quarter 1 budget adjustments. In Quarter 2 further budgets adjustments are being proposed with overall net reduction of £3.9m, taking the Quarter 2 revised Capital Programme budget to £521.8m. Of these budget adjustments, £3.9m can be attributed to General Fund capital schemes.

9.2 The Quarter 2 revised 2025/26 capital programme is £180.2m for General Fund and £341.7m for the HRA.

9.3 A detailed breakdown and explanation of the £3.9m Qtr. 2 capital budget adjustments for the General fund capital programmes are set out in Appendix 8.

9.4 After these adjustments, the General fund capital programme is forecast to spend £160.9m (89%) and £281.9m (83%) for the HRA.

Table 5 – 2025/26 Capital Expenditure Summary as at Quarter 2

Directorate	2025/26 Revised Budget (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 Revised Budget (£'000)	2025/26 QTR. 2 Forecast (£'000)	2025/26 Budget Variance (£'000)	2025/26 Movt. Btw. QTR. 2 & QTR. 1 (£'000)
Children's Services	15,064	0	15,064	12,449	(2,615)	(2,559)
Adults, Housing & Health	9,653	10	9,663	9,326	(337)	13
Environment & Resident Experience	26,611	42	26,653	21,797	(4,856)	(4,539)
Culture, Strategy & Communities	56,426	(2,539)	53,886	50,624	(3,263)	(10,870)
Finance & Resources	29,025	(1,373)	27,652	19,475	(8,178)	320
Corporate Items	47,256	0	47,256	47,256	(0)	0
General Fund Total	**184,034**	**(3,860)**	**180,175**	**160,926**	**(19,249)**	**(17,636)**
HRA - Housing Revenue Account	341,653	0	341,653	281,945	(59,708)	(24,276)
Overall Total	**525,687**	**(3,860)**	**521,828**	**442,871**	**(78,957)**	**(41,912)**

9.5 The remainder of this section provides a high-level summary of the main areas of spend in the General Fund Capital Programme. Full details and reasons for the variations against budget are set out in the Directorate Appendices (1- 7).

9.6 The Civic centre works is showing a forecast spend to budget. Cabinet approved the award of contract and final business case on the 12th of November 2024, with an allocated budget for of £66m. The council are still working within this budget of £66m. As with any project, especially one with a Grade II listed element, there are risks but these are being managed within the total £66m budget via the project's contingency allocation.

The project is progressing at pace with the exciting stage of topping out planned for early in the new year. There is still a way to go with the project and risks to be managed; but these are monitored on a weekly basis by the Director of Capital Projects and Property alongside finance business partners; and reported to the programme board, which is facilitated by the Civic Centre Programme Director.

9.7 Alexandra Palace - Invest to Earn programme (scheme 634) is reporting no forecast spend against budget of £1.6m. This scheme has been paused, as higher priority schemes have been identified for inclusion in the 2026/27capital programme, such as the panorama room.

9.8 Asset Management of Council Buildings (capital scheme 316) is reporting a spend forecast of £5.7m against £7.8m revised budget. This anticipated forecast underspend can largely be attributed to the time lag between contract tendering and work commencement, thereby causing delays in project delivery/completion.

9.9 Similarly, Commercial property remediation (capital scheme 4011) and Energy Performance Certificate improvements (capital scheme 4012) are both showing a spend forecast of £1.5m, an underspend of £3.5m against a budget of £5.0m. The two planned schemes have been delayed due to a number of complex legal matters that need to be resolved before work can commence.

9.10 Corporate Laptop Refresh (capital scheme 657) is reporting a spend forecast of £0.8m against £1.7m revised budget. The ongoing Windows 11 upgrade is nearing conclusion. The forecast underspend of £0.9m will be revisited with the view of possible budget reprofiling to align with the corporate workforce plan.

9.11 Capital Support for Digital Outcomes (capital scheme 660) is reporting a forecast spend of circa £1.0m against revised budget of circa £2m and is linked to the Service Modernisation Programme that will deliver digital improvements over the next three years.

Capital Receipts - Forecasts

9.12 As at 31 March 2025. the Council had usable General Fund capital receipts of £31.04m. This is inclusive of £15.25m ringfenced High Road West (HRW) capital receipt and therefore available capital receipts is £15.79m. As part of the Council's budget setting the proposed application of these receipts was as follows:

Table 6 - Capital Receipts

Title	Description	2025/26 (£'000)	Total (£'000)
Corporate Support to all improvement programmes	To support a broad range of transformation projects across the Council	671	671
Counter fraud work	Details to be included	75	75
Strategic Asset Management	Support to improve the asset management function of the Council	1,500	1,500
Demand Management in Adult social Care	This covers a range of transformation and change initiatives in Adults social care to invest in prevention and reduce demand for high-cost services	500	500
New Change Framework	To develop and implement a new Change Framework to deliver transformation across the Council.	1,790	1,790
Temporary Accommodation Reduction Project	To invest in prevention and service re-design to reduce the overall level of demand for temporary accommodation	200	200
Invest to save	To provide funding for a range of initiatives in services to either reduce costs, increase income, or both	3,000	3,000
Grand Total		**7,736**	**7,736**

9.13 In June 2025, Cabinet agreed the Disposals Policy and disposals for 2025/26 which totalled an estimated £20m, of which £11.3m is in progress.

9.14 Five property sales have been approved by the Disposals Board, subject to Stage 2 final approval. Auction Sales are likely to be the timeliest methods of sale, provided Reserve Prices are met at auction.

9.15 To maximise the capital receipt, any outstanding lease events should be concluded to give greater certainty to purchasers via private treaty. This will delay sale completion dates.

9.16 Forecasting capital receipts for 2025/26 is a challenge, given a range of issues, market conditions, starting the programme and gearing up, but a total of £5m to £8m is likely to more realistic for 2025/26 with the remaining expected in 2026/27.

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

10.1 The Council's budget aligns to and provides the financial means to support the delivery of the Corporate Delivery Plan outcomes.

11 Carbon and Climate Change

11.1 The proposed recommendations have no direct impact on carbon emissions, energy usage or climate change adaptation.

12 Statutory Officers Comments

Finance

12.1 This is a report of the Corporate Director of Finance and Resources and therefore financial implications have been highlighted throughout the report. The factors with which the authority is facing and impacting on its financial position are challenging, caused by increasing demand, inflation and wider economic pressures. The Council is working to identify and put into effect additional mitigating actions in 2025/26 to reduce spending by the year and such mitigations and controls on non-essential spending.

12.2 This report includes the impact of budget pressures identified to date and it is very important that the focus to mitigate these pressures continues. This includes increasing control of major costs areas, including staff costs, contract costs and capital spend.

12.3 A further review of reserves and the Council's balance sheet is underway to determine any one-off contributions that can be utilised in year to fund the overspend position and limit the use of use of Exceptional Financial Support from Government.

12.4 The Council's reserves position is lower than average for a council of this size and a medium to long term objective must be to increase balances to manage the many risks and uncertainties and strengthen the Council's financial resilience.

Strategic Procurement

12.5 Strategic Procurement notes the contents of this report and will continue to work with services to support income generation, cost reduction and contract efficiencies where possible

Legal

12.6 The Director of Legal & Governance has been consulted on this report and makes the following comments.

12.7 The council is required by s151 of the Local Government Act 1972 to make arrangements for the proper administration of its financial affairs. Section 7 of this report sets out the financial response and recovery plans to support the proper administration of the council's financial affairs.

12.8 The Council is under a duty to maintain a balanced budget and to take any remedial action as required. In exercising that duty, the Council must also take into account its fiduciary duties to the council tax payers of Haringey. Pursuant to section 28 of the Local Government Act 2003, the Council is under a statutory duty to periodically conduct a budget monitoring exercise of its expenditure and income against the budget calculations during the financial year. If the monitoring establishes that the budgetary situation has deteriorated, the Council must take such remedial action as it considers necessary to deal with any projected overspends. This could include action to reduce spending, income generation or other measures to bring budget pressures under control for the rest of the year. The Council must act reasonably and in accordance with its statutory duties when taking necessary action to reduce any expected overspend.

12.9 Pursuant to the Executive 'Financial management and resources' function set out at Part Three, Section C of the Constitution, the Cabinet is responsible for approving both virements and debt write offs in excess of certain limits as set out in the Financial Regulations at Part Four, Section I, Regulations 5.31, 5.32 & 8.15(c) respectively.

12.10 In February 2025, government confirmed that in the financial year 2025/2026 it will provide a number of councils with support to manage financial pressures via the Exceptional Financial Support process. Haringey has an in principle agreement of £37m. Support via the framework is usually provided in the form of a capitalisation direction which permits a local authority to meet revenue costs through capital resources. There is a clear expectation that authorities continue to manage and mitigate their financial pressures. Support is provided on condition that each local authority is subject to an external assurance review.

12.11 In light of the above, there is no legal reason why Cabinet cannot adopt the Recommendations contained in the report.

Equalities

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

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

12.13 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.

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

12.15 This budget report covers the position at Quarter 2 (Period 6) of the 2025/26 financial year including General Fund (GF) Revenue, Capital, Housing Revenue Account (HRA) and Dedicated Schools Grant (DSG) budgets. The report focuses on significant budget variances including those arising as a result of the forecast non-achievement of approved MTFS savings.

12.16 It also includes proposed budget virements or adjustments. The recommendations in the report are not anticipated to have a negative impact on any groups with protected characteristics. In addition to this, the Council's saving programme is subject to a cumulative equality impact assessment, which acts to mitigate against any potential impacts for those living and working in the Borough.

13 Appendices

Appendix 1 – Children's Directorate Level Forecast including Savings and Capital forecasts
Appendix 2 – Adults, Housing and Health Directorate Level Forecast including Savings and Capital forecasts
Appendix 3 – Culture, Strategy and Communication Directorate Level Forecast including Savings and Capital forecasts
Appendix 4 – Finance & Resources Directorate Level Forecast including Savings and Capital forecasts
Appendix 5 – Corporate Directorate Level Forecast including Savings and Capital forecasts
Appendix 6 – Environment and Residence Experience Directorate Level Forecast including Savings and Capital forecasts
Appendix 7 – Housing Revenue Account Directorate Level Forecast including Savings and Capital forecasts
Appendix 8 – Proposed Virements (Revenue and Capital)
Appendix 9 – Debt Write Off (includes less than £50,000 and greater than £50,000)
Appendix 10 - Finance Response and Recovery Plan

14 Background Papers (Local Government (Access to Information) Act 1985)

14.1 None

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Appendix 1 – Children and Young People Directorate Forecasts

1.1. The table below shows the full forecast across the Children's Directorates followed by more detailed explanations for any under or overspends that are forecast for the year.

Management Area	Revised 2025/26 Budget	Total Full Year Forecast	Base Budget (over/under -spend)	Non Delivery of Savings	Q2 Total Variance	Q1 Total Variance	Movement Q1 to Q2
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Children's Services	**78,673**	**81,659**	**466**	**2,521**	**2,987**	**4,094**	**(1,107)**
Director of Children Services	541	2,365	1,824	0	1,824	1,982	(158)
Commissioning	2,443	2,311	(131)	0	(131)	(120)	(12)
Prevention & Early Intervention	19,523	20,043	(2,001)	2,521	520	801	(281)
Children & Families	52,270	52,879	609	0	609	1,302	(694)
Assistant Director for Schools	3,897	4,062	165	0	165	128	37

1.2. The Children and Young People Service is forecasting a pressure of £2.98 in period Q2. This reflects a positive movement of £1.11m since Q1.

1.3. The current forecast pressure of £2.98m continues to relate to undeliverable savings. Although we are on track to deliver £544K of our MTFS savings, there remain two significant unachievable savings. These are the 5% staff saving (£1.87m) and the digital savings (£540K and £232K in 24/25). Also contributing to the forecast pressure is the allocation of the social care prevention grant (£1.43m) in the budget process to offset placement pressures. This is however a ring-fenced grant for implementing the social care reforms and this was not known at the time. For these reasons it is currently being forecast as a pressure.

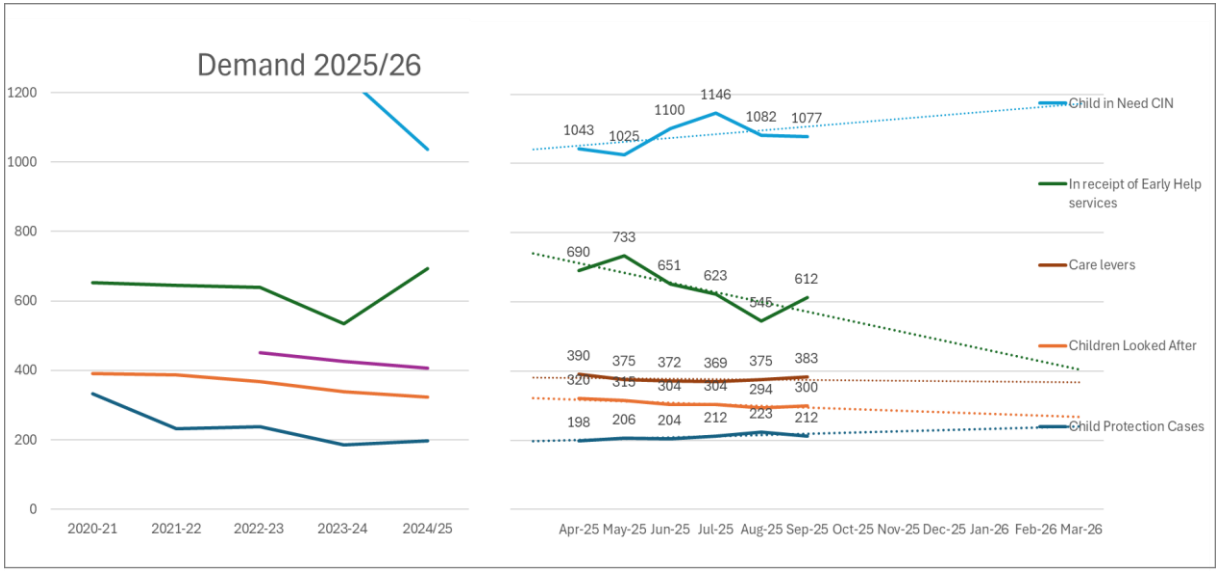
1.4. Mitigating these known pressures of around £4.1m, is the positive movement of £1.11m between Q1 and Q2. This relates in the main to the following:

- offsetting staffing costs for those who are delivering the government Families First reforms, using the social care prevention grant (£315K)

- our continued success in reducing agency staff. Between January and September 2025 the service is spending £1.1M below our financial target and over the last year we have reduced the headcount from 99 to 72 - this is 18 below our target of 90.
- additional budget received to support increased NI contributions and a number of non-material movements across multiple service lines
- a forecast reduction in placement costs (£600K) because of ongoing stability in the numbers of children in care and the reduction in unit costs over the last six months, particularly for high-cost placements.

1.5. Our monitoring of demand data for social care and early help (see graph 1 below) shows that at the end of Q2 the numbers of children in care remain at around 300 (304 in Q1). Child protection numbers continue to be low but show an increasing trend from 198 at the start of the year, to 212 at the end of September, alongside a rising trend in children in need numbers. The numbers in receipt of Early help are now showing a decreasing trend (651 in Q2 to 612 in Q2), however we know this service does have peaks and troughs.

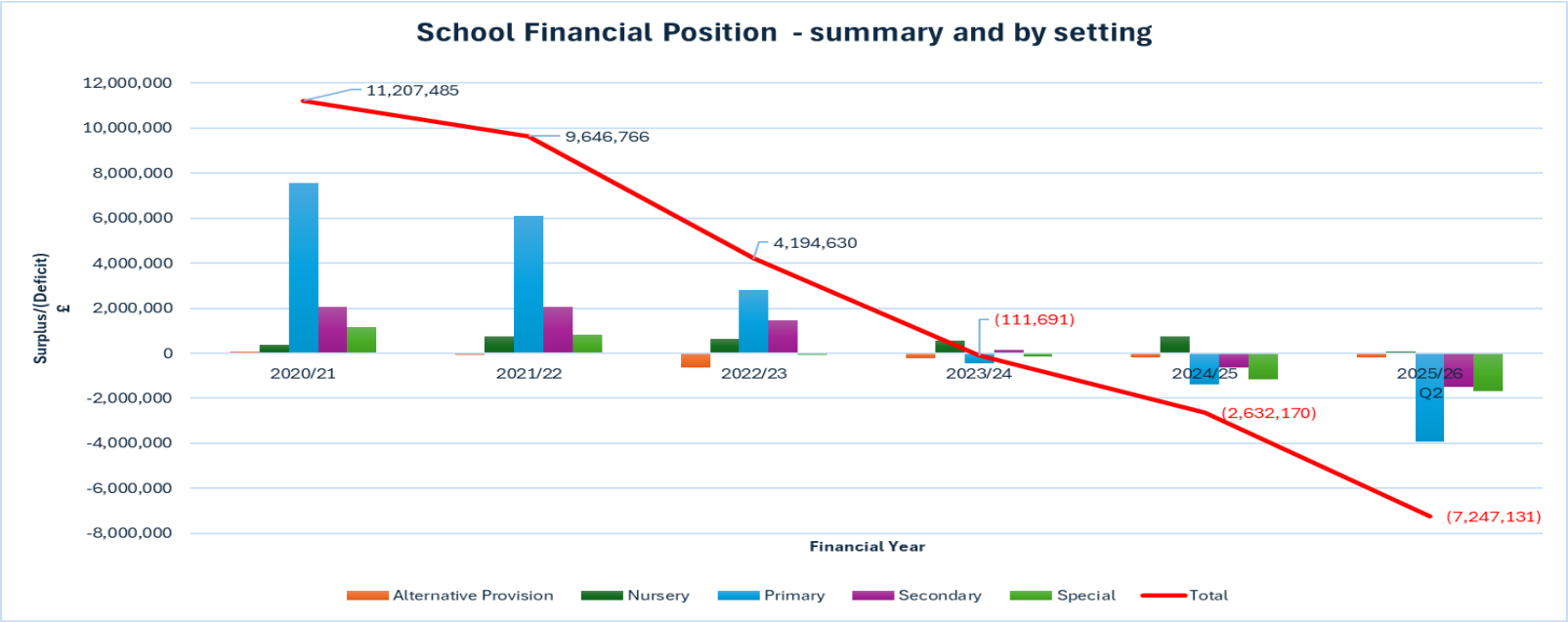
Graph 1 – open cases tracking demand over time



1.6. Managing falling school rolls, arising from the decline in demand for reception places, has been the trend for many years now and it remains a London wide challenge. This significant fall in demand has implications for school budgets and their sustainability. We work closely with schools on their budget deficits however we know that where a school has had to close as a result of falling roles, the deficit becomes a pressure for the council.

1.7. The table below shows the current outturn projection for school deficits which is currently £7.247m. At the time of reporting, four schools had yet to submit a Q2 forecast, we have used the reported position at Q1 instead.

Outturn 2024/25 £	Setting	25/26 Budget £	25/26 Q2 Outturn Projection £	Number in Surplus @ Q2	Forecast Surplus £	Number in deficit @ Q2	Forecast Deficits £
748,995	**Nursery**	93,778	67,414	1	284,202	2	(216,788)
(1,382,094)	**Primary**	(3,993,047)	(3,931,788)	26	2,553,989	25	(6,485,777)
(641,191)	**Secondary**	(1,064,943)	(1,508,068)	2	495,170	3	(2,003,238)
(1,160,285)	**Special**	(1,716,452)	(1,677,653)	1	153,149	3	(1,830,802)
(197,593)	**AP**	(128,028)	(197,037)	0	0	1	(197,037)
(2,632,170)	**Total**	**(6,808,692)**	**(7,247,131)**	**30**	**3,486,511**	**34**	**(10,733,642)**



1.8. Of the 25 Primary Schools in deficit, 21 have a licensed deficit recovery plan, where plans are submitted to bring the school back into surplus over a three-year period. For all schools, support is provided by the council, primarily through Finance and HR, and through the DfE School Resource Management Advisers Programme, to develop improvement plans. The recovery plans recognise that school rolls will continue to fall over the short term and reflect the significant challenges to return to surplus. In setting budget for 2025/26, it will be part of a three plan, to break even in year then reduce any accumulated deficit over the three period. Recovery plans are likely to result in a staff restructure reflecting reduced pupil numbers as well as scrutiny of non-staffing costs. Where redundancy costs arise from any staff restructure these costs are met by the council, any capital costs of staff accessing their pension will be met by the school.

Dedicated Schools Grant (DSG)

1.9. We are forecasting an overspend position of £3.07M and an adverse movement of £93K which is largely because of increased placement costs.

1.10. Our Safety Valve programme continues to be a focus to deliver savings and efficiencies to bring our DSG spend back to budget over the next 5 years. The main pressure remains in the High Needs Block where the budget is £61.051M and we are projecting

to spend £64.12M. Our in-year target is to be £1.75M overspent and we are currently projecting a pressure of £3.067M. This is £1.3M off the target as set out in our Safety Valve agreement.

1.11. In addition, we are aware that there are historical invoices totalling £442k to be paid from the HNB to the ICB dating back to 2018. When applied, this will take us £1.7m above target. Work is underway to review the accruals of placements in P7 which should release some capacity to reduce the projected overspend. The work to reflect these two movements will take place in the next period.

2025/26 Savings

1.12. Against a full year savings target of £3.1m, the directorate are forecasting 18% delivery of their savings. The table below sets out the full details of the savings and delivery forecast.

Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
John La Rose Bursary	-15	0	-15	Red	Working to identify sponsors but envisage that this will take longer to implement.
Maya Angelou Package of Services	-75	-75	0	Green	On track to deliver.
Youth Services reduction Option 1	-50	-50	0	Green	Delivered and deducted from budget.
Expand the provision at Stonecroft through the development of the site to enable taking of more children	-100	-50	-50	Amber	No capital bid has been made by lead to facilitate this. Savings from other nurseries now impacted by temporary Triangle closure and staff absence. This is in some part being delivered by efficiencies across the other nurseries.
Remove the balance of the John La Rose funding and run the scheme on sponsorship only whilst allowing for some administration support to administer the scheme	-80	-34	-46	Red	Working to identify sponsors but envisage that this will take longer to implement.
Pendarren House - This proposal is for Pendarren Activity Centre to become fully self-funded and therefore reduce the Council's contribution.	-25	-25	0	Green	Outturn resulted in a pressure. Business case needs to be drafted by the centre manager to explain methodology for making the centre self funding.

Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Digital Transformation Savings - Digital Savings - Directorate Allocation	-540	0	-540	**Red**	Working with Digital colleagues to identify how this can be achieved. Initial discussions in relation to business cases that are in development indicate some savings and efficiencies are likely but identifying £772K to meet the budget reduction is now very unlikely (£540K of digital savings in the current year and £232K in 24/25).
CS 5% Staff saving	-2,180	-310	-1,870	**Red**	We have reviewed all of our structures and identified £529k over 2 years, £301k of this in 25-26.
	-3,065	**-544**	**-2,521**	**Red**	

Capital Forecasts

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
101	Primary Sch - repairs & maintenance	3,723	0	**3,723**	**3,723**	**0**	**Green**	**Green**	**Green**	**147**	Scheme 101 is on track to deliver all programmed projects within budget and timeframe. There is also sufficient contingency budget remaining to cope with reactive repairs over the winter period.

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
102	Primary Sch - mod & enhance (Inc SEN)	3,496	0	**3,496**	**3,134**	**(362)**	**Green**	**Green**	**Amber**	**(362)**	The programme for 25/26 and 26/27 is now resolved by dividing it into two phases. The first includes existing projects and those from the feasibility studies undertaken in FY 24/25 that have been prioritised (Coleridge Primary, Crowland Primary, and phase 1 of works at Earlsmead and Mulberry Primary Schools). The other projects (Tetherdown, Bounds Green, and phase 2 of the Earlsmead and Mulberry Primary School projects) will be taken forward if a bid for additional funding is successful. A further five projects are in the future pipeline.
104	Early years	25	0	**25**	**25**	**(0)**	**Green**	**Green**	**Green**	**(0)**	Project on track. This budget is in relation to the Department for Education - Childcare Expansion Capital Grant
105	RAAC Schools	251	0	**251**	**387**	**136**	**Red**	**Green**	**Green**	**8**	The identified spend for RAAC is for temporary classroom hire Reinforced Aerated Autoclaved Concrete at Park View and the estimated costs of taking the remediation scheme to Royal Institute of British Architects stage 2 in this FY to enable the Department for Education to confirm the funding for the roof replacement scheme on that site. The budget has a red RAG status as it exceeds that originally allocated.
110	Devolved Sch Capital	504	0	**504**	**504**	**0**	**Green**	**Green**	**Green**	**0**	Transferred directly to schools
114	Secondary Sch - mod & enhance (Inc SEN)	2,210	0	**2,210**	**852**	**(1,358)**	**Green**	**Green**	**Green**	**(1,426)**	The only scheme that is currently active within scheme 114 is the completion of condition works on the Fortismere site which could not be delayed pending the commencement of the DfE School Rebuilding Programme project. The high priority works on the Hornsey School for Girls site are being delivered by the Corporate Landlord team. The remaining works will be delivered in financial year 26/27.

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
121	Pendarren House	229	0	**229**	**123**	**(106)**	**Amber**	**Amber**	**Green**	**(2)**	The Royal Institute of British Architects stage 1 Feasibility has been signed off and the works programme confirmed. This is focussed on the most urgent roof repairs only. Additional funding would be required to meet other urgent condition needs on this site.
124	In-Borough Residential Care Facility	381	0	**381**	**381**	**(0)**	**Green**	**Green**	**Green**	**(0)**	Overnight Short Breaks project: the programme team have projected that the agreed project envelope of £330k will be spent in financial year 25/26 as reconfiguration works are scheduled to start in November 2025, The Care Leavers Supported Accommodation project: Business case will be considered shortly.
125	Safety Valve	3,446	0	**3,446**	**2,677**	**(769)**	**Green**	**Green**	**Green**	**(768)**	The Brook is projected to spend by March 2026. This scheme is projected to be delivered within the overall Safety Valve funding envelope. The St Mary's (Diocese) project will draw down £100,000 in November as part of the first instalment of the funding agreement, with another £600,000 proportioned over the remaining months of the agreement. The overall scheme is costed to be 1.8m. Fortismere - no funding due to be drawn down in this period as the build has not started and no costings have been provided by the Department for Education.
126	Children's Services LiquidLogic Implementation	220	0	**220**	**216**	**(4)**	**Green**	**Green**	**Green**	**(4)**	Digital services are now leading on the implementation of a new Group Work System, which is anticipated to be completed by March 2026
127	Art Council Music Hub	579	0	**579**	**430**	**(149)**	**Green**	**Amber**	**Green**	**(149)**	Spend profile behind schedule, the grant funding will need to be carried forward into next financial year.
Children's Services		**15,064**	**0**	**15,064**	**12,452**	**(2,612)**				**(2,556)**	

REVISED 2025/26 - 29/30 (GF) CAPITAL MTFS AS AT QUARTER 2

SCHEME REF	SCHEME NAME	2025/26 Revised Budget (after Virement) (£'000)	2026/27 Budget (£'000)	2027/28 Budget (£'000)	2028/29 Budget (£'000)	2029/30 Budget (£'000)	2025/26 - 29/30 Total (£'000)
101	Primary Sch - repairs & maintenance	3,723	2,115	2,000	2,000	2,000	**11,838**
102	Primary Sch - mod & enhance (Inc SEN)	3,496	10,330	2,500	2,500	2,500	**21,326**
104	Early years	25	0	0	0	0	**25**
105	RAAC Schools	251	0	0	0	0	**251**
110	Devolved Sch Capital	504	531	531	531	531	**2,628**
114	Secondary Sch - mod & enhance (Inc SEN)	2,210	0	0	0	0	**2,210**
121	Pendarren House	229	228	0	0	0	**457**
124	In-Borough Residential Care Facility	381	3,102	2,647	0	0	**6,130**
125	Safety Valve	3,446	2,937	4,640	0	0	**11,023**
126	Childrens Services LiquidLogic Implementation	220	250	1,780	0	0	**2,250**
127	Art Council Music Hub	579	0	0	0	0	**579**
Children's Services		**15,064**	**19,493**	**14,098**	**5,031**	**5,031**	**58,716**

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Appendix 2 – Adults Directorate Level Forecasts.

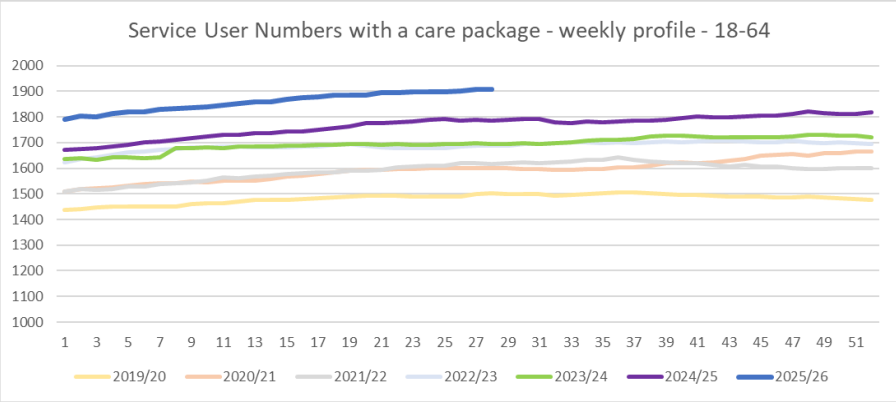
1.1. The table below provides the full year forecast across the Adults, Housing and Health Directorate, followed by more detailed explanations for any under or overspends that are forecast for the year.

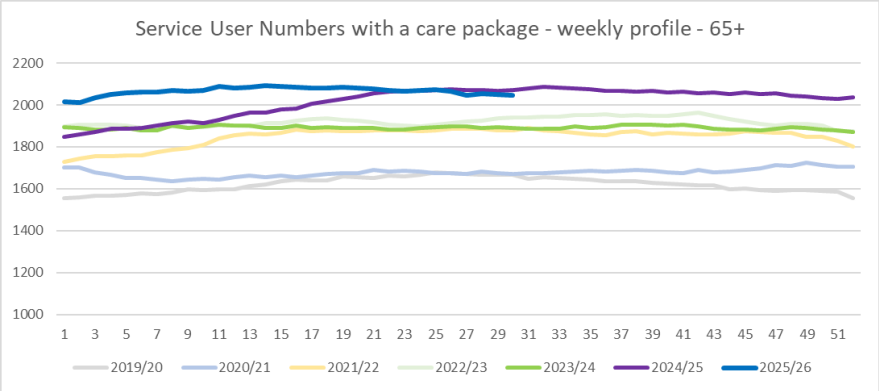
Management Area	Revised 2025/26 Budget	Total Full Year Forecast	Base Budget (over/under-spend)	Non Delivery of Savings	Q2 Total Variance	Q1 Total Variance	Movement Q1 to Q2
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Adult, Housing and Health	**133,632**	**150,576**	**16,026**	**1,108**	**16,944**	**18,991**	**(2,047)**
Director of Adult & Social Services	105,247	110,956	4,702	1,108	5,710	7,561	(1,851)
Housing Demand	28,385	39,620	11,235	0	11,235	11,430	(196)
Director of Public Health	0	0	0	0	0	0	0

ADULT & SOCIAL SERVICES

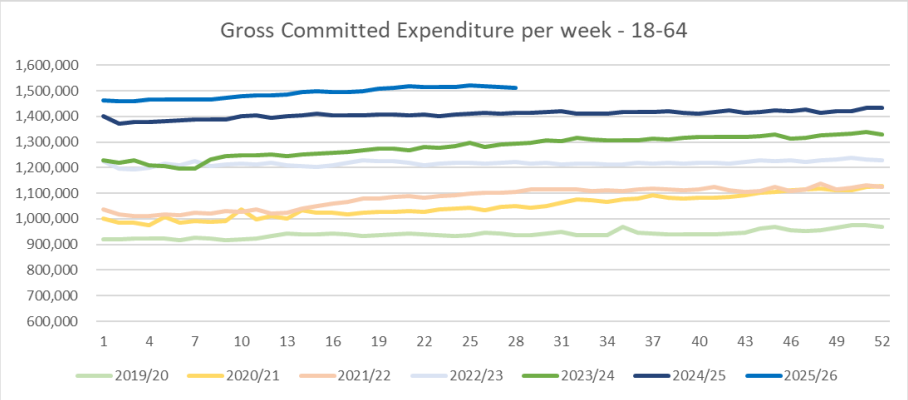
1.2. The improvement between Q1 and Q2 reflects updates to correctly reflect recurring grant income in the budget and match the increase in placement budgets. The effect on the net budget is nil but has reduced the pressure on placements approximately £1.8m. Net forecast expenditure at Q2 remains broadly the same as forecast at Q1.

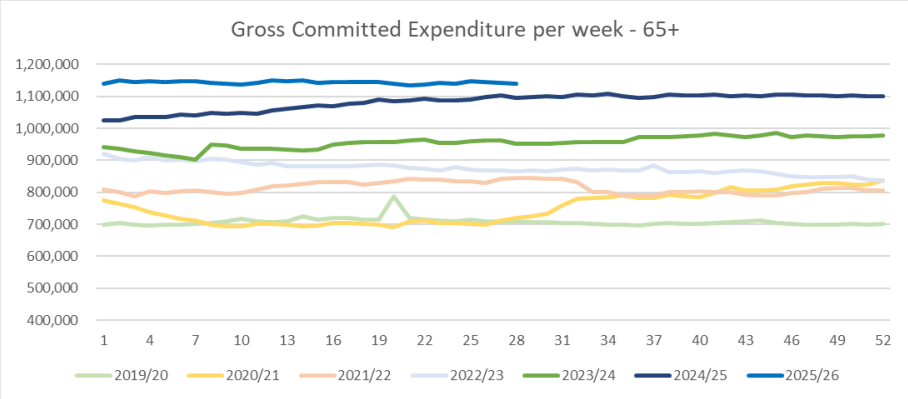
1.3. The number of Older Adults (65+) with a care package at Q2 has stabilised at 2059, a broadly similar level at the same point last year but this remains an area that is subject to demand-led fluctuations. In contrast, the number of younger adults (18-64) with a care package has continued to increase from 1791 at the beginning of the financial year to 1907 at the most recent week. The increase in numbers is those with a primary support reason of Physical Disabilities and Mental Health. The numbers are expected to continue to increase across the remainder of the financial year and this is built into the current forecast. Recent work has been completed in reviewing the numbers of young people transitioning to adulthood, the numbers expected to transition in the current year will be well within the budget provision in the current year. Young people with a learning disability account for the largest volume within the transition's cohorts.





1.4. Inflationary uplifts continue to be negotiated, and it is expected that the costs will be in the current year will be contained within the current available budget. Weekly committed expenditure for Older Adults is currently £1.4m, with the trend relatively flat and for Younger Adults £1.5m, with a small upward trend reflecting the increase in number. The weekly committed expenditure for Younger Adults is likely to increase from the current base as there are a number of outstanding inflationary uplifts remain to be agreed.





1.5. A robust approach continues to being taken to ensure that independence is maximised for new placements and that a fair price is being paid for care, with a proactive approach taken on market management. Opportunities to maximise joint funding

with Health continue, to ensure that contributions towards care are agreed as early as possible. The Council is also further enhancing the offer to better signpost residents to non-statutory and community services that best meet their needs.

2025/26 Savings

1.6. Against a full year savings target of £3.96m, subject to the risks set out below Adult Social Care are forecasting delivery of £2.9m. The table below sets out the full details of the savings and delivery forecast.

1.7. The table below sets out the full details of the savings and delivery forecast.

Adults Social Care

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-24	Transitions	-1,152	-634	-518	Green	The review of expected transitions has been completed that reprofiles the expected cost of young people from children's to adults and the level of savings/cost avoidance expected over the current financial year and the next three years. The expected cost of transitions in the current year is expected to be lower than forecast in 2023, £2.9m compared to £4.2m and as a result the level of savings as a product of those costs is expected to be lower at £0.634m compared to £1.152m. Therefore, the savings will be reprofiled accordingly and should be considered as on-track in terms of in-year delivery.
Feb-24	Resettlement (not ASC)	-150	-150	0	Green	On track to be delivered in full.
Feb-25	Staffing Savings for Adult Social Services	-1,200	-1,200	0	Green	On track to be delivered in full.
Feb-25	Integrating Connected Communities - Further development of the Adult Social Care locality model and	-700	-700	0	Green	On track to be delivered in full, staff consultation complete

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
	prevention approach: there is an opportunity to integrate the Connected Communities model and rationalise resources across the directorate.					
Feb-25	Developing Community Support model - Building on Locality model and in collaboration with NHS, Housing, Public Health, voluntary and community sector, review and refresh our focus on prevention and early intervention, supporting residents to access community services which can best meet their needs and reduce demand on statutory services. This will also include a review the Adult Social Care's 'front door' to include information advice as to eligibility, how residents access the Service, progress from contact to assessment and then to	-181	0	-90	Amber	We are enhancing our offer to better signpost residents to non-statutory and community services that best meet their needs and rightsizing care packages where appropriate to ensure they maximise independence and choice. This work also includes a review of the ASC Front Door which is currently underway and due for completion by end November 2025, alongside the implementation of the Independence & Early Intervention team. This is rated amber due a delay from the initial timeline, which was restricted by social work capacity levels. Resource plans are now in place and we are still aiming to deliver the savings in full by the end of the financial year.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
	receiving and reviewing support – at each stage of the residents' journey, reviewing how a digital response can inform improved demand management, more timely responses, reduce administrative burdens on staff and inform cost reductions.					
Feb-25	Review of the Council's Reablement model to ensure that it is consistently focused on maintaining independence and supports safe and well-planned hospital discharge for a wide range of our residents.	-100	-100	0	Green	On track to be delivered by service efficiencies. A wider review of reablement is also underway.
Feb-25	Supported Living Contract - Releasing efficiencies through a new contract model for Supported Living that moves away from spot purchasing through a 'Dynamic Purchasing System' and onto a	-400	0	-400	Red	The limited capacity in the ASC Commissioning Team, due to the community equipment provider failure, has significantly impacted this project, alongside delays in recruitment. This is being addressed as a matter of urgency and we have identified external capacity options to support. We are developing plans to mitigate against this shortfall.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
	framework with agreed pricing and uplifts.					
Feb-25	5% Staff saving	-80	-80	0	Green	On track to be delivered in full.
Total Directorate		**-3,963**	**-3,045**	**-1,008**	**Amber**	

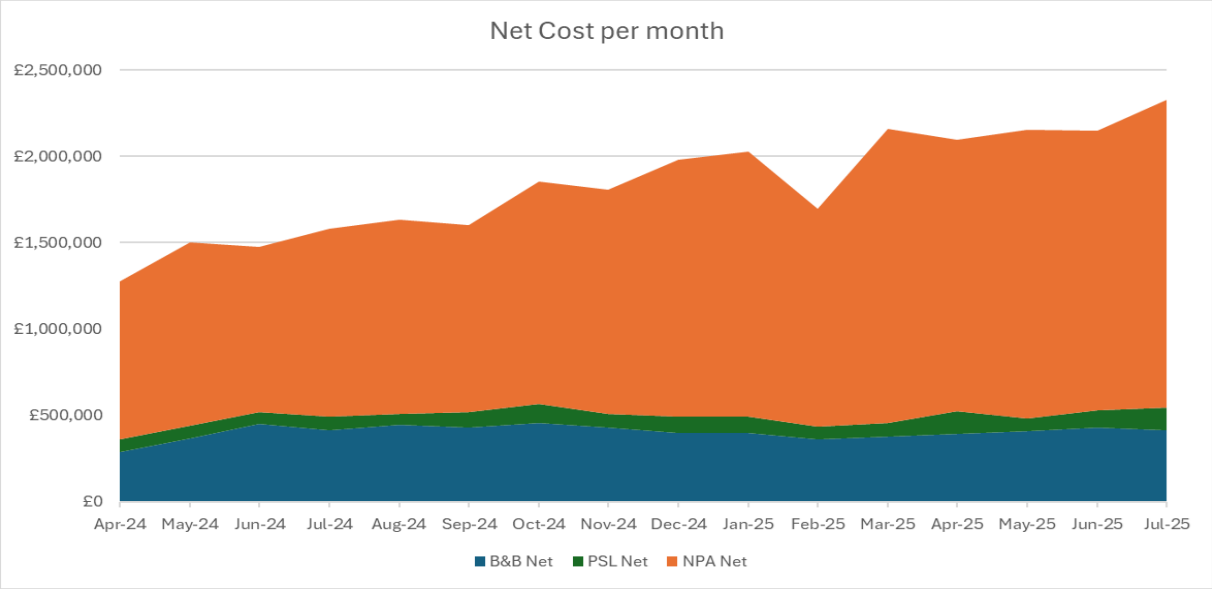
ADULT'S HOUSING DEMAND

1.8. As at Quarter 2, Housing Demand is forecasting an £11.2m overspend.

1.9. Overall numbers in temporary accommodation (TA) continue to decrease, as a result of strong performances in both prevention and outflow from TA. The cost pressure remains as a result of the increasing cost of NPAs (Nightly Purchased Annex accommodation), which is increasing at a rate of 18% per annum (compared to 10% increase assumed when the budget was set), and the loss of more cost-effective forms of TA such as PSLs and Council stock. Work remains ongoing to reduce the number of people in TA and to procure on a value for money basis to drive down costs. The Council are on track to deliver mitigations including:

- The decant of a high cost NPA cohort
- A hotel consolidation programme including a full decant and cease of use of a commercial hotel
- The implementation of the rent convergence programme

The chart below shows that at April 2024, the net position was £1.275m per month but by July 2025 has risen to £2.327m (+83%)



1.10. Over the period April 2024 to July 2025 the number of units available has increased from 1,850 to 2,148 B&B, whilst comprising currently 18% of net cost has fluctuated between £66 per night to £83 and is currently £76 per night. Significantly, NPA has increased from £21 per night to £35 per night in July 2025.

2025/26 Savings

1.11. Against a full year savings target of £3.4m, Housing Demand are forecasting 100% delivery of their savings. The table below sets out the full details of the savings and delivery forecast.

Adults Housing Demand

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus) / shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-25	Holding Vacancies across HD 5% Housing Related Support	-25	-25	0	Green	On track to deliver in full
Feb-25	Holding Vacancies across HD-5% TA and Homelessness	-400	-400	0	Green	On track to deliver in full
Feb-25	Housing Related Support (HRS) Contract Saving	-412	-412	0	Green	On track to be delivered in full - the service has already negotiated with providers to reduce contract values
Feb-25	More Cost-Effective Sources of Temporary Accommodation - The delivery of this saving is through the combination of a number of initiatives to reduce the overall cost of homes secured for temporary accommodation and to increase the amount of Local Housing Allowance recouped by the Council.	-2,600	-2600	0	Green	"A clear approach to tracking savings and performance is being established and Power BI dashboard being built to make reporting simple in addition to the £101,471.72 , Pipeline monies reported at the end of August are £1,707,998.56 (Sept figures not yet available) and therefore the anticipated savings reflect this which is over the savings target A total of has also been income generated of £845,177 which is against the invest to save workstream: Income Collection Implementation as of the end of September. We are tracking this but it is not included in the £2.6m but additional income generated through the programme. Achieving full year effect on the MTFS savings at this stage is viewed as unlikely (predominantly due to the delay in the Rent Convergence Workstream), however we are exploring how cost avoidance in workstreams can be demonstrated.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus) / shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
						The Programme team is supporting the service to identify additional savings that have been either realised already or will be in year and will be reporting these through the programme board as data becomes available."
Total		**-3,438**	**-3,438**	**0**	**Green**	

PUBLIC HEALTH

1.12. As at Quarter 2, Public Health is projecting a breakeven position. Any underspend at the year-end will be transferred to the Public Health Reserve or any overspend will require a drawdown from reserve.

2025/26 Savings

1.13. Against a full year savings target of £295,000, Public Health are forecasting 100% delivery of their savings. The table below sets out the full details of the savings and delivery forecast.

Adults Public Health

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-24	0-19 years Public Health Nursing Services efficiencies	-150	-150	0	Green	
Feb-25	Deletion of Public Health Business Support Post	-37	-37	0	Green	
Feb-25	Vacancy Factor savings for Public Health	-108	-108	0	Green	
Total		**-295**	**-295**	**0**	Green	

Capital Forecasts

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
201	Aids, Adaptations & Assistive Tech - Home Owners (DFG)	3,606	10	**3,616**	**3,616**	**0**	**Green**	**Amber**	**Green**	**11**	It is anticipated that the full budget will be spent by the end of the financial year. The amber rating refers to the fact that spend to date is behind planned expenditure. Procurement of contractors is being reviewed.
211	Community Alarm Service	177	0	**177**	**177**	**0**	**Green**	**Green**	**Green**	**0**	Assistive technology expenditure is planned and in progress
213	Canning Crescent Assisted Living	682	0	**682**	**682**	**0**	**Green**	**Green**	**Green**	**(0)**	The project completed in August 2025 and further spend is not anticipated.
225	Locality Hub	338	0	**338**	**0**	**(338)**				**2**	Scheme is on hold pending review of business case.

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
226	Initiatives under Housing Demand Programme	4,850	0	4,850	4,850	0	Green	Green	Green	0	Projections are based on delivery requirements of the GLA CHAP programme.
Adults, Housing & Health		**9,653**	**10**	**9,663**	**9,326**	**(337)**				**13**	

REVISED 2025/26 - 29/30 (GF) CAPITAL MTFS AS AT QUARTER 2

SCHEME REF	SCHEME NAME	2025/26 Revised Budget (after Virement) (£'000)	2026/27 Budget (£'000)	2027/28 Budget (£'000)	2028/29 Budget (£'000)	2029/30 Budget (£'000)	2025/26 - 29/30 Total (£'000)
201	Aids, Adap's & Assistive Tech -Home Owners (DFG)	3,616	2,200	2,200	2,200	2,200	**12,416**
211	Community Alarm Service	177	177	177	0	0	**531**
213	Canning Crescent Assisted Living	682	0	0	0	0	**682**
225	Locality Hub	338	501	0	0	0	**839**
226	Initiatives under Housing Demand Programme	4,850	5,150	0	0	0	**10,000**
Adults, Housing & Health		**9,663**	**8,028**	**2,377**	**2,200**	**2,200**	**24,468**

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Appendix 3 – Culture, Strategy and Communication Directorate Level Forecasts.

1.1. The table below provides the full year forecast across the Culture, Strategy and Communication Directorate followed by more detailed explanations for any under or overspends that are forecast for the year.

Management Area	Revised 2025/26 Budget	Total Full Year Forecast	Base Budget over/ (under) spend	Non Delivery of Savings	Q2 Total Variance	Q1 Total Variance	Movement Q1 to Q2
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Culture, Strategy and Communities	**12,598**	**13,017**	**183**	**236**	**419**	**494**	**(75)**
Electoral Services	849	888	39	0	39	107	(68)
Local Democracy	3,008	2,986	(22)	0	(22)	(31)	9
Legal Services (including Director of Corporate Governance)	1,310	1,283	(27)	0	(27)	(26)	(1)
Human Resources	426	366	(61)	0	(61)	(59)	(1)
AD for Transformation & Resources	523	527	(232)	236	4	0	4
Libraries	3,144	3,493	349	0	349	378	(29)
Strategy, Communication & Collaboration	(115)	31	146	0	146	153	(7)
Culture, Museum & Archives	981	964	(18)	0	(18)	(27)	10
Placemaking and Communities	2,472	2,480	8	0	8	(0)	8

1.2. At Quarter 2 CSC is reporting a projected overspend of £419,000, an improvement of £75,000 on Q1.

1.3. The main driver is **Libraries (£349,000)** due to a combination of a delay to implementation of reduced opening hours (now implemented with a 'soft' go live in September) to allow for a review of affected staff terms and conditions, and ongoing unmet income pressures. The two other key pressures are:

1.4. **Strategy & Communications (£146,000)** where it is expected that the pre-existing stretch commercial income targets that are assumed as part of the agreed budget will prove challenging to achieve.

2025/26 Savings

1.5. Against a full year savings target of £1.8m, the directorate are forecasting 87% delivery of their savings. The table below sets out the full details of the savings and delivery forecast.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-24	Reduce publication of Haringey People from 4/5 issues per year to 2 or 3.	-20	-20	0	Green	3 issues of Haringey People will be produced this year. This will deliver the savings.
Feb-24	NGDP Graduates	-150	-150	0	Green	Saving will be delivered, however Corporate Directors took the decision to fund one graduate each from their own service budgets, so graduates will continue to be recruited.
Feb-25	New Local Membership - The proposal is not to renew our membership of the New Local think tank.	-20	-20	0	Green	Notice on membership has been given and so no invoice will be generated by New Local.
Feb-25	Residents Survey - Remove the annual budget provision	-25	-25	0	Green	Completed
Feb-25	LG - reduction in elections franking cost	-6	-6	0	Green	Due to legislative changes, the Council must contact 28,000 voters to renew their application by the end of January. Although funding only covers one letter, with local government elections in May 2026, it's been agreed that additional mailings are necessary to help maintain voter turnout and ensure voters retain their postal vote. These

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
						additional mailings could offset printing and postage savings made elsewhere within the service
Feb-25	Registrars - Statutory fees income achievement	-90	-90	0	Green	Fees increase has been applied but bookings are down which may put this at risk; currently mitigated through other bookings being higher e.g. citizenship ceremonies.
Feb-25	Culture - Review discretionary culture budgets, which support cultural organisations in the borough through grant funding and commissioning to deliver the Council's civic and cultural programmes.	-25	-25	0	Green	Review carried out and revised budgets in place for this year's cultural programming.
Feb-23	Digital Transformation Savings	-236	0	-236	Red	The only current service modernisation project in CSC is implementation of new Feedback case management system. This is in delivery phase but any savings deliverable following the digital change will not achieve savings in this year and will also not make savings on this scale.
Feb-25	Dir share of 5% CSC staff savings	-8	-8	0	Green	Achieved
Feb-25	Legal & Governance share of 5% CSC staff savings	-427	-427	0	Green	Achieved through mix of not filling vacant posts, annual leave and reduction in agency use.
Feb-25	Human Resources share of 5% CSC staff savings	-210	-210	0	Green	Most of the savings are through vacancy factors, which will be delivered as the year progresses. A lesser amount is from vacant posts.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-25	Strategy and Communications share of 5% CSC staff savings	-209	-209	0	Green	All changes are being implemented. Where a restructure was required, this has been completed.
Feb-25	Culture & Communities share of 5% CSC staff savings	-43	-43	0	Green	Complete – found through non-staffing budget mitigations
Feb-25	CSC share of 5% Placemaking staff savings.	-233	-233	0	Amber	On track to achieve 25/26 £100k and alternative mitigations will be found for the shortfall.
Feb-25	Digital Transformation Savings - Digital Savings - Directorate Allocation (P&H)	-90	-90	0	Green	These were achieved when the P&H budgets were split between the new Directorates for P&H services, albeit not through Digital Transformation.
Total Directorate		**-1,791**	**-1,555**	**-236**	**Amber**	

Capital Forecasts

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
402	Tottenham Hale Streets	1,065	100	**1,165**	**1,065**	**(100)**	**Green**	**Green**	**Green**	**1**	Due to additional investment received in relation to Ferry Lane Bridge, delivery expected in quarter 4 which will increase spend within the budget envelope.
404	Good Economy Recovery plan	0	0	**0**	**17**	**17**	**Amber**	**Green**	**Green**	**(34)**	The overspend will be met from within the overall budget for the directorate.

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
406	Opportunity Investment Fund	1,358	0	**1,358**	**1,358**	0	**Amber**	**Green**	**Amber**	**0**	Opportunity Investment Fund (OIF) makes business loans funded via grant and business loan repayments. OIF funds are ringfenced.
408	Down Lane Park	1,481	0	**1,481**	**743**	**(738)**	**Red**	**Red**	**Amber**	**(85)**	Slippage in programme due to delays in detailed design development.
421	HRW Acquisition	5,469	(861)	**4,608**	**4,608**	**(0)**	**Green**	**Amber**	**Amber**	**(861)**	The Council has contractual arrangements with Lendlease pursuant to the Compulsory Purchase Order Indemnity Agreement to acquire land interests. These costs will be reimbursed by Lendlease as per the agreement.
430	Wards Corner Development	238	0	**238**	**0**	**(238)**	**0**	**0**	**0**	**0**	Cabinet at its meeting in November agreed a revised asset management plan for Wards Corner, so no further spend anticipated.
431	Gourley Triangle Development	253	0	**253**	0	**(253)**	**0**	**0**	**0**	**0**	The underspend here will contribute to the march funding requirement for the Future High Streets Fund projects.
447	Alexandra Palace - Maintenance	470	0	**470**	**470**	0	**Green**	**Green**	**Green**	**0**	Project on track.
458	SIP - Northumberland PK BB & WorkSpace/Biz Support	921	0	**921**	**921**	**0**	**Green**	**Green**	**Green**	**(0)**	Expect to spend all this financial year. The main spend will be the final phase of the broadband and the remainder of the Strategi Investment Pot 2 business support scheme
459	Wood Green Regen Sites	0	0	**0**	**253**	**253**	**0**	**0**	**0**	**253**	The overspend will be funded from scheme 480.
464	Bruce Castle	228	0	**228**	**285**	**57**	**Green**	**Red**	**Green**	**(27)**	Scheme in defects stage. The overspend will be met from scheme 316.
474	Tottenham High Road Strategy	1,603	0	**1,603**	**1,547**	**(56)**	**Green**	**Green**	**Green**	**(56)**	Delivery of Berol Collaborative & Ten 87 at £1.495m due for delivery by December 25; underspend to be moved to 488 which is part of Future High Streets Fund.
478	Wood Green Good Growth Fund	0	0	**0**	**55**	**55**	**0**	**0**	**0**	**55**	The overspend will be funded from scheme 480.

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
480	Wood Green Regen (2)	4,686	(542)	**4,144**	**3,658**	**(486)**	**Amber**	**Amber**	**Amber**	**(862)**	Most projects within the scheme close to their planned budget. Expenditure on Wood Green Central has been reprofiled into future years.
483	Productive Valley Fund	816	0	**816**	**816**	0	**Amber**	**Green**	**Amber**	**0**	Productive Valley Fund (PVF) are business loans funded via grant and business loan repayments. PVF funds are ringfenced.
488	Liveable Seven Sisters (LSS)	1,539	(1,323)	**216**	**216**	**0**	**Green**	**Amber**	**Green**	**(1,323)**	Slippage is due to the requirement to de-commission the previous appointed design team. Capital delivery to come forward in financial 26/27 to meet Grant funder requirements
493	Bruce Grove Yards (BGY)	1,537	87	**1,624**	**1,788**	**164**	**Amber**	**Green**	**Green**	**(327)**	The overspend this financial year is due to bringing forward works on the Stoneleigh Link Road and will be offset by financial year 26/27 budget allocation.
330	Civic Centre Works	27,628	0	**27,628**	**27,628**	**0**	**Green**	**Green**	**Green**	**(5,986)**	Forecast is based on the current cashflow. projection provided by the main contractor.
630	Libraries IT and Buildings upgrade	719	0	**719**	**460**	**(259)**	**Green**	**Green**	**Green**	**60**	Project on budget with an underspend projected for this year to be rolled forward to financial year s0s6/27.
631	Ally Pally - Counter Terrorism	182	0	**182**	**182**	**0**	**Green**	**Green**	**Green**	**0**	Project on track
632	Ally Pally - Risk to Life and Injury	286	0	**286**	**286**	**(0)**	**Green**	**Green**	**Green**	**0**	Project on track
633	Ally Pally - Risk to Compliance	1,194	0	**1,194**	**1,194**	**(0)**	**Green**	**Green**	**Green**	**0**	Project on track
634	Ally Pally - Invest to Earn	1,628	0	**1,628**	0	**(1,628)**	**0**	**0**	**0**	**(1,628)**	Project paused with no spend forecast this year.
4005	SME Workspace Intensification	1,633	0	**1,633**	**1,633**	**(0)**	**Amber**	**Amber**	**Amber**	**(0)**	£1.5M Used for the Opportunity Haringey Workspace project. Currently going through grant funding agreement arrangements and due diligence.

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
4010	Selby Urban Village Project	1,491	0	**1,491**	**1,441**	**(50)**	**Amber**	**Red**	**Amber**	**(50)**	The overall project (phase 1 and 2) is currently out to tender for the mains works contract, with tender returns due back in November. There is a tight timeline for delivery which is why time is RAG red. Any underspend this year is part of Levelling Up Funding and will be required in financial year 26/27.
Culture, Strategy & Communities		**56,426**	**(2,539)**	**53,886**	**50,624**	**(3,263)**				**(10,870)**	

REVISED 2025/26 - 29/30 (GF) CAPITAL MTFS AS AT QUARTER 2

SCHEME REF	SCHEME NAME	2025/26 Revised Budget (after Virement) (£'000)	2026/27 Budget (£'000)	2027/28 Budget (£'000)	2028/29 Budget (£'000)	2029/30 Budget (£'000)	2025/26 - 29/30 Total (£'000)
402	Tottenham Hale Streets	1,165	6,361	859	0	0	**8,385**
406	Opportunity Investment Fund	1,358	0	0	0	0	**1,358**
408	Down Lane Park	1,481	2,775	0	0	0	**4,256**
421	HRW Acquisition	4,608	26,296	39,079	39,079	87,600	**196,662**
430	Wards Corner Development	238	0	0	0	0	**238**
431	Gourley Triangle Development	253	0	0	0	0	**253**
447	Alexandra Palace - Maintenance	470	470	470	0	0	**1,410**

REVISED 2025/26 - 29/30 (GF) CAPITAL MTFS AS AT QUARTER 2

SCHEME REF	SCHEME NAME	2025/26 Revised Budget (after Virement) (£'000)	2026/27 Budget (£'000)	2027/28 Budget (£'000)	2028/29 Budget (£'000)	2029/30 Budget (£'000)	2025/26 - 29/30 Total (£'000)
458	SIP - Northumberland PK BB & WorkSpace/Biz Support	921	0	0	0	0	**921**
464	Bruce Castle	228	0	0	0	0	**228**
474	Tottenham High Road Strategy	1,603	0	0	0	0	**1,603**
480	Wood Green Regen (2)	4,144	6,429	1,028	0	0	**11,601**
483	Productive Valley Fund	816	0	0	0	0	**816**
488	Liveable Seven Sisters (LSS)	216	2,000	1,323	0	0	**3,539**
493	Bruce Grove Yards (BGY)	1,624	4,851	0	0	0	**6,475**
330	Civic Centre Works	27,628	30,697	1,546	0	0	**59,871**
630	Libraries IT and Buildings upgrade	719	150	0	0	0	**869**
631	Ally Pally - Counter Terrorism	182	363	0	0	0	**545**
632	Ally Pally - Risk to Life and Injury	286	293	0	0	0	**579**
633	Ally Pally - Risk to Compliance	1,194	1,006	0	0	0	**2,201**
634	Ally Pally - Invest to Earn	1,628	1,128	1,356	0	0	**4,112**
4005	SME Workspace Intensification	1,633	0	0	0	0	**1,633**
4010	Selby Urban Village Project	1,491	24,778	10,526	0	0	**36,795**
Culture, Strategy & Communities		**53,886**	**107,596**	**56,187**	**39,079**	**87,600**	**344,349**

Appendix 4 – Finance and Resources Directorate Level Forecasts.

1.1. The table below provides the full year forecast across the Finance and Resources Directorate followed by more detailed explanations for any under or overspends that are forecast for the year.

Management Area	Revised 2025/26 Budget	Total Full Year Forecast	Base Budget (over/under-spend)	Non Delivery of Savings	Q2 Total Variance	Q1 Total Variance	Movement Q1 to Q2
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
FINANCE AND RESOURCES, OF WHICH	**2,133**	**6,747**	**4,613**	**0**	**4,613**	**4,310**	**303**
Capital Projects and Property	1,315	4,218	2,903	0	2,903	3,028	(125)
Finance	126	711	585	0	585	369	216
Audit & Risk Management	52	65	13	0	13	3	11
Digital Services	1,023	1,990	967	0	967	869	98
Strategic Procurement	(497)	(522)	(25)	0	(25)	41	(66)
Chief Executive's Office	115	285	169	0	169	0	169

1.2. At Q2 Finance and Resources is reporting a projected overspend of £4.613m which represents a deterioration of £303,000 from Q1.

1.3. Capital Property & Projects Services ("CPP") are forecasting a net improved position of £125,000 against the Q1 projection. This overall variance is driven by the three service areas within the CPP.

1.4. Corporate Property Model Service (£730,000 Favourable): This significant improvement demonstrates that the risk mitigation reflected in the quarter 1 forecast which was overly conservative. Actual utility consumption and charges to date confirm that pressures relating to energy, NNDR, and security costs are lower than previously anticipated.

1.5. Construction Service (£408,000 Adverse): Reflects staff costs that can no longer be capitalised due to project delays. Staff are being reallocated to projects within Strategic Asset Management, Housing capital delivery and potential cost recovery for procurement framework related projects. Mitigating actions are being implemented but the forecast variance has worsened since the prior month's forecast of £855,000.

1.6. Strategic Property (£195,000 Adverse): This variance since quarter 1 signals a projected overspend on internal legal consultancy costs, where the budget is currently insufficient to cover the financial requirement to address the improvements in the property portfolio.

1.7. The other large variance is in Digital Services (£967,000). There are two main drivers to this variance as follows:

i. The non-delivery of staffing related savings and the core 5% savings target (£500,000) that had been allocated to the service. Given the significant restructure that took place in 2024/25 and the delivery of £500,000 savings, further planned staffing changes with Digital Services will not take place now until 2026/27. Mitigations are being put in place across the whole Directorate to meet this shortfall from other services by holding vacancies as one off mitigation in year pending longer term changes to be identified in 2026/27. Delivery of this staff saving remains a risk until the planned restructures across the Directorate are complete.

ii. The additional cost of funding the ERP programme to date over and above the agreed initial funding (£350,000) Discovery work and an options appraisal is underway to identify a replacement system for SAP the Council's finance, HR and procurement system. Additional costs have needed to be incurred to fund this work which will make a recommendation to Cabinet in early 2026 of the recommended option and budget requirement.

1.8. The remainder of the overspend is a result of the share of Digital Transformation savings target (£100,000) and contract savings (£200,000). The service continues to identify mitigations for the £100,000 savings in year which are now not deliverable but are expected to deliver in full from 2026/27 as part of the Service Modernisation work currently underway. With regards to contracts there are a number of opportunities under way, including ceasing Monday.com and opportunities for cloud migration but full delivery in year is at risk.

1.9. Finance is forecasting a £585,000 overspend due to the dependency on high-cost interim staff which continues pending completion of the re-structure of the service that will start shortly and expected to be complete for the end of the year. This overspend is expected to be addressed from April 2026.

1.10. Within the Strategic Procurement there is a small underspend of £25,000. Although there is a pressure relating to the additional £200,000 Dynamic Purchasing System income target that was added to the budget in March 2024, the changes arising from the Procurement Act means this is no longer achievable but mitigations have been identified by holding further vacancies within the Operations team.

2025/26 Savings

1.11. Against a full year savings target of £3.3m, the directorate are forecasting 100% delivery of their savings. The table below sets out the full details of the savings and delivery forecast.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-24	Apply charges for non-LCP Dynamic Market Places 0.5% - 1% on c£40m of spend. Would include social care related categories. Can only be applied from 2025/26 due to Procurement Act not being in force until October 24	-200	-200	0	Green	Changes to the Procurement Act brought in restrictions for use of Dynamic Markets for below threshold procurements. This essentially excludes any care contracts below £550,000. Therefore, the Council had to establish a suite of dynamic purchasing systems (DPS) for the care categories ahead of the new Procurement Act coming into force. It is not possible to charge suppliers a fee on a DPS but alternative mitigations have been identified by holding staffing vacancies.
Feb-25	Staff Reduction in Strategic Procurement (5% FTE)	-100	-100	0	Green	Delivered
Feb-25	Reduction in Finance and Accountancy Services across Business Partnering, Chief Accountant, Capital and Treasury Teams (5% FTE)	-70	-70	0	Green	In year savings have been achieved by holding vacancies with ongoing savings expected through the re-structure that will be implemented from April 2026.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-24	Directorate Digital Savings	-100	-100	0	Amber	Service Modernisation savings for the F&R directorate will be achieved through the Service Modernisation programme. Programme priorities mean Finance and Resources longer term opportunities are likely to be in 2026/27 and therefore alternative mitigations are required in the interim.
Feb-24	Property Data project to maximise asset efficiency and develop a disposal pipeline	-443	-443	0	Amber	Data project is currently being scoped through the Service Modernisation Programme. It is unlikely savings will be achieved as originally planned until 2026/27 and therefore other one off mitigations are being identified for in year.
Feb-24	Commercial portfolio - rental and other commercial opportunities	-75	-75	0	Green	Completed
Feb-24	Digital Transformation Savings - Digital Savings - Directorate Allocation (P&H)	-90	-90	0	Red	Service Modernisation savings transferred from old Placemaking and Housing Directorate still need to be identified through the Service Modernisation roadmap work. Savings have not yet been identified and prioritisation is being given to adults and housing digital transformation work in 2025/26.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-25	Asset Management - Continuation of current projects to review all rent and lease agreements within the commercial portfolio and a further reduction in operational sites for the delivery of Council services. Savings will be generated through increased rental income and capital receipts from the routine disposal of sites which will reduce the need for borrowing to deliver the capital programme.	-350	-350	0	Green	Corporate cross cutting proposal: currently reviewing all rents and looking at underutilised operational buildings - this will identify options to improve utilisation or identify for disposal. New disposals Policy now in place following agreement by Cabinet on 17 June.
Feb-23	Digital Transformation Savings (Digital Services share of old CSE Directorate	-101	-101	0	Red	As with the F&R Digital savings, these will be delivered in the round as part of Service Modernisation work. Work to confirm these savings will follow on from the prioritisation of Adults and Housing. Therefore, these savings are unlikely to be delivered until 2026/27
Feb-25	Further reducing the cost of our digital estate through contract and licence reductions and can propose a further £200k for 2025/26, to come from Digital Service budgets.	-200	-200	0	Red	There are currently no plans to deliver this saving alongside the contracts savings in the Applications and infrastructure review below. Mitigations are still to be identified.
Feb-24	Digital and Change Restructure – reduction in staffing costs	-205	-205	0	Green	This saving is on track to be delivered.
Feb-24	Applications & infrastructure review	-200	-200	0	Green	This saving is on track to be delivered.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-25	Digital - Service Desk - Efficiencies have already been made in the way the internal Digital Service desk is run as part of a major restructure of the Digital Service to deliver savings this year, however a review has identified additional measures to reduce staff demand on the service desk further.	-100	-100	0	Green	This saving cannot be achieved as planned in 2025/26 but mitigations have been identified through staffing savings from elsewhere in the service and will be delivered in full in 2026/27.
Feb-25	Balance to deliver the total £430k Fin, Procurement & Audit target of the F&R 5% Staff saving	-260	-260	0	Green	
Feb-25	Digital & Change share of 5% staff savings	-471	-471	0	Red	As a result of the re-structure in Digital in 2024/25, the 5% staff savings cannot be achieved in 2025/26. However, mitigations are looking at savings across the whole Directorate to meet this shortfall, largely by holding vacancies pending, pending longer term reductions within Digital in 2026/27.
Feb-25	Finance and Resources share of 5% staff savings transferred from Placemaking and Housing	-364	-364	0	Amber	This is being achieved in 2025/26 by holding vacancies/realignment of salaries pending restructures within Corporate Property and Major Projects during the year.
Total		**-3,329**	**-3,329**	**0**	Amber	

Capital Forecasts

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
602	Corporate IT Board	1,263	0	**1,263**	**957**	**(306)**	**Green**	**Green**	**Green**	**182**	Although this project is reporting an underspend to be carried forward to 2026/27, this is on budget for the overall project. Projects include the updated intranet, network modernisation and service modernisation.
604	Continuous Improvement	1,163	0	**1,163**	**1,451**	**288**	**Amber**	**Green**	**Green**	**0**	Forecast overspend will be offset from next year's budget. This includes much needed investment into essential technology and infrastructure.
621	Libraries IT and Buildings upgrade	994	0	**994**	**994**	**(0)**	**Green**	**Green**	**Green**	**693**	Project on programme and budget.
607	Financial Management System Replacement	114	0	**114**	**(2)**	**(116)**	**0**	**0**	**0**	**(1,832)**	This budget line previously funded the setting up of a new e-procurement system. This will now be considered as part of the wider SAP replacement of which an options appraisal is underway and a further report will be presented to Cabinet in 2026.
624	Digital Together	120	0	**120**	**120**	**0**	**Green**	**Green**	**Green**	**0**	Project on budget
625	CCTV Move and Replacement of end-of-Life Infrastructure	1,466	0	**1,466**	**1,266**	**(200)**	**Green**	**Green**	**Green**	**0**	Resource costs to conduct feasibility and high-level design, to enable enforcement & protection. Capital programme will be realigned to 2026/27 based on review and options to align to a central CCTV delivery model.
626	Corporate Data Platform	1,098	0	**1,098**	**1,268**	**170**	**Amber**	**Green**	**Green**	**(47)**	The current estimated expenditure assumes current fixed-term contract resources are retained until March 2026..

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
627	Hybrid AV between now and Civic Centre coming online	694	0	**694**	**371**	**(323)**	**Green**	**Green**	**Green**	**0**	Project on budget overall. Future year spend profile is closely tied to the Civic centre scheme.
628	Locality Hub ICT	989	0	**989**	**550**	**(439)**	**0**	**0**	**0**	**0**	This scheme aims to modernise data & services, and work has already commenced for the delivery of a digital front door to support Adult & Community Services.
629	Leisure Insourcing ICT	269	0	**269**	**267**	**(2)**	**Green**	**Amber**	**Green**	**0**	Project on budget. Scoping under review with Leisure. Works ongoing
635	Mobile Replacement (Smart Phones / Devices)	425	0	**425**	**425**	0	**Green**	**Green**	**Green**	**0**	Project on budget. New corporate policy being worked on to reduce the cost of the mobile IT estate.
636	Replacing Desktop AV / Screens in Offices	300	0	**300**	**100**	**(200)**	**Green**	**Amber**	**Green**	**0**	Project on budget overall. Efforts to extend the life of the existing stock continues and is aligned to the Civic centre project.
655	Data Centre Move	212	0	**212**	**212**	**0**	**Green**	**Amber**	**Green**	**0**	On budget overall.
656	BT Big Switch Off	1,546	0	**1,546**	**1,546**	**(0)**	**Green**	**Green**	**Green**	**(0)**	Project on budget and on track but also largely dependent on progress by BT.
657	Corporate Laptop Refresh	1,719	0	**1,719**	**781**	**(938)**	**Green**	**Green**	**Green**	**0**	Windows 11 upgrade nearing conclusion. Reprofiling capital slippage to align with corporate workforce plan.
659	M365 Additional Functionality	540	0	**540**	**270**	**(270)**	**Green**	**Green**	**Green**	**0**	Project on budget, the scheme has been reprofiled to reflect the current scope of work and underspend to be carried forward.
660	Capital support for Digital Outcomes	1,965	0	**1,965**	**1,045**	**(920)**	**Green**	**Green**	**Green**	**745**	Project on budget, projects are being scoped to align with the delivery of strategic change project. Linked to procurement service design & re-design towards enhancing digital platforms & corporate services, to improve customer satisfaction, enquires, requests & feedback
4011	Commercial Property Remediation	4,000	0	**4,000**	**1500**	**(2,500)**	**Amber**	**Red**	**Green**	**(34)**	The feasibility studies have returned over-budget and are being reviewed. The expenditure will need to be reprofiled in Qtr. 3 once more information is available.

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
4012	Energy Performance Certificate improvements	1,000	0	**1,000**	**25**	**(975)**	**0**	**0**	**0**	**0**	
342	The Environment Digital Transformation (EDT) Programme	200	0	**200**	**624**	**424**	**Amber**	**Amber**	**Green**	**141**	Phase 2 scope is to be defined, with anticipated focus on ASB functionality and waste-related case management services, delivered in conjunction with broader process automation, optimisation, and futureproofing. A forecast envelope of £300k has been provisionally earmarked for Phase 2 growth expenditure in 2026/27, subject to business-case confirmation once the detailed delivery scope has been finalised. Scheme Reference 342, originally titled "Public Protection – to replace Life Expired IT System," has been rebranded as the Environment Digital Transformation (EDT) Programme to better reflect the strategic scope, cross-cutting service impact, and modernisation objectives of the initiative
316	Asset Management of Council Buildings	8,948	(1,373)	**7,575**	**5,702**	**(1,873)**	**Green**	**Amber**	**Green**	**469**	This slippage is due to reprofiling spend for some significant projects which are now expected to run into future years or are subject to a review process. Work continues at full capacity to clear backlogged compliance, and safety works to improve the condition of the estate.
Finance & Resources		**29,025**	**(1,373)**	**27,652**	**19,475**	**(8,178)**				**320**	

REVISED 2025/26 - 29/30 (GF) CAPITAL MTFS AS AT QUARTER 2

SCHEME REF	SCHEME NAME	2025/26 Revised Budget (after Virement) (£'000)	2026/27 Budget (£'000)	2027/28 Budget (£'000)	2028/29 Budget (£'000)	2029/30 Budget (£'000)	2025/26 - 29/30 Total (£'000)
602	Corporate IT Board	1,263	860	860	0	0	**2,983**
604	Continuous Improvement	1,163	662	564	0	0	**2,389**
621	Libraries IT and Buildings upgrade	994	0	0	0	0	**994**
607	Financial Management System Replacement	114	0	0	0	0	**114**
624	Digital Together	120	0	0	0	0	**120**
625	CCTV Move and Replacement of end-of-Life Infrastructure	1,466	733	0	0	0	**2,200**
626	Corporate Data Platform	1,098	1,000	0	0	0	**2,098**
627	Hybrid AV between now and Civic Centre coming online	694	450	0	0	0	**1,144**
628	Locality Hub ICT	989	0	0	0	0	**989**
629	Leisure Insourcing ICT	269	0	0	0	0	**269**
635	Mobile Replacement (Smart Phones / Devices)	425	225	0	0	0	**650**
636	Replacing Desktop AV / Screens in Offices	300	150	0	0	0	**450**
655	Data Centre Move	212	0	0	0	0	**212**
656	BT Big Switch Off	1,546	0	0	0	0	**1,546**
657	Corporate Laptop Refresh	1,719	1,200	1,100	0	0	**4,019**
659	M365 Additional Functionality	540	0	0	0	0	**540**
660	Capital support for Digital Outcomes	1,965	1,000	0	0	0	**2,965**
456	Dilapidations Fountayne Road	0	1,000	0	0	0	**1,000**
4011	Commercial Property Remediation	4,000	3,000	3,000	4,186	0	**14,186**

4012	Energy Performance Certificate improvements	1,000	500	500	500	0	**2,500**
SCHEME REF	**SCHEME NAME**	**2025/26 Revised Budget (after Virement) (£'000)**	**2026/27 Budget (£'000)**	**2027/28 Budget (£'000)**	**2028/29 Budget (£'000)**	**2029/30 Budget (£'000)**	**2025/26 - 29/30 Total (£'000)**
342	Public Protection - To replace life expired IT system	200	0	0	0	0	**200**
316	Asset Management of Council Buildings	7,575	7,600	6,378	897	0	**22,450**
Finance & Resources		**27,652**	**18,380**	**12,402**	**5,583**	**0**	**64,018**

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Appendix 5 – Corporate Budget Forecasts.

1.1. The table below provides the full year forecast across the Corporate budgets followed by more detailed explanations for any under or overspends that are forecast for the year.

Management Area	Revised 2025/26 Budget	Total Full Year Forecast	Base Budget (over/under-spend)	Non Delivery of Savings	Q2 Total Variance	Q1 Total Variance	Movement Q1 to Q2
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Corporate Budgets – Non Service	**47,503**	**49,857**	**(2,835)**	**5,189**	**2,354**	**4,034**	**(1,680)**
Capital Financing Charges including MRP)	22,293	20,259	(2,034)	0	(2,034)	0	(2,034)
Contingency	9,285	14,473	(1)	5,189	5,188	5,189	(1)
Treasury Management Charges (borrowing costs and investment income)	17,350	13,900	(3,450)	0	(3,450)	0	(3,450)
Other Corporate Budgets	35,595	34,345	(1,251)	0	(1,251)	(1,155)	(96)
Bad Debt Provision	0	3,900	3,900	0	3,900	0	3,900
Exceptional Finance Support	(37,020)	(37,020)	0	0	0	0	0

1.2. At Quarter 2, the Corporate budgets are reporting a projected overspend of £2.4m

1.3. This mainly consists of forecast underspends on Capital Financing and Treasury management but is offset by the bad debt provision of £3.9m and forecast of non-delivery of 3 council-wide savings totalling £5.19m which include £3.2m procurement and commissioning savings, £900,000 of enabling savings and £1.29m related to income generation.

2025/26 Savings

1.4. Against a full year savings target of £5.7m, the forecast delivery on savings is 10%, the table below sets out the full details of the savings and delivery forecast.

1.5. The agreed savings target per programme are set out below:

- Enabling Services £1.0m Target

- Contract and Procurement £3.25m Target
- Commercial income £1.29m.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-25	Enabling Services Review	-1,000	-100	-900	Red	Work has commenced on this programme (and specifically just in one area/function which is 'Project Management', which is not a single function but includes teams/capacity distributed across the council. A plan for further enabling services to be reviewed has been developed and subject to approval by the Enabling Services Board at its next meeting.
Feb-25	Commissioning, Procurement and Contract Management	-3,000	0	-3,000	**Red**	Task and finish groups are in place and opportunities being investigated - cashable savings are in the process of being identified. In addition, a project to fully review commissioning activity and approach to commissioning has commenced and is expected to enable the delivery of the £9m savings over the next three years.
Feb-25	Residual reduction in General Fund staffing budgets by 5% in 2025/26 (	-100	(100)	0	Green	This is the residual 5% savings that are held corporately and have not been allocated to Directorates. With the exception of Children's Services, all Directorates are reporting as on track to deliver their 5% savings - however there remains risk in some of these areas and some mitigations will be required.
Feb-25	Income Generation	-500	0	-500	Red	There are 4 projects currently in this programme. All in early discovery phases so not able to give reliable income forecasts. Lack of dedicated resources is holding up the pace of this work and Business cases required for investment will be prepared.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-24	Previously agreed commercial income savings	-789	0	-789	Red	This saving is now being delivered through the wider income generation programme referenced above and update will be provided at Quarter 2.
Feb-24	Digital Together - Corporate Programme	-360	-360	0	Amber	This saving is to be either allocated across services or mitigations found from corporate budgets
Total		**-5,749**	**-560**	**-5,189**		

1.6. Work is underway and part savings have been identified for the three cross cutting savings. These are currently held corporately pending confirmation of which service budgets will be impacted.

Capital Forecasts

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
697	Exceptional Financial Support	37,000	0	**37,000**	**37,000**	**0**	**Green**	**Green**	**Green**	**0**	It is anticipated that the full allocation of EFS will be used in 2025/26.
699	P6 - Approved Capital Programme Contingency	10,256	0	**10,256**	**10,256**	**(0)**	**Green**	**Green**	**Green**	**0**	For monitoring purposes, it has been assumed that there will be full spend of the capital contingency
Corporate Items		**47,256**	**0**	**47,256**	**47,256**	**(0)**				**0**	

REVISED 2025/26 - 29/30 (GF) CAPITAL MTFS AS AT QUARTER 2

SCHEME REF	SCHEME NAME	2025/26 Revised Budget (after Virement) (£'000)	2026/27 Budget (£'000)	2027/28 Budget (£'000)	2028/29 Budget (£'000)	2029/30 Budget (£'000)	2025/26 - 29/30 Total (£'000)
697	Exceptional Financial Support	37,000	0	0	0	0	**37,000**
699	P6 - Approved Capital Programme Contingency	10,256	5,000	0	0	0	**15,256**
Corporate Items		**47,256**	**5,000**	**0**	**0**	**0**	**52,256**

APPENDIX 6 – ENVIRONMENT & RESIDENT EXPERIENCE DIRECTORATE FORECASTS.

ENVIRONMENT & RESIDENT EXPERIENCE

1.1. The table below provides the full year forecast across the Environment and Resident Experience followed by more detailed explanations for any under or overspends that are forecast for the year.

Management Area	Revised 2025/26 Budget	Total Full Year Forecast	Base Budget (over/under-spend)	Non Delivery of Savings	Q2 Total Variance	Q1 Total Variance	Movement Q1 to Q2
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Environment and Resident Experience	**17,341**	**18,367**	**1,276**	**(249)**	**1,027**	**1,085**	**(58)**
Parking & Highways	(16,391)	(17,902)	(446)	(1,065)	(1,511)	117	(1,628)
Community Safety, Waste & Enforcement	22,710	22,416	(216)	(77)	(293)	(113)	(180)
Management & Support	(547)	1,418	197	1,768	1,965	665	1,300
Parks & Leisure	1,629	2,082	229	225	454	327	127
Corporate & Customer Services	0	0	0	0	0	0	0
Carbon Management	6,735	6,917	1,372	(1,190)	182	89	93
Transport and Travel	358	386	29	0	29	0	29
Planning Building Standards & Sustainability	664	664	0	0	0	0	0

1.2. Environment & Resident Experience (ERE) directorate is reporting a £1.027m overspend at Quarter 2. This is an improvement of £58,000 on Quarter 1.

1.3. The forecast excludes potential redundancy costs of £450k envisaged from the service restructures which will be covered by corporate resources. The overspend includes a combined pressure of £653k of MTFS Digital Transformation savings for 2024/25 (£169k) and 2025/26 (£484k), which is expected to be delivered by the Service Modernisation programme. Additionally, there are pressures resulting from the allocation of savings attributed to the implementation of a community hubs model for customer services and pressures relating to reduced income opportunities in the Leisure Centres whilst the harmonisation of services following transfer continues to be completed and delays to the implementation of the

commercialisation plan. To mitigate the increased salary pressures arising from the combined pay award and NI increases the directorate received £1.3m of pay award for 2025/26, and £777k budget towards employers NI and threshold changes.

1.4. Whilst there is a blend of delivered, on target, at risk and undeliverable savings within the directorate's savings tracker, the directorate is anticipating exceeding the total financial commitment contained in the MTFS savings programmes for this financial year. This is through overachievement on savings proposals and the implementation of mitigating actions.

1.5. Highways, Parking and Traffic service is forecasting a net underspend of £1.5m, this is a £1.6m favourable movement on Quarter 1. This follows successful lobbying for London to increase statutory fees in recognition that the penalty charge notice fees had not been increased in over a decade and no longer represented the same deterrent as previously. Further work is underway to determine any potential movement in bad debt provision based on the forecast debtors' position at year-end. There is a risk to the increase in bad debt provision based on the debtor's position, which ultimately be a cost to the service impacting on the outturn position.

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1.6. Community Safety, Waste & Enforcement is forecasting an underspend of £293k, this is a £180k favourable movement on Quarter 1, attributable to brand protection income, and increase in income from Enforcement and Pest Control.

1.7. Management & Support is forecasting a £2m overspend, this is a £1.3m adverse movement due to removal of budgets for the MTFS 5% salary savings. Given the nature of the directorates funding arrangements being a mix of capital and grant funding or self-financing through income generation the removal of 5% of staff costs is difficult, if not impossible. However, the pressure created by the allocation of the organisation wide saving is being mitigated following positive overachievements on income elsewhere in the directorate. The overspend also includes £484k of MTFS savings assigned to Digital Transformation referred to earlier in this report.

1.8. Parks & Leisure is forecasting an overspend of £454k, this is a £127k adverse movement on Quarter 1. The overspend relates to lower income collected than budgeted due to longer time frames to harmonise the service following transfer from the private sector, delays to the creation of new gym and training facilities at Tottenham Green leisure centre and vacancies on some income generating roles.

1.9. Customer and Corporate services are reporting an overspend of £182k, this is a £93k positive movement on P5 but £93k adverse movement on Quarter 1, due to a forecasting correction made in Revenues. £117k of the overspend is due to court cost income falling short of the budgeted requirement, a longstanding issue being fixed for 2026/27.

1.10. The service was provided with £227k one-off funding to employ 6 supernumerary agency staff to eliminate the significant backlog of correspondence relating to Council Tax. However, the funding has been utilised to work with an external agency for a fixed-term period to achieve the same outcome.

1.11. £250k of funding was awarded to the Debt Management service to provide additional debt management support to Adults Social Care. Two new debt officers have been recruited, and Legal services will be recruiting an additional lawyer, funded from this growth allocation.

1.12. Planning and Building Standards are reporting a £202k overspend, this is an adverse movement of £202k from Quarter 1, due to the slow market conditions affecting developments and therefore impacting on the income target. The service is reviewing the temporary workforce and closely monitoring the expected income. In addition, the service is reviewing the s106 fee and CIL admin income balances to mitigate the current overspend.

ENVIRONMENT & RESIDENT EXPERIENCE HOUSING BENEFIT (HB)

1.13. The table below shows the full forecast across the Environment and Resident Experience HB followed by more detailed explanations for any under or overspends that are forecast for the year.

Management Area	Revised 2025/26 Budget	Total Full Year Forecast	Base Budget (over/under-spend)	Non Delivery of Savings	Q2 Total Variance	Q1 Total Variance	Movement Q1 to Q2
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
DIRECTOR OF ENVIRONMENT & RESIDENT EXPERIENCE HB	**1,829**	**2,131**	**302**	**0**	**302**	**1,077**	**(775)**
Rent Rebate LA Non-HRA	(465)	78	543	0	543	241	303
Rent Allowances	2,032	2,395	363	0	363	1,321	(959)
HRA Rent Rebates	262	(342)	(604)	0	(604)	(484)	(119)

1.14. At period 6, the Housing Benefit Subsidy cost is £2,132m, £302,000 more than the budgeted level. This is an improvement of £775,000 to the reported pressure at period 3.

1.15. Following rigorous work undertaken by the Benefits team to improve quality within the administration of housing benefits it is expected that full subsidy will be claimed for official error overpayments created in 2025/26. This has improved the position by £775k. This is a direct result of a reduction in the number of official error overpayments being created, alongside revised guidance from the Department for Work and Pension (DWP) about the reclassification of historical overpayments. Following engagement by officers in the Benefits team with the DWP in respect of historic overpayments and subsidy loss calculations alongside the subsequent reclassification, the council is also now able to claim for a further £1.56m for overpayments created in 2024/25 but it is not clear yet on when this additional funding will be received.

1.16. The Benefits budget does however remain under pressure from partially subsidised statutory supported accommodation payments, which are estimated to be £1.14m, and the reduction of overpayment income from both repayments and government subsidy continues to reduce due to the migration to Universal Credit.

1.17. Finally, the Benefits team remains under significant workload pressures due to a high volume of work needing to be processed. A one off use of contingency has been agreed to target the backlog and ensure that changes to claimants' circumstances are processed as quickly as possible.

2025/26 Savings

1.18. Against a full year savings target of £5.4m, the directorate are forecasting 105% delivery of their savings. The table below sets out the full details of the savings and delivery forecast.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-24	New products at Bury Road CP - Police/Retail employees	-5	-5	0	Green	Savings achieved.
Feb-24	Reduce Gully cleansing at low-risk locations	-25	-25	0	Green	Savings achieved.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-24	Remove pause on PCN challenge periods - reduction in 50% discounts given	-50	-50	0	Red	The parking IT provider has confirmed that they are unable to make the changes needed to deliver this saving and therefore the savings cannot be achieved. The service has mitigated the impact of the non-delivery of the saving however.
Feb-24	New x3 bus lanes	-75	-40	-35	Amber	Possible deferment - resources, programme, timescale and viability to be reviewed.
Feb-24	HGV Locations/Box Junctions	-120	-120	0	Green	Savings achieved.
Feb-24	Visitors Vouchers Pricing Structure change	-50	-50	0	Green	Savings achieved.
Feb-24	PCN Debt Recovery Parking strategy (compliance increase)	-100	-100	0	Green	Savings achieved.
Feb-23	Property Licensing Reviews	-100	-100	0	Green	Savings achieved.
Feb-24	Private sector Housing Compliance income	-13	-90	77	Green	This reflects actuals rather than invoices raised. A debt provision has been forecast.
Feb-24	Commercial Waste - Customer base increase.	-10	-10	0	Green	Savings achieved.
Feb-24	More enforcement on unsecured trade waste	-25	-25	0	Green	Savings achieved.
Feb-24	Digital Transformation Savings	-394	0	-394	Red	Digital transformational savings redistribution - developing a roadmap to achieve the savings through digital solutions. The roadmap for the delivery of these top-sliced savings is approaching two years behind schedule and as such it is anticipated that this will not be achieved in year.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-23	Events income increases	-25	-25	0	Green	There are plans to introduce a range of events in the parks in the autumn and winter periods, there are risks to delivery associated with required stakeholder buy-in but at this stage the team is working to deliver that.
Feb-24	Bring in house football pitch bookings	-3	-3	0	Green	Savings achieved.
Feb-24	Introduction of dog walking licenses for 4 or more dogs	-2	-2	0	Green	Savings achieved.
Feb-24	Licensing of fitness trainers and companies operating in parks	-3	-3	0	Green	Savings achieved.
Feb-24	New product lines for Fusion car parks - bus drivers and CONEL staff	-5	-5	0	Green	Savings achieved.
Feb-24	Evening rental to Bernie Grants Arts Centre	-5	-5	0	Green	Savings achieved.
Feb-24	Long term lease on Parks Vehicles	-6	-6	0	Green	Savings achieved.
Feb-24	Reintroduce Tennis Court Charging	-10	-10	0	Green	Savings achieved.
Feb-24	Review of Parks Workshop function to reduce costs	-30	-30	0	Green	Savings achieved.
Feb-24	Use more of Finsbury Park income for core council cost of running park	-50	-50	0	Green	Savings achieved.
Feb-24	Purchase large mowing equipment and utility vehicles which have traditionally been hired on a seasonal basis.	-20	-20	0	Green	Savings achieved.
Feb-24	Events in parks	-50	-25	-25	Amber	Unachievable MTFS Events savings. Lack of demand in market for Parks or Green spaces - other than Finsbury Park.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-24	Crematorium Lease and Parks Property increases	-14	-14	0	Green	Savings achieved.
Feb-24	Small Green Space Improvement Programme	-50	-50	0	Green	Savings achieved.
Feb-24	New River Sports Centre - Net cost Reduction	-40	-40	0	Green	Savings achieved.
Feb-24	Customer Services Reviews	-160	-50	-110	Red	Initiatives expected to reduce demand on customers services to enable downsizing the workforce without cutting services have been delayed.
Feb-25	Street Lighting - Energy Efficiencies	-67	-67	0	Green	Savings achieved.
Feb-25	PARKING SERVICE OPERATIONAL ENHANCEMENT - A review of parking operations to optimise efficiency levels through increased use of technology and changes to deployment plans	-300	-300	0	Green	Savings achieved.
Feb-25	Streamlining paper parking permit processing	-300	-300	0	Green	Reduction of 4 staff being implemented from October - reflected in Customer Services budgets
Feb-25	Parking Fees & Charges Parking and Highways Fees and Charges review to ensure Controlled Parking Zone costs are fully recovered.	-500	-1600	1100	Green	Income over achieved following the increases to statutory fees and charges following a Haringey Council led lobbying campaign to the GLA.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-25	Leisure Concessions: Reduce concessionary access to those on means-tested benefits	-200	0	-200	Red	Whilst the saving from concessions work is deferred, this saving can be contained from an underspend of IT systems maintenance in year due to the capital replacement of the new leisure centre management system.
Feb-25	Reprocure to reduce the cost of our Out of Hours emergency contact handling service	-28	-28	0	Green	New Capita Out Of Hours contract and service went live on 1 October 2025 to deliver this saving.
Feb-25	Reduction in Housing Benefit accommodation costs through creation of a focused team dedicated to providing a more in-depth and ongoing assessment of Housing Benefit Supported Accommodation claims, to ensure high quality, appropriate and compliant supported housing is being provided to residents who need it.	-200	-1500	1300	Green	Over £1m of savings have been delivered through the review of Supported Exempt Accommodation HB claims, cancelling and rejecting those which are non-compliant. The risk of appeal is mitigated against by stringent quality assurance on these decisions, supported by Legal advice where required.
Feb-25	Environment and Resident Experience 5% Staff Savings	-2,032	-908	-1124	Amber	E&RE is a directorate which generates a substantial income for the organisation through deployed/employed staffing. The breakdown on salary spend for the directorate is as follows: Recharged Salaries (inc. to the HRA) - £6.6m; External Grant Funded Roles - £4.1m; Capital Funded Roles - 4.2m; Self Financing through fees and charges obtained by the deployed role - £23m; General Fund roles - £14.9m. 5% of the General Funded roles is £745k.

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
						The impact of the unachievable salary reductions is being net off by significant over achievement on income elsewhere in E&RE.
Feb-25	ERE share of 5% Placemaking & Housing staff savings - £630k	-32	-32	0	Green	Budget now applied
Feb-24	Stop sending letters to residents notifying of nearby planning applications and consultation	-10	-10	0	Green	Once researched, proposal would have cost more, so achieved saving via income generation
Feb-24	Localities Hub (delivered through ERE inequalities work).	-250	0	-250	Green	The community hubs model was never delivered, and the project was terminated by Culture, Strategy and Engagement. As with the digital top slice savings, these top sliced savings will not be delivered either because of the project not being concluded.
Feb-24	Digital Transformation Savings - Digital Savings - Directorate Allocation (P&H)	-90	0	-90	Red	Planning Services share of the undelivered Digital top slice savings. Currently there is not a roadmap to delivery, but the Planning Service is attempting to mitigate through the delivery of its own alternative arrangements.
Total		**-5,417**	**-5,666**	**249**	**Green**	

ERE CTRS Savings

Cabinet Decision Date	Saving proposal	2025/26 £'000s	2025/26 Projected Full Year Savings £'000s	2025/26 Savings (surplus)/ shortfall £'000s	RAG Status (Delivery of 2025/26 Saving)	Comment on Delivery RAG Status
Feb-24	Council Tax Reduction Scheme (CTRS) Pre agreed	-2,000	-4,400	2,400	Green	The scheme's value is £4.4m less in 25/26 than it would have been if the two changes implemented had not happened, which exceeds the £2m saving this year plus the £2m saving next year

Capital Forecasts

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
301	Street Lighting	1,012	0	**1,012**	**1,012**	**0**	**Green**	**Green**	**Green**	**1**	All projects on programme for completion within financial year.
302	Borough Roads	5,351	0	**5,351**	**5,351**	**(0)**	**Green**	**Green**	**Green**	**(0)**	All projects on programme for completion within financial year.
303	Structures (Highways)	1,730	0	**1,730**	**2,100**	**370**	**Red**	**Green**	**Green**	**370**	370k overspend relates to 2023/24 Capital budget cut. The £2.1m relates to three new projects. All three are progressing. However, there is a risk that the Ferry Lane bridge repairs may be delayed due to issues with Network Rail and the interdependencies with the TfL £4m public realm to the surface level which is a planning commitment.

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
304	Flood Water Management	1,200	0	**1,200**	**1,200**	**0**	**Green**	**Green**	**Green**	**1**	All projects generally on programme for completion within financial year. However, in terms of the Turnpike Lane project this has been delayed by Thames Water, so there's a risk of slippage into next year
305	Borough Parking Plan	118	150	**268**	**268**	**0**	**Green**	**Green**	**Green**	**1**	
309	Local Implementation Plan(LIP)	586	1,397	**1,983**	**1,983**	**0**	**Green**	**Green**	**Green**	**1,397**	TfL Local Implementation Plan
310	Developer S106 / S278	250	0	**250**	**250**	**(0)**	**Green**	**Green**	**Green**	**(0)**	
311	Parks Asset Management:	621	139	**760**	**618**	**(141)**	**Amber**	**Green**	**Green**	**(2)**	Budget further increased by £118,750 from Network Rail, leading to increased overall budget of £740k. Will need to carry forward c£100k into 2026/27.
313	Active Life in Parks:	620	1,229	**1,849**	**743**	**(1,106)**	**Amber**	**Amber**	**Green**	**123**	Additional grants & S106 funding to be applied to this scheme. It is expected that not all of that full budget will be expended by the end of the financial year, in particular the lion's share (c£1,123m) of the c£1.243m PlayZones project budget, which along with a further £100k of match for Tottenham Parks will need to be carried forward to 2026/27. It is anticipated that a more accurate slippage figure will be suggested in Qtr. 3 return.
314	Parkland Walk Bridges	1,196	0	**1,196**	**1,394**	**198**	**Red**	**Green**	**Green**	**198**	The full £1.196m budget will be spent within the current financial year. Highways Major Projects are predicting that there may be an overspend of up to £200k.
322	Finsbury Park	300	0	**300**	**225**	**(75)**	**Amber**	**Green**	**Green**	**(74)**	Various workstreams at different stages of development. Some awaiting recruitment before they can commence. It is expected that the full budget will be expended by the end of the financial year.
325	Parks Vehicles	0	0	**0**	**0**	**0**				**0**	Procurement routes for vehicles being considered.
328	Street & Greenspace Greening Programme	19	123	**142**	**142**	**(0)**	**Green**	**Green**	**Green**	**32**	Additional grants to be applied to this scheme and the full spend will be agreed with the capital team ahead of next reporting period
332	Disabled Bay/Blue Badge	305	0	**305**	**150**	**(155)**	**Green**	**Amber**	**Green**	**(155)**	Due to resource pressures full spend cannot be achieved.

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
333	Waste Management	50	48	**98**	**98**	**(0)**	**Green**	**Green**	**Green**	**48**	Different types of communal food waste containment will be trialled before purchase, but current expectation is that this 1st range of Defra burden funding will be spent in-year
334	Parks Depot Reconfiguration	57	0	**57**	**57**	0	**Green**	**Green**	**Green**	0	Works ongoing throughout year.
335	Streetspace Plan	2,842	(125)	**2,717**	**2,717**	0	**Green**	**Green**	**Green**	**(125)**	Project progressing as anticipated. The double counting of budget resulting from SCIL 2 funding has now been corrected
336	New River Sports & Fitness	918	0	**918**	**68**	**(850)**				**(850)**	Nil submission
338	Road Danger Reduction	1,900	(1,269)	**631**	**631**	**(0)**	**Green**	**Green**	**Green**	**(1,269)**	Project progressing as anticipated. The double counting of budget resulting from SCIL 2 funding has now been corrected
341	Leisure Services	1,992	0	**1,992**	**446**	**(1,546)**				**(1,546)**	
343	Tottenham Parks	1,500	0	**1,500**	**350**	**(1,150)**				**(1,150)**	Current Strategic Procurement forecasts indicate the main works, and therefore invoicing, will not be fully completed until after the end of March 2026 for the larger portion of this budget.
345	Replacement Parks and Housing Machinery	300	0	**300**	**300**	**0**	**Green**	**Green**	**Green**	**0**	Procurement in progress alongside procurement for 26/27 spend.
346	Waste Vehicles and Bins	0	0	**0**	**0**	**0**				**0**	Spend deferred to 2026/27
119	School Streets	999	(638)	**361**	**361**	**0**	**Green**	**Green**	**Green**	**(638)**	Project progressing as anticipated. The double counting of budget resulting from SCIL 2 funding has now been corrected

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjustments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
452	Low Carbon Zones	113	0	**113**	**113**	**0**	**Green**	**Amber**	**Green**	**113**	This project is funded through Section 106 contributions and is aligned with the Warm Home London Programme. Although procurement has experienced delays, the allocated funding will be utilised in coordination with GLA-appointed contractors delivering the programme. To date, 67 residents have applied to the Warm Home Local scheme, and communications with applicants have commenced. However, expenditure will not be incurred until property assessments are completed. Spend is therefore expected to occur toward the end of the financial year.
455	Replacement Cloud based IT solutions for Planning, Building Control & Land Charges	60	0	**60**	**60**	**0**	**Green**	**Green**	**Green**	**0**	Project on track
465	District Energy Network (DEN)	0	0	**0**	**0**	**0**				**0**	Project suspended/ceased and does not form part of the current capital programme plan
4008	Wood Green Decentralised Energy Network (DEN)	0	0	**0**	**(0)**	**(0)**				**(0)**	Project suspended/ceased and does not form part of the current capital programme plan
4013	Clean Air School Zones	400	0	**400**	**0**	**(400)**				**0**	This budget is currently on hold
4014	Walking and Cycling Action Plan (WCAP) LTN delivery	969	(360)	**609**	**609**	**0**	**Green**	**Green**	**Green**	**(360)**	Project progressing as anticipated. The double counting of budget resulting from SCIL 2 funding has now been corrected
4015	Walking and Cycling Action Plan (WCAP) Strategic cycle route delivery	967	(534)	**433**	**433**	**0**	**Green**	**Red**	**Red**	**(534)**	Project progressing as anticipated. The double counting of budget resulting from SCIL 2 funding has now been corrected
4016	Walking and Cycling Action Plan (WCAP) Cycle Parking (Hangers) delivery	236	(118)	**118**	**118**	**0**	**Green**	**Green**	**Green**	**(118)**	Project progressing as anticipated. The double counting of budget resulting from SCIL 2 funding has now been corrected
Environment & Resident Experience		**26,611**	**42**	**26,653**	**21,797**	**(4,856)**				**(4,539)**	

REVISED 2025/26 - 29/30 (GF) CAPITAL MTFS AS AT QUARTER 2

SCHEME REF	SCHEME NAME	2025/26 Revised Budget (after Virement) (£'000)	2026/27 Budget (£'000)	2027/28 Budget (£'000)	2028/29 Budget (£'000)	2029/30 Budget (£'000)	2025/26 - 29/30 Total (£'000)
301	Street Lighting	1,012	1,000	1,000	1,000	1,000	**5,012**
302	Borough Roads	5,351	6,000	6,000	6,000	6,000	**29,351**
303	Structures (Highways)	1,730	0	0	0	0	**1,730**
304	Flood Water Management	1,200	900	900	900	900	**4,800**
305	Borough Parking Plan	268	250	250	250	250	**1,268**
309	Local Implementation Plan (LIP)	1,983	1,200	1,200	1,200	1,200	**6,783**
310	Developer S106 / S278	250	250	250	250	250	**1,250**
311	Parks Asset Management:	760	450	450	450	450	**2,560**
313	Active Life in Parks:	1,849	400	400	400	400	**3,449**
314	Parkland Walk Bridges	1,196	350	2,500	350	0	**4,396**
322	Finsbury Park	300	500	500	500	500	**2,300**
325	Parks Vehicles	0	674	0	0	0	**674**
328	Street & Greenspace Greening Programme	142	75	0	0	0	**217**
332	Disabled Bay/Blue Badge	305	80	80	80	80	**625**
333	Waste Management	98	321	0	0	0	**419**

REVISED 2025/26 - 29/30 (GF) CAPITAL MTFS AS AT QUARTER 2

SCHEME REF	SCHEME NAME	2025/26 Revised Budget (after Virement) (£'000)	2026/27 Budget (£'000)	2027/28 Budget (£'000)	2028/29 Budget (£'000)	2029/30 Budget (£'000)	2025/26 - 29/30 Total (£'000)
334	Parks Depot Reconfiguration	57	0	0	0	0	**57**
335	Streetspace Plan	2,717	0	0	0	0	**2,717**
336	New River Sports & Fitness	918	533	0	0	0	**1,451**
338	Road Danger Reduction	631	530	530	530	530	**2,750**
341	Leisure Services	1,992	2,580	1,063	1,063	0	**6,698**
343	Tottenham Parks	1,500	0	0	0	0	**1,500**
345	Replacement Parks and Housing Machinery	300	250	100	50	50	**750**
346	Waste Vehicles and Bins	0	2,023	23,077	0	0	**25,101**
119	School Streets	361	0	0	0	0	**361**
452	Low Carbon Zones	113	0	0	0	0	**113**
455	Replacement Cloud based IT solutions for Planning, Building Control & Land Charges	60	0	0	0	0	**60**
4013	Clean Air School Zones	400	400	400	400	0	**1,600**
4014	Walking and Cycling Action Plan (WCAP) LTN delivery	609	609	609	609	609	**3,045**
4015	Walking and Cycling Action Plan (WCAP) Strategic cycle route delivery	433	567	567	567	566	**2,700**

REVISED 2025/26 - 29/30 (GF) CAPITAL MTFS AS AT QUARTER 2

SCHEME REF	SCHEME NAME	2025/26 Revised Budget (after Virement) (£'000)	2026/27 Budget (£'000)	2027/28 Budget (£'000)	2028/29 Budget (£'000)	2029/30 Budget (£'000)	2025/26 - 29/30 Total (£'000)
4016	Walking and Cycling Action Plan (WCAP) Cycle Parking (Hangers) delivery	118	118	118	118	118	**590**
Environment & Resident Experience		**26,653**	**20,060**	**39,994**	**14,717**	**12,903**	**114,326**

Appendix 7 – HOUSING REVENUE ACCOUNT

1.1. The table below provides the full year forecast across the Housing Revenue Account followed by more detailed explanations for any under or overspends that are forecast for the year.

Full Details of Housing Revenue Account (HRA) Budget Q2 v Q1 2025/26

HRA BUDGET 2025/26 - Q2	2025/26 Revised Budget	Q2 2025/26 YTD Budget	Q2 2025/26 YTD Actual	Q2 2025/26 YTD Var.	Q2 2025/26 Full Year Forecast	Q2 2025/26 Full Year Forecast Variance	Q1 2025/26 Full Year Forecast Variance	Movement Q2 v Q1 2025/26
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Service Charge Income - Hostels	(490)	(235)	(165)	70	(346)	144	199	(55)
Rent - Hostels	(1,853)	(888)	(714)	174	(1,567)	286	273	13
Rent - Dwellings	(109,275)	(52,093)	(49,298)	2,795	(104,442)	4,833	3,259	1,574
Rent - Garages	(697)	(332)	(318)	14	(671)	26	-	26
Rent - Commercial	(913)	(685)	(369)	316	(790)	123	-	123
CBS - Lease Rental Income	(4,693)	-	-	-	(4,693)	-	-	-
Income - Heating	(1,294)	(617)	(494)	123	(1,148)	146	-	146
Income - Light and Power	(1,523)	(726)	(742)	(15)	(1,553)	(30)	-	(30)
Service Charge Income - Leasehold	(10,829)	(10,829)	(10,571)	258	(10,829)	-	-	-
ServChgInc SuppHousg	(1,761)	(840)	(836)	3	(1,763)	(1)	-	(1)
Service Charge Income - Concierge	(2,230)	(1,063)	(1,012)	51	(2,171)	59	-	59
Grounds Maintenance	(2,323)	(1,161)	(1,116)	46	(2,341)	(18)	-	(18)
Caretaking	(4,146)	(1,977)	(1,898)	78	(4,001)	145	-	145
Street Sweeping	(3,804)	(1,813)	(1,743)	70	(3,659)	145	-	145
HRA Income	**(145,832)**	**(73,260)**	**(69,276)**	**3,983**	**(139,973)**	**5,859**	**3,731**	**2,128**
Housing Management WG	0	0	0	0	0	0	0	0
Housing Management NT	0	0	0	0	0	0	0	0

HRA BUDGET 2025/26 - Q2	2025/26 Revised Budget	Q2 2025/26 YTD Budget	Q2 2025/26 YTD Actual	Q2 2025/26 YTD Var.	Q2 2025/26 Full Year Forecast	Q2 2025/26 Full Year Forecast Variance	Q1 2025/26 Full Year Forecast Variance	Movement Q2 v Q1 2025/26
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Housing Mgmnt Hornsy	79	39	49	10	79	0	0	0
TA Hostels	622	311	-17	-328	634	12	7	5
Housing Management ST	0	0	0	0	0	0	0	0
Housing Management BWF	0	0	0	0	0	0	0	0
Rent Accounts	0	0	15	15	0	0	0	0
Under Occupation	184	92	25	-68	184	0	0	0
Repairs Cent Rechrge	2	1	1	0	2	0	0	0
Respon Repair - Hos	718	359	54	-305	758	40	34	7
Water Rates Payable	33	17	-87	-104	33	0	0	0
Housing Mngt Recharg	3,869	116	126	10	3,869	0	0	0
Other RentCollection	149	75	80	5	149	0	0	0
Energy Billing & Collection	73	37	29	-7	160	87	0	87
HousMgmntRechg Energ	3,067	1,533	594	-939	3,067	0	0	0
Special Services Cleaning	4,311	1,796	1,788	-9	4,311	0	0	0
Special Serv GrndMnt	2,055	1,027	122	-905	1,805	-250	0	-250
HRA Pest Control	332	166	132	-34	352	20	20	0
Estate Controlled Parking	157	78	-5	-84	157	0	0	0
Managed Services	160	80	0	-80	160	0	0	0
Support People Paymt	0	0	0	0	0	0	0	0
Bad Debt Dwellings	2,135	0	0	0	2,135	0	0	0
Bad Debt Prov - Leas	260	0	0	0	260	0	0	0
Bad Debt Prov - Host	70	0	0	0	70	0	0	0

HRA BUDGET 2025/26 - Q2	2025/26 Revised Budget	Q2 2025/26 YTD Budget	Q2 2025/26 YTD Actual	Q2 2025/26 YTD Var.	Q2 2025/26 Full Year Forecast	Q2 2025/26 Full Year Forecast Variance	Q1 2025/26 Full Year Forecast Variance	Movement Q2 v Q1 2025/26
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
HRA- Council Tax	1,156	578	181	-397	1,900	744	0	744
Supported Housing Central	677	338	51	-287	677	0	0	0
Housing Management team	0	0	39	39	0	0	0	0
Housing Delivery Team	385	192	190	-2	385	0	0	0
Anti Social Behav Sv	714	0	0	0	544	-170	0	-170
Interest Receivable	-232	0	0	0	-232	0	0	0
Corporate democratic Core	703	703	744	42	744	42	0	42
Leasehold Payments	108	54	172	118	108	0	0	0
Landlords Ins - TEN	393	0	0	0	393	0	0	0
Landlords - NNDR	125	0	26	26	153	28	0	28
Landlords Ins - LSHD	4,030	4,030	3,160	-870	3,160	-870	0	-870
Capital Financing Costs	25,462	0	5	5	20,545	-4,917	-3,259	-1,658
Depreciation - Dwellings	22,754	0	0	0	22,754	0	0	0
Community Benefit So	0	0	18	18	0	0	0	0
GF to HRA Recharges	2,819	0	0	0	2,819	0	0	0
Estate Renewal	1,126	0	6	6	1,126	0	0	0
Operational Dir Housing Serv & Buil	8,177	6,278	6,487	209	8,277	100	0	100
Housing Management Services	18,697	9,472	9,073	-399	18,052	-646	-113	-533
Housing Repairs & Compliance	38,081	19,040	19,721	681	37,561	-519	197	-717
Housing Asset Management	122	61	16	-46	82	-40	-17	-24
Housing Improvement Plan (HIP)	1,278	639	321	-318	1,245	-33	-27	-7
HRA budget release from Reserve	711	356	0	-356	711	0	0	0

HRA BUDGET 2025/26 - Q2	2025/26 Revised Budget	Q2 2025/26 YTD Budget	Q2 2025/26 YTD Actual	Q2 2025/26 YTD Var.	Q2 2025/26 Full Year Forecast	Q2 2025/26 Full Year Forecast Variance	Q1 2025/26 Full Year Forecast Variance	Movement Q2 v Q1 2025/26
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
HRA Expenditure	**145,562**	**47,469**	**43,114**	**(4,355)**	**139,189**	**(6,373)**	**(3,157)**	**(3,216)**
HRA - (Budgeted Surplus)	**(270)**	**(25,790)**	**(26,162)**	**(372)**	**(784)**	**(514)**	**574**	**(1,088)**

HRA BUDGET 2025/26 - Q2	2025/26 Revised Budget	Q2 2025/26 YTD Budget	Q2 2025/26 YTD Actual	Q2 2025/26 YTD Var.	Q2 2025/26 Full Year Forecast	Q2 2025/26 Full Year Forecast Variance	Q1 2025/26 Full Year Forecast Variance	Movement Q2 v Q1 2025/26
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Housing Revenue Account (HRA) - Income	(145,832)	(73,260)	(69,276)	3,983	(139,973)	5,859	3,731	2,128
Housing Revenue Account (HRA) - Expenditure	145,562	47,469	43,114	(4,355)	139,189	(6,373)	(3,157)	(3,216)
HRA - (Budgeted Surplus)	**(270)**	**(25,790)**	**26,162)**	**(372)**	**(784)**	**(514)**	**574**	**(1,088)**

1.2. The HRA is reporting a 514k underspend at Q2, which is a favourable movement of £1.088m compared to Q1 which was reporting a £574k overspend. This is an indication the mitigation which was put in place in Q1 have bought the previously reported overspend under control.

Housing Repairs & Compliance - £519k underspend

1.3. The Housing Repairs & Compliance service is currently projecting total spend of £37,561,400, which is an underspend of £519,260 against budget, across the whole of Repairs & Compliance, which is a favourable movement of £118,910 on the previous report.

1.4. This is mainly due to delays in recruitment to HRS posts and delays in the implementation of the new asbestos surveying contract in Building Compliance. The projected overspend in Repairs has reduced by £84,940 leading to an improved projected overspend of £231,850 across voids, historic repairs, and some unaccrued spend from 2024/2025. The overspend is also due to some increased contractor costs and reduced income. The forecast is dependent upon significant capitalisation of costs in the region of £2,000,000 that has yet to be processed. The overall underspend in M&E is £223,700 which is an improved position of £71,880 on the previous period, due mainly to delays in progressing the Broadwater Farm energy centre upgrades and lower costs in lift servicing. Building safety is forecasting an underspend of £635,090 which is an increased underspend of £257,670 on the previous forecast; due to the afore mentioned delays in implementing the new asbestos contract.

Housing Management- £646k underspend

1.5. The housing management areas show a forecast of £645k underspend – which is predicted at year end £18,051,624 against a budget of £18,697,340.

1.6. This is largely due to salaries and better controlled emergency decant costs being contained successfully. Growth items have not been filled, due to restructures in Support and Wellbeing Services postponed until November and Tenancy Services reorganisation in Oct.

1.7. Both these reorganisation proposals increase resources at the front line are now programmed later in the year to allow HR resources to focus on proposals requiring direct savings across Council services.

1.8. Tenancy Services have significantly reduced demand for expensive hotel, and emergency accommodation which is being monitored on a fortnightly basis with only 1 emergency hotel required in a 2-month cycle. There are only 5 secure tenancy cases in hotels which is a significant reduction since a high point in December 2024 at 48. This pressure still requires void units to be allocated given the nature of old stock, fire, flood and structural risks requiring temporary moves. Demand on damp and mould casework following enactment of Awaab's law from Oct 25 is being considered and planned for over coming months.

1.9. Estates and Neighbourhoods are likely to spend less than budgeted.

1.10. Homeownership Services are forecast to spend marginally above budget.

1.11. Income Services have performed well and for general needs tenancies, currently meeting their collection target.

1.12. Community & Resident Engagement will be on budget with increased resident activities including the big door knock events, principal contractor events and more support for residents' associations and more scrutiny by groups.

Other HRA Budget areas - £651k overspend

1.13. There is currently a forecast under recovery of rental income of £5.859m across general needs and hostel properties. This is being partially mitigated by a forecast underspend for capital financing costs £4.830m, due to forecasting to not achieve a full spend of the HRA capital programme at quarter 2, which results in lower than anticipated revenue borrowing costs. And a further underspend on 2025/26 annual leasehold insurance premium of £870k.

1.14. There are also minor forecast underspends for the Asset Management operational team and for the Housing Improvement Programme (HIP) budget, due to lower than anticipated costs for the estate parking management scheme (EPMS) project.

Capital Forecasts

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjust ments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
202	Aids & Adaptations HRA	1,150	0	**1,150**	**1,150**	**(0)**	**Green**	**Amber**	**Green**	**0**	It is anticipated that the full budget will be realised by the end of the financial year. The amber alert refers to the fact that we are currently behind our scheduled spend profile. We are working Strategic Procurement to broker a faster procurement pathway to market. We are also expecting to appoint additional capacity to assist in helping to reduce the waiting list backlog.
550	New Homes Acquisitions	42,007	0	**42,007**	**41,985**	**(22)**	**Green**	**Amber**	**Green**	**(596)**	Some schemes taking longer to achieve significant spend due either to planning delays or building control delays. This will always be the case with new homes development as we cannot accurately predict, 12 months in advance, what small Site variations may occur to marginally delay significant expenditure.
551	TA Acquisitions	101,767	0	**101,767**	**101,767**	**0**	**Amber**	**Amber**	**Green**	**0**	Void costs for the 88 acquisitions to date and for the remainder of the year will be pushed to Q4 and into Q1 26/7 due to procurement of void contractor.
552	Carbon Reduction Works (Affordable Energy)	7,000	0	**7,000**	**4,318**	**(2,682)**	**Green**	**Amber**	**Amber**	**(597)**	Reduction of forecast in Q2 is due to delay in mobilising partnering contracts and delivery of wave 3 now due to commence in 2026/27. Wave 2.2 is in mobilisation, due to commence on site in Q3 to allow sufficient spend.
553	Fire Safety Works	10,891	0	**10,891**	**10,253**	**(638)**	**Green**	**Amber**	**Amber**	**(35)**	Q2 is reporting an underspend of £638k, in line with the Q1 position, with a small movement of -£35k. The variance is primarily due to delays in the AFD programme and reduced forecast for fire door replacements due to procurement delays.

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjust ments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
554	Broadwater Farm Works	19,713	0	**19,713**	**5,849**	**(13,864)**	**Green**	**Red**	**Green**	**(42)**	There is a significant underspend reported on this capital line due to delays with both planning approval for the pilot schemes and delays linked to the new regulator for Building Safety. These issues have pushed all expenditure out of this financial year for the pilot schemes. There have also been further delays linked to the demolition of the Tangmere site following delays with UKPN who are required to relocate high voltage cables on the estate. Expenditure will be re-profiled through the business planning process.
555	High Road West HRA	1,536	0	**1536**	**600**	**(936)**	**Green**	**Amber**	**Amber**	**0**	Delivery strategy for HRW under review between Council and Lendlease due to viability issues, with aim to unlock early council home phase for development. Acquisition of council homes, which is main cost under this budget line, has been delayed pending outcome of this review. Projected spend for remainder of FY 2025/26 is project on-costs including staff salaries.
557	Broadwater Farm New Build	17,096	0	**17,096**	**16,629**	**(467)**	**Green**	**Green**	**Green**	**(467)**	Small reduction in spend due minor changes across the new build programme.
590	Major Works (Haringey Standard)	54,400	0	**54,400**	**28,570**	**(25,830)**	**Green**	**Amber**	**Amber**	**(20,990)**	Reduction in forecast at end of Q2 due to delays in mobilising partnering contract, delays in works planned to HRBs due to timescales for obtaining the necessary Building Safety Regulator gateway approvals & further slippage on Noel Park Pods programme due to requirement to obtain additional funding for completion of scheme.

SCHEME REF	SCHEME NAME	2025/26 Revised Budget @ QTR. 1 (£'000)	2025/26 QTR. 2 Adjust ments (£'000)	2025/26 QTR. 2 Revised Budget (£'000)	2025/26 QTR.2 Full year Forecast Outturn (£'000)	Budget Variance (£'000)	RAG Status on: Budget	RAG Status on: Time	RAG Status on: Scope	Variance Btw. Qtr. 2 & Qtr. 1 Forecast (£'000)	Scheme Progress Comments
599	New Homes Build Programme	86,093	0	**86,093**	**70,823**	**(15,270)**	**Green**	**Amber**	**Green**	**(1,550)**	It is a function of some schemes taking longer to achieve significant spend due either to planning delays, or building control delays. This will always be the case with new homes development as we cannot accurately predict, 12 months in advance, what small Site variations may occur to marginally delay significant expenditure.
TOTAL HRA CAPITAL PROGRAMME		**341,653**		**341,653**	**281,944**	**(59,709)**				**(24,276)**	

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Appendix 8 – Proposed Virements (Revenue and Capital)

1.1 Proposed GF Revenue Virements for Quarter Two (2025/26)

Revenue Virements for Noting

Directorate	Service/AD Area	Period	Budget Adjustment (Virement) £'000	Reason for budget changes	Description
Environment and Resident Experience	Parking and Highways	4	1,833	Transfer to Non-Service Contingencies	Allocating the agreed E&RE 5% FTE saving from corporate budget to the Directorate
Environment and Resident Experience	Parking and Highways	5	1,148	Transfer from Non-Service Contingencies	Drawdown from Non-Service Contingencies to cover inflation for Highways & Veolia Contracts for 2025/26
Corporate items	Various	5	4,962	Transfer from Non-Service Contingencies	Drawdown from Non-Service Contingencies to cover Pay Award
Adults, Health and Communities	Adult Social Services	5	3,000	Non-Service Contingencies	Drawdown from Non-Service Contingencies to address cost pressures in Adult Social Services
Total virements for Noting			10,944		

Revenue Virements for Approval

Directorate	Service/AD Area	Period	Budget Adjustment (Virement) £'000	Reason for budget changes	Description
Adult's Housing and Health	Adult Social Services	4	40,610	Budget Realignment	Redistribution of MTFS Savings and increased budget within the directorate
Adult's Housing and Health	Adult Social Services	4	11,859	Grant Funding Allocation	Allocation of the Social Care Support Grant within the directorate

Revenue Virements for Approval

Directorate	Service/AD Area	Period	Budget Adjustment (Virement) £'000	Reason for budget changes	Description
Adult's Housing and Health	Adult Social Services	4	67,153	Budget Adjustment	Reallocation of MTFS Savings and increased budget within the directorate
Adult's Housing and Health	Various	5	30,969	Grant Allocation	Realignment of 2025/26 Public Health budgets including the transfer of Public Health grants into the service budgets
Adult's Housing and Health	Adult Social Services	5	2,664	Grant Allocation	Allocation of the MHCLG Care Support Grant
Children's Services	High Needs Block	6	5,160	Grant Allocation	Allocation of the High Needs Block Grant 2025/26
Children's Services	Early Years	6	17,521	Grant Allocation	Allocation of the Early Years Block grant for 2025/26
Finance and Resources	Corporate Property Model	4	788	Budget Reallocation	Reallocation of budget from Ashley Road Depot (now demolished) to Watermead Way
Finance and Resources	Strategic Procurement	6	717	Budget Realignment	Budget Realignment within Strategic Procurement to reflect restructure
Culture, Strategy and Communities	Placemaking & Communities	4	6,326	Budget Realignment	Realignment of budgets within Placemaking and Communities to more accurately reflect spending
Culture, Strategy and Communities	Placemaking & Communities	5	1,248	Budget Realignment	Realignment of budgets within Placemaking and Communities to more accurately reflect spending
Environment and Resident Experience	Parks and Leisure	4	8,033	Budget Realignment	Realignment of budgets within Parks and Leisure to more accurately reflect spending
Environment and Resident Experience	Parking and Highways	4	894	Grant Allocation	Allocation of 2025/26 Mayor's Office for Policing and Crime (MOPAC) Grant

Revenue Virements for Approval

Directorate	Service/AD Area	Period	Budget Adjustment (Virement) £'000	Reason for budget changes	Description
Environment and Resident Experience	Parking and Highways	5	1,881	Budget Realignment	Realignment of Waste Enforcement budget to more accurately reflect actual expenditure in 2025/26
Environment and Resident Experience	Customer Services	6	865	Budget Realignment	Customer Services Budget Realignment to better reflect expenditure for 2025/26
Corporate items	Unallocated Core Grants	6	10,838	Budget Realignment	Realignment of specific government grants onto newly created grant codes
Housing Revenue Account	Haringey Repairs Service	4	1,450	Budget Reallocation	Budget realignment within the Haringey Repairs Service to more accurately reflect actual spending
Housing Revenue Account	Various	5	7,346	Budget Realignment	Realignment of salary budgets within the directorate to more accurately reflect actual spending in 2025/26
Housing Revenue Account	Various	5	1,500	Budget Realignment	Budget realignment of the Pay Award to more accurately reflect salary expenditure for 2025/26
Total virements for Approval			**217,821**		
Total All Q2 Virements			**228,765**		

1.2 Proposed GF Capital Virements for Quarter Two (2025/26)

Directorate	Scheme Number	Scheme Description	Budget Adjustment (Virement) (£'000)	Scheme Description
Adults, Housing & Health	201	Aids, Adaptation & Assistive Tech -Home Owners (DFG)	10	Disabled Facilities Grant Budget adjustment
			10	
Environment & Resident Experience	333	Waste Management	369	Department for Environment Food, and Rural Affairs for Food Waste Collection Capital Allocation received in FY 2024/25
Environment & Resident Experience	333	Waste Management	(321)	Capital Slippage deferred to 2026/27
Environment & Resident Experience	305	Borough Parking Plan	150	Department for Transport Grant for Electric Vehicle Charging Points
Environment & Resident Experience	311	Parks Asset Management:	119	Network rail grant re: remediation of contaminated silt in Markfield Park
Environment & Resident Experience	313	Active Life in Parks:	932	Football Foundation Grant re: Various Haringey Play Zones
Environment & Resident Experience	313	Active Life in Parks:	30	Oliver Tambo Rec Play grant (LMT - London Marathon Trust)
Environment & Resident Experience	313	Active Life in Parks:	50	Stationers Park Play grant from LMT
Environment & Resident Experience	313	Active Life in Parks:	50	Duckett Common MUGA grant - from Access Sports (British Basketball Association)
Environment & Resident Experience	313	Active Life in Parks:	167	2025/26 & 2026/27 S106 grant award / allocation
Environment & Resident Experience	311	Parks Asset Management:	20	Tewkesbury Terrace (Crowd Funding by The Friend of the Green (Bounds Green)
Environment & Resident Experience	328	Street & Greenspace Greening Programme	50	TFC grant for planting fees for the tree sponsorship scheme

Directorate	Scheme Number	Scheme Description	Budget Adjustment (Virement) (£'000)	Scheme Description
Environment & Resident Experience	328	Street & Greenspace Greening Programme	15	Urban Tree Challenge Fund (UTCF5)
Environment & Resident Experience	328	Street & Greenspace Greening Programme	20	Urban Tree Challenge Fund (UTCF6)
Environment & Resident Experience	328	Street & Greenspace Greening Programme	38	Local Authority Treescape Fund (LATF)
Environment & Resident Experience	309	Local Implementation Plan(LIP)	1,397	Budget adjustment to reflect the 2025/26 TfL LIP capital award/allocation
Environment & Resident Experience	335	Streetspace Plan	(125)	Deletion of budget double counting / duplication in line with SCIL allocation
Environment & Resident Experience	119	School Streets	(638)	Deletion of budget double counting / duplication in line with SCIL allocation
Environment & Resident Experience	4014	Walking and Cycling Action Plan (WCAP) LTN delivery	(360)	Deletion of budget double counting / duplication in line with SCIL allocation
Environment & Resident Experience	4015	Walking and Cycling Action Plan (WCAP) Strategic cycle route delivery	(534)	Deletion of budget double counting / duplication in line with SCIL allocation
Environment & Resident Experience	4016	Walking and Cycling Action Plan (WCAP) Cycle Parking (Hangers) delivery	(118)	Deletion of budget double counting / duplication in line with SCIL allocation
Environment & Resident Experience	338	Road Danger Reduction	(1,269)	Deletion of budget double counting / duplication in line with SCIL allocation
			42	

Directorate	Scheme Number	Scheme Description	Budget Adjustment (Virement) (£'000)	Scheme Description
Culture, Strategy & Communities	480	Wood Green Regen (2)	486	2025/26 UKSPF capital grant award - Penstock Tunnel
Culture, Strategy & Communities	493	Your Bruce Grove	87	2025/26 UKSPF capital grant award - Chestnut Road
Culture, Strategy & Communities	402	Tottenham Hale	100	2025/26 UKSPF capital grant award - Tottenham Hale (Wayfinding)
Culture, Strategy & Communities	421	HRW Acquisition	(861)	Capital Slippage deferred to future years
Culture, Strategy & Communities	480	Wood Green Regen (2)	(1,028)	Capital Slippage deferred to future years
Culture, Strategy & Communities	488	Your Seven Sisters	(1,323)	Capital Slippage deferred to future years
			(2,539)	
Finance & Resources	316	Asset Management of Council Buildings	(1,373)	Capital Slippage deferred to future years
			(1,373)	
		OVERALL TOTAL =	**(3,860)**	

APPENDIX 9 – Write off Summary

Write off Summary Report - Quarter 2

1.1 All Council debt is considered recoverable. The Corporate Debt Management Service makes every effort to collect charges due to the Council. However, in some circumstances it is appropriate to write off a debt when all forms of recovery action have been exhausted.

1.2 This quarterly update is for information purposes only, which details the debts that were submitted for write off for the period 1st July 2025 to 30th September 2025 **(Q2).** These relate to delinquent accounts where all forms of recovery action had been fully exhausted.

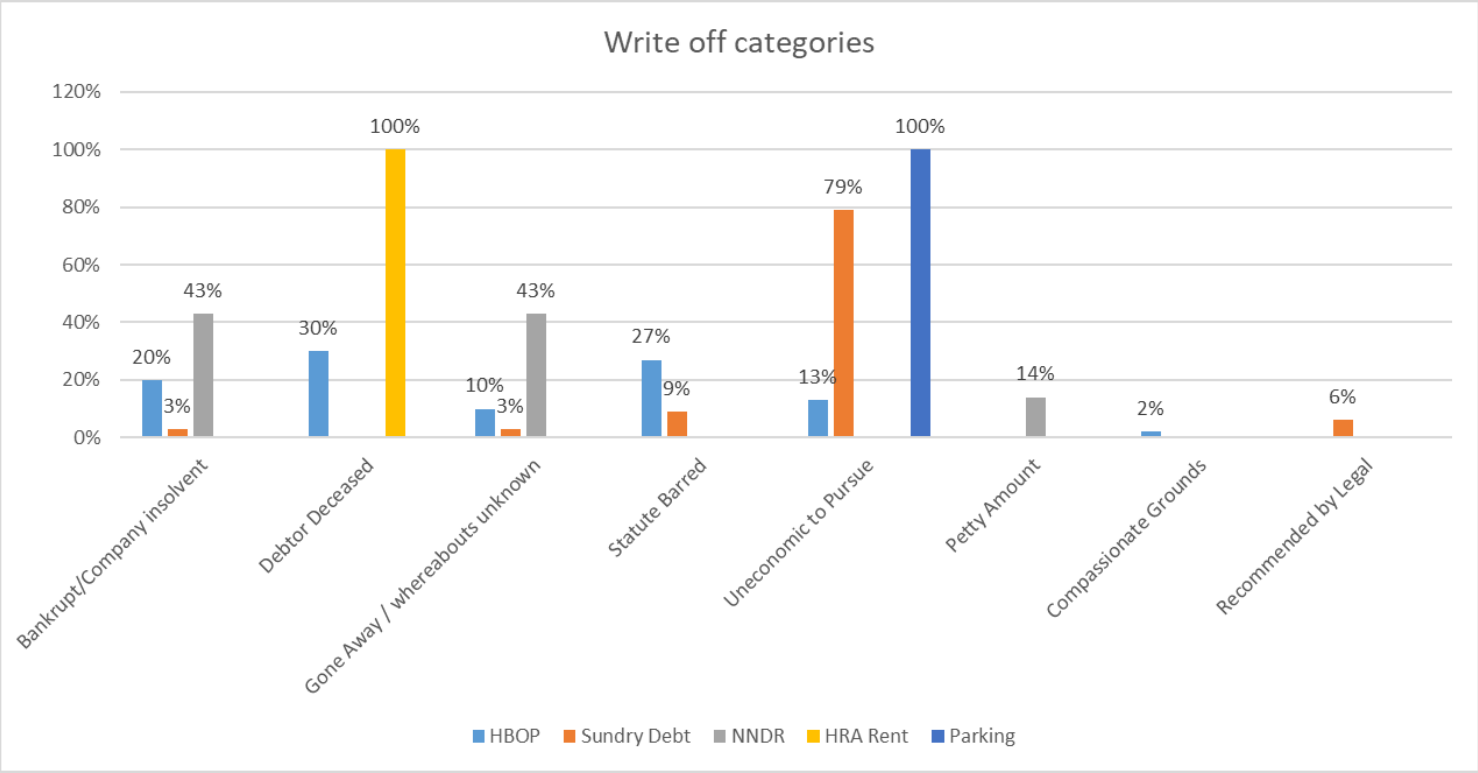
1.3 Council Debt is written off in line with the instructions set out within the Financial Regulations, following Legal advice, Court instruction or in accordance with the Limitations Act 1980. These sums have all been approved by the Corporate Director of Finance and Resources under her delegated authority and, where appropriate, the Lead Member for Finance and Resources.

1.4 The table below summarises the Q2 write off by service type, value and volume.

	Quarter 2 Write Off, Financial Period 1st July 2025 - 30th Sept 2025								
Service	**Council Tax**	**NNDR (Business Rates)**	**HBOP (Housing Benefit Overpayments)**	**HRA Rent**	**Leaseholder**	**Commercial Rent**	**Sundry Debt**	**Parking**	**Total**
Under £50k	£0.00	£100,953.68	£125,480.08	£272,061.04	£0.00	£0.00	£83,355.76	£3,946,969.00	£4,528,819.56
Volume	0	61	71	72	0	0	31	19643	19878
Over £50k	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£315,222.00	£0.00	£315,222.00
Volume	0	0	0	0	0	0	2	0	2
Total Value	**£0.00**	**£100,953.68**	**£125,480.08**	**£272,061.04**	**£0.00**	**£0.00**	**£398,577.76**	**£3,946,969.00**	**£4,844,041.56**
Total Volume	**0**	**61**	**71**	**72**	**0**	**0**	**33**	**19,643**	**19,880**

1.5 There are two cases over £50,000, totalling £315,222. One relates to a £150,000 business loan issued through the Opportunity Investment Fund. The other relates to rent overpayments amounting to £165,222, made to a provider of temporary accommodation for adults and families. (see appendix 9B).

1.6 The category composition of the above write offs is shown below.



Appendix 9B – Debt Write Off (includes less than £50,000 and greater than £50,000)

Debt Write off Greater than £50,000

1.1 All large businesses or organisations expect a certain level of income to become irrecoverable and therefore plan for some level of write-off. Occasionally, for a variety of reasons, debts do arise which become irrecoverable. Under Haringey's constitution, debts of £50,000 or more require the approval of the Cabinet member for Finance or Cabinet.

1.2 Two debts over £50,000 has been approved for write off in this quarter and set out below. The Council's bad debt provisions are sufficient to cover the full value of this write-off.

1.3 Company A - £165,222– This debt is in relation to a company providing temporary accommodation.

1.4 Company B - £150,000– This debt is in relation to a loan provided via the Opportunity Investment Fund (OIF) programme.

Appendix 10 - Finance Response and Recovery Plan

Theme and Action	Responsibility	Status	Progress as at Quarter 2
1. Financial Accountability - improved responsibility and accountability across budget managers, senior manager and Members and embed Finance First Culture			
Revised Financial Regulations and Financial Management as key part of job descriptions and performance reviews and implementation of disciplinary processes for non-compliance and accountability.	Corporate Director of Finance and Resources	In progress	Finance Regulations have been reviewed and updated. Presented and endorsed at Standards Committee and approved by Full Council Communication and engagement with all budget holders will be undertaken to ensure all officers are aware of their responsibilities and accountabilities.
Improve financial literacy across all budget managers.	All Budget Managers	In progress	Financial Management is a key module of the Managers Pathway course. Ongoing training and development with budget managers by Finance Business Partners as part of monthly monitoring is in place but needs to be strengthened and formalised to ensure consistency in training, development and support across all services. As part of the restructure of Finance, a new Service Offer has been developed and is currently subject to consultation. The restructure will include learning and development for finance staff in a business partnering way of working as well as formal training and development for all budget managers with a focus on roles and responsibilities, understanding their budget and key drivers, accurate forecasting and managing within budget.
Stronger communication and engagement across organisation on the Financial Position and their role and responsibilities, including with SLT and Leadership Network	Corporate Directors	Ongoing	A more structured communications plan with the whole organisation on the financial position and the role they play is in place. This includes a Dedicated Web Page on the Financial Recovery with information, guidance and advice, Let's Talk Sessions hosted by the Chief Executive and Section 151 Officer and most Leadership Network and Senior Leadership Team meetings now dedicated to addressing the financial position.

Theme and Action	Responsibility	Status	Progress as at Quarter 2
Increase capacity across the organisation for the delivery of the Financial Recovery Plan and addressing the financial emergency to be prioritised.	Corporate Directors	Ongoing	Addressing the Council's challenging financial position is being treated as an emergency across the organisation but it is recognised that capacity and resources to support as well as BAU is difficult. The following actions have been implemented: 1) Review of regular meetings and boards to either pause, operate on a reduced frequency or operate on a reduced attendance. New arrangements now in place across Directorates and Corporately 2) Additional staff resources have been mobilised for the Financial Response/Recovery work by adding Strategic Leadership support. 3) A focus on the delivery of existing savings before significant new savings identified.
2. Immediate spending controls on all non-essential spending			
Recruitment Panel oversight for all non-essential recruitment activity.	Recruitment Panel	Ongoing	Recruitment Panel continues to be in place and meet fortnightly, chaired by the Section 151 officer. All agency and permanent recruitment for non-essential posts (previously only agency) are subject to approval. Only non-essential posts where there is evidence of a link to savings or income generation are approved.
Spend Control Panel for non-essential spend over £1,000.	Corporate Director of Finance and Resources	Ongoing	The Spending Control Panel is in place and meets twice weekly, chaired by an independent previous Section 151 Officer on behalf of the Corporate Director of Finance and Resources. All spend over £1,000 are subject to either Director approval or Panel approval. Exceptions to this process are, the delivery of core statutory services, emergency planning or critical response arrangements, appointment of legal counsel, where approved by the Monitoring Officer, Coroners' services, health and safety matters where the risk must be addressed. For quarter 2, the panel have rejected £1m of spend that would otherwise be made. Internal audit review of the controls has been completed and implementation of any recommendations will be a priority. As a result of the Council's deteriorating financial position, tighter controls

Theme and Action	Responsibility	Status	Progress as at Quarter 2
			have been implemented - reduction in payment channels, all contracts and all reports over £25,000 are subject to Section 151 approval, Single point of governance for all of the capital programme (Strategic Capital Board) and Single point of governance for all commissioning and procurements over £160,000 (Commissioning Panel and Board).
3. Improving Forecasting Accuracy and Future Demand Modelling			
Baseline budget assumptions for all services, initially with a focus on high demand and high spending services. Monthly tracking of forecast against budget assumptions (financial and non-financial) and greater use of scenario planning and benchmarking.	Corporate Directors	In progress	Cost Drivers in Childrens Services and Adult Social Care and Housing Services have been documented, including the assumptions made when the budget was agreed in March 2025. These have been subject to review and challenged by the Silver Recovery Group. Through monthly budget monitoring, actuals are examined against each of these cost drivers and forecast made based on different scenarios for the year end. Regular challenge sessions scheduled with updates on action plan to address any overspends through newly established Finance Recovery Board. Monthly briefings held with Cabinet Member for Finance and Service Cabinet Members for Adults and Housing. A similar exercise is underway to on the Strategic Property budget, which the latest forecast shows continues to be a high risk area and remaining services will be subject to similar review to identify cost drivers, accurate forecasting and mitigations to address any overspends. A new dashboard has been developed that tracks financial and non-financial activity information associated with all services and presented to Finance Recovery Board and CLT and ensure 'one version of the truth'.

Theme and Action	Responsibility	Status	Progress as at Quarter 2
			With most directorates still showing a pressure at Q2, spend outside budget has occurred. Any overspends have been reported to CLT and the S151 but further work is required to ensure that overspend is reported agreed before it occurs.
4. Savings Identification & Delivery			
Review of MTFS model, assumptions and new savings identified to close the budget gap	Corporate Directors	In progress	Work has commenced for 2026/27: Budget Series 2025 delivered over the course of 3 months (April to June). This was a two-day Budget Sessions each month with a focus on increasing awareness and accountability of Leadership Network and time over the Budget Series for identifying budget proposals and delivery plans for 2026/27 and beyond. There was also focus on providing assurance on the existing savings for 2025/26. New budget proposals have been presented to Cabinet in November for consultation to commence. The Draft 2026-27 Budget Proposals and 2026-2031 Medium Term Financial Strategy Report can be found here: (Public Pack)Agenda Document for Cabinet, 11/11/2025 18:30 Ongoing review of the other assumptions underpinning the MTFS and associated budget gaps. This includes regular review of future demand and price pressures, external factors and influences to ensure a realistic budget gap is known and level of savings required.

Theme and Action	Responsibility	Status	Progress as at Quarter 2
Enhanced monthly monitoring and reporting. New savings tracker implemented to track progress against savings and changes made to deliver savings.	Corporate Directors	In progress	New savings tracker has been developed, implemented and continued to be used for Q2 monitoring and reporting. This tracks both the delivery of the changes required to achieve the savings and the financial savings achieved. Category A projects criteria has been re-defined to ensure that projects that will receive Corporate Change are those directly linked to significant savings. As recommended by the CIPFA Resilience Review, all savings are now categorised using one of the four themes: • Service reduction / prioritisation • Prevention and demand avoidance • Efficiency and productivity • Commercialisation Additional programme management resource has been deployed to support the oversight and co-ordination of the monitoring and reporting of savings, with a programme management approach in place. . External support in in place to support the delivery of Adult Social Care savings (£7.7m) and Procurement, Commissioning and Contracts (£3m per annum).
Greater use of benchmarking and best practice from other authorities to ensure all services are delivering good value for money	Corporate Directors	In progress	All services utilise benchmarking for managing their services but further work is needed to use performance and finance benchmarking to test all services for value for money.
5. Reduction in Staffing Spend			

Theme and Action	Responsibility	Status	Progress as at Quarter 2
5% staff savings target achieved in full.	Corporate Directors	In progress	Ongoing progress on spend reductions reported at Finance Recovery Group to address risk in delivery. All services are required to prepare a Workforce Plan which will need to be aligned to the budget reductions in staffing.
Reduction in agency use and spend.	Corporate Directors	In progress	Ongoing review of agency spend in place. All agency spend subject to quarterly review by the Cabinet Member for Finance and Resources. Latest information shows that over the last reported quarter (March 2025 to June 2025), total workforce has fallen from 4,166 to 4,101, where agency has fallen form 454 to 357 which is reduced from 527 at the same time last year. Full details are in the People Report published for General Purposes Committee in October.
6. External Reporting			
Updated structure and format of the quarterly reports to Cabinet, OSC and Scrutiny Panels - aligning performance, financial forecast (revenue and capital) and savings.	Corporate Director of Finance and Resources	In progress	Good progress continues to be made with the Quarter 2 reports. The finance report includes an overall Executive Summary, followed by detailed Directorate appendices that bring together the revenue and capital finance forecast, key activity data on the cost drivers and savings. This provides an overall picture of the financial health of each Directorate and enables a more joined up discussion at Cabinet and Scrutiny. The six monthly report on the Corporate Delivery Plan and performance remains as a separate report at this stage but is structured again by Directorate, providing a more holistic view on directorate position, with interdependencies more transparent. Future improvements will be to consolidate both reports. Quarterly internal reporting of Category A projects continue.

Theme and Action	Responsibility	Status	Progress as at Quarter 2
Monitoring and reporting of contingencies and financial benefits from invest to save spend.	Corporate Director of Finance and Resources	In progress	Previously, contingency was utilised as a budget at the year end to contribute towards the bottom line overspend. Monitoring and reporting of the use of corporate contingency is now through an application process, approved by the Section 151 Officer and reported to the Financial Recovery Board and through the quarterly finance report to Cabinet. Within the budget for 2025/26, £4m of capital receipts has been assumed for spending on transformation and invest to save. A robust monitoring process has not yet been established but will be in place and reported through the Quarter 2 report.
Single dashboard in place for monitoring and reporting service and corporate health indicators and 'one version of the truth'	Corporate Director of Finance and Resources	In progress	Single dashboard for reporting financial forecast and cost drivers now in place and monitored by both Finance Recovery Board each month. However, further improvements to strengthen the link between cost drivers and financial forecast and use of scenario planning to be developed in Quarter 3. Corporate Health dashboard not yet in place but monitoring of activity related to purchasing and payment compliance is and is managed through the Purchase to Pay Group that is chaired by the Corporate Director of Finance and Resources / her representative and with issues escalated to individual Corporate Directors. Updates to be reported to the Finance Recovery Board.
7. Commissioning and Procurement Improvements			
Full Contracts register in place and monitored through Procurement Board.	Corporate Director of Finance and Resources (as Chair of	In progress	Good progress has been made with working with individual services to develop a complete Contracts register but there remains some gaps and this is ongoing. This is also a requirement under the new Procurement Act

Theme and Action	Responsibility	Status	Progress as at Quarter 2
	Procurement Board)		
Commissioning panel and Procurement Board established, and new gateway process established for approval of all contracts over £25,000.	Corporate Director of Finance and Resources (as Chair of Procurement Board)	In progress	Procurement Board in place and considering pipeline of all contracts due for a re-tender. Through the Commissioning Modernisation Programme a single Gateway approval process is being put in place. Commissioning Panel to be in place in the new year which will review and approve all existing commissioning arrangements. The initial focus will be on contracts within Adults, Children's and Housing.
Complete outstanding actions from the previously agreed Procurement Modernisation Programme.	Corporate Director of Finance and Resources	In progress	There are two outstanding actions associated with the Procurement Modernisation Programme: 1) Centralisation of all procurements over £25,000. Although this is now in place, it will take time to fully embed the new process and ensure services fully engage with Strategic Procurement 2) Implementation of an e-procurement system. This has now been paused pending the SAP replacement to ensure that opportunities to have a single system across finance, HR and procurement are not missed.
Review all purchasing processes to streamline, efficiencies and reduce complexity	Corporate Director of Finance and Resources	Not yet started	The Council currently has too many different ways in which payments can be made which makes it difficult to enforce compliance but also challenging for buyers who find the current processes complex and sometime unclear on the right payment method to use. This will be fully enabled through the replacement of SAP but there are a number of immediate actions that have been put in place - turning off some payment channels, improving communications and training and education for 'buyers'.
8. Improve Debt Recovery - improved collection rates, reduced levels of debt written off each quarter and reduce the level of bad debts provision required			

Theme and Action	Responsibility	Status	Progress as at Quarter 2
Establishment of cross council Debt Board.	Corporate Director of Finance and Resources	To be started in Q3	A Cross Council Debt Board will be created in the second half of 2025/26 and will include representatives from all services that collect income. The Board will oversee the review of current levels of debt but also review all end to end processes with the aim of reducing the level of debt and write off.
Baseline debt by service.	Corporate Director of Finance and Resources	To be started in Q3	Current levels of debt are monitored by individual services, and this action will aim to develop one consolidated view of all debt owed to the Council, establish a single dashboard which will be monitored and reported to the Debt Board each month and quarterly to Finance Recovery Board.
Review and improvements to all end to end process.	All Corporate Directors responsible for collection of income	To be started in Q3	This action is to avoid debt and will review the end to end process of all income collection processes. The main focus is on those who 'won't pay' with the aim of improving ways to pay to make it easier and a plan for the reviews will be established, focussing initially on areas where levels of debt are higher but also at the same time to consider opportunities for cross council solutions in ways to pay channels. There is a separate project underway to support those who 'can't pay' and addressing income inequality.
9. Asset Disposals - reduce the number of surplus assets, maximise use of remaining assets and increase level of capital receipts to fund the capital programme and EFS requirement			
Disposals Board in place and Disposals Policy agreed and implemented.	Corporate Director of Finance and Resources	In progress	Cabinet approved in June 2025 the council's disposal policy and associated disposals pipeline. All disposals under £4m are subject to review by Disposals Board and approval by the Section 151 and all over £4m subject to Cabinet approval. Quarterly updates to Cabinet progress and annual approval by Cabinet on proposed disposals for forthcoming year.
Increase in capital receipts for surplus properties to reduce borrowing and support transformation.	Corporate Director of Finance and Resources	In progress	Given the Council's financial position, further opportunities are being explored to maximise use of the Council's operational estate, collect income due from commercial properties and disposal of any additional surplus

Theme and Action	Responsibility	Status	Progress as at Quarter 2
			assets. This will be subject to approval through future budget setting processes.
Tracker and pipeline of capital receipts expected.	Corporate Director of Finance and Resources	Completed	Pipeline created, regularly reviewed and monitored and reported through Disposals Board and summary of progress within the Quarterly Monitoring Report to Cabinet.
10. Capital Programme - reduce value of the capital programme, reduce any new borrowing and a capital programme that is deliverable (reducing the level of slippage and unnecessary budgeted borrowing costs			
Annual review of capital programme to reduce non-essential schemes and borrowing.	Corporate Director of Finance and Resources (as Chair of Strategic Capital Board)	In progress	Annual review of capital programme completed and proposed reductions are part of the budget consultation but this review needs to be ongoing given the Council's high level of borrowing.
Improved spend profiling to avoid unnecessary borrowing.	Corporate Directors	In progress	This is being strengthened as part of the 2025/26 annual review process to reduce the high levels of slippage that has been evident in previous years. In advance of agreeing the annual programme, all schemes will be subject to review to ensure that the profile of spend across the five years in the capital programme is accurate based on the latest delivery plan. In addition, all 'rolling programmes' will need to be unpinned by a schedule of planned projects or works. Planned spend remains under review as part of the Quarterly Monitoring Process and budgets adjusted accordingly based on the latest information.
New capital programme governance embedded with clear gateways for decisions	Corporate Directors	In progress	New governance structure in place for all new schemes as set out in Appendix 4 of the MTFS published in July with clear gateway approvals, consistency in decision making and full business cases approved before

Theme and Action	Responsibility	Status	Progress as at Quarter 2
and consistency on statements and need and business cases before schemes included in the programme.			inclusion in the programme. Since the new governance and oversight was only implemented from April 2025, work is underway to review existing schemes to determine current status against the new gateway process and retrospectively apply the need for Outline and Full Business Cases.
11. Reserves - identify uncommitted reserves that can be utilised as one off to fund the forecast overspend, replenish the budget planning reserve to a more sustainable level across the medium term and strengthen monitoring and reporting on the use of contingency and achievement of financial benefits of invest to save monies.			
Review of all remaining reserves to transfer uncommitted allocations to 'risk and uncertainties' reserves.	Corporate Director of Finance and Resources	In progress	Review of £9.6m of Services Reserve and £10.4m of Grants Unapplied Reserves underway. Section 151 Officer has now attended all DMTs Any balances remaining within these two reserves will require a completed statement of need and use will continue to be monitored and considered annually if circumstances have changed and balances can be released. Any uncommitted balances will be utilised to fund the forecast overspend in 2025/26 and reduce the requirement for EFS. Update to be reported in the Quarter 3 Monitoring Report to Cabinet.
Replenishment of reserves for managing risks and uncertainties across the medium term.	Corporate Director of Finance and Resources	Complete	The five year Medium Term Financial Strategy and forecast budget gaps for 2026/27 onwards include an annual replenishment of the Budget Planning Reserve of £3m. This has been reversed for 2026/27 given the ongoing reliance on EFS. Affordability of this contribution will be reviewed each year as part of the budget setting process.
Align reserves strategy to risk management strategy.	Corporate Director of Finance and Resources	Not yet started	Reserves Strategy to be reviewed as part of the 2026/27 budget setting process and to be reported as part of the 2026/27 Budget Report to Full Council in March 2026.
Strengthened reporting on use of contingency and invest to save	Corporate Director of	In progress	Monitoring of corporate contingency - All use of contingency subject to approval by the Section 151 Officer. Tracker of approvals in place and reported through the quarterly monitoring reports to Cabinet.

Theme and Action	Responsibility	Status	Progress as at Quarter 2
	Finance and Resources		Monitoring of financial benefits of 'invest to save' monies - to be developed in Quarter 3 of 2025/26 and reported as part of the Q3 finance monitoring report. Any invest to save money that has been allocated that is not delivering the agreed financial benefits will be re-prioritised.

Report for: Cabinet - 9 December 2025

Item number: 10

Title: Fees and Charges 2026-27

Report authorised by: Taryn Eves, Corporate Director of Finance and Resources

Lead Officer: Frances Palopoli, Head of Corporate Financial Strategy & Monitoring

Ward(s) affected: ALL

Report for Key/ Non-Key Decision: Key

1. Describe the issue under consideration

1.1. The income generated by many councils' fees and charges represents an increasingly significant proportion of their income, and therefore decisions on future charges have an increasingly greater effect on the sustainability of their services covered by those charges.

1.2. This Council's income policy requires an annual review of the level of the fees and charges to be met by service users, with the emphasis being on full recovery of costs, though it recognises that in some circumstances this is not possible.

1.3. This report sets out the Fees and Charges (F&Cs) proposed from the start of the financial year 2026/27, proposing increases to offset the cost increases associated with those services, or alternative values where circumstances indicate this is more appropriate.

2. Cabinet Member introduction

2.1. Our ambition is for a fairer and greener Haringey. The fees and charges that we collect are needed to support and maintain our first-class local public services. When we set fees and charges, we consider affordability alongside the need for investment. We know just how many households are struggling with living costs.

2.2. For that reason, most fees will not rise above inflation. There are some, where we are bringing the price towards the cost of delivering the service. This is to protect the service in the longer term. We have also compared the proposed fees and charges to those charged by other similar boroughs, to ensure that we are charging a similar amount.

2.3. In some cases, we have lowered fees – judging that we need to put affordability first. This report lists out the full list of fees and charges for 2026/27.

3. Recommendations

3.1. The Cabinet is asked:

a) To agree the proposed non-statutory fees and charges to be levied by the Council with effect from 1 April 2026, unless otherwise stated, and as detailed in Section 8 and Appendices I – XIV.
b) To note the statutory fees and charges to be levied by the Council with effect from 1 April 2026.
c) To note that the Council's draft 2026/27 Budget and Medium-Term Financial Strategy (MTFS) 2026/27-2030/31 assumes that the changes to Fees and Charges set out in this report are agreed.
d) To agree that authority be delegated to the Director of Corporate Resources in consultation with the Member for Finance and Corporate Services to make any subsequent in-year changes or additions to the fees and charges proposed in this report.

Delegates authority to the Head of Highways and Parking to:

e) Carry out all required statutory consultations regarding the proposed changes to charges and parking policy detailed in Appendix 11 and
f) Make all necessary traffic management orders ("TMOs"), having considered any objections received in response to the statutory consultation, to implement the proposed changes, subject to key decisions being considered by Cabinet; and
g) Where the Head of Highways and Parking considers appropriate, to decide to either
   (i) not proceed with or
   (ii) modify one or more of the proposed TMOs to address any matters arising from the statutory consultation or
   (iii) to refer the matter(s) to Cabinet for determination

4. Reasons for Decision

4.1. Under the Council's Income Policy, it is a requirement to review fees and charges as a minimum annually. Given the ongoing challenges facing the Council, this is even more appropriate.

5. Alternative options considered

5.1. This report summarises the conclusions after consideration of a range of alternative approaches dependent on particular services and relevant factors. As such a range of alternative options ranging from no increase to differentiated rates of increases or decreases have been considered and are reflected in this report.

6. Background information

6.1. The Council's External Income Policy requires that:

- Service managers should review the level of fees and charges, as a minimum annually, usually as part of the budget setting process.
- Charges should generally increase by inflation (based on the rate available in September prior to the new year) as a minimum where permissible and seek to maximise allowable income.
- A full list of proposed charges should be presented to Cabinet for approval by the end of March each year.

6.2. The setting of fees and charges, along with raising essential financial resources, can contribute to meeting the Council's objectives. Through the pricing mechanism and wider market forces, outcomes can be achieved, and services can be promoted through variable charging policies and proactive use of fees to promote or dissuade certain behaviours. In the main, fees and charges should be set at a level where the full cost of provision is recovered through the price structure. However, in some circumstances those charges are at a lower level, with service provision in effect subsidised by the Council to meet broader Council priorities.

6.3. This report meets the requirements of the Council's external income policy for the 2026/27 financial year and as such contains details of the current and proposed levels of fees and charges to take effect as set out during 2026/27, excluding those set by the Licensing Committee.

7. Review of Fees & Charges

7.1. Some fees and charges are governed by statute and cannot be changed through this process, such as the amount charged for a Marriage or Civil Partnership ceremony or for a Birth Certificate. Many fees and charges, for example residential care or Building Control, can only recover relevant costs. The level of other fees and charges are at the discretion of the Council or are restricted to cost recovery.

7.2. The Council has a set of strategic and policy objectives, and fees and charges should be set in accordance with such objectives.

7.3. The general principles underpinning the Council's external income policy are that all fees and charges are reviewed as a minimum annually and that income is maximised within current service and policy objectives. The competitiveness of the market in which the service operates and the effect of price on demand and overall income yield should be considered.

7.4. The income policy assumes fees and charges increase annually by minimum of inflation unless there is a good reason not to, which must be explained. The latest published CPI rate was 3.8% (published 17 September 2025) and this is the inflation rate recommended to be applied in this report.

7.5. In some cases, where a % increase would give a very small cost increase and/ or result in a charging rate that would be difficult to administer, charges are rounded up.

7.6. Several fees and charges cannot be set by the Cabinet. Regulation 2(6)(d) and (e) of the Local Authorities (Functions and Responsibilities) (England)

Regulations 2000 provides those charges for certain approvals, consents, permits and licenses (e.g. fees payable under the Licensing Act 2003 or the Gambling Act 2005) may not be made by the Executive (Cabinet). These fees are set by the Council's Licensing Committee.

7.7. As part of the annual review, consideration is given to the Council's equality duty under the Equalities Act (2010). Where a screening process has identified a potential disproportionate impact for protected groups a full Equalities Impact Assessment (EqIA) will be completed.

8. Service Specific information

Appendix I Adults

8.1 Under Section 14 of the Care Act 2014, the Council has the power to charge for meeting care and support needs for adults and carers. The charges are means tested and take into account both income and assets possessed by the individual. This may or may not include an individual's residential home depending on whether the individual is receiving residential or community care. Charges are limited to cost recovery only. The principle of full cost recovery for all care and support services is set out in the Council's Fairer Contributions Policy, for which proposed changes are planned for 2026/27 as set out in Budget and MTFS report presented to Cabinet on 11 November (Adults, Health & Housing Appendix) and should be applied to all services. All proposed charge increases will be aligned with inflation.

Appendix II Management/Highways & Parking

8.2 The Council's authority to operate and set parking-related charges is defined by the Road Traffic Regulation Act (RTRA), 1984. It is important to note that on-street parking charges cannot be set purely and intentionally to raise revenue, and charges must be proportionate and have regard to the costs of administration and enforcement.

8.3 Section 122 of the RTRA places a duty upon the Council to "secure the expeditious, convenient and safe movement of vehicular and other traffic (including pedestrians) and the provision of suitable and adequate parking facilities on and off the highway". The council meets that duty through a range of measures, including the setting of parking and highways fees and charges at a level that restrains parking demand, enables a more efficient road network and brings environmental benefits.

8.4 The Council will review fees and charges for the range of products and services it offers using a mix of benchmarking against other local authorities and a value proposition assessment to ensure the value the offer is aligned to any charges.

8.5 The Council must have due regard to implement maintenance and operating costs of any scheme introduced, to facilitate the delivery of its duty referred to in the initial paragraphs above and attempt to ensure that this is discharged following a cost recovery principle in respect of setting of fees and charges. In many cases the increase is proposed at 5%, however, to keep in line with market rates and benchmarking across neighbouring boroughs the increases range from 0% to 16%. There are 2 charges that fall outside this range, one for Parking suspensions - Admin Charge increased by 102% and the other being Parking suspension – per bay per day charge increased by 95%.

8.6 Following an external review of pricing structures for parking bay suspensions the charges applied have been altered. These increases show a percentage increase above inflation but bring the charges more in line with other authorities.

8.7 Increases applied to pay and display tariffs also propose a higher percentage increase, but this is due to relatively small amounts charged. For example, the increase in concessionary daily resident visitor permits is £0.40 but represents a 16% increase.

8.8 The Council is mindful of the current cost of living crisis and offers a comprehensive support package to mitigate the increase proposed to charge for at-risk and low-income residents. This includes:

- Blue Badge holders may park in resident permit, shared use and pay-by-phone parking bays (as well as disabled bays) free of charge for an unlimited period.
- A free virtual disabled residential parking permit available to Blue Badge holders.
- A free ‘Care at Home’ parking permit for those being cared for in their own homes.
- Discounted visitor permits for residents who are registered disabled or aged 65 years or older.

8.9 The review and update of car parking tariffs is intended to deliver a comprehensive and consistent tariff offer, while taking account of the unique characteristics of those car parks. This seeks to address late night and Sunday parking, and pressures arising from events at the Tottenham Hotspur Stadium. The proposed charging structure brings us more in line with charging arrangements in other comparable boroughs. The event day charges are also informed by charges in other boroughs with major events. A 30% Diesel surcharge is proposed to be applied to all pay for parking charges, increasing from the current 25%.

8.10 Highway Searches are undertaken to provide details around property location of:

- Which roads are/not maintained at public expense.
- Show the approximate extent of the highways and adopted roads in relation to property.

8.11 These ‘extent of highway’ search requests are made by search companies, conveyancers’ and solicitors on behalf of clients purchasing property. These searches can only be carried out by the local authority. A fast-track search offer was introduced last year. It is proposed that both the standard and fast-track search fees are increased by 6.3% and 5% respectively.

Appendix IIIa Libraries

8.12 The Library Charges (England and Wales) Regulations 1991 stipulate the items and services that may be charged for. Charges are at the discretion of the authority, and the authority may make different provision for different cases including different provision in relation to different persons, circumstances or localities. There can be no charge for the loan of written material (section 8 of the Public Libraries and Museums Act 1964).

8.13 Library Service fees and charges fall into two categories:

1) An incentive to return items promptly, to take care of them and return them in good condition for the next Library member to borrow. This ensures that value for money is achieved for monies spent on library resources as they are available for loan for most of their lifetime. The charges that fall into this category are fines and charges for lost or damaged items.

2) Income generation charges which include loan fees for audio visual materials, printing and room hire.

8.14 Commercial and Community room hire rates are proposed to both increase by inflation for 2026/27. Libraries continue to offer concessionary rates, particularly for room hire to support charities and local non-profit organisations in their efforts to benefit the community. These reduced rates help make the library's resources more accessible to groups that may have limited funding and incentivise them to hold events, workshops, or meetings that contribute to social, educational, and cultural development. By offering concessionary rates, libraries foster community engagement and ensure that their facilities are used for a wide range of public-good initiatives.

8.15 Concessionary rates of 50% remain available for library members who are either over 65s, 16-24 years old or in receipt of certain benefits and financial

support. Discounts apply to reservations of stock, overdue books, maximum overdue charge per item (except DVDs), DVD/Blu-ray hire, and Multi DVD sets.

8.16 All other charges have remained the same as the previous year due to benchmarking undertaken against local businesses and local authorities which are part of The Libraries Consortium.

8.17 The changes in library service charges are not consistent throughout each service, and this is done so deliberately. The largest proposed percentage increases are 33.3% for lost ticket replacement with a few services seeing a 0% change.

Appendix IIIb Cultural services

8.18 Most charges are proposed to increase to reflect current market rates with an uplift varying from 2% to 8.3%. As digital scanning is one of the most used services, this has increased in line with the market, but it is important to attempt to be as attractive and accessible as possible.

8.19 The corporate rate half day courtyard space hire is proposed to increase by 12.6% based on market rates. New rates have been introduced to reflect the range of different size rooms available for wedding ceremony hires making it more attractive and accessible for users. In addition, a new rate for the Henrietta's Room has been introduced, following the recent refurbishments and upgrade of facilities to these rooms.

Appendix IV Garages

8.20 The level of garage rent is based on demand, location and size and the income contributes to the Housing Revenue Account (HRA) rather than the General Fund (GF).

8.21 To ensure the garage rents do not impact disproportionately on vulnerable customers a specific concessionary rate is in place for elderly and disabled Haringey residents to ensure they can access the service.

8.22 The service has reviewed its pricing strategy for 2026/27 and, in line with the ongoing rent restructure is proposing to increase charges by an average rate 3.4%.

Appendix V Asset Management

8.23 Most rents for commercial properties are set through commercial negotiations with the tenant as part of the initial lease and subsequent rent reviews. The rents are set using nationally agreed Royal Institute of Chartered Surveyors formulae taking into account variables such as location, size and condition of

the property. The rent payable at the time of entering into a lease is very much dependent on market forces driving best consideration and once agreed is usually fixed for periods (usually up to 5 years) before review. Commercial rent amounts are therefore not included for approval in this report.

8.24 There are currently no room hire charges in the Civic Centre and River Park House because they are currently closed for refurbishment. As such no changes are proposed at the current time.

8.25 Charges for facilities management services vary according to the size of the site. The annual support charge is proposed to increase in line with inflation at 3.8%.

8.26 Charges for room hire at the Neighbourhood Resource Centre continue to be set at cost recovery, rounded up to assist marketability. The Neighbourhood Resource Centre charge is proposed to increase by 3.8% in line with inflation.

Appendix VI Court Summons/NNDR

8.27 Legislation under the Council Tax (Administration and Enforcement) Regulations 1992 and the Non-Domestic Rating (Collection and Enforcement) Regulations 1989 defines that the cost of summons and a liability order is reasonably incurred. The cost of summons and liability orders is reviewed annually to ensure it remains fair and reasonable and reflects costs incurred.

8.28 Court Fees have not historically been set at a level sufficient to cover costs incurred, leaving a budget gap each year. The new fees get us closer to full cost recovery and are proposed to increase by between 15.4% and 37.6%. However, there remains a council subsidy which will be gradually removed through subsequent incremental fee rises in future years.

Appendix VII Waste Services

8.29 Household bulk bin hire is not proposed to change because benchmarking suggests the borough's pricing is already in line with other London authorities who offer similar provisions. It is important that hire remains competitive to housing managers, associations and agents when compared to outright purchase.

8.30 Household garden waste charges have been increased above inflation after taking on board outcomes from a recent external review. Replacement wheelie bin costs have not changed and remain in line with other London authorities that levy a similar charge. Bulky waste charges are frozen in line with last year to reflect market rates.

8.31 Commercial waste pricing is determined by market conditions and disposal costs rather than solely by corporately advised inflationary uplifts and proposed increases range from reductions of 40.0% and increases to 9.6%.

8.32 A new charge has been introduced that covers the council's costs when additional street trading enforcement has been requested by a commercial entity.

Appendix VIIIa Park Services

8.33 Some fees have been adjusted to either fully or partially recover costs, others have been adjusted due to benchmarking and market rates. As with parking charges the service has conducted a full review to ensure that pricing remains fair but reflective of the service offer.

8.34 There are some items which have been increased to remove council subsidy, such as the sponsorship of bat and bird boxes, which now includes the cost of installation.

8.35 There has also been the removal of concessionary discounted tariffs for leisure services. This has been replaced by a new membership scheme that covers all leisure centres as agreed by Cabinet in February 2025.

8.36 The membership offer for the Leisure centres has also been refreshed with new silver and gold membership levels proposed to be introduced and allowing customers to choose which services they would like access to.

Appendix VIIIb Park Events

8.37 The majority of fees are proposed to increase in line with inflation at 3.8%. However, commercial events whether large or major have been increased by 5% which is the maximum permitted rise for long term contracts.

Appendix IX Registrar

8.38 Most fees for the Register Office are statutory and are set by the General Register Office and Treasury and cannot be changed by the Council. Statutory fees were last increased in May 2024 and include those for the registration of Births, Deaths, Notice of Marriage and Notice of Civil Partnership, issuing of certificates and corrections, divorce considerations and the payment for each citizen attending a citizenship ceremony. The fees for all but statutory fee marriage and civil partnership ceremonies are set by the council and most ceremonies fall into the non-statutory fee category.

8.39 The local authority marriage and civil partnership ceremony industry is highly competitive with couples able to get married at any register office. Extensive cross London benchmarking has taken place when preparing this fees proposal to ensure that the proposed fees are fair, reasonable, comparable, and accessible to couples whilst ensuring stability for the local registration service.

8.40 The service offer provides access over a range of price points to cater for different customer preferences and budgets. It is proposed to increase most fees above 3.8% with some fees increasing more significantly. The proposal if adopted will ensure that fees continue to align with those of competitors and protect income streams. Significant increases are only being proposed where benchmarking suggests current fees are underpriced and price sensitivity is low. The General Register Office has asked that wedding and civil partnership ceremony fees are charged net of the certificate fee. The statutory certificate fee for Births, Deaths, Marriage and Civil Partnership is £12.50 with a priority service costing £38.50.

8.41 Most non-statutory fees including for those for the core services used the most - Monday to Thursday, Friday and Saturday ceremonies are proposed to increase by approximately 9.6% with the most popular Earlham Room proposed to increase by 7.7%. Benchmarking indicates that the current rate for the medium sized Westbury Room is higher than other comparable register offices. It is proposed to reduce the average fee for a Westbury wedding by an average of 37.3% to attract couples, encourage upselling from the smaller Earlham Room and to have an overall positive effect to income streams. It is proposed to move from one combined Sunday and Bank Holiday ceremony fee to separate fees for each day, this is due to benchmarking indicating that current Bank Holiday fees are significantly below the market rate. A proposal is being made to reduce some fees significantly to stimulate demand, promote access and increase income. The highest proposed fee increases relate to none core business, for example ceremonies at unusual times of the day and night with low price sensitivity and higher complexity with their service delivery.

8.42 The incentive and discount scheme will continue this year providing 25% off agreed prices to stimulate demand for ceremonies at George Meehan House. Fee reductions will be applied in the following circumstances:

- Incentives to book for promotional events such as open days.
- Discounts to incentivise people to switch venues and price match.
- Discounts when there is low demand or excess capacity which is not likely to sell at full price.

8.43 Postage fees are proposed to align with Royal Mail cost prices in accordance with General Register Office guidance and postage is not charged on certificate orders in accordance with the guidance.

8.44 This proposal includes setting fees for 2027/28 at the same time as 2026/27. Fees for 2027/28 are set at 3.8% above proposed fees for 2026/27 and if adopted will be used to offset inflation for couples booking a ceremony a long way into the future. The 2027/28 fees will be reviewed will be reviewed as part of next year's review with adjustments made as required. The majority of couples book and have a ceremony within the same financial year.

Appendix X Regulatory Services

8.45 These charges relate to Pest Control, Environmental Health, Fixed and Civil Penalty notices for regulatory services as well as Environmental permits and Local Authority Pollution Prevention Control (LAPPC) mobile plant charges. Fees are permissible by Acts of Parliament. Environmental Permit and Fixed Penalties are set by statute.

8.46 Most of the proposed charges are proposed to increase in line with the average of 3.8% except for Pharaoh's Ants, Cockroaches and Fleas – Domestic and concession, which is set to increase by 29.8%,17.8% and 24.5% respectively. These rises are attributed to market conditions and benchmarking.

8.47 The new matrix charge for civil penalty notices for Housing Offences has been updated following case law and is dependent on the offence. The ability to serve civil penalties for breach of Private sector Housing Licensing conditions has also been added.

8.48 The Fixed Penalty Notices (FPN) remain in line with the maximum statutory charge. An early payment discount of 50% is still applicable for most FPNs.

8.49 The remaining charges have remained unchanged for various reasons. Some are established by regulations, while others are statutory, or government mandated.

Appendix Xb Property Licensing

8.50 Mandatory HMO (Houses in Multiple Occupation) Licensing is a non-discretionary scheme introduced by Government which came into effect in 2006. The fee for a Mandatory Licence is proposed to increase by 3.8% with discounts attached for certain aspects of the licensing process. It applies to all HMO occupied by 5 or more persons making up two or more separate households across the whole borough.

8.51 A new borough wide additional HMO licensing scheme to complement the borough wide Mandatory licensing scheme was implemented in May 2024. This fee is proposed to increase by 3.8%.

8.52 The Selective Property Licensing Scheme introduced in 2022/23 will increase by 3.8%.

8.53 A £50 discount off the licencing fee is offered as a concession to landlords who have received training and are accredited to a landlord association. Housing with an EPC (C grade and above only) will also receive a £50 discount, the same as previous years. No increase in the discount has been proposed for 2026/27.

8.54 All licensing fee money is ring fenced to be used for the purposes of operating the schemes.

Appendix XIa Building Control

Building Control

8.55 Charges are required to be set so that the Building Regulations service breaks even over a 3-year period.

8.56 Most Building control charges are proposed to increase by 3.8% or in some cases higher, mainly influenced by reflecting increased regulation of the sector, workload and current market. A 100% concessionary discount is available when the charges are related to disabled adaptation. Loft conversions and small extensions is proposed to increase by 5% based on market testing.

8.57 Land Charges are required to be set so that the Local Land Charges function breaks even over a 3-year period. Land charges fees are proposed to increase between 3.6% and 300% so that they are consistent with benchmarking of the borough's nearest neighbours and to ensure full recovery of the team's costs over a 3-year period.

8.58 Street Naming and Numbering charges are proposed to increase by 3.8% to account for inflation.

Appendix XIb Development services

8.59 Most Planning fees are proposed to be increased in line with inflation (and rounded up where appropriate), though remaining affordable for residents, and commercially attractive for developers.

8.60 When benchmarked against the service provided and the fees charged by neighbouring local planning authorities the charges for both major residential categories are proposed to be increased by 10%.

8.61 The hourly rate charge for Head of Development Management advice is proposed to increase by 10%, to differentiate from the charge for planning team leader advice.

8.62 Specialist Energy, Carbon and Overheating advice is now included to help the service recover costs and is proposed to be charged at the same rate as other specialist services. This replaces the Sustainability Statement Review category.

Appendix XII Children's Services

Children's Centres and Nurseries

8.63 The fees for 2026/27 are proposed to increase by the current recommended inflation rate of 3.8%. Lunch costs increased significantly last year by 11.1% to cover higher costs. If charges were increased any higher, there would be a risk of falling demand.

Children's Contact Centre

8.64 Maya Angelou fees are proposed to increase by current recommended inflation rate of 3.8%.

Appendix XIII Legal Commercial Fees

8.65 All fees are proposed to increase in line with inflation rate of 3.8%.

Appendix XIV Carbon Literacy

8.66 New fees for Carbon Literacy Training provided to external organisations are being introduced and to be set based on "Market rates".

Appendix XV Temporary Accommodation & Supported Housing

Temporary Accommodation.

- Birkbeck Lodge

8.67 Licence fees for Birkbeck Lodge are proposed to continue at formula rent + 10% for new residents. Existing occupants Licence fees will increase by CPI + 1% as determined by the Rent Standard

Service charges for all residents will be increased in line with full recovery of charges. These will be calculated in Quarter 4 and set for the following financial

year, to ensure accuracy. Residents will be notified at least 4 weeks before the increase.

- Leased and Licenced Accommodation

8.68 For properties leases or licenced to the Council and used as Temporary Accommodation, these will continue to have their rents/licence fees set at the full applicable Local Housing Allowance (LHA). Rent/Licence fees for these properties will increase in line with any changes in the LHA. If there is no change in LHA, there will be no change to these rents.

There will be no service charges applied to these residents.

- Bed and breakfast and Hotels.

8.69 For bed and breakfast and Hotels, the licence fees are proposed to remain unchanged (90% 2011 LHA plus £40 per week). There will be no service charges applied to these residents.

Supported Accommodation

8.70 For Supported Accommodation held in the General Fund, a separate decision will be taken by the Cabinet Member between January and March 2026, so no changes are proposed in this report.

Housing Revenue Account Fees

8.71 It is proposed that residents in temporary accommodation held in the HRA (including lodges) will have their licence fees increased by CPI + 1%.

8.72 Service charges for lodges will be reassessed annually, to ensure recovery of full costs.

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

Maximising the Council's resources, particularly in the current financial climate, is a key part of the Councils Medium Term Financial Strategy. In addition, the review of fees and charges has considered the strategic outcomes of the current Corporate Delivery Plan.

10. Carbon and Climate Change

Some of the proposed recommendations should have a positive impact on carbon emissions, energy usage or climate change adaptation.

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

Finance

11.1 The proposed changes to Fees and Charges outlined in this report and appendices have been reflected in the Council's proposed 2026/27 budget.

Procurement

11.2 Strategic Procurement has been consulted in the preparation of this report and notes the contents hereof. There are no procurement implications that will impact on the recommendations at section 3 above.

Director of Legal & Governance [Haydee Nunes de Souza, Head of Legal Services**]**

11.3 The Director of Legal & Governance has been consulted in the preparation of this report and makes the following comments.

11.4 Certain fees for services provided by the Council are prescribed in statute. Accordingly, confirmation is given that in such instances the Council has no discretion as to the level of the charge. However, there are a further range of services where specific legislative provisions allow the Council to decide whether to charge and how much. One such service area is leisure and recreational facilities, where section 19(2) of the Local Government (Miscellaneous Provisions) Act 1976 permits the Council to charge for these facilities beyond cost recovery limitations.

11.5 In addition, section 93 of the Local Government Act 2003 (the Act) - and guidance issued in 2006 pursuant to section 96(3) of the Act - empowers the Council to charge for discretionary services. A discretionary service is defined in the guidance as being one where the Council has the power to provide it but is not obliged to do so. However, this power cannot be used where the Council is under a duty to provide the service, or where charging is prohibited or where a specific legislative charging regime applies.

11.6 The Council must have regard to the guidance when charging for discretionary services under the Act. Accordingly, for each discretionary service which a charge is made, there is duty to secure that, taking one year with another, the income from charges for that service does not exceed the costs of provision. Any over or under recovery that results in a surplus or deficit of income in relation to costs in one period should be addressed by the Council when setting its charges for future periods so that over time income equates to costs.

11.7 In addition, Section 93 of the Act permits the Council to charge only some persons for providing a discretionary service and to charge different persons different amounts for providing a service.

11.8 The Council also has power under section 1 of the Localism Act 2011 to do anything that individuals generally may do, subject to restrictions and limitations

imposed by other statutes. The general power of competence extends to charging for a discretionary service where there is no other power to charge for the service, including the power in section 93 of the 2003 Act. Similarly, under this provision, the Council may not recover more than the cost of providing that service.

11.9 In reviewing fees and charges, the Council need to have due regard to the overarching Public Sector Equality Duty as set out in section 149 of the Equality Act 2010. In so saying, it is noted that equality screening tools have been used as appropriate.

11.10 In light of the above, coupled with the stated equalities-based intention to keep initiatives under review and to make modifications as issues arise, there is no legal reason why Cabinet cannot adopt the Recommendations contained in this report.

Equality

11.11 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

11.12 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.

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

The decision proposed in this report is to authorise the changes to fees and charges outlined above and in full detail in the appendices. These increases are to achieve the strategic and policy objectives of the Council which include the aim of cost recovery for service delivery, and such are reflective of inflationary conditions. Increases in fees and charges have been proposed by benchmarking against comparative boroughs and market rates to ensure that they are proportionate.

11.14 Where negative impacts can be anticipated as a result of these changes, the Council has put in place appropriate mitigations to prevent disproportionate impacts on at-risk and low-income residents.

11.15 Negative impacts on disabled people as a result of proposed increases to highways and parking fees have been mitigated by providing free of charge parking bays and a free virtual disabled residential parking permit to Blue Badge holders. Free parking permits are available to those being cared for in their own homes and discounted visitor permits are available for residents who are registered disabled or aged 65+.

11.16 Negative impacts because of increases in library charges are mitigated by providing concessionary rates of 50% for library members who are over-65, aged 16-24 or in receipt of certain benefits and financial support. Changes to room hire charges are mitigated by concessionary charges for charities and non-profit organisations.

11.17 To prevent increases in garage rents disproportionately impacting specific groups, a specific concessionary rate is in place for elderly and disabled Haringey residents to ensure they can access the service.

11.18 Increases to building control fees are mitigated by a 100% concessionary discount for charges related to disabled adaptation.

12. Use of Appendices

12.1 Fees & Charges Schedules

Appendix I	Adult's Services
Appendix II	Highways and Parking
Appendix III a	Libraries Charges
Appendix III b	Cultural Services Charges
Appendix IV	Garage Rents
Appendix V	Asset Management
Appendix VI	Court Summons
Appendix VII	Waste Services
Appendix VIII a	Parks Services
Appendix VIII b	Parks Events
Appendix IX	Registrars
Appendix X a	Regulatory Services (excl. Licenses etc. set by Reg. Committee)
Appendix X b	Property Licensing
Appendix XI a	Building Control and Local Land Charges
Appendix XI b	Development Management
Appendix XII	Childcare and Children's Services
Appendix XIII	Legal Commercial External Fees
Appendix XIV	Carbon Literacy
Appendix XV	Temporary Accommodation and Supported Housing

13. Background papers

None

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Appendix I - Adult Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Emergency Response - Weekly Monitoring only	4.90	5.09	0.19	Inflation
Emergency Response - Weekly Monitoring and Visiting	8.20	8.51	0.31	Inflation
Winkfield Resource Centre - Sessional Drop-in	73.60	76.40	2.80	Inflation
Winkfield Resource Centre - Sessional Day Care	58.90	61.14	2.24	Inflation
Clarendon Recovery College - Short Courses (half day)	32.00	33.22	1.22	Inflation
Haynes Day Centre - Sessional Day Care	92.00	95.50	3.50	Inflation
Ermine Road Day Centre Sessional Day care	224.00	232.51	8.51	Inflation
Annual Fee for managed account	682.5	708.44	25.94	Inflation

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Appendix II - Highways and Parking

Services that we charge for	2025-26 CHARGE	Proposed 2026-27 CHARGE	Value Difference	Basis of charge
	£	£	£	
PARKING PERMITS				
Resident Visitor Permits				
1 Hour residents standard	1.30	1.50	0.20	Benchmarking
Daily resident standard	5.00	5.80	0.80	Benchmarking
1 Hour residents concessionary	0.65	0.70	0.05	Benchmarking
Daily resident concessionary	2.50	2.90	0.40	Benchmarking
Parking Dispensations				
Permission to Park per day charge	26.30	30.00	3.70	Benchmarking
Car Club Permit	252.00	265.00	13.00	Benchmarking
Doctors Permit	451.50	470.00	18.50	Benchmarking
Blue Badge Administration Fee	10.00	10.00	0.00	Benchmarking
Courtesy Car Permit	42.00	45.00	3.00	Benchmarking

Appendix II - Highways and Parking

Services that we charge for	2025-26 CHARGE	Proposed 2026-27 CHARGE	Value Difference	Basis of charge
	£	£	£	
Residential Administration Fee- Lost/Stolen/Change of vehicle and/or address/replacement	15.80	17.00	1.20	Benchmarking
Refund Administration Fee	26.30	30.00	3.70	Benchmarking
Car Parks	See attached Car Park tab - Car park review and price structure charges			
Parking Suspensions				
Suspensions - Admin charge	138.60	280.00	141.40	Benchmarking
Cancellation Fee	69.30	75.00	5.70	Benchmarking
Additional site visit	138.60	145.00	6.40	Benchmarking
per bay per day charge	41.00	80.00	39.00	Benchmarking
Skips/Materials				

Appendix II - Highways and Parking

Services that we charge for	2025-26 CHARGE	Proposed 2026-27 CHARGE	Value Difference	Basis of charge
	£	£	£	
per Skip Licence - Charge for 14 days. Price charged again for 14 day extension.	117.60	125.00	7.40	Benchmarking
Materials Licence - Charge for 14 days. Price charged again for 14 day extension.	117.60	125.00	7.40	Benchmarking
Combined Skip/Materials Licence - Charge for 14 days. Price charged again for 14 day extension.	134.40	140.00	5.60	Benchmarking
Penalty Charge Notice				
PCN - On Street	160.00	160.00	0.00	Statutory
PCN - CCTV	160.00	160.00	0.00	Statutory
Car Pound				
Removal Fee	280.00	280.00	0.00	Statutory
Storage per day	55.00	55.00	0.00	Statutory
Highways Search				
Standard search - 7 to 10 working days	160.00	170.00	10.00	Statutory
Fast Track search - 5 working days	200.00	210.00	10.00	Statutory

Appendix II - Highways and Parking

Services that we charge for	2025-26 CHARGE	Proposed 2026-27 CHARGE	Value Difference	Basis of charge
	£	£	£	
Pay for Parking - On street				
Diesel surcharge applied at 25% in addition to standard Pay for Parking price.		Diesel Surcharge applied at 30% in addition to standard charge		Benchmarking
Low Tariff - Low usage area Hourly charge (exclusive of provider service charge)	1.50	1.60	0.10	Benchmarking
Medium Tariff - Medium usage area Hourly charge (exclusive of provider service charge)	2.50	2.60	0.10	Benchmarking
High Tariff - High usage area Hourly charge (exclusive of provider service charge)	3.90	4.10	0.20	Benchmarking
HIGHWAYS LICENSES				
Scaffolding				
(Includes Initial Site Inspection Fee)	542.90	560.00	17.10	Benchmarking
Revisit Fee - per visit	50.40	55.00	4.60	Benchmarking
Emergency Inspection	116.60	125.00	8.40	Benchmarking

Appendix II - Highways and Parking

Services that we charge for	2025-26 CHARGE	Proposed 2026-27 CHARGE	Value Difference	Basis of charge
	£	£	£	
Handling Deposit Fee	100.80	105.00	4.20	Benchmarking
Hoarding				
(Includes Initial Site Inspection Fee)	542.90	560.00	17.10	Benchmarking
Revisit Fee - per visit	50.40	55.00	4.60	Benchmarking
Emergency Inspection	116.60	125.00	8.40	Benchmarking
Handling Deposit Fee	100.80	105.00	4.20	Benchmarking
Container				
(88.68 per week for storage on carriageway)	249.90	260.00	10.10	Benchmarking
Revisit Fee - per visit	50.40	55.00	4.60	Benchmarking
Cost of Container on carriageway per week	129.20	140.00	10.80	Benchmarking

Appendix II - Highways and Parking

Services that we charge for	2025-26 CHARGE	Proposed 2026-27 CHARGE	Value Difference	Basis of charge
	£	£	£	
Emergency Inspection	116.60	125.00	8.40	Benchmarking
Mobile Crane				
(includes 60.00 Inspection fee)	600.60	625.00	24.40	Benchmarking
Revisit Fee - per visit	50.40	55.00	4.60	Benchmarking
Emergency Inspection	116.60	125.00	8.40	Benchmarking
Oversail/Static Crane				
License Fee (not including the Initial Site Inspection Fee)	917.70	960.00	42.30	Benchmarking
Revisit Fee - per visit	50.40	55.00	4.60	Benchmarking
Emergency Inspection	116.60	125.00	8.40	Benchmarking
Section 50 notice (Street Works -non utilities)				

Appendix II - Highways and Parking

Services that we charge for	2025-26 CHARGE	Proposed 2026-27 CHARGE	Value Difference	Basis of charge
	£	£	£	
(Includes Administration Fee/Inspection Fee/Capitalised Fee in lieu of annual charge)	674.30	700.00	25.70	Benchmarking
Crossovers				
Crossovers - Inspection/Estimate Fee	416.90	435.00	18.10	Benchmarking
Transport and Travel				
S278 Highway Works (drawing fees) Minor up to 10 Dwellings	3,000.00	3,150.00	150.00	Benchmarking
S278 Highway Works (drawing fee) Minor more than 10 Dwellings	7,000.00	7,350.00	350.00	Benchmarking
S278 Highway Works (Transport Legal fees) Minor up to 10 Dwellings	2,500.00	2,625.00	125.00	Benchmarking

Appendix II - Highways and Parking

Services that we charge for	2025-26 CHARGE	Proposed 2026-27 CHARGE	Value Difference	Basis of charge
	£	£	£	
S278 Highway Works (Transport Legal fee) Minor more than 10 Dwellings	5,000.00	5,250.00	250.00	Benchmarking
S278 Shadow agreements	3,000.00	3,150.00	150.00	Benchmarking
S247 Stopping Up order	5,000.00	5,250.00	250.00	Benchmarking
S38 Highways Adoption	2,500.00	2,625.00	125.00	Benchmarking
S177 Oversailing Licence	5,000.00	5,250.00	250.00	Benchmarking
S115E Licence + plus site use. hording and inspection fee	1,000.00	1,050.00	50.00	Benchmarking
ERUV Transport Fee	3,000.00	3,150.00	150.00	Benchmarking
Travel Plan Monitoring per year for five years	3,000.00	3,150.00	150.00	Benchmarking

Appendix II - Highways and Parking

Services that we charge for	2025-26 CHARGE	Proposed 2026-27 CHARGE	Value Difference	Basis of charge
	£	£	£	
Construction Mangemement Plan monitoring per month	1,000.00	1,050.00	50.00	Benchmarking
Car Free TMO	4,000.00	4,200.00	200.00	Benchmarking
S31 Notice	1,500.00	1,575.00	75.00	Benchmarking
PROW Applications	3,000.00	3,150.00	150.00	Benchmarking

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Appendix III a - Library Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Reservations: Items Already in Stock	0.70	0.75	0.05	Benchmarking
Reservations: Items Not in Stock	3.50	3.65	0.15	Benchmarking
Reservations Items Already in Stock (Over 65s and Concessions)	0.35	0.40	0.05	Benchmarking
Reservations: Items Not in Stock (Over 65s and Concessions)	1.80	1.82	0.02	Benchmarking
Overdue books – per item per day (except DVDs)	0.40	0.40	0.00	Benchmarking
Overdue books – per item per day (except DVDs). (Over 65s and Concessions)	0.20	0.20	0.00	Benchmarking
Maximum overdue charge per item (except DVDs) – standard charge	9.60	9.60	0.00	Benchmarking
Maximum overdue charge per item (except DVDs) (Over 65s and Concessions)	4.80	4.80	0.00	Benchmarking
Lost ticket replacement	1.50	2.00	0.50	Full cost Recovery
Lost ticket replacement for Over 65s, Under 25s and Concession	0.75	1.00	0.25	Partial cost Recovery
DVD/Blu-ray: Blockbuster/Premium per loan for one week	3.50	3.70	0.20	Partial cost Recovery
DVD/Blu-ray hire: films per loan for one week	2.00	2.00	0.00	Partial cost Recovery
Multi DVDs (sets of 3 or more) per loan for one week	2.50	2.60	0.10	Partial cost Recovery
DVD/Blu-ray: Blockbuster per loan for one week (Over 65s and Concessions)	1.75	1.85	0.10	Partial cost Recovery
DVD/Blu-ray hire: films per loan for one week (Over 65s and Concessions)	1.00	1.00	0.00	Partial cost Recovery

Appendix III a - Library Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Multi DVDs (sets of 3 or more) per loan for one week (Over 65s and Concessions)	1.25	1.30	0.05	Partial cost Recovery
Music CD hire per loan for one week.	1.00	1.00	0.00	Partial cost Recovery
Music CD hire per loan for one week (Over 65s, Under 25s and Concessions)	0.50	0.50	0.00	Partial cost Recovery
Spoken Word (Talking Books) per loan for 3 weeks	1.10	1.20	0.10	Benchmarking
Spoken Word (Talking Books) per loan for 3 weeks for Concessions	0.55	0.60	0.05	Benchmarking
Annual AV Digital Subscription (enabling free unlimited CD loan and DVD's)	25.00	26.00	1.00	Inflation
Quarterly AV Digital Subscription (enabling free unlimited CD loan and DVD's)	7.50	7.80	0.30	Inflation
Annual AV Digital Subscription Concessionary (enabling free unlimited CD loan and DVD's)	12.50	13.00	0.50	Inflation
Quarterly AV Digital Subscription Concessionary (enabling free unlimited CD loan and DVD's)	3.80	3.90	0.10	Benchmarking
Small Advertisements per 3 weeks	4.00	4.15	0.15	Inflation
Lost or damaged items: Reserve Stock items per book	30.00	30.00	0.00	Benchmarking
Lost or damaged items: per book paperback if RRP is not listed	10.00	10.00	0.00	Benchmarking
Lost or damaged items: per book hardback if RRP is not listed	10.00	10.00	0.00	Benchmarking
Lost or damaged items: Out of production DVD/Blu-ray	10.00	10.00	0.00	Benchmarking
Printing and Copying A4 Black & White	0.20	0.20	0.00	Benchmarking
Printing and Copying A3 Black & White	0.30	0.30	0.00	Benchmarking
Printing and Copying A4 Colour	0.60	0.60	0.00	Benchmarking
Printing and Copying A3 Colour	1.20	1.20	0.00	Benchmarking

Appendix III a - Library Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Scanning	0.05	0.05	0.00	Inflation

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Appendix IIIb - Cultural Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
BRUCE CASTLE MUSEUM & ARCHIVE SERVICES				
Room Hire - Lecture Hall & Gallery spaces and Courtyard (external space)				
1. Community rate - full day	183.80	190.00	6.20	Benchmarking
2. Community rate - half day	95.00	100.00	5.00	Benchmarking
3. Corporate rate - full day	420.00	440.00	20.00	Benchmarking
4. Corporate rate -half day	231.00	260.00	29.00	Benchmarking
Room Hire - Old Kitchen				
1. Community rate - full day	141.80	150.00	8.20	Benchmarking
2. Community rate - half day	80.00	85.00	5.00	Benchmarking
3. Corporate rate - full day	294.00	310.00	16.00	Benchmarking
4. Corporate rate -half day	160.00	170.00	10.00	Benchmarking
Room Hire - Henrietta's Room NEW room rate				
1. Community rate - full day		170.00		New
2. Community rate - half day		95.00		New
3. Corporate rate - full day		400.00		New
4. Corporate rate -half day		225.00		New
Reprographic Services (archive and collections)				
Photocopying by Archive staff A4 B&W per page	0.60	0.65	0.05	Benchmarking
Photocopying by Archive staff A4 Colour per page	2.40	2.45	0.05	Benchmarking
Photocopying by Archive staff A3 B&W per page	1.70	1.75	0.05	Benchmarking
Photocopying by Archive staff A3 Colour per page	4.60	4.70	0.10	Benchmarking
Digital scan by Archive staff	5.50	5.75	0.25	Benchmarking
A4 microfilm printout from External Bureau	0.80	0.85	0.05	Benchmarking
A3 microfilm printout from External Bureau	1.50	1.60	0.10	Benchmarking
Phones/cameras used to take photos of documents	8.00	8.00	0.00	Benchmarking
Archive Research Fee for remote enquiries				

Appendix IIIb - Cultural Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
1. Community rate (per hour;maximum up to 2 hours	35.00	35.70	0.00	Benchmarking
2. Commercial rate (per hour; maximum up to 2 hou	70.00	71.40	10.00	Benchmarking
hours research undertaken)	35.00	35.00	0.00	Benchmarking
hours research undertaken)	70.00	75.00	5.00	Benchmarking
Out of hours room hire				
1. Community (per hour)	75.00	80.00	5.00	Benchmarking
2. Commercial (per hour)	157.50	165.00	7.50	Benchmarking
Other room hire fees				
Ceremonies (wedding / civil partnership): **for up to 80 people**	551.30	600.00	48.70	Benchmarking
Ceremonies (wedding / civil partnership): **for up to 50 people**		585.00		New
Ceremonies (wedding / civil partnership): **for up to 35 people**		575.00		New
Ceremonies (wedding / civil partnership): **for up to 12 people**		565.00		New
School visits to museum				
School workshops (Haringey schools)	2.40	2.45	0.05	Benchmarking
children	3.70	3.75	0.05	Benchmarking
Private children's parties (occasional)				
Average				
Children's parties 2 hr hire incl. Facilitator	350.00	357.00	7.00	Benchmarking

Appendix IV - Garages

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
Group 1. Concessionary Discount for Haringey residents disabled or over state pension age	11.80	12.25	0.45	Inflation
Group 2. Haringey Tenant or Leaseholder renting their first garage	15.80	16.80	1.00	Benchmarking
	15.80	16.80	1.00	Benchmarking
	17.20	17.50	0.30	Benchmarking
	19.30	19.50	0.20	Benchmarking
	19.30	19.50	0.20	Benchmarking
Group 3. Haringey Tenant or Leaseholder renting their 2nd or subsequent garages and any private renter or business.	32.20	33.42	1.22	Inflation
TOTAL (GROUP 1)	11.80	12.25	0.45	Inflation
TOTAL (GROUP 2)	17.50	18.02	0.52	Inflation
TOTAL (GROUP 3)	32.20	33.42	1.22	Inflation
TOTAL (All categories)	20.50	21.23	0.73	Inflation

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Appendix IX - Registrars

Services that we charge for	2025/26 Charge	2026/27 Charge	Value Difference	Proposed 2027/28 Charge +3.8% of 2026/27	Basis of charge
	£	£	£	£	
Births, Marriages & Deaths - Citizenship - Statutory fees cannot be changed					
Statutory marriage & civil partnership services held in the register office	56.00	56.00	0.00	56.00	Statutory
Civil Partnership Conversion appointment	50.00	50.00	0.00	50.00	Statutory
Civil Partnership Conversion initial appointment - if having a ceremony	30.00	30.00	0.00	30.00	Statutory
Notices for marriage & civil partnership	42.00	42.00	0.00	42.00	Statutory
Notice immigration referral	15.00	15.00	0.00	15.00	Statutory
Birth, death, marriage & civil partnership certificates including on day of ceremony or registration	12.50	12.50	0.00	12.50	Statutory
Birth, death, marriage & civil partnership certificates - 24 hour service	38.50	38.50	0.00	38.50	Statutory
Attending religious buildings for marriage and civil partnership ceremonies (CHURCH)	104.00	104.00	0.00	104.00	Statutory
SR Consideration of a divorce obtained outside UK	55.00	55.00	0.00	55.00	Statutory
RG Consideration of a divorce obtained outside UK	83.00	83.00	0.00	83.00	Statutory
Forename added within 12 months of birth registration	44.00	44.00	0.00	44.00	Statutory
Consideration by Registrar of a correction application	83.00	83.00	0.00	83.00	Statutory
Consideration by the RG of a correction application	99.00	99.00	0.00	99.00	Statutory
Statutory fee per Citizenship Ceremony attendee	130.00	130.00	0.00	130.00	Statutory
Religious building certification inc religious venues for civil partnerships					Statutory
- worship	32.00	32.00	0.00	32.00	Statutory
- marriage	123.00	123.00	0.00	123.00	Statutory
Public search of records	20.00	20.00	0.00	20.00	Statutory
Marriage, civil partnership or civil partnership to marriage conversion ceremonies held in The Earlham Suite at George Meehan House between 8am and 7pm unless otherwise stated **Includes Renewal of Vows and Naming Ceremonies - Non statutory ceremonies have VAT added to these prices- fees quoted net of certificate fee to comply with GRO guidance. VAT at standard rate when applicable.** **Additional fees such as security may apply at cost price**					
Earlham Room - Monday, Tuesday, Wednesday, Thursday (Standard can be enhanced)	265.00	287.00	22.00	297.91	Benchmarking
Earlham Room - Monday, Tuesday, Wednesday, Thursday (basic ceremony with 5 guests)	132.50	143.50	11.00	148.95	Benchmarking
Earlham Room - Friday (Standard can be enhanced)	315.00	327.00	12.00	339.43	Benchmarking
Earlham Room - Saturday (Standard can be enhanced)	385.00	425.00	40.00	441.15	Benchmarking
Earlham Room - Sunday (Standard can be enhanced)	590.00	612.50	22.50	635.78	Benchmarking
Earlham Room - Bank Holidays (Standard can be enhanced)	590.00	698.00	108.00	724.52	Benchmarking
Garden Ceremony Uplift fee (additional charges to be made at cost price as required)	33.60	34.88	1.28	36.20	Benchmarking

Appendix IX - Registrars

Services that we charge for	2025/26 Charge	2026/27 Charge	Value Difference	Proposed 2027/28 Charge +3.8% of 2026/27	Basis of charge
	£	£	£	£	
Earlham Room - Monday to Friday from 7pm to 11pm	630.00	653.94	23.94	678.79	Benchmarking
Earlham Room - Saturdays from 7pm to 11pm	840.00	871.92	31.92	905.05	Benchmarking
Earlham Room - Sundays and Bank Holidays from 7pm to 11pm	1,333.50	1,384.17	50.67	1,436.77	Benchmarking
Woodside Room - Monday to Friday (Standard can be enhanced) (Until 7pm)	450.00	535.00	85.00	555.33	Benchmarking
Woodside Room - Saturday (Standard can be enhanced) (Until 7pm)	550.00	592.00	42.00	614.50	Benchmarking
Woodside Room - Sundays (Standard can be enhanced) (Until 7pm)	404.30	701.00	296.70	727.64	Benchmarking
Woodside Room - Bank Holidays (Standard can be enhanced) (Until 7pm)	483.00	889.00	406.00	922.78	Benchmarking
Westbury Room - Monday to Friday(Standard can be enhanced) (Until 7pm)	630.00	410.00	-220.00	425.58	Benchmarking
Westbury Room - Saturday (Standard can be enhanced) (Until 7pm)	840.00	507.00	-333.00	526.27	Benchmarking
Westbury Room - Sundays(Standard can be enhanced) (Until 7pm)	1,155.00	654.00	-501.00	678.85	Benchmarking
Westbury Room - Bank Holidays (Standard can be enhanced) (Until 7pm)	1,155.00	852.00	-303.00	884.38	Benchmarking
Woodside Room or Westbury Room Monday to Friday (Standard can be enhanced) (7pm to 11pm)	840.00	871.92	31.92	905.05	Benchmarking
Woodside Room or Westbury Room Saturday (Standard) (7pm to 11pm)	1,155.00	1,198.89	43.89	1,244.45	Benchmarking
Woodside Room or Westbury Room Sunday and Bank Holidays (Standard can be enhanced) (7pm to 11pm)	1,575.00	1,634.85	59.85	1,696.97	Benchmarking
Woodside Room, Westbury Room or Garden Monday to Friday half day exclusive use either am or pm (8am to 1pm) or (1pm to 5pm). Room can be personalised and time includes setup and take down Additional costs such as security charged at appropriate rate	3,150.00	1,377.00	-1,773.00	1,429.33	Benchmarking
Woodside Room, Westbury Room or Garden Saturday half day exclusive use either am or pm (8am to 1pm) or (1pm to 5pm). Room can be personalised and time includes setup and take down Additional costs such as security charged at appropriate rate	1,327.00	1,776.00	449.00	1,843.49	Benchmarking
Woodside Room, Westbury Room or Garden Sunday half day exclusive use either am or pm (8am to 1pm) or (1pm to 5pm). Room can be personalised and time includes setup and take down Additional costs such as security charged at appropriate rate	1,327.00	1,752.50	425.50	1,819.10	Benchmarking
Woodside Room, Westbury Room or Garden Bank Holiday half day exclusive use either am or pm (8am to 1pm) or (1pm to 5pm). Room can be personalised and time includes setup and take down Additional costs such as security charged at appropriate rate	1,327.00	1,778.00	451.00	1,845.56	Benchmarking
Woodside Room, Westbury Room or Garden Monday to Sunday and Bank Holidays 8am to 5pm hire. Room can be personalised and time includes setup and take down Additional costs such as security charged at appropriate rate	3,063.00	3,556.00	493.00	3,691.13	Benchmarking

Appendix IX - Registrars

Services that we charge for	2025/26 Charge	2026/27 Charge	Value Difference	Proposed 2027/28 Charge +3.8% of 2026/27	Basis of charge
	£	£	£	£	
Woodside Room or Westbury Room Monday to Friday (7pm to 11pm)	840.00	871.92	31.92	905.05	Benchmarking
Woodside Room or Westbury Room Saturday (7pm to 11pm)	1,155.00	1,198.89	43.89	1,244.45	Benchmarking
Woodside Room or Westbury Room Sunday and Bank Holidays (7pm to 11pm)	1,575.00	1,634.85	59.85	1,696.97	Benchmarking
Woodside and Westbury combined fee Monday to Sunday and Bank Holidays (8am to 1pm or 1pm to 5pm)	2,042.00	2,119.60	77.60	2,200.14	Benchmarking
Woodside and Westbury combined fee Monday to Sunday and Bank Holidays (8am to 5pm) Room can be personalised and time includes setup and take down	2,552.50	2,649.50	96.99	2,750.18	Benchmarking
The Earlham Suite (Woodside, Westbury and Earlham Rooms + garden exclusive ground floor hire Monday to Sunday and Bank Holidays of Earlham, Woodside, Westbury, Garden 8am to 5pm	4,084.00	3,311.87	-772.13	3,437.72	Benchmarking
The Earlham Suite exclusive ground floor hire Monday to Sunday and Bank Holidays of Earlham, Woodside, Westbury, Garden 8am to 11pm	4,595.00	4,404.79	-190.21	4,572.17	Benchmarking
Weddings and Civil Partnerships between 11pm and 8am - Any day at George Meehan House - Any room	2,364.00	2,453.83	89.83	2,547.08	Benchmarking
Incentive and discount scheme to stimulate demand for ceremonies at George Meehan House	Up to -25% off agreed prices	Up to -25% off agreed prices			
Private Citizenship Ceremonies held at George Meehan House between 8am and 7pm **Non statutory ceremonies have VAT added to these prices. VAT at standard rate when applicable.** **Additional costs such as security charged at appropriate rate**					
Earlham Room - Standard Monday to Thursday Citizenship Ceremony	290.00	312.00	22.00	323.86	Benchmarking
Earlham Room - Standard Friday Citizenship Ceremony	340.00	352.00	12.00	365.38	Benchmarking
Earlham Room - Standard Saturday Citizenship Ceremony	410.00	450.00	40.00	467.10	Benchmarking
Earlham Room -Standard Sunday and Bank Holiday Citizenship Ceremony	615.00	612.50	-2.50	635.78	Benchmarking
Woodside Room - Standard Monday to Friday Citizenship Ceremony	475.00	560.00	85.00	581.28	Benchmarking
Woodside Room - Standard Saturday Citizenship Ceremony	575.00	617.00	42.00	640.45	Benchmarking
Woodside Room - Standard Sunday and Bank Holiday Citizenship Ceremony	640.00	726.00	86.00	753.59	Benchmarking
Basic in office private citizenship ceremony in an office with no guests	96.00	99.65	3.65	103.43	Benchmarking
Marriage, civil partnership or civil partnership to marriage conversion ceremonies					
Monday to Friday - 9am to 6pm (Standard can be enhanced)	650.00	650.00	0.00	674.70	Benchmarking
Saturday - 9am to 6pm (Standard can be enhanced)	650.00	691.00	41.00	717.26	Benchmarking
Sunday excluding Easter Sunday - 9am to 6pm (Standard can be enhanced)	650.00	792.00	142.00	822.10	Benchmarking

Appendix IX - Registrars

Services that we charge for	2025/26 Charge	2026/27 Charge	Value Difference	Proposed 2027/28 Charge +3.8% of 2026/27	Basis of charge
	£	£	£	£	
Bank Holidays - 9am to 6pm (Standard can be enhanced)	902.00	902.00	0.00	936.28	Benchmarking
Monday to Sunday - 6pm to 10pm (Standard can be enhanced)	1,174.00	1,218.61	44.61	1,264.92	Benchmarking
Bank Holidays - 6pm to 10pm (Standard can be enhanced)	1,889.00	1,960.78	71.78	2,035.29	Benchmarking
Any day - Overnight Ceremonies (Standard) 10pm to 9am Monday to Sunday	3,725.00	3,866.55	141.55	4,013.48	Benchmarking
Additional Fees - non Statutory Additional costs such as security charged at appropriate rate					
Woodside Room or Westbury Room basic Room hire per hour (booked as an additional room and not to for a ceremony) Between 9am and 10pm - Monday to Friday Additional costs such as security charged at appropriate rate	235.00	243.93	8.93	253.20	Benchmarking
Ceremony Changing Room hire (1 hour)	33.00	34.25	1.25	35.56	Benchmarking
Room hire damage deposit	511.00	530.42	19.42	550.57	Benchmarking
Designation or renewal of a private premises as an approved premise for marriages and civil partnerships - Renewal. Council and council linked premises charged advertising cost only (currently	356.00	369.53	13.53	383.57	Benchmarking
Ceremonies late attendance fee - if more than 20 minutes late from agreed arrival time	131.00	135.98	4.98	141.15	Benchmarking
Ceremony planning fee away from the George Meehan House (per hour) Also includes rehearsals	313.00	324.89	11.89	337.24	Benchmarking
Postage fee	1.65	1.70	0.05	1.76	Full cost Recovery
Postage fee Special Delivery or overseas	7.35	8.75	1.40	9.08	Full cost Recovery
Issuing of a letter on request	40.00	41.52	1.52	43.10	Full cost Recovery
Security guard or Usher hire - per hour (duties beyond opening and closing the building)	51.00	52.94	1.94	54.95	Full cost Recovery

Appendix V - Asset Management

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Schools FM - annual support charge	2,000-4,000 per site (dependant on size)	2,076-4,152 per site (dependant on size)	76.00-152.00	Inflation
Neighbourhood Resource Centre	10.80-43	11.21-44.60	0.25-1.60	Inflation
Staff Car Parking	Charges suspended	524.00		Full cost Recovery

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Appendix VI - Court Summons

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Council tax/NDR Summons and Liability Order charges				
Council tax summon costs	85.00	117.00	32.00	Partial cost Recovery
Council tax Liability Order	13.00	15.00	2.00	Partial cost Recovery
NDR summon costs	169.50	203.00	33.50	Partial cost Recovery
NDR liability order	27.00	32.00	5.00	Partial cost Recovery

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Appendix VII - Waste

Services that we charge for	2025/26 Charges	Proposed 2026/27 Charges	Value Difference	Basis of charge
	£	£	£	
Household Bulk Waste Bin Hire				
Hire of bulk refuse bin (per week)	3.65	3.65	0.00	Benchmarking
Hire of bulk recycling bin (per week)	2.95	2.95	0.00	Benchmarking
Swap of fully functioning, hired bulk bin for another	50.00	52.00	2.00	Full cost Recovery
NEW Installation and maintenance of food waste bin housing (per housing, per year)		100.00		New
Charged Household Waste Services				
Weekly all year round garden waste collection (240litre bin)	84.00	90.00	6.00	Partial cost Recovery
Weekly all year round garden waste collection (140litre bin)	63.00	67.50	4.50	Partial cost Recovery
Weekly all year round garden waste (sack service)	63.00	67.50	4.50	Partial cost Recovery
Collection of all forms of bulky waste (on demand, 4 items)	20.00	20.00	0.00	Partial cost Recovery

Appendix VII - Waste

Services that we charge for	2025/26 Charges	Proposed 2026/27 Charges	Value Difference	Basis of charge
	£	£	£	
Collection of all forms of bulky waste (per additional item from 5 to 10)	10.00	10.00	0.00	Partial cost Recovery
Replacement wheelie bins	35.00	35.00	0.00	Partial cost Recovery
Replacement non-recyclables wheelie bins (<240L)	28.00	28.00	0.00	Partial cost Recovery
Emptying of contaminated recycling from bulk bins	55.00	59.00	4.00	Partial cost Recovery
Commercial Waste				
Issuing of Duty of Care (Waste Transfer Note) document	30.00	30.00	0.00	Benchmarking
REFUSE				
Refuse sack 80L/6kg	2.10	2.15	0.13	Benchmarking
Refuse bin (collection & disposal) 1100L/80kg	19.90	20.84	0.99	Benchmarking
Refuse bin (collection & disposal) 660L/50kg	12.40	12.98	0.58	Benchmarking
Refuse bin (collection & disposal) 360L/30kg	8.40	9.00	0.60	Benchmarking
Refuse bin (collection & disposal) 240L/20kg	7.30	8.00	0.70	Benchmarking
Excess waste charge - refuse (per kg)	0.30	0.23	-0.07	Benchmarking
Hire of commercial bulk refuse bin (per day)	0.60	0.54	-0.06	Benchmarking
Skip collections, general business waste, collection & disposal (12yrd, per lift)	245.00	256.00	11.00	Benchmarking
Skip collections, single stream recyclable business waste (12yrd, per lift), collection & disposal	POA	POA		
RECYCLING				
Recycling sack 70L/5kg	1.50	1.55	0.05	Benchmarking
Carboard bundle tape	1.50	1.55	0.05	Benchmarking

Appendix VII - Waste

Services that we charge for	2025/26 Charges	Proposed 2026/27 Charges	Value Difference	Basis of charge
	£	£	£	
Recycling bin (collection & disposal) 1100L/46kg	9.00	9.42	0.42	Benchmarking
Recycling bin (collection & disposal) 660L/28kg	7.60	7.96	0.36	Benchmarking
Recycling bin (collection & disposal) 360L/15kg	4.20	4.40	0.20	Benchmarking
Recycling bin (collection & disposal) 240L/10kg	4.00	4.19	0.19	Benchmarking
NEW: Food (collection & disposal) 23L		2.63		New
Food (collection & disposal) 240L/70kg	14.00	13.00	-1.00	Benchmarking
Food (collection & disposal) 140L	11.00	11.00	0.00	Benchmarking
Glass (collection & disposal) 240L/70kg	8.40	8.79	0.39	Benchmarking
Paper and Card (collection & disposal) 1100L/46kg	7.60	7.96	0.36	Benchmarking
Paper and Card (collection & disposal) 660L/33kg	5.70	5.97	0.27	Benchmarking
Paper and Card (collection & disposal) 360L/23kg	3.80	3.98	0.18	Benchmarking
Paper and Card (collection & disposal) 240L/11kg	2.60	2.72	0.12	Benchmarking
Excess waste charge - recycling (per kg)	0.30	0.18	-0.12	Benchmarking
Hire of commercial bulk recycling bin (per day)	0.50	0.45	-0.05	Benchmarking
NEW: replacement commercial 23L food caddy		10.00		New
Commercial special collections (minimum charge)	95.00	100.00	5.00	Benchmarking
Wheelie bin hire per day (all waste types)	0.10	0.10	0.00	Benchmarking
Brand Protection				
NEW: Brand protection enforcement - per officer, per 2 hour patrol (minimum 2 officers required per patrol)		250.00		New

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Appendix VIII a. Parks Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
ALLOTMENTS				
Allotment per 25m2 per year	14.00	14.53	0.53	Full cost Recovery
Pension / Disabled concession 50% Discount	7.00	7.27	0.27	Full cost Recovery
Out of Borough Surcharge	20.00	20.76	0.76	Full cost Recovery
Water Charge per 25m2 per year	3.80	3.94	0.14	Full cost Recovery
SPONSORSHIP				
Tree Sponsorship (All Areas)	309.80	375.00	65.20	Partial cost Recovery
Tree Sponsorship (All Areas) - No Watering	210.00	260.00	50.00	Partial cost Recovery
Tree Sponsorship (All Areas) - Commercial	892.50	975.00	82.50	Full cost Recovery
Memorial bench: Stainless steel, surface mounted bench plaque	126.80	131.62	4.82	Full cost Recovery
Memorial bench: New Eastgate Anti-Vandal steel 1.8m bench with steel slats on a new hard base	2,366.70	2,456.63	89.93	Full cost Recovery
Memorial bench: New Eastgate Anti-Vandal steel 1.8m bench with steel slats on an existing hard base	2,100.00	2,179.80	79.80	Full cost Recovery
Memorial bench: Refurbished Eastgate Anti-Vandal steel 1.8m bench with steel slats.	1,018.50	1,057.20	38.70	Full cost Recovery
Eadale rustic timber 1.8m bench for woodlands and nature reserves on a new hard base.		2,000.00		New
Eadale rustic timber 1.8m bench for woodlands and nature reservesn existing hard base.		1,169.00		New
Bat Box sposnorship	105.00	200.00	95.00	Full cost Recovery
Bat hibernaculum sponsorship		688.00		New

Appendix VIII a. Parks Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Bird Box sponsorship	105.00	200.00	95.00	Full cost Recovery
Owl box sponsorship		473.00		New
Bug Hotel sponsorship (wall-mounted)		1,204.00		New
Bug Hotel sponsorship (freestanding)	840.00	881.00	41.00	Full cost Recovery
Professional Dog Walker Permit Scheme		277.00		New
PARKS - SPORTS PITCHES				
Non Haringey clubs, unaffiliated clubs and one off bookings. Matches & Training sessions up to 2 hours.				
Football Pitches per Match	144.70	150.20	5.50	Benchmarking
Mini Soccer per Match (5v5 /7v7)	31.50	32.70	1.20	Benchmarking
9v9 Soccer per Match	52.50	54.50	2.00	Benchmarking
Junior Pitch Hire per Match 11 v 11	64.00	66.43	2.43	Benchmarking
Adult Changing	72.50	75.26	2.76	Benchmarking
Junior Changing	36.30	37.68	1.38	Benchmarking
Haringey Affiliated Clubs. Matches & Training sessions up to 2 hours				
Football Pitches per Match - ex VAT	83.70	86.88	3.18	Benchmarking
Mini Soccer per Match (5v5 /7v7)	15.90	16.50	0.60	Benchmarking

Appendix VIII a. Parks Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
9v9 Soccer per Match	25.90	26.88	0.98	Benchmarking
Junior Pitch Hire per Match 11 v 11	30.30	31.45	1.15	Benchmarking
Australian Rules Football per Match	95.10	98.71	3.61	Benchmarking
Rugby & Gaelic Football per Match	60.70	63.01	2.31	Benchmarking
Adult Changing	37.10	38.51	1.41	Benchmarking
Junior Changing	18.20	18.89	0.69	Benchmarking
PARKS - REGULAR BOOKINGS				
Standard				
Park Based Organised Exercise / personal training up to 500 usage pa annual fee	430.70	447.07	16.37	Benchmarking
Park Based Organised Exercise / personal training up t0 800 usage pa annual fee	719.20	746.53	27.33	Benchmarking
Park Based Organised Exercise / personal training up to 2000 usage pa annual fee	1,409.70	1,463.27	53.57	Benchmarking
Park Based Organised Exercise / personal training up to 4000 usage pa annual fee	2,819.20	2,926.33	107.13	Benchmarking
Park Based Organised Exercise / personal training up to 5000 usage pa annual fee	4,230.10	4,390.84	160.74	Benchmarking
Park Based Organised Exercise / personal training - up to 7000 usage pa annual fee	5,639.70	5,854.01	214.31	Benchmarking
Park Based Organised Exercise / personal training - up to 8000 usage pa annual fee	7,051.80	7,319.77	267.97	Benchmarking

Appendix VIII a. Parks Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Park Based Organised Exercise / personal training - up to 10000 usage pa annual fee	8,457.60	8,778.99	321.39	Benchmarking
Other				
Try Tag Rugby per week	62.70	65.08	2.38	Benchmarking
Motorcycle Training on hard ball areas per day	54.10	56.16	2.06	Benchmarking
Forest School activities per head per session	10% of child day rate charged by hirer			Benchmarking
Environmental activities per session	10% of child day rate charged by hirer			Benchmarking
Baseball Diamond Adult training & Match	83.70	86.88	3.18	Benchmarking
Baseball Diamond Junior training & Match	30.20	31.35	1.15	Benchmarking
Park Tennis Court Hire (Peak Times)	6.00	6.60	60.00	Benchmarking
Park Tennis Court Floodlight Charge (per hour)		2.00		New
Parks Car Parking				
Commercial Event Car Parking	15.90	16.50	0.60	Full cost Recovery
Coach Parking	76.70	79.61	2.91	Full cost Recovery
Car Parking per day	29.80	30.93	1.13	Full cost Recovery
In Borough Schools/Education Use				

Appendix VIII a. Parks Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
School Swimming - per child per year	192.80	200.13	7.33	Full cost Recovery
Tennis Courts - Schools per hr per ct	6.20	6.50	0.30	Benchmarking
Football	34.90	36.23	1.33	Benchmarking
Activities not requiring a mark out - area no bigger than a 9v9 football pitch	20.60	21.38	0.78	Benchmarking
School park hire for sports day e.g. 11v11 football pitch - no mark out	40.60	42.14	1.54	Benchmarking
School small 3G hire - 55 minutes	26.90	27.92	1.02	Benchmarking
School MUGA hire - 55 minutes	17.40	18.06	0.66	Benchmarking
Rounders pitch initial markout	89.60	93.00	3.40	Benchmarking
Rounders remark	13.20	13.70	0.50	Benchmarking
Rounders hire	20.60	21.38	0.78	Benchmarking
Running Track Hire (100 m 6 lane)	126.40	131.20	4.80	Benchmarking
100m Track Remark	96.60	100.27	3.67	Benchmarking
Running Track Hire (50m 6 lane)	62.40	64.77	2.37	Benchmarking
50m Track Remark	48.90	50.76	1.86	Benchmarking
Running Track Hire (200m 6 lane)	249.40	258.88	9.48	Benchmarking
200m Remark	193.20	200.54	7.34	Benchmarking
Running Track Hire (400m 8 lane 100 m straight)	320.90	333.09	12.19	Benchmarking
400 m remark	234.30	243.20	8.90	Benchmarking

Appendix VIII a. Parks Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Parks 3G & All weather				
1 x small 3G hire 55 minutes peak	52.80	56.00	3.20	Benchmarking
1 x small 3G hire 55 minutes off peak	6.40	7.00	0.60	Benchmarking
1 x Junior small 3G hire 55 minutes peak	26.90	28.00	1.10	Benchmarking
1 x Junior small 3G hire 55 minutes off peak	6.40	7.00	0.60	Benchmarking
1 x MUGA 55 minutes peak	17.40	18.10	0.70	Benchmarking
1x Markfield all weather - adult	77.70	80.65	2.95	Benchmarking
1x Markfield all weather - junior	38.40	40.00	1.60	Partial cost Recovery
Active Wellbeing				
All Centres Pay and Play Activity Charges				
Gym P&P	9.90	10.30	0.40	Benchmarking
Gym P&P Concession	5.00	N/A	-5.00	Benchmarking

Appendix VIII a. Parks Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Gym P&P Junior	5.00	N/A	-5.00	Benchmarking
Gym P&P Junior Concession	2.50	N/A	-2.50	Benchmarking
Group Exercise P&P	9.90	10.30	0.40	Benchmarking
Group Exercise P&P Concession	5.00	N/A	-5.00	Benchmarking
Athletics P&P	5.00	5.19	0.19	Benchmarking
Athletics P&P Concession	2.50	N/A	-2.50	Benchmarking
Athletics P&P Junior	2.50	N/A	-2.50	Benchmarking
Athletics P&P Junior Concession	1.30	N/A	-1.30	Benchmarking
Table Tennis (55 mins)	11.30	7.90	-3.40	Benchmarking
5 aside Football P&P	6.90	7.16	0.26	Benchmarking
5 aside Football P&P Junior	2.50	N/A	-2.50	Benchmarking

Appendix VIII a. Parks Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
5 aside Football P&P Junior Concession	1.30	N/A	-1.30	Benchmarking
Tennis (Outdoor) per Court	6.60	6.60	0.00	Benchmarking
Tennis (Indoor) per Court - peak	24.70	25.64	0.94	Benchmarking
Tennis (Indoor) per Court – off peak	14.90	15.47	0.57	Benchmarking
Memberships- monthly DD & Annual				
M- Gym and Group Exercise	34.70	N/A	-34.70	
A -Gym and Group Exercise	346.50	N/A	-346.50	
M- Gym, Group Exercise and Tennis	57.80	N/A	-57.80	
A - Gym, Group Exercise and Tennis	577.50	N/A	-577.50	
M-Concession Gym & GE (incl 65+ outside 9am to 5pm Monday to Friday)	23.10	N/A	-23.10	
A-Concession Gym & GE (incl 65+ outside 9am to 5pm Monday to Friday)	231.00	N/A	-231.00	
M-On site Club Membership	26.00	N/A	-26.00	
A -On site Club Membership	259.90	N/A	-259.90	
Junior DD	15.80	N/A	-15.80	
Junior Concessions DD	13.20	N/A	-13.20	
Junior Annual	157.50	N/A	-157.50	
Corporate DD	26.30	N/A	-26.30	
Corporate Annual	262.50	N/A	-262.50	
Joint DD	63.00	N/A	-63.00	

Appendix VIII a. Parks Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Joint Annual	630.00	N/A	-630.00	
Replacement Card	1.30	N/A	-1.30	
New River Pitch Hire & Other				
Children's Party (1 hr activity & 1 hr room)	123.90	128.61	4.71	Benchmarking
Children's Party (1 hr activity & 1 hr room & Food)	168.00	174.38	6.38	Benchmarking
Children's Party (1 hr activity & 1 hr room & Food + Activity)	224.70	233.24	8.54	Benchmarking
Zorb Add On	56.20	58.34	2.14	Benchmarking
Grass 11-a-side	70.40	73.08	2.68	Benchmarking
Grass Junior	44.90	46.61	1.71	Benchmarking
Grass 9 V9	26.00	26.99	0.99	Benchmarking
Grass 7 V7 and 5 V5	15.90	16.50	0.60	Benchmarking
5-a-side 3G (55mins)	60.70	63.01	2.31	Benchmarking
5-a-side 3G (55mins) off peak	30.90	32.07	1.17	Benchmarking
7-a-side 3G (55 mins)	86.60	89.89	3.29	Benchmarking
7-a-side 3G (55 mins) off peak	42.50	44.12	1.62	Benchmarking
11-a-side 3G (55 mins)	136.00	141.17	5.17	Benchmarking
11-a-side 3G (55 mins) off peak	80.40	83.46	3.06	Benchmarking
Stadium Pitch (55 mins)	242.60	251.82	9.22	Benchmarking
Stadium Pitch (55 mins) off peak	121.30	125.91	4.61	Benchmarking
Athletics Track Hire (no infield/stadium) per hour	44.60	46.29	1.69	Benchmarking
New River School Hire				
School Sports Day – half 9 to 12 or 12 to 3	363.90	377.73	13.83	Benchmarking
School Sports Day – full day 9 to 3 Athletics and Stadium pitch	727.70	755.35	27.65	Benchmarking

Appendix VIII a. Parks Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
School Athletics Track & Stadium hire per hour between 9am and 4pm	121.30	125.91	4.61	Benchmarking
11 aside 3G per hour (off peak only)	60.70	63.01	2.31	Benchmarking
7 aside 3G per hour (off peak only)	24.80	25.74	0.94	Benchmarking
5 aside hire per hour for 4 pens (off peak only)	37.10	38.51	1.41	Benchmarking
Grass pitches per match (90 mins off peak only)	30.90	32.07	1.17	Benchmarking
Indoor Tennis per hour x per court (off peak only)	12.40	12.87	0.47	Benchmarking
Outdoor Tennis per hour per court (off peak only)	3.10	3.22	0.12	Benchmarking
Park Road				
Pay and Play Activity Charges				
Swimming				
Casual Swim (Same price at Tottenham Green)	6.65	7.60	0.95	Benchmarking
Junior Swim (Same price at Tottenham Green)	2.55	2.90	0.35	Benchmarking
Junior Fun Swim (Same price at Tottenham Green)	2.85	3.25	0.40	Benchmarking
Shower (Same price at Tottenham Green)	3.65	4.15	0.50	Benchmarking
Spectator (Same price at Tottenham Green)	1.40	1.60	0.20	Benchmarking
Swim sauna/steam (Same price at Tottenham Green)	9.30	9.95	1.00	Benchmarking
Steam Only (Same price at Tottenham Green)	4.65	5.30	0.65	Benchmarking
Lido	8.95	9.95	1.00	Benchmarking
Junior Lido Swim	4.65	5.30	0.65	Benchmarking
Diving (extra on top of casual swim)	1.60	1.85	0.25	Benchmarking
Health and Fitness				
Fitness Suite (Same price at Tottenham Green)	8.40	9.60	1.20	Benchmarking
Aerobics / Dance Class (Same price at Tottenham Green)	8.40	9.60	1.20	Benchmarking
Holistic Class all sites 60 mins (Same price at Tottenham Green)	9.05	10.30	1.25	Benchmarking

Appendix VIII a. Parks Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Holistic Class all sites 90 mins (Same price at Tottenham Green)	13.55	15.40	1.85	Benchmarking
Aqua	8.40	9.60	1.20	Benchmarking
FloatFit (Same price at Tottenham Green)	9.30	10.60	1.30	Benchmarking
Teen Gym (Same price at Tottenham Green)	3.15	3.60	0.45	Benchmarking
Intencity (Box/Cardio)	13.65	15.55	1.90	Benchmarking
Intencity (Max/Cycle)	13.65	15.55	1.90	Benchmarking
Gym Consultation (Same price at Tottenham Green)	28.90	32.90	4.00	Benchmarking
65+ Activities (Same price at Tottenham Green & BWF)	1.95	2.25	0.30	Benchmarking
BWF)	5.25	6.00	0.75	Benchmarking
BWF)	6.95	7.90	0.95	Benchmarking
Racquet Hire (Same price at Tottenham Green & BWF)	1.60	1.85	0.25	Benchmarking
Racquet Deposit (Same price at Tottenham Green & BWF)	5.25	6.00	0.75	Benchmarking
Soft Play (Same price at Tottenham Green)	4.85	5.55	0.70	Benchmarking
Tottenham Green				
Pay and Play Activity Charges				
Adult Basketball	4.75	5.40	0.65	Benchmarking
Junior Basketball	2.95	3.40	0.45	Benchmarking
Teen Boxing	3.45	3.95	0.50	Benchmarking
No-Strings Badminton	6.30	7.20	0.90	Benchmarking
Replacement Card	5.25	6.00	0.75	Benchmarking
Holiday Camp	19.95	22.70	2.75	Benchmarking
Badminton (55 mins) (Same for BWF)	12.60	14.35	1.75	Benchmarking
Badiminton Extra Player (Same for BWF)	3.83	4.40	0.57	Benchmarking
Squash (40 mins)	12.00	13.40	1.40	Benchmarking
Table Tennis (60 mins) (Same for BWF)	6.95	7.90	0.95	Benchmarking
Racquet Hire	1.60	1.85	0.25	Benchmarking
Racquet Deposit	5.25	6.00	0.75	Benchmarking

Appendix VIII a. Parks Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Sports Hall Hire	100.00	114.00	14.00	Benchmarking
Soft Play - Over 2 years - session (up to two hours)	4.85	5.55	0.70	Benchmarking
Soft Play months - 2 years - session (up to two hours)	4.85	5.55	0.70	Benchmarking
Broadwater Farm				
Cleaning Charge for Events	120.00	137.00	17.00	Benchmarking
Stage Hire	130.00	148.00	18.00	Benchmarking
Jazz Café 5hrs	320.25	365.00	44.75	Benchmarking
Jazz Café 7hrs	465.00	530.00	65.00	Benchmarking
Event Price Hire Hall 5hrs	790.00	900.00	110.00	Benchmarking
Event Price Hire Hall 7hrs	1,075.00	1,225.00	150.00	Benchmarking
Monthly and Annual Memberships				
Gold- All four leisure centres		55.00		New
Gold - Advantage Plus		38.50		New
Gold - Advantage		27.50		New
Gold- Corporate Rate - Public Sector Staff		50.00		New
Gold- Joint Membership (2 x adults)		100.00		New
Gold Family (2 Adults and 2 Children)		143.60		New
Gold Family Flex (1 Adult and 3 Children)		115.40		New
Gold Junior		30.00		New

Appendix VIII a. Parks Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Gold Junior Add on to Family / Family Flex		15.00		New
Gold Annual (12 for price of 10 months)		550.00		New
Gold Annual Corporate		500.00		New
Gold Annual Joint		1,000.00		New
Silver- Park Road or Tottenham Green		45.00		New
Silver - Advantage Plus PR or TG		31.50		New
Silver - Advantage PR or TG		22.50		New
Silver- New River		40.00		New
Silver - Advantage Plus New River		28.00		New
Silver - Advantage New River		20.00		New
Silver- Broadwater Farm		25.00		New
Silver - Advantage Plus Broadwater Farm		17.50		New
Silver - Advantage Broadwater Farm		12.50		New
Silver Corporate - Park Road or Tottenham Green		40.00		New
Silver Corporate - New River		35.00		New
Silver Corporate - Broadwater Farm		20.00		New
Silver Joint - Park Road or Tottenham Green		80.00		New
Silver Joint - New River		70.00		New
Silver Joint - Broadwater Farm		40.00		New
Silver Off-Peak - Park Road or Tottenham Green		40.00		New
Silver Off-Peak - New River		30.00		New
Silver Off-Peak - Broadwater Farm		15.00		New
Silver Annual (12 for price of 10 months) Park Road or Tottenham Green		450.00		New

Appendix VIII a. Parks Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Silver Annual Corporate New River		400.00		New
Silver Annual Joint New River		800.00		New
Silver Annual (12 for price of 10 months) New River		400.00		New
Silver Annual Corporate New River		350.00		New
Silver Annual Joint New River		700.00		New
Silver Annual (12 for price of 10 months) Broadwater Farm		250.00		New
Silver Annual Corporate Broadwater Farm		200.00		New
Silver Annual Joint Broadwater Farm		400.00		New
Monthly Swim School - Adult and Junior		37.50		New
Monthly Swim School - Advantage		18.75		New
Over 65's Monday to Friday 9am to 5pm		Free		Benchmarking
Over 65's top up to all hours usage	14.20	16.20	2.00	Partial cost Recovery

Appendix VIII b - Park Events

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Application Fee				
Community & Charity				
Very Small				
Small	33.10	34.36	1.26	Partial cost Recovery
Medium	68.40	71.00	2.60	Full cost Recovery
Finsbury Park - Medium	68.40	71.00	2.60	Full cost Recovery
Large	68.40	71.00	2.60	Full cost Recovery
Finsbury Park - Large				
Funfair and Circus				
Small	169.80	176.25	6.45	Full cost Recovery
Medium	169.80	176.25	6.45	Full cost Recovery
Large	169.80	169.80	0.00	Full cost Recovery
Finsbury Park - Large	169.80	176.25	6.45	Full cost Recovery
Corporate Promotions / Roadshows / Media Events				
Small	169.80	176.25	6.45	Full cost Recovery
Medium	169.80	176.25	6.45	Full cost Recovery
Large	169.80	176.25	6.45	Full cost Recovery
(Rates apply where an entry fee is payable)				
Small	169.80	176.25	6.45	Full cost Recovery
Medium	169.80	176.25	6.45	Full cost Recovery
Large	169.80	176.25	6.45	Full cost Recovery
Commercial Events				
Small	169.80	176.25	6.45	Full cost Recovery

Appendix VIII b - Park Events

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Medium	169.80	176.25	6.45	Full cost Recovery
Large	169.80	176.25	6.45	Full cost Recovery
Major	169.80	176.25	6.45	Full cost Recovery
Other Events				
Markets - Maximum Stall Holder fee £120 / day	169.80	176.25	6.45	Full cost Recovery
Children's Birthday Parties (10 kids +)	33.10	34.36	1.26	Full cost Recovery
Private hire - invite only	169.80	176.25	6.45	Full cost Recovery
Booking Fee				
Community & Charity				
Very Small				Partial cost Recovery
Small	33.10	34.36	1.26	Partial cost Recovery
Medium	68.40	71.00	2.60	Full cost Recovery
Finsbury Park - Medium	68.40	71.00	2.60	Full cost Recovery
Large	68.40	71.00	2.60	Full cost Recovery
Finsbury Park - Large	674.80	700.44	25.64	Full cost Recovery
Funfair and Circus				
Small	707.90	734.80	26.90	Full cost Recovery
Medium	707.90	734.80	26.90	Full cost Recovery
Large	707.90	707.90	0.00	Full cost Recovery
Finsbury Park - Large	707.90	734.80	26.90	Full cost Recovery
Corporate Promotions / Roadshows / Media Events				

Appendix VIII b - Park Events

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Small	707.90	734.80	26.90	Full cost Recovery
Medium	1,764.00	1,831.03	67.03	Full cost Recovery
Large	3,539.10	3,673.59	134.49	Full cost Recovery
Commercial Charity Fundraising (Rates apply where an entry fee is payable)				
Small	71.70	74.42	2.72	Full cost Recovery
Medium	141.20	146.57	5.37	Full cost Recovery
Large	707.90	734.80	26.90	Full cost Recovery
Commercial Events				
Small	178.70	185.49	6.79	Full cost Recovery
Medium	1,764.00	1,831.03	67.03	Full cost Recovery
Large	3,539.10	3,673.59	134.49	Full cost Recovery
Major	8,489.30	8,811.89	322.59	Full cost Recovery
Other Events				
Markets - Maximum Stall Holder fee £120 / day	411.30	426.93	15.63	Full cost Recovery
Children's Birthday Parties	33.10	34.36	1.26	Partial cost Recovery
Private hire - invite only	178.70	185.49	6.79	Full cost Recovery
Operational day fee/basic hire fee				
Community & Charity				
Very Small				Partial cost Recovery

Appendix VIII b - Park Events

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Small	66.20	68.72	2.52	Full cost Recovery
Medium	132.30	137.33	5.03	Full cost Recovery
Finsbury Park - Medium	187.50	194.63	7.13	Full cost Recovery
Large	639.50	663.80	24.30	Full cost Recovery
Finsbury Park - Large	3,197.30	3,318.80	121.50	Full cost Recovery
Funfair and Circus				
Small	498.40	517.34	18.94	Full cost Recovery
Medium	729.90	757.64	27.74	Full cost Recovery
Large	1,022.10	1,022.10	0.00	Full cost Recovery
Finsbury Park - Large	1,168.70	1,213.11	44.41	Full cost Recovery
Corporate Promotions / Roadshows / Media Events				
Small	1,675.80	1,739.48	63.68	Full cost Recovery
Medium	5,352.70	5,556.10	203.40	Full cost Recovery
Large	10,705.30	11,112.10	406.80	Full cost Recovery
Commercial Charity Fundraising (Rates apply where an entry fee is payable)				
Small	167.60	173.97	6.37	Full cost Recovery
Medium	669.30	694.73	25.43	Full cost Recovery
Large	4,685.70	4,863.76	178.06	Full cost Recovery
Commercial Events				
Small	1,675.80	1,739.48	63.68	Full cost Recovery
Medium	6,692.20	6,946.50	254.30	Full cost Recovery

Appendix VIII b - Park Events

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Large	33,449.90	35,121.00	1,671.10	Full cost Recovery
Major	321,930.00	338,026.00	16,096.00	Full cost Recovery
Other Events				
Markets - Maximum Stall Holder fee £120 / day	50% of core cost			Full cost Recovery
Children's Birthday Parties - PER HEAD	1.90	1.97	0.07	Full cost Recovery
Private hire - invite only - PER HEAD, PER DAY	4.60	4.77	0.17	Full cost Recovery
Extra Event Days Fee				
Community & Charity				
Very Small				Partial cost Recovery
Small	32.00	33.22	1.22	Partial cost Recovery
Medium	64.00	66.43	2.43	Full cost Recovery
Finsbury Park - Medium	89.40	92.80	3.40	Full cost Recovery
Large	319.80	331.95	12.15	Full cost Recovery
Finsbury Park - Large	1,595.40	1,656.03	60.63	Full cost Recovery
Corporate Promotions / Roadshows / Media Events				
Small	501.70	520.76	19.06	Full cost Recovery
Medium	1,606.40	1,667.44	61.04	Full cost Recovery
Large	3,211.60	3,333.64	122.04	Full cost Recovery

Appendix VIII b - Park Events

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Commercial Charity Fundraising (Rates apply where an entry fee is payable)				
Small	50.80	52.73	1.93	Partial cost Recovery
Medium	201.80	209.47	7.67	Full cost Recovery
Large	1,405.70	1,459.12	53.42	Full cost Recovery
Commercial Events				
Small	501.70	520.76	19.06	Full cost Recovery
Medium	2,007.70	2,083.99	76.29	Full cost Recovery
Large	10,035.00	10,416.33	381.33	Full cost Recovery
Major	96,486.40	100,152.88	3,666.48	Full cost Recovery
Set Up / Take Down				
Community & Charity				
Very Small				Partial cost Recovery
Small	32.00	33.22	1.22	Partial cost Recovery
Medium	64.00	66.43	2.43	Full cost Recovery
Finsbury Park - Medium	92.70	96.22	3.52	Full cost Recovery
Large	319.80	331.95	12.15	Full cost Recovery
Finsbury Park - Large	1,595.40	1,656.03	60.63	Full cost Recovery
Funfair and Circus				
Small	122.40	127.05	4.65	Full cost Recovery
Medium	145.60	151.13	5.53	Full cost Recovery
Large	204.00	204.00	0.00	Full cost Recovery
Finsbury Park - Large	233.80	242.68	8.88	Full cost Recovery

Appendix VIII b - Park Events

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Corporate Promotions / Roadshows / Media Events				
Small	837.90	869.74	31.84	Full cost Recovery
Medium	2,676.90	2,778.62	101.72	Full cost Recovery
Large	5,352.70	5,556.10	203.40	Full cost Recovery
Commercial Charity Fundraising (Rates apply where an entry fee is payable)				
Small	16.60	17.23	0.63	Full cost Recovery
Medium	67.30	69.86	2.56	Full cost Recovery
Large	468.60	486.41	17.81	Full cost Recovery
Commercial Events				
Small	41.90	43.49	1.59	Full cost Recovery
Medium	167.60	173.97	6.37	Full cost Recovery
Large	837.90	869.74	31.84	Full cost Recovery
Major	8,040.60	8,346.14	305.54	Full cost Recovery
Other Events				
Markets - Maximum Stall Holder fee £120 / day				Full cost Recovery
Private hire - invite only - PER HEAD, PER DAY	167.60	173.97	6.37	Full cost Recovery
Grounds Deposit				
Community & Charity				
Small	113.60	117.92	4.32	Full cost Recovery
Medium	340.70	353.65	12.95	Full cost Recovery

Appendix VIII b - Park Events

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Finsbury Park - Medium	340.70	353.65	12.95	Full cost Recovery
Large	681.40	707.29	25.89	Full cost Recovery
Finsbury Park - Large	681.40	707.29	25.89	Full cost Recovery
Funfair and Circus				
Small	1,659.30	1,722.35	63.05	Full cost Recovery
Medium	2,317.50	2,405.57	88.07	Full cost Recovery
Large	3,475.10	3,607.15	132.05	Full cost Recovery
Finsbury Park - Large	3,475.10	3,607.15	132.05	Full cost Recovery
Corporate Promotions / Roadshows / Media Events				
Small	580.00	602.04	22.04	Full cost Recovery
Medium	2,317.50	2,405.57	88.07	Full cost Recovery
Large	4,633.90	4,809.99	176.09	Full cost Recovery
(Rates apply where an entry fee is payable)				
Small	116.90	121.34	4.44	Full cost Recovery
Medium	348.40	361.64	13.24	Full cost Recovery
Large	695.70	722.14	26.44	Full cost Recovery
Commercial Events				
Small	291.10	302.16	11.06	Full cost Recovery
Medium	1,158.80	1,202.83	44.03	Full cost Recovery
Large	11,245.50	11,672.83	427.33	Full cost Recovery
Major	16,868.30	17,509.30	641.00	Full cost Recovery
Other Events				

Appendix VIII b - Park Events

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Markets - Maximum Stall Holder fee £120 / day	2,249.10	2,334.57	85.47	Full cost Recovery
Children's Birthday Parties	60.70	63.01	2.31	Full cost Recovery
Private hire - invite only	291.10	302.16	11.06	Full cost Recovery
Environmental Impact Fee				
Community & Charity				
Medium	130.10	135.04	4.94	Full cost Recovery
Finsbury Park - Medium	130.10	135.04	4.94	Full cost Recovery
Large	384.80	399.42	14.62	Full cost Recovery
Finsbury Park - Large	1,276.70	1,325.21	48.51	Full cost Recovery
Funfair and Circus				
Small	669.30	694.73	25.43	Full cost Recovery
Medium	1,553.50	1,612.53	59.03	Full cost Recovery
Large	1,869.90	1,869.90	0.00	Full cost Recovery
Finsbury Park - Large	2,327.40	2,415.84	88.44	Full cost Recovery
Corporate Promotions / Roadshows / Media Events				
Small	669.30	694.73	25.43	Full cost Recovery
Medium	1,338.50	1,389.36	50.86	Full cost Recovery
Large	2,676.90	2,778.62	101.72	Full cost Recovery
Commercial Charity Fundraising (Rates apply where an entry fee is payable)				
Small	0.00		0.00	Partial cost Recovery
Medium	669.30	694.73	25.43	Full cost Recovery

Appendix VIII b - Park Events

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Large	1,338.50	1,389.36	50.86	Full cost Recovery
Commercial Events				
Small	136.80	142.00	5.20	Full cost Recovery
Medium	669.30	694.73	25.43	Full cost Recovery
Large	2,676.90	2,778.62	101.72	Full cost Recovery
Major *	13,393.20	13,902.14	508.94	Full cost Recovery
Other Events				
Markets - Maximum Stall Holder fee £120 / day	669.30	694.73	25.43	Full cost Recovery
Private hire - invite only - PER HEAD, PER DAY	136.80	142.00	5.20	Full cost Recovery
Other costs				
Core Cost				
Event Signage per location per week	35.30	36.64	1.34	Full cost Recovery
Event / Promotional Banners per location per week	68.40	71.00	2.60	Full cost Recovery

Appendix X - Regulatory Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£			
Pest Control				
Domestic Treatment for Rats	183.80	191.00	7.20	Benchmarking
Concession Per treatment for rats	110.30	114.50	4.20	Partial cost Recovery
Domestic Per treatment for mice	183.80	191.00	7.20	Benchmarking
Concession Per treatment for mice	110.30	114.50	4.20	Partial cost Recovery
Wasps -	96.00	99.65	3.65	Benchmarking
Wasps - per additional nest	59.90	62.50	2.60	Benchmarking
Cockroaches - Domestic	242.00	285.00	43.00	Benchmarking
Cockroaches - Concession	145.20	171.00	25.80	Partial cost Recovery
Fleas - Domestic	204.80	255.00	50.20	Benchmarking
Fleas - Concession	122.90	153.00	30.10	Partial cost Recovery
Pharaoh's Ants - Domestic (single dwelling)	225.00	292.00	67.00	Benchmarking
Pharaoh's Ants - Concession	135.00	175.00	40.00	Partial cost Recovery
Bed bugs - Domestic	346.50	360.00	13.50	Benchmarking
Bed bugs - concession	207.90	215.50	7.60	Partial cost Recovery
Bed bugs - Heat Treatment	330.80	343.37	12.57	Benchmarking
Stored Product Pests /fruit fly- Domestic	191.10	199.00	7.90	Benchmarking
Squirrels - Domestic	191.10	199.00	7.90	Benchmarking
Other Pests - Domestic	191.10	199.00	7.90	Benchmarking
Missed visit and additional visit charge or less than 48 hours notice				
Cancellation administration Fee	24.20	25.00	0.80	Full cost Recovery
Pest Control Not for profit charges				
Drain Examinations Per examination (unless cases of formal action or involving rodent infestation) excluding use of closed circuit TV inspection.				
Mortuary				
Reception of Bodies from Other Authorities (A) For Post Mortem Examination (PME) assistance and retention (a) Reception between 08:00 and 16:00 Mon to Fri	418.40	434.30	15.90	Full cost Recovery
(b) Reception outside times in (a) above	577.30	599.24	21.94	Full cost Recovery
(c) Additional charge to (a) or (b) Special Post Mortem Examination	956.90	993.26	36.36	Full cost Recovery
(d) Additional Charges for 2nd or subsequent Post Mortem	981.20	1,018.49	37.29	Full cost Recovery

Appendix X - Regulatory Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£			
(B) For retention of bodies with no PME assistance (a) Reception between 08:00 and 16:00 Mon to Fri	133.50	138.57	5.07	Full cost Recovery
(b) Reception outside times in (a) above	196.50	203.97	7.47	Full cost Recovery
For retention of bodies for National Assistance Burials beyond date of referral to Authority concerned. (Per week or part thereof)	151.60	157.36	5.76	Full cost Recovery
OFFICER TIME – reports, consultations and investigations				Full cost Recovery
Minimum charge for up to 2 hours	200.20	208.00	7.80	Full cost Recovery
Charge per hour after first 2 hours	99.50	104.00	4.50	Full cost Recovery
Food Hygiene/Environmental Health				Full cost Recovery
Charge per re-visit	315.00	327.00	12.00	Full cost Recovery
Health Certificates (no vat applicable)				Full cost Recovery
Food - one Copy Sampling requiring analysis	175.90	183.00	7.10	Full cost Recovery
Food - Emergency Copy (within 5 days)	262.50	272.50	10.00	Full cost Recovery
Private Water Supplies				Full cost Recovery
Risk assessment minimum charge for up to 2 hours	165.00	171.27	6.27	Full cost Recovery
Risk Assessment each additional hour	82.00	85.12	3.12	Full cost Recovery
Authorisation	100.00	103.80	3.80	Full cost Recovery
Investigation - Sampling Visits:	100.00	103.80	3.80	Full cost Recovery
Sample taken under S.10 routine compliance	25.00	25.00	0.00	Statutory
Sample Analysis - check Monitoring	100.00	103.80	3.80	Full cost Recovery
Sample Analysis -Audit monitoring	500.00	519.00	19.00	Full cost Recovery
Contaminated land				
Application for information in respect of potentially contaminated sites.	140.00	145.32	5.32	Full cost Recovery
(*) ENVIRONMENTAL PERMITTING (statutory fees & charges - reviewed periodically by Government may be subject to change)				
Application Fees				
Standard process	1,650.00	1,650.00	0.00	Statutory
Additional fee for operating without a permit	1,188.00	1,188.00	0.00	Statutory
reduced fee activity (except VRs)	155.00	155.00	0.00	Statutory
PVR1&11 combined	257.00	257.00	0.00	Statutory
Vehicle refinishers (VRs) & other reduced fee activities	362.00	362.00	0.00	Statutory

Appendix X - Regulatory Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£			
Reduced fee activity: Additional fee for operating without a permit	71.00	71.00	0.00	Statutory
mobile screening and crushing plant 1st and 2nd	1,650.00	1,650.00	0.00	Statutory
for the 3rd to 7th applications	985.00	985.00	0.00	Statutory
for the 8th and subsequent apps	498.00	498.00	0.00	Statutory
Where an application for any of the above is for a combined Part B and waste application, add an extra £297 to the above amounts				
Annual Subsistence Charge				
Standard process low	772 (+104)			Statutory
standard process medium	1161 (+156)			Statutory
Standard process high	1747 (+207)			Statutory
reduced fee activities L/M/H	79/158/237			Statutory
PVR1&11 combined L/M/H	113/226/341			Statutory
vehicle refinishers L/M/H	228/365/548			Statutory
Mobile screening and crushing plant for 1st and 2nd permits L/M/H	626/1034/1551			Statutory
for the 3rd-7th permit L/m/H	385/617/924			Statutory
8th-subsequent permits L/M/H	198/316/473			Statutory
Late payment fee	52.00	52.00	0.00	Statutory
*** the additional amounts in brackets must be charged where a permit is for a combined Part B and waste installation** **Where a Part B installation is subject to reporting under the EPRTR Regulation, add an extra £104 to the above amounts**				
Transfer and Surrender				
Standard process transfer	169.00	169.00	0.00	Statutory
Standard process partial transfer	497.00	497.00	0.00	Statutory
New operator at low risk reduced fee activity	78.00	78.00	0.00	Statutory
Surrender: all Part B activities				Statutory
Reduced fee activities: total transfer				Statutory
Reduced Fee Activities: partial transfer	47.00	47.00	0.00	Statutory
Temporary transfer for mobiles				
first transfer	57.00	57.00	0.00	Statutory
repeat following enforcement or warning	57.00	57.00	0.00	Statutory

Appendix X - Regulatory Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£			
Substantial Change				
Standard process	1,124.00	1,124.00	0.00	Statutory
Standard process where the substantial change results in a new PPC activity	1,767.00	1,767.00	0.00	Statutory
Reduced fee activities	110.00	110.00	0.00	Statutory
LAPPC Mobile Plant charges (statutory fees & charges - reviewed periodically by Government may be subject to change)				
Number of permits				
				Statutory
1				Statutory
2				Statutory
3				Statutory
4				Statutory
5				Statutory
6				Statutory
7				Statutory
8 and over				Statutory
				Statutory
FPN Type*				
Highways Act, 1980, various offences for example unauthorised marking of the highway, obstruction, skip offences*	50-100			Statutory
EPA Section 87 littering	250 - 500			Statutory
EPA Section 47 Receptacles for Commercial	110.00			Statutory
CoPA Section 5 - Waste Carrier*	300.00			Statutory
EPA Section 34 - Fail Waste Transfer Note S34*	300.00			Statutory
Health Act Section 7 Smoke free Individual*		30-50		Statutory
Health Act Section 6 Smoke free Signage*		150-200		Statutory
LLA Section 34 Breach of St Trad. Licence*	60-100			Statutory
LLA Section 38 Unlicensed Street Trading*	90-150			Statutory

Appendix X - Regulatory Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£			
Community Protection Notice FPN	100.00	100.00		Statutory
Public Space Protection Order FPN	100.00	100.00		Statutory
Road Traffic (Vehicle Emissions) (Fixed Penalty) (England) Regulations 2002	20-60	20-60		Statutory
EPA 1990 sc 34 (2a) duty of care	300.00	300.00		Statutory
Clean Neighbourhoods & Environment 2005 sc 3/6 (1)	100.00	100.00		Statutory
Leaflet Distribution	75 per person			Statutory
EPA Section 33 (1) fly tipping	500-1000			Statutory
EPA Section 46 receptical for domestic	110.00	110.00		Statutory
Section 43/44 ASB Act 2003	100 - 200			Statutory
The Redress Schemes for Lettings Agency Work and Property Management Work (Requirement to Belong to a Scheme etc) (England) Order 2014 ("the Redress Schemes Order 2014").	1,000 - 5,000	1000-5000		Statutory
Consumer Rights Act 2015 ("CRA") sections 83-88.	1,000 - 5,000	1000-5000		Statutory
Tenant Fees Act 2019 ("TFA") - where Landlord or Agent requires tenant or Landlord to make aprohibited payment	1,000- 5,000	1000-5000		Statutory
Tenant Fees Act 2019 ("TFA") where a landlord or agent has required a tenant or landlord to make a 'prohibited payment' within 5 years of a previous conviction or imposition of a Civil Penalty [as an alternative to instigating prosecution proceedings];	5,000 - 30,000	5000-30,000		Statutory

Appendix X - Regulatory Services

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£			
The Client Money Protection Schemes for Property Agents (Requirement to Belong to a Scheme etc.) Regulations 2019 ("CMP Regulations") - for failing to join a approved CMP Scheme	5,000 - 30,000	5,000 - 30,000		Statutory
The Client Money Protection Schemes for Property Agents (Requirement to Belong to a Scheme etc.) Regulations 2019 ("CMP Regulations") - failing to display, publish or produce a copy of the certificate of memebership.	1,000 - 5,000	1,000 - 5,000		Statutory
The Client Money Protection Schemes for Property Agents (Requirement to Belong to a Scheme etc.) Regulations 2019 ("CMP Regulations") for failing to notify in writing of their memebership of an approved or designated CMP Scheme being revoked	1000.00-5,000.00	1000-5000		Statutory
Housing Act 2004 Sec 30 (failure to comply with improvement Notice)	17,500 - 30,000.00	22,500-30,000.00		Statutory
Housing Act 2004 Sec 139 (Failure to comply with overcrowding)	12,500.00 - 30,000.00	17,500.00-22,500.00		Statutory
Housing Act 2004 Sec 234 (HMO Management Regs)	500.00 - 30,000.00	500.00 - 22,500.00		Statutory
Housing Act 2004 Sec 72 (1) (Non Licencing Part 2)	12500.00 - 30,000	12,500.00-22,500.00		Statutory
Housing Act 2004 Sec 95 (Non Licening Part 3)		12,500.00-17,500.00		Statutory
Failure to Comply with a Banning Order – Section 21 of the Housing And Planning Act 2016	30,000.00	30,000.00		Statutory
Breach of licence conditions – Section 72(3) Housing Act 2004		500.00 - 30,000.00		Statutory
Breach of licence conditions – Section 95(2) Housing Act 2004		500.00-30,000.00		Statutory
The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020	500.00 - 30,000.00	500.00 - 22,500.00		Statutory

Appendix Xb - Property Licensing

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
£	£	£	£	
Mandatory HMO Licensing*	1,360.00	1,411.68	51.68	Full cost Recovery
Additional HMO Licensing	1,360.00	1,411.68	51.68	Full cost Recovery
Selective Property licensing	680.00	705.84	25.84	Full cost Recovery
Being an Accrediated member (Discount)	50.00	51.90	1.90	Full cost Recovery
Having a EPC of C and Above	50.00	51.90	1.90	Full cost Recovery

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Appendix XI a - Building Control

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Building Control pre-app meetings on site	210.00	218.00	8.00	Full cost Recovery
SCHEDULE A				
Extension <10m²	656.00	688.00	32.00	Benchmarking
Extension 10m² - 40m²	788.00	827.00	39.00	Benchmarking
Extension 40m² - 60m²	882.00	926.00	44.00	Benchmarking
Loft Conversion	882.00	926.00	44.00	Benchmarking
Detached garage 30m² - 60m²	646.00	671.00	25.00	Benchmarking
Recovering roof (per dwelling)	410.00	426.00	16.00	Benchmarking
Replacement of windows/doors for every five windows or part thereof	315.00	327.00	12.00	Benchmarking
Electrical works (non competent person)	504.00	523.00	19.00	Benchmarking

Appendix XI a - Building Control

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Green Deal works £180.00 £180.00 No change	341.00	354.00	13.00	Benchmarking
Shop Fit out each 100m² or part there of	452.00	469.00	17.00	Benchmarking
New Shop front (up to 10m)	431.00	447.00	16.00	Benchmarking
NEW BUILD DWELLINGS (houses and flats, three stories without basements)				
1 new dwelling	1,155.00	1,199.00	55.00	Benchmarking
2 - 5 dwellings (per additional dwelling - in addition to the charge for one dwelling)	342.00	355.00	17.00	Benchmarking
6 - 20 new dwellings (per additional dwelling over 5 - in addition to the charge for five dwellings (plan charge - £514.50+VAT and inspection charge £1,470+VAT))	294.00	306.00	14.00	Benchmarking
Over 20 dwellings (Bespoke works)				

Appendix XI a - Building Control

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
ALL OTHER WORKS Estimated cost of works				
up to £2000	326.00	338.50	12.50	Benchmarking
up to £5000 (£2,001 - £5,000)	394.00	409.00	15.00	Benchmarking
£5001 - £10,000	447.00	464.00	17.00	Benchmarking
£10,001 - £20,000	573.00	595.00	22.00	Benchmarking
£20,001 - £30,000	720.00	748.00	28.00	Benchmarking
£30,001 - £40,000	867.00	900.00	33.00	Benchmarking
£40,001 - £50,000	1,035.00	1,074.00	39.00	Benchmarking
£50,001 - £60,000	1,182.00	1,227.00	45.00	Benchmarking
£60,001 - £70,000	1,313.00	1,363.00	50.00	Benchmarking
£70,001 - £80,000	1,428.00	1,482.00	54.00	Benchmarking
£80,001 - £90,000	1,596.00	1,657.00	61.00	Benchmarking

Appendix XI a - Building Control

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
£90,001 - £100,000	1,722.00	1,787.00	65.00	Benchmarking
£100,001 - £120,000	1,848.00	1,918.00	70.00	Benchmarking
£120,001 - £140,000	1,974.00	2,049.00	75.00	Benchmarking
£140,001 - £160,000	2,100.00	2,180.00	80.00	Benchmarking
£160,001 - £180,000	2,226.00	2,310.00	84.00	Benchmarking
£180,001 - £200,000	2,352.00	2,441.00	89.00	Benchmarking
£200,000 + (Bespoke)		-		
Additional charges				
Completion Certificates	80.00	85.00	5.00	Benchmarking
Copy Documents	30.00	32.00	2.00	Benchmarking
Copy Plans A3 (where permissible) - first page	30.00	32.00	2.00	Benchmarking

Appendix XI a - Building Control

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Subsequent page(s)				
Research fee	85.00	90.00	5.00	Benchmarking
Surveyor hourly charge (08:00 - 18:0	142.00	150.00	8.00	Benchmarking
Surveyor hourly charge (18:00 - 08:0	213.00	221.00	8.00	Benchmarking
Technical Support charge	84.00	88.00	4.00	Benchmarking
Other Building Control services				
Demolition Notices	363.90	378.00	14.10	Full cost Recovery
Building Safety Regulator	180.00	197.50	17.50	Full cost Recovery
Local Land Charges				
Local Enquiries Form CON29R only	130.00	238.00	108.00	Benchmarking

Appendix XI a - Building Control

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Additional Parcel Fee (each)	29.00	41.00	12.00	Benchmarking
Individual Enquiries CON29O (per question)	8.00	32.00	24.00	Benchmarking
VAT applies @ 20% on CON29R & CON29O element of the charges.				
Application up to 10 units	160.00	170.00	10.00	Statutory
Each additional unit	10.00	11.00	1.00	Statutory
New Street	150.00	160.00	10.00	Statutory
Naming/re-naming existing Building	110.00	120.00	10.00	Statutory
Application where address exists but not officially registered	200.00	210.00	10.00	Full cost Recovery
Additional units over 10	10.00	11.00	1.00	Full cost Recovery

Appendix XI b - Development Management

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
General enquiries (excl VAT)	80.00	83.00	3.00	Inflation
Householder advice (excl VAT)	400.00	415.00	15.00	Inflation
Pre-application on-site fee (excl VAT)	190.00	200.00	10.00	Benchmarking
Householder express written advice (excl VAT)	250.00	260.00	10.00	Benchmarking
1 new residential unit (excl VAT)	1,000.00	1,050.00	50.00	Benchmarking
Flat Conversion 2-3 units or HMO (excl VAT)	750.75	775.00	24.25	Benchmarking
Minors 2-5 residential units (excl VAT)	1,500.00	1,560.00	60.00	Benchmarking
Small scale commercial development no increase in floorsapce -change of use, shopfronts, plant/machinery, adverts)	400.00	415.00	15.00	Inflation
Change of use 100m2 - 499m2 (excl VAT)	1,500.00	1,560.00	60.00	Benchmarking
Minor commercial space up to 499 m2 (excl VAT)	1,500.00	1,560.00	60.00	Benchmarking
Minors 6-9 residential units (excl VAT)	2,200.00	2,290.00	90.00	Benchmarking
Minor commercial space 500m2 - 999m2 (excl VAT)	2,200.00	2,290.00	90.00	Benchmarking
Majors 10-24 residential units (excl VAT)	5,800.00	6,380.00	580.00	Benchmarking
Major commercial space 1000m2-1999m2 (excl VAT)	5,800.00	6,020.00	220.00	In Line with Inflation
Majors 25 -50 residential units (excl VAT)	8,000.00	8,800.00	800.00	Benchmarking
Majors 50 residential units and above (excl VAT)	10,500.00	11,550.00	1,050.00	Benchmarking
Major commercial space 2000m2 and above (excl VAT)	8,100.00	8,410.00	310.00	Inflation
Mixed use developments in any category will be a combination of the above fees				

Appendix XI b - Development Management

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Development Management Forum (excl VAT)	1,542.10	1,600.00	57.90	Inflation
Basement advice fee (excl VAT)	680.00	710.00	30.00	Benchmarking
Pre-Application Committee Briefing (excl VAT)	1,600.00	1,660.00	60.00	Inflation
Householder express written advice (excl VAT)	250.00	260.00	10.00	Benchmarking
Express Lawful Development Certificate (excl VAT)	500.00	520.00	20.00	Benchmarking
Express HH Application + NMA (excl VAT)	400.00	415.00	15.00	Inflation
Express Larger Home Extensions and Prior Notifications (excl VAT)	200.00	210.00	10.00	Benchmarking
Express minor applications	800.00	830.00	30.00	Inflation
Self- Build Register re-registration	180.00	190.00	10.00	Full Cost Recovery
PPA (Planning Performance Agreements) initial meeting (incl VAT)	10,280.10	10,670.00	389.90	Inflation
PPA (Planning Performance Agreements) for discharge of conditions (incl VAT)	Start at 1,200	Start at 1,245	0.00	Inflation
Deed of Variation Pre-app (excl VAT)	1,543.50	1,605.00	61.50	Benchmarking
Administation Charge for withdrawn applications (excl VAT)	100.00	135.00	6.60	Benchmarking
Basement Impact Assessment Review				
Sustainably Statement Review (excl VAT)	170.00			
Telecommunications development	400.00	415.00	15.00	Inflation
Discharge of condition or NMA- householder	400.00	415.00	15.00	Inflation
Discharge of condition or NMA - minor development	600.00	625.00	25.00	Benchmarking

Appendix XI b - Development Management

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
S106 Fees				
Planning obligation S106 monitoring contribution fee per non-financial obligation (excl VAT)	620.00	650.00	30.00	Full Cost Recovery
Planning obligation S106 monitoring contribution fee per non-financial obligation – cap (excl VAT)	62,000.00	65,000.00	3,000.00	Full Cost Recovery
Confirmation of compliance with clauses in S106 (excl VAT)	168.00	175.00	7.00	Full Cost Recovery
NEW Biodiversity Net Gain				
NEW Biodiversity Net Gain Monitoring Fee (Qualifying minors)	N/A	6,000.00	N/A	Full Cost Recovery
NEW Biodiversity Net Gain Monitoring Fee (Qualifying majors 10-99 units or 1,000 to 9,999 sqm floorspace)	N/A	10,000.00	N/A	Full Cost Recovery
NEW Biodiversity Net Gain Monitoring Fee (Qualifying majors 100 units+ or 10,000+ sqm floorspace)	N/A	17,000.00	N/A	Full Cost Recovery
Quality Review Panels				
Quality Review Panel - Formal Review (including VAT, includes room hire)	6,288.00	6,530.00	242.00	Inflation
Quality review panel- Chair's review (including VAT, includes room hire)	3,588.00	3,725.00	137.00	Inflation
Surgery Review (including VAT)	1,980.00	2,055.00	75.00	Inflation

Appendix XI b - Development Management

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Planning Team Managers advice, Specialist Urban Design and Heritage advice, Specialist Energy, Carbon and Overheating advice (per hour, incl VAT)	235.00	245.00	10.00	Benchmarking
Head of Development Management (per hour, incl VAT)	235.00	260.00	25.00	Benchmarking
Director (per hour, incl VAT)	326.00	340.00	14.00	Benchmarking
Enforcement Charges				
Compliance check (in accordance with planning permission, conditions or obligations) (excl VAT)	Hourly rate 180 - Minimum charge 260	hourly rate 190 - minimum charge 270	10.00	Inflation
Enforcement notice compliance certificate (excl VAT)	160.00	170.00	10.00	Benchmarking
enforcement meeting/written advice (1hour).(this charge relates to providing advice in relation to complying with an enforcement notice or other types of notices or action) (excl VAT)	496.00	15.00	-481.00	Benchmarking

Appendix XIIa

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
CHARGES FOR CHILDCARE PLACES				
Triangle				
Age range				
Under 2s	374.00	388.21	14.21	Inflation
2-3 year olds	370.40	384.48	14.08	Inflation
3+ year olds	272.10	282.44	10.34	Inflation
lunch	20.00	20.76	0.76	Inflation
Woodside				
Age range				
Under 2s	374.00	388.21	14.21	Inflation
2-3 year olds	370.40	384.48	14.08	Inflation
3+ year olds	272.10	282.44	10.34	Inflation
Lunch	20.00	20.76	0.76	Inflation
* All charges shown are weekly (vat not chargeable)				

Appendix XIIb

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
CHARGES FOR CHILDCARE PLACES				
Park Lane				
Age range				
Under 2s				
2-3 year olds	228.40	237.08	8.68	Inflation
3+ year olds	200.00	207.60	7.60	Inflation

lunch				

Appendix XIIc

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
CHARGES FOR CHILDCARE PLACES				
Stonecroft				
Age range				
Under 2s	374.00	388.21	14.21	Inflation
2-3 year olds	370.40	384.48	14.08	Inflation
3+ year olds	272.10	282.44	10.34	Inflation
lunch	20.00	20.76	0.76	Inflation
* All charges shown are weekly (vat not chargeable)				

Appendix XIId

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Contact Planning and Arrangement Meeting - one-off charge	22.20	23.04	0.84	Inflation
Room Only Hire (other Local Authority Supervisor - hourly rate	49.90	51.80	1.90	Inflation
Supervised room hire; with summary report produced - hourly rate	99.80	103.59	3.79	Inflation
Supported Contact in community; with summary report - hourly rate	73.50	76.29	2.79	Inflation
Room hire only (half day - 4 hours)	147.00	152.59	5.59	Inflation

Room hire only (full day - 8 hours)	294.00	305.17	11.17	Inflation
Traded services - giving evidence in court	525.00	544.95	19.95	Inflation
Virtual contact - 30 mins or less - no report	31.50	32.70	1.20	Inflation
Virtual contact - 30 mins or less - with report	47.30	49.10	1.80	Inflation
Virtual contact - 30 to 60 mins - with report	63.00	65.39	2.39	Inflation
Virtual contact - 30 to 60 mins - no report	47.30	49.10	1.80	Inflation
Parenting Capacity Assessment (Single)	2,625.00	2,724.75	99.75	Inflation
Parenting Capacity Assessment (Joint)	3,675.00	3,814.65	139.65	Inflation
PAMS Parenting Capacity Assessment (Single)	3,675.00	3,814.65	139.65	Inflation
PAMS Parenting Capacity Assessment (Joint)	4,725.00	4,904.55	179.55	Inflation
Addendum Parenting Capacity Assesment	1,050.00	1,089.90	39.90	Inflation
Family Network Meeting	1,050.00	1,089.90	39.90	Inflation

Appendix XIIe

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Maya Angelou Children's Centre - Contact Traded				
Supervised Hire - Hourly rate	99.80	103.59	3.79	Inflation
Supported Community Contact - Hourly rate	73.50	76.29	2.79	Inflation

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Appendix XIII - Legal External Fees

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Legal external fees				
Granting of new commercial leases and renewal of commercial leases not within the Act:				
Fixed fee if annual rent is less than £20k pa:	1,921.50	1,994.52	73.02	Inflation
Fixed fee if annual rent is between £20,000 -£50,000	3,843.00	3,989.03	146.03	Inflation
Fixed fee if annual rent is between £50,000 - £100,000	5,764.50	5,983.55	219.05	Inflation
Fixed fee if annual rent is over £100,000	7,686.00	7,978.07	292.07	Inflation
Licences: Assign, Alter, Occupy, Sublet etc.	1,218.00	1,264.28	46.28	Inflation
Deed of Variation, Surrender, Rectification, Substitution	1,218.00	1,264.28	46.28	Inflation
Notices of Transfer, Assignment, Charge, Subletting, etc. (if the lease does not state another amount)	131.30	136.29	4.99	Inflation
Telecommunication Agreement	1,921.50	1,994.52	73.02	Inflation
Deed of Easement	1,921.50	1,994.52	73.02	Inflation
Removal of charge	257.30	267.08	9.78	Inflation
Letter of Consent (if all documents are included)	131.30	136.29	4.99	Inflation
Disposal of land freehold or leasehold				

Appendix XIII - Legal External Fees

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Minimum fee	2,500.00	2,595.00	95.00	Inflation
Hourly rate after minimum fee has been reached (10 hours work for a Lawyer or 8 hours work at Senior Lawyer, or 7 hours work at Principal Lawyer)	Hourly rate			
Lawyer	257.30	267.08	9.78	Inflation
Senior Lawyer	320.30	332.47	12.17	Inflation
Principal Lawyer	350.00	363.30	13.30	Inflation
Voluntary transfers under enfranchisement legislations as percentage of land value subject to a minimum fee				
Minimum fee	1,921.50	1,994.52	73.02	Inflation
Hourly rate after minimum fee has been reached (7.5 hours work for a Lawyer or 6 hours work at Senior Lawyer, or 5.5 hours work at Principal Lawyer)	Hourly rate			
Lawyer	257.30	267.08	9.78	Inflation
Senior Lawyer	320.30	332.47	12.17	Inflation
Principal Lawyer	341.30	354.27	12.97	Inflation
Copy of deed	119.70	124.25	4.55	Inflation
Planning and Highway Agreements				
Lawyer	257.30	267.08	9.78	Inflation
Senior Lawyer	320.30	332.47	12.17	Inflation

Appendix XIII - Legal External Fees

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Principal Lawyer	350.00	363.30	13.30	Inflation
Any other commercial property or planning work not within the set fee structure	Hourly rate			
Lawyer	257.30	267.08	9.78	Inflation
Senior Lawyer	320.30	332.47	12.17	Inflation
Principal Lawyer	350.00	363.30	13.30	Inflation
Other legal charging arrangements				
Charge for legal support provided to the Clinical Commissioning Group, Alexandra Palace and Schools	Hourly rate			
Trainee Solicitor	62.00	64.36	2.36	Inflation
Legal Assistant	58.30	60.52	2.22	Inflation
Senior Legal Assistant	75.60	78.47	2.87	Inflation
Lawyer	97.70	101.41	3.71	Inflation
Senior Lawyer	106.60	110.65	4.05	Inflation
Principal Lawyer	117.10	121.55	4.45	Inflation
Head of Legal Services	133.90	138.99	5.09	Inflation
Charge for legal support provided to the Homes for Haringey				
Trainee Solicitor	62.00	64.36	2.36	Inflation
Legal Assistant	58.30	60.52	2.22	Inflation
Senior Legal Assistant	75.60	78.47	2.87	Inflation
Lawyer	97.70	101.41	3.71	Inflation
Senior Lawyer	106.60	110.65	4.05	Inflation

Appendix XIII - Legal External Fees

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Principal Lawyer	117.10	121.55	4.45	Inflation
Head of Legal Services	133.90	138.99	5.09	Inflation

Appendix XIV - Carbon Literacy

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
£	£	£	£	
Carbon Literacy Training for external organisations (up to 10 people)	0	1,500	1500.00	New
Additional participants to Carbon Literacy Training for external organisations	0	120	120.00	New
Single external participant to Carbon Literacy Training	0	150	150.00	New

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Appendix XV
- Temporary Accommodation & Supported Housing

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Temporary Accommodation				
Broadwater Lodge Licence Fees	45.99 to 243.51	47.74 to 252.76	1.75 to 9.25	Inflation
Whitehall Lodge Licence Fees	45.99 to 195.40	47.74 to 202.82	1.75 to 7.43	Inflation

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Report for: Cabinet – 9 December 2025

Item number: 11

Title: Housing Revenue Account Business Plan and Budget 2026/27 Proposals

Report authorised by : Taryn Eves, Corporate Director for Finance and Resources

Lead Officer: Kaycee Ikegwu – Head of Finance

Ward(s) affected: All

Report for Key/ Non Key Decision: Key

1. Describe the issue under consideration.

1.1 The Housing Revenue Account (HRA) covers income and expenditure relating to the Council's own housing stock. It is an account that is ring-fenced from the Council's general fund as required by the Local Government Act 1989.

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

1.3 The HRA and the services that the Council provides for its Council tenants and leaseholders are governed through the Social Housing (Regulation) Act 2023 which introduces a new regulatory framework, with a greater emphasis on residents' engagement. The HRA must ensure its management function of its housing stock is robust, offers good value for money and meets the needs of all its residents.

1.4 This report provides an update on the aims and ambitions across the medium and long term and proposals for the 2026/27 budget which will be presented at Council in March 2026 for approval. It provides details of the assumptions for forecast income and therefore planned expenditure for next year as well as an update on the future financial outlook for the HRA.

1.5 The HRA supports the delivery of the Council's Housing Strategy 2024-2029 which sets out Haringey's approach to all housing in the borough and sets specific objectives and targets for its own housing stock, to significantly invest in improving its existing homes and to provide good quality services as a landlord of social housing to its tenants and leaseholders as well as delivering the Council's ambition to deliver 3,000 new council homes by 2031. Delivery of the Housing Strategy must be underpinned by a strong and sustainable HRA.

2 Cabinet Member Introduction

2.1 Housing is about fairness. Everyone should have a home that is affordable, safe, warm, and comfortable - a home that meets their needs and supports their wellbeing.

2.2 In Haringey, we are taking bold action. We are prioritising affordable housing, delivering thousands of new council homes at council rents and renovating thousands more to ensure they are fit for the future.

2.3 Our Housing Revenue Account is being directed towards these priorities - affordable, high-quality homes for residents and investing in our communities

2.4 This means:

- Delivering 3000 new council homes by 3,000 new high-quality council homes by 2031. With 2,000 underway and over already 840 complete

- Investing nearly £600m to bring our existing stock up to standard through our majors works programme that includes:
  - Renovating kitchens and bathrooms
  - Better insulation and efficient boilers - cutting heating costs and carbon emissions
  - Improving safety measures - including CCTV and secure access

2.5 Like all budgets, the Housing Revenue Account has faced significant pressure from inflation and high interest rates, which have driven up the cost of building and repairs. We are taking steps to ensure that we achieve our priorities whilst ensuring the budget remains sustainable for the long term. This report sets out how we will achieve that.

3 Recommendations

3.1 It is recommended that Cabinet:

a) Note the HRA's current financial position as set out in this report which sets the foundations for the full draft budget for 2026/27 and 2026/27-30/31 Business Plan

b) Note that the final HRA 2026/27 Budget and 2026/27-30/31 Business Plan will be presented to Cabinet on 10 February 2026 to be recommended for approval to the Full Council meeting taking place on 2 March 2026.

4 Reasons for decision

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

5 Alternative options considered

5.1 Not Applicable

6 Background information

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

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

HRA Financial Plan Overview

6.3 The 30-year HRA Business Plan is based a long-term assessment of the need for investment in Council homes. The plan includes the development and acquisition of new housing, the acquisition of existing homes, investment in existing housing to ensure its long-term sustainability, and other cyclical maintenance requirements. It also incorporates forecasts of income streams, interest levels and inflation.

6.4 The plan includes the modelling of the planned revenue and capital spending, the implications of all planned work in the HRA to deliver council priorities and provides the basis for understanding the affordability of current capital programme delivery plans and assessing options to ensure a viable HRA over a longer period. It considers the build costs, inflation, exposure to housing market volatility and delivery capacity within the Council.

6.5 The cost of capital financing presents a level of challenge and difficulty in delivering the investment needed now and the viability of the HRA in the medium to long-term. In addition, the need to reduce expenditure on repairs and the high level of voids – following historic under-investment in the housing stock - presents a further significant strain on the HRA.

6.6 This Business Plan factors in the best estimates and assumptions on cost inflation, pay award, voids rate, bad debt provision, borrowing rate, potential grants, receipts from market sales, continued investment in repairs, and legal disrepair/compensation costs. These have all been factored into the proposed budget for next year and across the medium term.

6.7 The plan recognises that to undertake the proposed extensive investment programme, the HRA must be viable now and in the future. It also recognises that there will be ongoing reviews to update and test viability before future programmes of investment are released. One of the measures of viability of the HRA is the annual revenue contribution to capital outlay (RCCO), which reduces the need for external borrowing. RCCO is the revenue surplus after expenditure; and it is key in assessing the HRA's resilience.

6.8 Previously, the plan had an ambition to deliver a £8m minimum annual surplus. This has become increasingly difficult to due to the level of planned investment in existing stock and new build programmes. However, the plan seeks to maintain a positive RCCO in the medium term while the HRA reserve balance of £20m provides an appropriate level of financial cover, in recognition of the risks such as changes in government policies, operational factors and those associated with an extensive development programme.

6.9 In the current iteration of the Business Plan as detailed in this report, the revenue surplus is forecast at £0.65m in 2026/27 and £3.8m for the entire MTFS period. Work is still on-going and will continue over the next 12 months to ensure that further efficiencies and savings are identified to increase the level of RCCO and maintain a positive RCCO in all the years of the current MTFS period.

6.10 In July 2025, government announced (as part of the Spending Review) that there will be a 10-year rent settlement for social housing from 1 April 2026 in which rents will be permitted to increase by CPI+1% per annum and this plan includes proposed rent increase in 2026/27 of 4.8% is based on September CPI of 3.8% plus 1%.

6.11 Alongside this was a consultation on rent convergence. The convergence would allow rents for Social Rent properties that are currently below ‘formula rent' to increase by a proposed £1 or £2 each year, over and above the CPI+1% limit, until they ‘converge’ with formula rent.

6.12 This will have a positive impact on the HRA surplus but has not been reflected in this December draft report as the Council awaits confirmation from government on the details of the rent convergence, if any. It is expected that details will be confirmed in January, and the implications will be reflected in the February 2026 report to Cabinet.

2025/26 Quarter 2 (Q2) Financial Position

6.13 In March 2025, Cabinet approved the HRA budget for 2025/26 and it was projected to achieve a surplus of £0.269m. At end of Quarter 2, the HRA is projected to achieve a surplus of £0.514m. This represents a £0.245m improvement against the budgeted surplus.

6.14 However, the HRA is still facing huge pressures in repairs and voids. There is forecast underachievement of income due to high levels of voids. This is mitigated by the forecast reduction in capital financing costs. Further details on this and mitigations are contained in the Quarter 2 monitoring report to Cabinet in December 2025.

HRA Income

6.15 The main sources of income to the HRA are rents and service charges. It is therefore essential to the sustainability of the HRA that the Council collects rent and service charges effectively and supports tenants to pay their rent and service charges in full.

6.16 The Council's Financial Inclusion Team works to support Haringey tenants and leaseholders who might be facing financial difficulties. They do this by working with tenants, ensuring they are able as best possible to access good quality work, and ensuring that they are accessing all benefits to which they are entitled. In turn, this means that tenants and leaseholders are better able to pay their rent and service charges, which supports the long-term sustainability of the HRA.

Housing Rent - Existing Council Tenants

6.17 The Council is required to set the rent increases in council-owned homes every year but there are strict limits for existing tenants. From 2020/21, the government has permitted Local Authorities in England to increase existing tenants' rents by no more than the Consumer Price Index (CPI), at September of the previous year, plus 1%. This is going to continue over the next 10 years as announced in July 2025. However, it should be noted that this comes after a government policy of reducing council rents, which in turn impacted the long-term viability of HRAs and the ability to invest sufficiently in housing stock.

6.18 Therefore, the proposed rent increase in 2026/27 of 4.8% is based on September CPI of 3.8% plus 1%.

6.19 On this basis, the proposed average weekly rents for general needs and sheltered/supported housing will increase by £6.64 from £138.38 to £145.02 in 2026/27. There is a range of rents across different sizes of properties. Table 1 below sets out the proposed average weekly rents by property size based on the rent increase of 4.8% for 2026/27 with effect from 6th April 2026.

Table 1: Proposed Average Weekly Rent 2026/27

Number of Bedrooms	Number of Properties	Current average weekly rent 2025/26	Proposed average weekly rent 2026/27	Proposed average rent increase	Proposed percentage increase
Bedsit	135	£119.40	£125.13	£5.73	4.8%
1	5,529	£121.25	£127.07	£5.82	4.8%
2	5,411	£138.64	£145.29	£6.65	4.8%
3	3,788	£155.31	£162.76	£7.45	4.8%
4	635	£175.99	£184.44	£8.45	4.8%
5	110	£199.28	£208.85	£9.57	4.8%
6	16	£206.00	£215.89	£9.89	4.8%
7	2	£196.37	£205.80	£9.43	4.8%
All dwellings	**15,626**	**£138.38**	**£145.02**	**£6.64**	**4.8%**

Formula Rent and Rent Caps

6.20 Central Government, through the Regulator of Social Housing, also sets the formula for calculating social housing rents in new tenancies.

6.21 The national formula for setting social rent is intended to enable Local Authorities to set rents at a level that allows them to meet their obligations to their tenants, maintain their stock (to at least Decent Homes Standard) and continue to operate a financially viable HRA, including meeting their borrowing commitments.

6.22 The formula is complex and uses national average rent, relative average local earnings, relative local property values, and the number of bedrooms to calculate the formula rent.

6.23 Formula rents are subject to a national social rent cap. The rent cap is the maximum level to which rents can be increased to in any one financial year, based on the size of the property. Where the formula rent would be higher than the rent cap for a particular property, the national social rent cap must be used instead. Formula Rent and Rent caps for 2026/27 are as shown below in table 2a and 2b.

Table 2a: 2026/27 Formula Rents (+rent flexibility)

Number of Bedrooms	2026/27 Average Formula Rent
1 and bedsits	£130.25
2	£154.23
3	£176.76
4	£204.58
5	£235.34
6 or more	£246.50

Table 2b: 2026/27 Rent Caps

Number of Bedrooms	2026/27 Rent Cap
1 and bedsits	£204.35
2	£216.34
3	£228.36
4	£240.37
5	£252.39
6 or more	£264.41

Housing Rent - New Council Tenants

6.24 Rents for new tenancies are set according to a formula (hence the term 'formula rent'). This is for new tenancies in either a relet of an existing council home, or a newly build council home.

6.25 The Government's Policy statement on rents for social housing also includes provision for social landlords to apply a 5% flexibility on formula rents: '*The government's policy recognises that registered providers should have some discretion over the rent set for individual properties, to take account of local factors and concerns, in consultation with tenants. As a result, the policy contains flexibility for registered providers to set rents at up to 5% above formula rent (10% for supported housing – as defined in paragraphs 2.39-2.40 below). If applying this flexibility, providers should ensure that there is a clear rationale for doing so which takes into account local circumstances and affordability*.'

6.26 The HRA Business Plan approved in March 2024, applied this 5% flexibility to formula rents. This was to ensure that, in the ongoing challenging financial climate, the Council could continue to meet its obligations to its tenants by investing in its stock, ensure that all homes meet at least the decent homes standard, ensure that homes meet the council's sustainability objectives and ensure homes are warm and cheaper to heat for tenants while still setting a balanced HRA. This continues to be the Council's policy for all newly-set formula rents.

London Affordable Rent

6.27 London Affordable Rent (LAR) was introduced by the Mayor of London in 2016 as a social housing product for new affordable homes funded by Building Council Homes for Londoners (BCHFL) grant. It reflects the 2015/16 formula rent cap uprated by CPI plus one per cent every year. These LAR rents are at the same level anywhere in London. LAR homes are let by councils on secure tenancies, and by other registered providers.

6.28 The BCHFL grant programme allocated grant on the basis that homes for low-cost rent would be let at London Affordable Rent (LAR) rather than formula rent. The historically relatively low level of grant – a flat rate of £100,000 per unit – reflected that expectation.

6.29 In the 2023/24 HRA Business Plan it was agreed to let homes built as part of the GLA's 2016-2021 programme at LAR.

6.30 Table 3 below shows London Affordable Rents for 2026/27. This represents an uplift on 2025/26 LAR Rents by September CPI plus 1%.

Table 3: 2026/27 LAR

Number of Bedrooms	2026/27 LAR
1 and bedsits	£216.80
2	£229.53
3	£242.28
4	£255.03
5	£267.78
6 or more	£280.52

Rent for other homes held in the HRA.

Homes acquired and leased to the HCBS.

6.31 All properties acquired since 1 April 2019 for housing homeless households held in the HRA are leased to the Haringey Community Benefit Society (HCBS) and let by the HCBS at Local Housing Allowance (LHA) rent levels.

6.32 The HRA financial plan includes in its income the lease charges to the HCBS for a maximum period of seven (7) years from the time of acquisition. From year eight (8), it recognises incomes from these properties at formula rent, with the normal annual rent increases of CPI plus 1%, as these properties are assumed will revert to the HRA after 7 years of lease.

6.32.1 However, Secretary of State approval is currently being considered to extend the period of these leases. If this is granted, the HRA plan will be updated to continue to recognise the income (lease charges to HCBS) beyond year 7. This will lead to additional income in the HRA in later years.

6.33 From 6 April 2026, all other council-owned properties, in the HRA, used as temporary accommodation under a Council non-secure tenancy or licence will have proposed rent increases of 4.8% (CPI + 1%).

6.34 Rents for existing Council owned properties (including new Lodges) will be increased by CPI + 1% as permitted by the Rent Standard. Service charges are set at a level to recover the full costs of those services.

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

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

Shared Ownership Rents

6.37 There are a small number of shared ownership properties in the HRA, and their rents are to be increased in line with their contracts, typically January RPI +0.5%. The RPI for January is expected to be published in February 2026 and an update on the actual increase will be provided in the final business to Cabinet in February. The Government announced in 2024 that for new shared ownership properties the rent on the unsold portion is to be increased by CPI +1%.

Tenants' Service Charges

6.38 In addition to rents, tenants pay charges for services they receive which are not covered by the rent.

6.39 Service charges must be set at a level that recovers the cost of the service, and no more than this. Charges are calculated by dividing the budgeted cost of providing the service to tenants by the number of tenants receiving the service. Therefore, a flat rate is charged to tenants receiving each service and the weekly amount is fixed. The amount tenants pay increases where the cost of providing the service is anticipated to increase. Equally, charges are reduced when the cost of providing the service reduces or where there has been an over-recovery in the previous year.

6.40 The Council's policy is to fully recover the cost of providing a service to tenants. Service charges are covered by housing benefit and Universal Credit, so any tenant in receipt of these benefits will have these costs covered.

6.41 The services tenants currently pay for are listed below:

- Concierge
- Grounds maintenance
- Caretaking
- Street sweeping (Waste collection)
- Estates road maintenance
- Light and power (Communal lighting)
- TV aerial maintenance
- Door entry system maintenance
- Sheltered housing cleaning service
- Good neighbour cleaning service
- Window cleaning service
- Converted properties cleaning
- Heating

6.42 Tenants living in sheltered and supported housing also pay the following additional support charges:

- Sheltered Housing Charge
- Good Neighbour Charge
- Additional Good Neighbour Charge

6.43 The applicable charges proposed for 2026/27 are as shown in table 4 below.

Table 4 – Proposed Tenants' Service Charges with effect from 6th April 2026

Tenants' Service Charges	Current Weekly Charge 2025/26	Draft Proposed Weekly Charge 2026/27	Increase / Decrease	
Property Charges:				
Concierge	£27.39	£27.84	£0.45	1.6%
Grounds Maintenance	£3.15	£3.23	£0.08	2.6%
Caretaking	£9.25	£9.75	£0.50	5.4%
Street Sweeping	£8.54	£8.92	£0.38	4.5%
Estates Road maintenance	£0.77	£0.80	£0.03	3.5%
Communal Lighting (Light & Power)	£3.45	£3.24	-£0.21	-6.1%
TV aerial maintenance	£0.38	£0.39	£0.01	1.8%
Door entry system maintenance	£1.12	£1.05	-£0.07	-6.2%
Sheltered housing cleaning service	£2.72	£2.79	£0.07	2.6%
Good neighbour cleaning service	£1.85	£1.85	-£0.00	-0.2%
Window cleaning	£0.69	£0.72	£0.03	4.6%
Landlord Communal Inspection (Converted properties cleaning)	£5.06	£5.25	£0.19	3.7%
Sheltered Housing Blocks Heating	£12.94	£12.45	-£0.49	-3.8%
Garton House / Lowry House Heating	£11.42	£10.99	-£0.43	-3.8%
Ferry Lane Estate / Runcorn Heating	£15.15	£14.57	-£0.58	-3.8%
Rosa Luxemburg - District Heating 8	£5.35	£5.15	-£0.20	-3.8%
William Atkinson House Heating	£13.37	£12.86	-£0.51	-3.8%
Broadwater Farm DEN Heating	£15.41	£14.82	-£0.59	-3.8%
Support Charges:				
Sheltered Housing Charge	£35.68	£36.93	£1.25	3.5%
Good Neighbour Charge	£15.24	£15.77	£0.53	3.5%
Good Neighbour Charge (Larkspur Close & Stokley Court)	£18.80	£19.46	£0.66	3.5%

Heating charges

6.44 The Council has two types of heating charges: flat rate charges and metered charges. The heating charges reflect the projected usage in the blocks and projected energy rates for 2026/27. The tariffs for 2026/27 will be set out in the report to Cabinet in February 2026.

Rent Consultation

6.45 There is no requirement for tenant consultation on existing rents and service charge increases (but there is a duty to notify tenants of such increases once a decision has been made). Haringey Council's rents are set in accordance with government rent standard and no new charges are being introduced for the tenants' service charges. Tenants must be given at least four weeks' notice before the new rents and service charges for 2026/27 start on 6th April 2026.

6.46 Despite the fact that there is no requirement to consult on the HRA business plan, the Council will present plans and seek feedback and recommendations from tenants and leaseholders via existing engagement channels, prior to presenting the final business plan.

HRA Revenue Expenditure

6.47 Significant items of revenue expenditure in the HRA include repairs costs (£39.57m), housing management costs (£35.02m), capital financing charges (£34.84m) and contribution to major repairs (£24.96m). These four items constitute approximately 83% (£134m) of the total expected HRA expenditure (£161m) in 2026/27.

6.48 The proposed spend on repairs to the housing stock presents a significant strain on the HRA. The increase in the cost of repairs shows the Council's commitment to providing a good, timely, repairs service, in line with the new responsive repairs policy agreed by Cabinet in October 2024.

6.49 It is expected that as the significant investment into improving homes increases in the coming years, as described below, the number of repairs and therefore the cost of repairs will come down.

6.50 Additionally, the cost of repairs includes the cost of bringing void properties back into use – in other words, when a home is vacated and ready to be relet, works are carried out to bring the home up to the required standard. When new homes are delivered through the housing delivery programme, they are often let in the first instance to existing local tenants through the Neighbourhood Moves Scheme. Although these homes are offered in the first instance to tenants who are freeing up a large home and are downsizing to their new home (and therefore allowing larger family homes to be let to households who need these) and then to overcrowded households; households who have no housing need are also allowed to move to new homes through the Neighbourhood Moves Scheme. This means that void costs are incurred without meeting housing need. Amending the Neighbourhood Moves Scheme could therefore lead to reduced void costs. Any change to the Neighbourhood Moves Scheme would need to be implemented through an amended Housing Allocations Policy.

6.51 The management cost is also significant and is necessary to ensure that tenants and leaseholders are provided with a good quality service from the council.

6.52 The capital financing charge is the interest on HRA loans and internal funding and is budgeted at £1.6m above the 2026/27 level that was assumed in March 2025 with a 0.1% increase in rate assumption and re-financing of internal loans. These are projected to be re-financed at a slightly higher rate.

6.53 Contribution to major repairs (depreciation) is a cash charge to the HRA to reflect the need to finance the replacement of components within HRA homes over time. The depreciation charges to the HRA are transferred into the Major Repairs Reserve (MRR). The Major Repairs Reserve is used to build up capital sums that can be used to finance the capital programme.

6.54 The proposed HRA capital programme supports the delivery of over £3.39bn investment in the Council's existing stock over the next 30 years, and the delivery of over 3,000 new council homes by March 2031.

6.55 There are of course risks, such as the impact of the current inflation and interest rate rises on collection of rent, capacity to build, and overall sustainability of the HRA. However, these risks have been factored into this iteration of the HRA budget/Business Plan. The forecast revenue contribution to capital outlay (RCCO) is currently at £0.65m in 2026/27 and £3.8m over the proposed MTFS period (2026/27-2030/31).

6.56 There is an ongoing review and work to identify further efficient and savings proposals to ensure that the RCCO is increased and that all the first 5 years show a positive RCCO. It should be noted that the financial plan recognises the management of risks in these periods via the use of working balance which is currently projected at £20m by March 2026.

Proposed HRA Business Plan (2026/27-2030/31)

6.57 The proposed HRA 5 year Budget/Business Plan is set out in Table 6 below. It accommodates the scale of development currently assumed within the business and financial planning process in terms of its impact of future years' HRA revenue position.

6.58 It also takes into consideration the current inflation and interest rates and its impact in next year's rent charges. The draft HRA budget for 2026/27 to 2030/31 is as shown below in Table 6.

The subsequent 5 years depicts an improvement in the HRA financial position as shown in Table 6.1.

Table 6 – Proposed HRA 5-Year Revenue Budget (2026/27 – 2030/31)

Housing Revenue Account (HRA)	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Income & Expenditure	**2026-27**	**2027-28**	**2028-29**	**2029-30**	**2030-31**	**5 Years**
	£'000	£'000	£'000	£'000	£'000	**£'000**
Income						
Dwellings Rent Income	(129,624)	(139,672)	(149,699)	(162,034)	(172,671)	**(753,700)**
Void Loss	2,374	1,316	1,399	1,508	1,596	**8,193**
Hostel Rent Income	(2,001)	(2,058)	(2,116)	(2,176)	(2,237)	**(10,588)**
Service Charge Income	(18,942)	(19,289)	(20,119)	(21,199)	(22,053)	**(101,602)**
Leaseholder Income	(11,048)	(11,316)	(11,590)	(11,871)	(12,159)	**(57,984)**
Other Income (Garages /Aerials/Interest)	(2,599)	(2,661)	(2,699)	(2,746)	(2,815)	**(13,520)**
Total Income	**(161,840)**	**(173,680)**	**(184,824)**	**(198,518)**	**(210,339)**	**(929,201)**
Expenditure						
Repairs	39,565	34,936	34,123	33,408	34,263	**176,295**
Housing Management	35,020	35,663	36,515	37,461	38,346	**183,005**
Estates Costs (Managed)	16,048	16,839	17,619	18,648	19,451	**88,605**
Provision for Bad Debts (Tenants)	1,231	1,316	1,398	1,506	1,593	**7,044**
Provision for Bad Debts (Leaseholders)	275	288	300	314	328	**1,505**
Other Costs (GF Services)	3,810	3,886	3,964	4,043	4,124	**19,827**
Other Costs (Property/Insurance)	4,937	5,036	5,136	5,239	5,344	**25,692**
Capital Financing Costs	34,837	47,846	59,822	68,229	76,256	**286,990**
Contribution to Major Repairs (Depreciation)	24,958	25,949	27,248	28,636	29,521	**136,312**
Revenue Contributions to Capital	**1,159**	**1,921**	**(1,301)**	**1,034**	**1,113**	**3,926**
Total Expenditure	**161,840**	**173,680**	**184,824**	**198,518**	**210,339**	**929,201**
HRA (Surplus) / Deficit	0	0	0	0	0	0

Table 6.1: Proposed HRA Revenue budget (2031/32-2035/36)

Housing Revenue Account (HRA)	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Income & Expenditure	**2031-32**	**2032-33**	**2033-34**	**2034-35**	**2035-36**	**5 Years**
	£'000	£'000	£'000	£'000	£'000	**£'000**
Income						
Dwellings Rent Income	(181,080)	(188,224)	(194,921)	(200,423)	(206,080)	**(970,728)**
Void Loss	1,665	1,737	1,803	1,855	1,909	**8,969**
Hostel Rent Income	(2,300)	(2,365)	(2,432)	(2,501)	(2,572)	**(12,170)**
Service Charge Income	(22,769)	(23,530)	(24,206)	(24,690)	(25,184)	**(120,379)**
Leaseholder Income	(12,453)	(12,754)	(13,062)	(13,377)	(13,700)	**(65,346)**
Other Income (Garages /Aerials/Interest)	(2,866)	(2,903)	(2,947)	(2,999)	(3,046)	**(14,761)**
Total Income	**(219,803)**	**(228,039)**	**(235,765)**	**(242,135)**	**(248,673)**	**(1,174,415)**
Expenditure						
Repairs	35,139	35,995	36,883	37,741	38,459	**184,217**
Housing Management	39,182	40,027	40,857	41,636	42,432	**204,134**
Estates Costs (Managed)	20,114	20,821	21,443	21,872	22,309	**106,559**
Provision for Bad Debts (Tenants)	1,662	1,734	1,800	1,852	1,905	**8,953**
Provision for Bad Debts (Leaseholders)	343	358	373	390	408	**1,872**
Other Costs (GF Services)	4,207	4,291	4,377	4,464	4,553	**21,892**
Other Costs (Property/Insurance)	5,451	5,560	5,671	5,784	5,900	**28,366**
Capital Financing Costs	80,973	82,861	84,758	85,598	85,914	**420,104**
Contribution to Major Repairs (Depreciation)	30,347	26,556	27,087	27,629	28,182	**139,801**
Revenue Contributions to Capital	**2,385**	**9,836**	**12,516**	**15,169**	**18,611**	**58,517**
Total Expenditure	**219,803**	**228,039**	**235,765**	**242,135**	**248,673**	**1,174,415**
HRA (Surplus) / Deficit	0	0	0	0	0	0

Proposed HRA 5 Years Capital Programme (2026/27 – 2030/31)

6.59 The HRA has a significant capital investment programme. This programme can be divided into two main strands: investment in existing housing stock and investment in delivering and acquiring new housing into the HRA.

6.60 Both strands are essential to ensure that all residents are living in good quality, safe, secure housing. They are also essential to ensuring the long-term financial sustainability of the HRA. Investing in the Council's housing now means that in the longer term the cost of repairs and disrepair is minimised. Establishing a holistic programme of planned investment helps us to ensure that these works provide value for money and the programme ensures the long-term safety of our homes, and their sustainability.

6.61 Investing in new housing – whether that is through the direct delivery of newly built housing, the acquisition of newly built housing or the acquisition of existing homes, generally used to provide accommodation for homeless households, supports the long-term sustainability of the HRA by growing the revenue base through increased rental income.

6.62 The HRA Business Plan is geared towards maximising the use of other available resources and use of borrowing as last resort, while maintaining a working balance of £20m. The capital programme funding is through a mix of grant funding, S106 monies, revenue contributions and prudential borrowing. The total capital investment in 2026/27 is expected to be £364m, fully funded from grants, the Major Repairs Reserve, revenue contributions, RTB retained capital receipts, leaseholder contributions and borrowing. Details are set out in Table 7 for forecast capital spend between 2026/27 to 2030/31.

Table 7 – Proposed HRA 5 Year Capital Programme (2026/27 – 2030/31)

Housing Revenue Account (HRA)	Year 1	Year 2	Year 3	Year 4	Year 5	**Total**
Investment & Financing	**2026-27**	**2027-28**	**2028-29**	**2029-30**	**2030-31**	**5 Years**
	£'000	£'000	£'000	£'000	£'000	**£'000**
Capital Investment						
Major Works (Haringey Standard)	78,829	78,915	80,198	68,844	74,664	**381,450**
Fire Safety Works	8,183	7,297	5,508	5,618	1,146	**27,752**
Broadwater Farm Works	5,283	25,553	28,465	24,223	19,559	**103,083**
Total Existing Stock Investment	**92,295**	**111,765**	**114,171**	**98,685**	**95,369**	**512,285**
New Homes Build Programme	134,946	171,243	95,948	88,203	65,201	**555,541**
New Homes Acquisitions	31,760	29,747	2,463	263	0	**64,233**
TA Acquisitions	104,820	107,965	111,204	114,540	117,976	**556,505**
Total Capital Investment	**363,820**	**420,719**	**323,787**	**301,690**	**278,546**	**1,688,562**
Capital Investment Financing						
Grants (GLA)	129,464	68,746	68,176	50,926	42,160	**359,472**
Major Repairs Reserve	24,958	25,949	27,248	28,636	29,521	**136,312**
Revenue Contributions	346	1,600	0	0	54	**2,000**
RTB Capital Receipts	10,000	7,500	7,500	5,000	5,000	**35,000**
Leaseholder Contributions to Major Works	7,197	7,386	7,462	7,587	7,388	**37,020**
Other Subsidy (Existing Homes Acquisition)	7,410	11,482	18,102	22,270	23,988	**83,252**
Market Sales Receipts	0	7,000	6,840	0	0	**13,840**
Borrowing	**184,445**	**291,056**	**188,459**	**187,271**	**170,435**	**1,021,666**
Total Capital Financing	**363,820**	**420,719**	**323,787**	**301,690**	**278,546**	**1,688,562**

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

Table 7.1: Projected HRA Capital Programme (2031/32- 2035/36)

Housing Revenue Account (HRA)	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Investment & Financing	**2031-32**	**2032-33**	**2033-34**	**2034-35**	**2035-36**	**5 Years**
	£'000	£'000	£'000	£'000	£'000	**£'000**
Capital Investment						
Major Works (Haringey Standard)	62,816	59,425	61,315	74,410	50,798	**308,764**
Fire Safety Works	1,169	1,192	1,216	1,216	1,241	**6,034**
Broadwater Farm Works	20,875	9,669	1,746	350	200	**32,840**
Total Existing Stock Investment	**84,860**	**70,286**	**64,277**	**75,976**	**52,239**	**347,638**
New Homes Build Programme	18,433	4,113	3,813	186	5	**26,550**
New Homes Acquisitions	0	0	0	0	0	**0**
TA Acquisitions	0	0	0	0	0	**0**
Total Capital Investment	**103,294**	**74,400**	**68,090**	**76,162**	**52,244**	**374,188**
Capital Investment Financing						
Grants (GLA)	0	1,225	1,225	0	0	**2,450**
Major Repairs Reserve	30,347	26,556	27,087	27,629	28,182	**139,801**
Revenue Contributions	2,813	10,049	12,406	14,807	18,967	**59,042**
RTB Capital Receipts	0	0	0	0	0	**0**
Leaseholder Contributions to Major Works	6,856	5,778	5,082	4,774	5,095	**27,585**
Other Subsidy (Existing Homes Acquisition)	0	0	0	0	0	**0**
Market Sales Receipts	0	0	0	0	0	**0**
Borrowing	**63,278**	**30,792**	**22,290**	**28,952**	**0**	**145,312**
Total Capital Financing	**103,294**	**74,400**	**68,090**	**76,162**	**52,244**	**374,188**

6.64 The Council continues to have an ambitious HRA capital programme both in terms of investing in its existing stock and new build. The financial sustainability of this is reflected in the forecast revenue position as set out in Tables 6 and 6.1.

6.65 This Business Plan presents reprofiled costs in major works, carbon reduction, fire safety budget – to meet current regulatory requirements (Building Safety & Fire Safety legislation) and reach 100% Decent Homes standard, following self-referral.

Investment in our existing stock

6.66 The existing stock investment programme has been prioritised to achieve the following targets:

- Ensuring that 100% of homes meet the Government's Decent Homes Standard by the end of 2028, as agreed with the regulator of social housing, and to ensure all homes continue to meet the decency standard thereafter.
- Ensuring the Council's housing stock meets all regulatory and statutory obligations including those of the Building Safety and Fire Safety acts.
- Improving the energy performance of homes to minimise the impact of rising energy costs for tenants and to reduce carbon emissions.

6.67 A full stock condition survey was completed in 2024 and information was collected for 74% of the Council's properties. This ensures that the Council has the information needed to effectively plan for the required investment across the medium term. A new rolling stock condition survey programme has been initiated in 2025 which will survey 100% of our housing stock every 5 years.

6.68 The council is procuring four geographically based, long-term partnering contracts which will provide the Council with the capacity and capability required to deliver around £570m of the overall planned investment in homes over the next 10 years. These contracts will be mobilised and will start on site in 2026/27.

Major Works & Decent Homes Works

6.69 The Council estimate that £110m will need to be invested by the end of 2028 in order to achieve the Council's target of ensuring all homes meet the decent homes standard by 2028. This will pay for new kitchens and bathrooms, improvements to heating and electrical systems and roof, window and door replacements.

6.70 Over the first 5 years of the programme, the Council will also be prioritising high-rise buildings to carry out building safety works and works to communal mechanical and electrical systems alongside decent homes improvements.

Carbon Reduction Works

6.71 The Council will be improving the energy performance of homes in order to reduce carbon emissions and minimise the effects of rising energy bills on tenants. The Council will be taking a fabric first approach by investing in improvements to windows, doors and wall and roof insulation. Where possible, works will be aligned with other major works programmes and comply with PAS2035/2030 standards.

6.72 Over the next 3 years, the Council will be delivering a retrofit programme to up to 154 properties, including on the Coldfall Estate in Muswell Hill. This will deliver up to £10m of investment which is being part funded by a Social Housing Decarbonisation Fund Grant of £1.7m. The measures being installed include energy efficient windows and doors; loft/roof insulation; external wall insulation and ventilation.

Fire Safety Works

6.73 The proposed budget/Business Plan is to ensure that all housing stock continues to meet changing statutory requirements. The budget was refreshed in last year and additional investment of £2m was added over the planning period to ensure that the

requirement of the recent Fire Safety (England) Regulations 2022 are met. The programme includes front entrance door replacements, window infill panel replacements, Automatic Fire Detection (AFD) to street properties, automatic Fire detection and compartmentation works to timber clad buildings, Intrusive Fire Risk Assessments (FRA) and follow up works.

New Homes

6.74 Haringey has a significant housing delivery programme, with the ambition to deliver 3,000 Council homes by 2031. By the end of 2025, it is forecast that over 1,000 households will have moved into newly build council homes as part of the programme. These are the first new council homes in Haringey for forty years.

6.75 Haringey's programme is supplemented by significant grant subsidy from the Greater London Authority (GLA). The anticipated capital spend to 2031 allows the Council to deliver 3,000 Council homes at approximately £619m, of which around £343m is grant subsidy.

6.76 The programme is a mix of homes that are being directly delivered by Haringey, and homes that have been acquired by the Council.

6.77 This financial plan continues to provide for financial resources to meet the Council's commitment to the delivery of high-quality Council homes. This is an integral part of the Council's core HRA business, with a delivery programme that is viable in the long term.

6.78 The new homes are designed through an iterative process of consultation and engagement with Members, planners, and the community.

6.79 Clear, explicit design principles mean that these homes will have the highest standards of design quality – so that homes are beautiful, but also safe, comfortable, and accessible. They will also be easy and affordable to look after for the Council and for the tenant.

6.80 Climate change, carbon management, and sustainability is integral to the design of the Council's new generation of Council homes with the Council targeting zero-carbon and Passivhaus on every development.

6.81 More than 10% of current new homes are fully wheelchair accessible, with a target of 20%. Through the Bespoke Homes programme, the Council are actively identifying households on the housing register with specific accessibility needs in order to ensure that new homes are designed for them. Additionally, 10% of the programme will be delivered as supported housing for people who need additional support to live independently. It is expected that these supported housing units will also lead to reduced costs on the General Fund of supporting these individuals in temporary accommodation in the future.

6.82 Some of the housing delivery schemes are providing a significant number of new council homes for the borough, or are providing much needed supported housing are listed below:

- Wingspan Walk - 272 new council homes including homes for people over 55
- 14 new council homes in partnership with a supported housing provider to provide support for survivors of domestic abuse under the GLA DASHA Programme
- Mallard Place - 150 new council homes
- Sir Frederick Messer Estate - 66 new council homes
- St. Ann's Hospital - 144 new council homes including a specialist supported housing building
- Mecca Bingo - 78 new council homes as part of a larger multi-tenure scheme including student housing, commercial space and a pocket park
- High Road West – 546 new council homes as part of a significant new scheme
- Selby Urban Village – 202 new council homes as part of a significant new scheme
- Alexandra Gate – 46 new council homes

Broadwater Farm Improvement Works and New Build Programme

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

6.84 The programme will support social value and placemaking. The Social Value commitments made by contractors will deliver measurable and impactful training, employment and social opportunities.

6.85 New housing, retail units, a health centre and enterprise units will be delivered, alongside major public realm improvements. And in terms of improvements to existing homes and blocks, this will include new flooring, structural water-proofing, improved energy performance and accessibility works.

Existing Homes Acquisitions – homeless households

6.86 The Council's acquisition programme for homeless households is based on the purchase of homes and subsequent leasing to the Haringey Community Benefit Society (HCBS) to provide housing to households in housing need nominated to it by Haringey Council. This scheme will generate adequate rental income to cover the cost of capital and associated cost. There is also a General Fund (GF) saving generated by the provision of homes to homeless households in the HRA via a reduction in the use of privately-owned temporary accommodation in GF. This plan recognises the proposal for an additional 250 homes as part of the temporary accommodation reduction plan. These will be funded by government grant, General fund capital contribution and borrowing in the HRA.

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

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

8 Carbon and Climate Change

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

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

Finance

9.1 As the Budget/MTFS report is primarily financial in its nature, comments of the Chief Financial Officer are contained throughout the report.

9.2 The formal Section 151 Officer assessment of the robustness of the HRA's budget, including adequacy of reserves to mitigate against future risks will be made as part of the final budget report to Council in March 2026.

Procurement

9.2 Procurement notes the contents of the report.

Assistant Director of Legal & Governance

9.3 The Assistant Director of Legal & Governance has been consulted in the content of this report. The Council has a duty to keep a HRA under section 74 of the Local Government and Housing Act 1989, the keeping of which must be in accordance with Schedule 4 of that Act. Under Schedule 15 of the Localism Act 2011, local authorities were required to be self-financing in relation to their housing stock, financing their housing stock from their own rents. This report is for noting pending a further report in February 2026 and does not at this stage raise any legal issues.

Equality

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

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

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

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

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

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

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

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

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

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

10 Use of Appendices

10.1 None

11 Background papers

11.1 None

Report for: Cabinet - 9 December 2025

Title: Adopting a new Anti-Social Behaviour Policy

Report authorised by: Barry Francis, Corporate Director of Environment and Resident Experience

Lead Officer: Eubert Malcolm, Director of Environment

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 Anti-Social Behaviour (ASB) Policy sets out the Council's response to tackling ASB in public spaces, as well as the way we deal with ASB in the homes and neighbourhoods we manage as a social landlord (Registered Provider of Social Housing).

1.3 This report seeks approval from Cabinet for adoption.

2. Cabinet Member Introduction

2.1 The Council's commitment to creating a safer environment for all residents and visitors is clear in our Borough vision. We want Haringey's residents to feel safe in their home and community.

2.2 Tackling Anti-Social Behaviour (ASB) is a key priority, and we are committed to working with partners to support those affected and holding individuals accountable for unacceptable behaviour. We recognise that ASB can seriously impact the quality of life for residents, communities, and visitors

2.3. This policy explains how we will address ASB in a fair, reasonable, proportionate, and transparent way, putting residents at the heart of what we do. It will apply to all Haringey residents, businesses, and visitors in the borough.

2.4 We have designed it to be read in conjunction with our Community Safety Strategy and Tackling Hate Crime Strategy, following their approval in 2024.

2.5 There are several Council teams who tackle ASB, and we have used

preparing this overdue policy as an opportunity to clarify our ASB procedures and to highlight the responsibility of each team.

2.6 It also helps us to meet the government's Social Housing Regulator's consumer standards by setting out how the Council works with relevant organisations to deter and tackle ASB in the neighbourhoods where we provide social housing.

2.7 The insights and experiences of our residents, particularly through the Resident Voice Board and online consultation have played a key role in shaping this policy. This Group, comprising tenants ensures ongoing resident engagement and co-creation in our policies. I want to express my gratitude to the Group and respondents for their invaluable input, which has helped this policy to better reflect the needs of our communities.

2.8 I am pleased to recommend the adoption of this policy by Cabinet.

3. Recommendations

That Cabinet

3.1 Adopt the draft Anti-Social Behaviour Policy to come into effect from 23 December 2025.

3.2 Delegate authority to the Director of Environment in consultation with the relevant Cabinet member for Communities to make any future modifications to this policy required by changes to legal or regulatory requirements or updates to the Council's ASB webpages 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 outlines the Council's approach to tackling ASB. It will apply to all Haringey residents, businesses, and visitors in the borough. It reflects our commitment to fostering safe, harmonious communities. It will also help the Council meet the Social Housing Regulator's consumer standards, specifically the Neighbourhood and Community Standard.

5. Alternative options considered

5.1 **We could have continued with an outdated ASB policy.** This option was rejected because it would not meet the Council's needs or those of its residents. Introducing this new policy will assist the Council to meet the Social Housing Regulator's Neighbourhood and Community Standard to have a policy on how the Council works with relevant organisations to deter and tackle ASB in the neighbourhoods where they provide social housing. This option would also not meet our commitment to introduce updated policies in the Housing Strategy 2024 – 2029 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 Consumer Standards (Neighbourhood and Community Standard) requires that Registered Providers of Social Housing (RPs) must have the following:

a. A policy on how they work with relevant organisations to deter and tackle ASB in the neighbourhoods where they provide social housing.
b. Work in partnership with appropriate local authority departments, the police and other relevant organisations to deter and tackle ASB and hate incidents in the neighbourhoods where they provide social housing.

6.3 The Council has included thorough research into best practice in ASB, social housing, and engagement in an interactive process of policy development with key stakeholders across the Council.

6.4 Council officer service leads from ASB, Community Safety, Hate Crime Estates and Neighbourhoods, Income Management, Tenancy Management, Home Ownership, Safeguarding, Support and Wellbeing 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 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 RVB inputted to the development the policy from an early stage with broad outlines and approach agreed in March 2025 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 importance of addressing ASB in supported housing and the need to outline the Council's approach.
- Recognising that providing evidence of incidents can make someone uncomfortable and to emphasise the importance of effective multi-agency partnership working.
- The policy approach to taking early action to prevent ASB in addition to taking earlier enforcement action where necessary, with the aim of

avoiding last minute enforcement action should be covered in the policy.

- Confirming that reports of ASB made by Resident Associations would be given equal weight to other reports and clarification was needed on how tenants of housing associations and private renters could report ASB.
- Cross council working and its role in addressing ASB

6.7 In May 2025, the RVB reviewed the newly developed policy incorporating their recommendations.

6.8 A consultation on the policy was held between 8 August 2025 and 2 October 2025 on the Council's online consultation platform, Commonplace. Details of this consultation can be found in Appendix 3. Some of the points made in the consultation responses are not directly addressed in the policy. This is because for example, licensing matters are either covered by the Licensing Act 2003 and included within the Council's Licensing policy or public urination and defecation are included in the Borough wide Public Spaces Protection Order. Following the approval of the policy, the Council are planning to make improvements to the Council's ASB webpages and prepare a noise nuisance protocol and cuckooing policy over the coming months.

Key provisions of the draft Anti-Social Behaviour Policy

6.9 The aim of the draft policy is to detail the Council's approach to tackling ASB in public spaces, as well as the way the Council deal with ASB in the homes and neighbourhoods they manage as a social landlord (Registered Provider of Social Housing).

6.10 A section on reporting incidents and the importance of reporting ASB to the appropriate organisation covers when crime and ASB should be reported to the Police. It also outlines the types of environmental ASB that the Council can investigate and the personal and nuisance ASB that should be reported to the Council. The response to reports section covers the measures the Council may take to intervene and seek to prevent ASB.

6.11 This is followed by a section on the types of behaviour not considered ASB which, although annoying to residents, may not meet the threshold or be persistent enough for investigation as ASB.

6.12 Haringey is both a Local Authority and a Social Landlord. This means it has the responsibilities and tools available to Local Authorities and additional duties and tools to use as a landlord where relevant to tackle ASB. This is covered under a section on roles and responsibilities which also includes the Council's expectations of other landlords in the borough and of residents, businesses and visitors. This section also confirms an expectation that everyone in Haringey shows consideration for their neighbours and the wider community.

6.13 A section covers the Council's responsibility to investigate matters that could be a statutory nuisance and take appropriate follow-up action. This includes

noise, smoke, fumes, odour and dust accumulations that are prejudicial to health or a nuisance from residents or businesses.

6.14 Recognising the importance of the Council's internal partnership working with services across the Council and the external relationships developed to keep residents and communities safe is highlighted in a section on multi agency and partnership working.

6.15 The Council's focus on addressing ASB as early as possible and to fostering an environment where ASB is less likely to arise in the first place is outlined in a section on preventing ASB. This includes a range of actions that the Council undertake to proactively address ASB and its root causes across the borough such as conducting estate drop-ins in different areas of the borough attend regular ward panel meetings which are Police led and are forums for residents to discuss their concerns with officers.

6.16 Supporting victims and their wellbeing as part of reducing the harm ASB is causing is confirmed as the priority. The policy also outlines that victims will be signposted to support agencies as appropriate including ASB Help and Victim Support.

6.17 A section on safeguarding children, young people and vulnerable adults confirms that the safeguarding of vulnerable people will always be prioritised. This covers vulnerable tenants and leaseholders, ASB in supported housing and supporting vulnerable perpetrators.

6.18 Communication and the role of publicity as an essential part of tackling ASB is covered in its own section. This includes providing information so that residents know how to report ASB to the appropriate organisation alongside reassuring the community that the Council and its partners work together and take reports of ASB seriously.

6.19 A section on ASB Case Reviews outlines that where a report of ASB has been made but the problem hasn't been resolved, it may qualify for a review. The Council's response to complaints and feedback and how to make a complaint are outlined in the next section.

6.20 The main part of the policy ends with a section emphasising the importance of not mistaking domestic abuse as ASB, with those at risk or experiencing the abuse being four times more likely to have ASB complaints made against them[1].

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

[1] Kelda Henderson, The role of housing in a coordinated community response to domestic abuse. Thesis_2018_December_Formatted_2019.pdf

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 The adoption of the ASB policy will not involve any immediate financial implications. The enforcement of the policy will be met from existing resources.

Procurement

9.2 Strategic Procurement has been consulted in the preparation of this report and notes the contents herein. There are no imminent procurement implications arising from the recommendations at paragraph 3 of this report

Director of Legal & Governance

9.3 Comments by Sadikur Rahman – Acting Principal Lawyer on behalf of the Director of Legal and Governance:

9.4 The Director of Legal and Governance has been consulted in the drafting of this report and comments as follows.

9.5 S.218A of the Housing Act 1996, implemented by s.12 of the Antisocial Behaviour Act 2003 requires all Social Landlords, including Local Authorities to:
(2) prepare (a) a policy in relation to anti-social behaviour; & (b) procedures for dealing with occurrences of anti-social behaviour.
(4) The landlord must from time to time keep the policy and procedures under review and, when it thinks appropriate, publish a revised statement.
(5) A copy of a statement published under subsection (4) (a) must be available for inspection at all reasonable hours at the landlord's principal office; & (b)

must be provided on payment of a reasonable fee to any person who requests it.
(6) The landlord must also (a) prepare a summary of its current policy and procedures; & (b) provide without charge a copy of the summary to any person who requests it.

9.6 The policy as drafted complies with the above and the legislation cited in section 19 of the policy, taking into account its Equality Act & Public Sector Equality Act duties (PSED), the statutory guidance for ASB, in particular the ASB case review requirement under the Anti-social Behaviour, Crime and Policing Act 2014, consultation requirements, as well as implementing various Council polices such as the Housing Strategy & Housing Services improvement plan.

9.7 Cabinet should conscientiously take into account the responses to the consultation in making its decision.

9.8 There is no legal reason why Cabinet should not adopt the recommendation made in this report.

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 all Haringey residents, businesses, and visitors in the borough.

9.12 Data from the 2021 Census data showed that Haringey has:

- a population gender split of males 51.8% to females 48.2%.
- There are 54,422 children in Haringey aged 0-17 years, representing 21% of the population.
- Haringey has 27,706 residents aged 65+ (10%).
- 65.1% of the Haringey population are from a BME group or Other White ethnic groups compared to 60.9% in London.

- Around 17.6% of residents in Haringey are from Black ethnic groups and one in eleven are Asian (8.7%).

9.13 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.

9.14 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.

9.15 The ASB policy makes the following changes which are likely to have the most positive impact on Haringey residents including businesses, and visitors in the borough with the protected characteristics of age, disability race and religion because it does the following:

- Outlines that hate and racism find no refuge in Haringey and confirms that the policy should be read in conjunction with the Council's dedicated strategy for tackling hate crime. The strategy focuses on raising awareness and reinforcing our support for those affected.
- Contributes to addressing the fears from the impact of ASB experienced by all age groups such as loss of confidence, difficulty sleeping and anxiety by clarifying the Council's approach to tackling ASB and making it clearer how to report ASB incidents.
- Confirms that the Council work closely with our mental health partners at North London Foundation Trust sharing concerns about vulnerable persons where mental health may be indicated in ASB, so that they may be appropriately assessed and supported.

9.16 It is anticipated that the policy will have a positive impact on the protected characteristics of age, disability, religion and race. It will have a neutral impact on those with other protected characteristics.

10. Use of Appendices

Appendix 1 — Anti – Social Behaviour Policy
Appendix 2 — Equality Impact Assessment of the ASB Policy
Appendix 3 — Consultation report

11 Background papers

- **Haringey Housing Strategy 2024 – 2029:** 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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ANTI-SOCIAL BEHAVIOUR POLICY

December 2025

Haringey LONDON

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1 Introduction

This policy sets out Haringey Council's response to tackling anti-social behaviour (ASB) in public spaces, as well as the way we deal with ASB in the homes and neighbourhoods we manage as a social landlord (Registered Provider of Social Housing).

This policy applies to all Haringey residents, businesses, and visitors in the borough. It reflects our commitment to fostering safe, harmonious communities.

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

We recognise that ASB can seriously impact the quality of life for residents, communities, and visitors. Tackling ASB is a key priority, and we are committed to working with partners to support those affected and hold individuals accountable for unacceptable behaviour.

We want Haringey's residents to feel safe in their home and community and will take a proactive, personalised and victim-centred approach. This policy sets out how we address ASB through prevention, enforcement, and support.

This policy is designed to be read in conjunction with our strategy for tackling hate crime and community safety strategy.

Our Good Neighbourhood Management Policy explains how we manage neighbour relationships in our council housing properties where behaviour does not meet the ASB threshold.

We have several Council teams who tackle ASB, and these are listed below:

Our ASB Enforcement Team manages the Council's response to high level ASB, supporting our most vulnerable victims, securing evidence and building cases to take enforcement action against our highest harm and most complex ASB cases.

Our Tenancy ASB Team and wider Tenancy Teams manage all standard level ASB within our council housing, estates and neighbourhoods caused by our council tenants and leaseholders.

Our Noise Nuisance and Licensing Enforcement Team tackle both ASB relating to noise, smoke, fumes and smell under the Environmental Protection Act 1990 prioritising cases that cause the highest harm. This team also investigate and uphold the four licensing objectives under the Licensing Act 2003 which are: Prevention of Crime and Disorder, public safety, prevention of public nuisance and protection of children from harm.

Our Community Safety Team works closely with key internal and external partners such as the Police and Probation service to deliver partnership responses (such as days of actions) to address thematic and geographic issues linked to wider crime, disorder and ASB.

2 Aim of the policy

The aim of this policy is to outline that we will address ASB in a fair, reasonable, proportionate, and transparent way, that puts residents at the heart of what we do.

This policy sets out:

- What we mean by ASB
- The approach to reporting incidents
- Our response to reports of ASB
- The types of behaviours not considered ASB
- How we will seek to prevent ASB
- Our investigations into possible statutory nuisance
- The importance we place on multi agency and partnership working
- Our approach to safeguarding children, young people and vulnerable adults
- That hate and racism find no refuge in Haringey
- Our approach to reviewing ASB cases
- How we will respond to complaints and feedback
- The importance of not mistaking domestic abuse as ASB.

3 Definitions

ASB covers a wide range of unacceptable activity.

We use the following definitions:

In the **Anti-social Behaviour, Crime and Policing Act 2014** as:

‘Conduct that has caused, or is likely to cause, harassment, alarm or distress to any person, or conduct capable of causing nuisance or annoyance to a person in relation to that person’s occupation of residential premises or conduct capable of causing housing-related nuisance or annoyance to any person.’

And for Housing related ASB related to the Council’s housing management functions and responsibilities as a Corporate Landlord:

s.218A of the Housing Act 1996

(a) conduct that is capable of causing nuisance or annoyance to some person (who need not be a particular identified person) and that directly or indirectly relates to or affects the landlord's housing management functions, or

(b) conduct that consists of or involves using or threatening to use housing accommodation owned or managed by the landlord for an unlawful purpose.]

We will also consider the definition of ASB contained in an individual's tenancy agreement or lease with the Council when taking action to manage ASB.

There are three different groupings of ASB:

- **Personal antisocial behaviour:** when a person targets a specific individual or group.
- **Nuisance antisocial behaviour:** when a person causes trouble, annoyance or suffering to a community.
- **Environmental antisocial behaviour:** when a person's actions affect the wider environment, such as public spaces or buildings.

Section 4 of this policy outlines the types of ASB that should be reported to the Police and the types of ASB that the Council can investigate.

Cuckooing is the practice where somebody's home is taken over by another person, or by a group, for criminal purposes such as for illegal sex work, drugs offences, sexual offences or offensive weapons offences.

4 Reporting incidents

It is important to report ASB to the appropriate organisation. By reporting incidents, it helps us and the Police to understand the problem, build up evidence and take action. When we receive reports that should be made to the Police, we will advise reporters of how to report it to the appropriate place.

We know that providing evidence of incidents can make someone uncomfortable therefore reports can be made anonymously, although this makes it difficult for us to follow up to see if the situation can be resolved. We also reassure our reporting persons that their identity is not disclosed to the alleged perpetrator, unless it is a dispute between two residents, when it would not be possible to keep it anonymous.

4.1 Reporting Crime and ASB to the Police

All criminal behaviour should be reported to the Police. If there is an emergency or someone is in immediate danger or a crime is in progress, call 999.

The non-emergency number is 101 or criminal behaviour can be reported online.

The following commonly reported ASB issues are dealt with by the Metropolitan Police and can be reported by clicking on this link: Report antisocial behaviour

- Report misuse of Fireworks
- Dangerous dogs
- Dangerous driving or speeding

- Cuckooing
- Verbal abuse and harassment
- How to report a hate crime or hate incident
- Use and dealing of drugs
- Vandalism and criminal damage to property
- Violence when physical harm is threatened or committed (including use of weapons)

Reports can also be made anonymously to Crimestoppers by calling 0800 555 111, if the reporting person doesn't want to give the Police their details when reporting criminal activity.

4.2 Reporting environmental ASB to the Council that we can investigate

There are a range of different types of ASB that can be reported to the Council. This covers but is not limited to the following which can take place across the borough including in our parks and greenspaces.

- Abandoned vehicles – report abandoned vehicles
- Some types of noise nuisance – make a noise complaint
- Vandalism or graffiti – report vandalism or graffiti
- Dumped rubbish and fly tipping – report dumped rubbish
- Discarded needles and drug paraphernalia
- Environmental problems can also be reported using our Love Clean Streets mobile app under the following categories:
    - abandoned vehicles, damaged street furniture, dead animals, dog fouling, drains and gullies, dumped rubbish, flyposting, graffiti, lighting, lit signs and lit bollards, litter and street cleaning, manhole covers, overgrown hedges and shrubs, paths and pavements, potholes, recycling, road marking, road defects, signs, trees

4.3 Reporting personal or nuisance ASB to the Council

We assess the risk of all personal and nuisance ASB at referral, categorising cases as high or standard risk. Based on priority, they are assigned either to our ASB Enforcement team, Tenancy ASB team, or another service. The allocation of cases will be based on our scoring system.

Generally high-risk cases are assigned to our ASB Enforcement team; however, all cases are assessed on an individual basis to determine our level of involvement especially if already Police led.

If anyone is experiencing personal or nuisance ASB, they should report this directly to us using one of the following ways:

- **Online**
- **Telephone** (during office hours): 0208 489 1000.

- **In person:** by attending one of our customer service centres

This is unless they are a victim of crime or witness criminal behaviour, these incidents should be reported directly to the Police as outlined in section 4.1.

We aim to assess reports of ASB within one working day.

If we can help, the case will be assigned to someone for further investigation. The lead officer for the reporting person's case will aim to contact you within 5 working days.

If we cannot help, we'll let the reporting person know.

We might signpost the reporting person somewhere else if they have reported a housing association tenant, private renter or a homeowner. For example, we might advise contacting their landlord, or another service or organisation.

If an anonymous report is made, we might not be able to investigate it. This is because we may need to contact the reporting person to understand how the behaviour is impacting them. Where possible, we will do everything possible to safeguard information provided to us.

We will give reports of ASB made by Resident Associations equal weighting to other reports that we receive.

Housing association residents should report antisocial behaviour directly to their housing association. They have a responsibility to deal with complaints about antisocial behaviour.

Complaints about **Private Renters** should be reported directly to the landlord responsible for the property. They have a responsibility to deal with complaints about ASB from their property.

Whilst the Private Sector Housing Team does not have statutory powers to investigate ASB, property licensing can support its management by placing additional responsibilities on private landlords, including those managing HMOs. Through licensing conditions, landlords are required to take reasonable steps to address genuine complaints of ASB linked to their properties, helping to ensure a more proactive response to community concerns.

Anyone can report statutory nuisance to us as outlined in section 9 below. Alternatively the reporting person can get help from their local Citizens Advice or contact their local Safer Neighbourhoods Team.

5 Our response to reports

Measures we may take to intervene and seek to prevent ASB include but are not limited to:

- Risk assessments for all ASB cases opened
- Investigation plan which may include community engagement, staff conducting door knocks to gather evidence, letter drops witness statements, Information gathering, compiling court papers, attending Court or environmental audits
- Disposal or intervention which may include Mediation, Acceptable Behaviour Contracts, Community Protection Warnings/Notices, Notice of Seeking Possessions (NOSPS), Injunctions, Closure Orders, Criminal Behaviour Orders or referrals to drug outreach services
- In our Council housing we may ask the court for an outright possession order to evict tenants if there are legal grounds for an eviction.

We will carefully consider and justify our actions to ensure we do not disadvantage people with protected characteristics under the Equality Act 2010.

6 Confidentiality and data sharing

When responding to complaints about ASB, we will not disclose a complainant's identity, personal data, or other personal information to the alleged perpetrator or any other individual unless we have the complainant's consent or another lawful basis to do so.

Sometimes, for us to be able to act, we may need to provide to a court a witness statement from the person impacted by the ASB. When providing a statement this will be explained to the complainant. If the complainant is unwilling to provide a statement it may limit the action we can take to resolve the problem.

In some cases, even if we do not disclose information directly, there is the possibility that the alleged perpetrator will identify the complainant (or think they can identify them) from the context. Officers will consider this when recording and investigating complaints and if they are concerned about this, we can discuss this with them and decide how to respond to their complaint. An example would be the need for council officers to make enquiries with neighbours to secure evidence of the reported ASB.

We will share information with partner agencies in accordance with the Crime and Disorder Information Sharing Protocol made under Section 115 of the Crime and Disorder Act 1998 for the purposes of preventing, detecting, and tackling crime and ASB in Haringey.

7 Types of behaviour not considered ASB

Some behaviours, although annoying to residents, may not meet the threshold or be persistent enough for investigation as ASB. It is important that residents feel that they can enjoy their own home and surrounding areas, and some noise disturbance and other minor annoyances are to be expected when living close by to other people.

As part of showing consideration for neighbours and the wider community, we recommend informing neighbours if there is going to be a one-off event, such as a party or celebration. Our Good Neighbourhood Management Policy outlines our approach when our council tenants and leaseholders experience upset or frustration resulting from a person's behaviour or actions that are not deemed to be ASB or a tenancy breach.

We will not normally investigate the following types of behaviour unless there is evidence that the behaviour is deliberately intended to cause damage, intimidate or is taking place between 11pm and 7am:

- Children playing in the street, communal areas or our parks and greenspaces
- Young people gathering socially
- Being unable to park outside your own home
- Businesses having the correct licenses for events/parties/changes to their operations and ensuring they are up to date as required by the Licensing Act 2003. Haringey's statement of licensing policy outlines what we expect form licensees
- A one-off party or event (excluding in our parks and greenspaces where permission must be applied for)
- General living noise

Those who are rough sleeping and who need additional support will receive a warm welcome at Mulberry Junction, our dedicated resource centre for single people affected by homelessness.

People who engage in street-based sex work may experience multiple, and intersecting disadvantage and stigmatisation, which puts them at increased risk, and they are frequently the victims of violence.

Sex work is not in itself either ASB or a criminal offence and we therefore aim to support people engaged in this work. However soliciting or other activities that sex workers do to contact a client are criminal.

Where behaviour linked to either sex work or rough sleeping causes ASB, (e.g. through public indecency, associated acts of harassment, misuse of drugs or alcohol, threats or littering) we will take a robust line about enforcing.

8 Roles and responsibilities

Local Authorities and Social Landlords share responsibility with the Police to tackle ASB at a local level, empowering ASB victims, putting them at the heart of our work and involving them in our response to ASB.

Haringey is both a Local Authority and a Social Landlord. This means that as well as having the responsibilities and tools available to Local Authorities to tackle ASB, we also have additional duties and tools we can use as a landlord where relevant.

8.1 As a local authority

As a local authority, we have a responsibility to tackle ASB in public spaces. The Crime and Disorder Act 1998 requires responsible authorities to work with the Police and other agencies to reduce crime and disorder in the local area. As a Council, we have a range of powers we can use to tackle ASB in public spaces.

8.2 As a social housing landlord

As a local authority, we have a duty to respond to ASB affecting council housing tenants within the borough. Our tenancy agreements grant us specific powers to address ASB or breaches of tenancy conditions within the properties we manage.

We have outlined in our Good Neighbourhood Management policy the approach we take where behaviour does not meet the ASB threshold. This confirms how we set expectations and manage neighbour relationships for our Council tenants and leaseholders in our estates, blocks and street properties across the borough.

8.3 Other Landlords

We are committed to working with landlords across the borough, including housing associations who manage approximately 13,000 properties in Haringey, to address ASB incidents on their properties. However, it is important to note that it is not always our legal responsibility to take the required action.

Other landlords also have a clearly defined responsibility to respond to ASB, which includes taking reasonable steps to prevent, identify, and manage ASB caused by tenants in their properties. Our Tenancy Strategy recommends that Registered Providers have policies and procedures in place, setting out their approach to tackling ASB.

In addition to housing associations, we are also engaged with private renters and encourage all landlords, both public and private, to work closely with us to tackle ASB effectively.

We are here to provide support and guidance to providers where needed and by working together, we can create safer and more peaceful communities for everyone in Haringey.

8.4 Resident, business and visitor responsibilities

We expect everyone in Haringey to show consideration for their neighbours and the wider community.

If we are their landlord or freeholder (if they are a leaseholder), our Tenancy Conditions and lease agreements set out standards of behaviour expected from residents and their household members or visitors.

Our new Council tenants are offered an introductory tenancy for a trial period of 12 months before they become secure tenants. As outlined in our Tenancy Management Policy, 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. This includes assessing any ASB incidents perpetrated by tenants.

9 Statutory Nuisance

We have a responsibility to investigate matters that could be a statutory nuisance and take appropriate follow-up action.

Statutory nuisances include noise, smoke, fumes, odour and dust accumulations that are prejudicial to health or a nuisance from residents or businesses.

To be classified as a statutory nuisance the matter must:

- unreasonably and substantially interfere with the use or enjoyment of a home or other premises or
- injure health or be likely to injure health

Examples that would be investigated as statutory nuisance include:

- Loud continuous noise from machinery or equipment
- Regular and excessive music noise from neighbours – either residential or businesses
- Dark smoke, fumes, odour, or dust from commercial premises
- Animal noise, such as regular and prolonged dog barking
- Alarms
- Noise from construction sites

This means that there will be situations when we begin investigating a matter as ASB but will then refer it to our Noise and Nuisance team to investigate and take any appropriate follow up enforcement actions.

10 Multi-agency and Partnership Working

We take pride in and recognise the importance of our internal partnership working with services across the Council and the external relationships we have developed to keep our residents and communities safe.

Our multi agency and partnership working includes but is not limited to the Police, Drug and Alcohol Services, Haringey Youth Service, Hearthstone Domestic Abuse Advice and Support Service, Housing Providers, Mental Health Services, Safer Estates, Social Services (adults and children) and the Voluntary Community Sector (VCS).

We work with our partners wherever necessary to achieve the best possible outcome for victims of ASB. This may mean a case is discussed in a multi-agency forum with all relevant parties present. We collaborate with our multi agency partners to:

- Share information, intelligence and resources
- Develop joint problem-solving approaches
- Provide consistent support for affected residents
- Conduct joint action, visits and patrols
- Co-Chair the Partnership Problem Solving Group (PPSG). This is a multi-agency partnership in Haringey that aims to:
    - reduce ASB and crime
    - increase public confidence
- Make referrals to Haringey MASP (Multi-Agency Solutions Panel): The aim of the Panel is to ensure that professionals working with people experiencing complex needs/high levels of risk can access multi-agency creative, problem-solving support and advice
- Ensure a holistic approach to the challenge of cuckooing by developing bespoke response plans at the Multi-Agency Cuckooing Panel
- Support discussions at the Multi Agency Risk Assessment Conference (MARAC): This is a multi-agency meeting which domestic abuse victims/survivors who have been identified as at high risk of serious harm or homicide are referred to
- Organise and participate in Case Conferences
- Make referrals to secondary mental health crisis services - Help in a mental health crisis
- Engage with Business Improvement Districts, Traders groups and the Business Forum
- Coordinate with Haringey Friends of Park Forum
- Work with agencies, such as housing associations, private landlords, letting agents and businesses, providing professional advice and support as required so that these agencies can act confidently to prevent or tackle ASB making use of their own resources.

11 Preventing ASB

We actively promote prevention across the borough to foster an environment where ASB is less likely to arise in the first place.

We understand the importance of addressing ASB as early as possible. On many occasions successful resolutions occur before behaviours escalate, without the need for further involvement of other agencies. It is vital that people feel empowered and supported to address their differences amicably and respectfully in the first instance. If the behaviour does continue, our communities should feel confident to report it. As well as responding to reports of ASB, we also undertake a range of other work to proactively address ASB and its root causes across the borough including:

- conducting estate drop-ins in different areas of the borough including via Weeks of Actions.
- providing support and guidance to residents through our communication channels including HomesZone magazine, our website and social media.
- our ASB Enforcement team attend regular ward panel meetings which are Police led and are forums for residents to discuss their concerns with officers.
- maintaining strong links with drug and alcohol services, recognising the importance of addressing substance misuse in tackling ASB effectively
- supporting referrals to housing related support services including for people in Haringey experiencing homelessness and rough sleeping
- working closely with the Police on a weekly basis to review data and understand where emerging ASB locations exist across the borough
- using caretakers and concierges as eyes and ears on our council estates to report any issues they observe
- working collaboratively with other teams across the council and other external organisations such as the Police, housing providers, mental health services and others to support vulnerable residents who may be involved in ASB.
- Working with Business Improvement Districts, Traders groups and Business Forum

Large scale events

We welcome big events in our borough which attract thousands of visitors and help our local economy thrive. However, we always want to avoid disturbances that have an impact on our local community and will address these with partners where they do occur.

As outlined in our Licensing Policy, we encourage organisers of major festivals and carnivals to approach the Council at the earliest opportunity to discuss arrangements for the licensing of their events. Larger events will require a time-limited premises licence. This will involve the preparation of a substantial operating schedule, full public consultation and a longer lead in period.

The Council co-ordinates a Safety Advisory Group (SAG) with membership comprising all the emergency response authorities which can provide support to event organisers on event planning if good time is allowed. All major events will be scrutinised by the SAG.

Resolving neighbour disputes

Disputes with a neighbour can be distressing – but the neighbour might be unaware they are being disturbing or causing distress.

We recommend firstly, letting the neighbour know that they're being disturbing either by talking or writing to them.

Our website has a range of suggestions for resolving neighbour disputes. This includes a template letter as a polite way of telling the neighbour what behaviour is disturbing and asking them to stop.

12 Supporting Victims

Our priority is always the wellbeing of the victim and reducing the harm ASB is causing.

We will signpost victims to support agencies as appropriate including ASB Help and Victim Support.

13 Safeguarding children, young people and vulnerable adults

We will always prioritise the safeguarding of vulnerable people. Our Safeguarding Policies set out how we will respond to safeguarding concerns relating to children, young people and vulnerable adults. Our safeguarding policies and procedures take precedence over this policy.

Vulnerable Tenants and Leaseholders
We recognise that ASB can disproportionately affect vulnerable people both in terms of its frequency and its impact.

We recognise that some vulnerable people can, intentionally or unintentionally, and in some cases partly as a result of specific vulnerabilities, behave in ways that cause harassment, alarm or distress, or housing-related nuisance or annoyance. We are clear that if the perpetrator is vulnerable, their vulnerability does not diminish the impact of their behaviour on others, nor does it take away their responsibility for it. Most vulnerable people – including those who misuse drugs or alcohol and those who have mental ill health - do not behave antisocially.

We work closely with our mental health partners at North London Foundation Trust sharing concerns about vulnerable persons where mental health may be indicated in ASB, so that they may be appropriately assessed and supported.

Delivering our Vulnerable Tenants and Leaseholders Policy sets out our commitment to assisting vulnerable people living in our Council homes. This aims to help prevent ASB from happening by identifying where our tenants and leaseholders need additional help.

The experience of being “cuckooed” has a hugely negative impact on the vulnerable people victimised, who often experience violence, psychological distress, substance addiction, and being indebted to criminal networks as a result

We do not seek to apportion blame to the victim: we view cuckooing as abuse. Like many forms of abuse, the relationship of the victim to the abuser can be complex.

Where we believe that a vulnerable adult covered by this policy has had their home taken over for criminal purposes, we always contact and work with the Police.

In partnership with the Police, we aim to provide support to the cuckooed resident so that they get the help they need; and to prevent people entering addresses which are being used for cuckooing using formal enforcement action such as injunctions or closure orders.

Whenever we respond to ASB we assess whether residents involved either as victim, witness, or alleged perpetrator are vulnerable within the terms of the policy.

ASB in Supported Housing

Our tenants are responsible for ensuring that they or their guests/visitors do not cause any ASB.

This can include, but is not limited to:

- Noise nuisance
- Aggressive or violent behaviour
- Neighbour disputes
- Illegal activities (such as selling or supplying drugs)

We will work with tenants to ensure that they do not cause or become a victim of ASB. However, where a tenant is causing this behaviour, our staff will work with colleagues from our Tenancy Management and ASB Enforcement teams and the Police to ensure that the strongest actions are taken against the tenant. This could put their tenancy at risk.

Tenants are responsible for the behaviour and actions of any friends, visitors or relatives who come into the scheme as well as into their property.

Supporting vulnerable perpetrators
On some occasions, the alleged perpetrator of ASB may be vulnerable and we may determine that they require support. When we are made aware by the perpetrator, or determine by any information made available to us, that a person has or may have a support need we will explain our concerns and invite the perpetrator to discuss their needs with us. We will seek their consent to make a referral(s) to an appropriate Council department or external organisation on their behalf if appropriate. If the perpetrator is already engaged with a support service we will discuss with the perpetrator the sharing of relevant information with the support service.

We reserve the right to make a referral to Adult or Children Social Care, or the Police without the permission of the individual(s) concerned where the situation justifies it and information sharing provisions permit it. This may also be undertaken if a person is believed to lack capacity to make their own self-determined decisions in accordance with the Mental Capacity Act 2005.

When the perpetrator of the ASB is a young person, we will attempt to engage with their parents or guardians to offer appropriate family support.

We will carefully consider and justify our actions to ensure we do not disadvantage people with protected characteristics under the Equality Act 2010. We also act in accordance with the Human Rights Act 1998. The Human Rights Act gives effect to the human rights set out in the European Convention on Human Rights. These rights are called Convention rights. Examples of Convention or human rights include:

- the right to life
- the right to respect for private and family life
- the right to freedom of religion and belief.

The Human Rights Act means a person can take action in the UK courts if their human rights have been breached.

14 Referrals to other agencies

Investigating Officers will make referrals to other Council departments or agencies as appropriate during their investigation. Any referrals made which involve sharing personal information of the complainant will be made with the consent from the individual concerned. This is unless there is an overriding safeguarding concern in relation to a vulnerable adult or child.

We will always pass details of identified criminal activities to the Police.

15 Communication

Publicity is an essential part of tackling ASB for the following reasons:

- Ensuring that residents know how to report ASB and are encouraged to notify the appropriate organisation.
- Reassuring the community that us and our partners work together and take reports of ASB seriously.
- Reassuring complainants, witnesses and the wider community that successful action with evidence of clear positive impacts has been taken to tackle ASB.
- To manage the Council's reputation should sensitive ASB incidents occur within communities.
- Making it clear to perpetrators that we will not tolerate ASB and will take action to protect others.

When formal Court action is concluded and we are able to publicise outcomes, we will consider issuing a press release, putting out social media posts and bulletin items.

16 ASB Case Review

If a report of ASB has been made but the problem hasn't been resolved, the case may qualify for a review by asking for an 'ASB review' on this webpage. The ASB review used to be called a 'Community Trigger'.

Check if you can get your case reviewed
You can use the ASB review process if you've reported ASB 3 times in the last 6 months – either to the council, the police or a housing provider

If the case remains open, an ASB review will need to wait for the outcome before any review can begin.

We will provide updates to our reporting persons on the status of their existing cases.

If there is a new ASB problem, this link can be used to report it to us.

17 Complaints and feedback

We work hard to make sure we provide a good service to our residents, but we realise that sometimes things do not work as planned.

If this happens, we want to hear so we can put it right and learn from it. The quickest and easiest way for us to do that is to report it to us.

To make a complaint about the council – use our complaints process

We assess feedback to identify whether it is a complaint or is instead a report of ASB to ensure the feedback receives the most appropriate response.

18 Victim/Survivors of Domestic Abuse

Domestic abuse is often mistakenly reported as ASB, with those at risk or experiencing the abuse being four times more likely to have ASB complaints made against them[1].

For example, those who hear frequent shouting, stomping, or banging, may contact us, their landlord or the Police to report unsuspected ASB. When housing or other multiagency professionals do not recognise these reports as domestic abuse, they risk criminalising, further isolating, and ultimately causing homelessness to victim/survivors. Landlords are often the first to receive disclosures of domestic abuse through reports of ASB and are key partners in early intervention to safeguard survivors.

A making every contact count approach will be taken for all disclosures in line with our Domestic Abuse and Violence Against Women and Girls policy. In practice, we will ensure that all staff members understand how to provide support for victim/survivors by using the most appropriate language and communication methods.

This means that in instances where a resident is experiencing physical violence (or threats of such acts), controlling and coercive behaviour, or sexual, verbal, emotional, or economic abuse, or harassment by someone they have a close personal connection with, our staff training will emphasise the importance of recording this as domestic abuse and not ASB

In cases that are later identified as domestic abuse, we aim to provide the victim/survivor with support to access specialist services and explore their housing options, while holding perpetrators to account.

19 Legislation

- Anti-social Behaviour, Crime and Policing Act 2014
- Crime and Disorder Act 1998
- Data Protection Act 2018
- Domestic Abuse Act 2021
- Equality Act 2010
- Homelessness Reduction Act 2017
- Housing Act 1996

[1] Kelda Henderson, The role of housing in a coordinated community response to domestic abuse. Thesis_2018_December_Formatted_2019.pdf

- Housing Act 1988
- Housing Act 1985
- Human Rights Act 1998
- Care Act 2014
- Mental Health Act 1983
- Protections from Harassment Act 1977
- Licensing Act 2003
- Misuse of Drugs Act 1971
- Environmental Protection Act 1990
- Police and Criminal Evidence Act 1984

We also use the Anti-Social Behaviour principles as a guide in seeking to deliver the best possible outcomes for victims of antisocial behaviour.

20 Links to other policies and strategies

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

- Community Safety Strategy 2024 - 2027
- Domestic Abuse and Violence Against Women and Girls Policy for council tenants and leaseholders, and those approaching the council as homeless
- Feedback Policy
- Good Neighbourhood Management for council tenants and leaseholders Policy
- No Place for Hate - Haringey's strategy for tackling hate crime 2024 - 2027
- Safeguarding adults policy and procedures
- Safeguarding council tenants and leaseholders policy
- Statement of licensing policy
- Tenancy Management Policy
- Tenancy Strategy
- Vulnerable council tenants and leaseholders policy

21 Resident co-production and engagement

When did you discuss development of this policy with residents?
At meetings of the Council's Resident Voice Board in March 2025 and May 2025.

What did they tell you?
They told us about the importance of addressing ASB in supported housing and the need to outline what the Council's approach was. This included clarifying any preventive action that could be taken to respond to ASB during the initial 12-month introductory period.

They also wanted the policy to recognise that providing evidence of incidents can make someone uncomfortable and to emphasise the importance of effective multi-agency partnership working.

The policy approach to taking early action to prevent ASB in addition to taking earlier enforcement action where necessary, with the aim of avoiding last minute enforcement action should be covered in the policy.

They wanted confirmation that the policy would outline that reports of ASB made by Resident Associations would be given equal weight to other reports and clarification was needed on how tenants of housing associations and private renters could report ASB. They also asked whether details of any cross council working and its role in addressing ASB could be included in the policy.

Residents asked if the policy could outline the approach to preventing ASB in HMO's.

How has what residents told us informed development of this policy?
Section 4 on reporting incidents recognises that providing evidence of incidents can make someone uncomfortable therefore reports can be made anonymously, although this makes it difficult for us to follow up to see if the situation can be resolved.

Section 4.2 confirms that we will give reports of ASB made by Resident Associations equal weighting to other reports that we receive.

Section 11 on multi agency and partnership working confirms that we work with housing providers which includes other local authority housing providers to keep our residents and communities safe.

Section 12 on preventing ASB outlines our approach to addressing anti-social behaviour as early as possible. It also notes that we will work with Our multi agency and partnership working includes

Section 13 on safeguarding children, young people and vulnerable adults includes a sub section on our approach to addressing ASB in supported housing.

22 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 it will have a neutral impact on those with other protected characteristics.

23 Reviewing the policy

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

Appendix 1 – A Summary of Our Powers

Our powers to tackle ASB are mainly contained in the Anti-social Behaviour, Crime and Policing Act 2014. Information and guidance on these powers is published by the Government on their pages on Anti-social behaviour powers.

We also have other powers available to us from legislation including the Anti-Social Behaviour Act 2003 and the Clean Neighbourhoods and Environment Act 2005 which may be relevant in certain circumstances. We will use any of the powers available to us when ASB is identified as impacting on residents, our communities or public spaces if it is determined that those powers are most likely to reduce or resolve the ASB.

Anti-social behaviour committed by a Council tenant, leaseholder or visitor to a Council property may be a breach of the tenancy agreement that applies to that property. In these circumstances we may act under housing legislation to ensure the ASB stops.

We support the key principles of a consistent approach to addressing ASB published by the Government. These can be found at: Anti-social behaviour principles.

The Crime and Disorder Act 1998 provides us with the legal power to share information with partner agencies for the purposes of preventing, detecting, and tackling crime and anti-social behaviour in Haringey.

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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:	**ASB Policy and Good Neighbourhood Management Policy**
Service Area:	**ASB and Tenancy Management**
Officer Completing Assessment:	**Max Tolley**
Equalities Advisor:	**Elliot Sinnhuber**
Cabinet meeting date (if applicable):	**December 2025**
Director/Assistant Director	**Eubert Malcolm - Director of Environment**

2. Executive summary

The **Anti-Social Behaviour (ASB) Policy** and **Good Neighbourhood Management Policy** are being assessed under the same Equality Impact Assessment due to the similarities between both documents and their joint focus on the management of ASB in Haringey.

The **ASB Policy** applies to all Haringey residents including businesses, and visitors in the borough whereas the **Good Neighbourhood Management Policy** only applies to Haringey Council tenants and leaseholders. Both will be new Council policies consolidating existing operational practice into concise documents.

The ASB policy outlines Haringey Council's response to tackling ASB in public spaces, as well as the way we deal with ASB in the homes and neighbourhoods we manage as a social landlord (Registered Provider of Social Housing). The Good Neighbourhood Management Policy covers cases that don't meet the threshold for ASB intervention or a breach of tenancy and outlines how we will respond to those behaviours.

The ASB policy makes the following changes which are likely to have the most positive impact on Haringey residents including businesses, and visitors in the borough with the protected characteristics of age, disability, religion and race because it does the following:

- Outlines that hate and racism find no refuge in Haringey and confirms that the policy should be read in conjunction with the Council's dedicated strategy for tackling hate crime.
- Confirms that the Council work closely with our mental health partners at North London Foundation Trust sharing concerns about vulnerable persons where mental health may be indicated in ASB, so that they may be appropriately assessed and supported.

The Good Neighbourhood Management policy makes the following changes which are likely to have the most positive impact on Haringey Council tenants and leaseholders with the protected characteristics of age and disability because it does the following:

- Recognising that some tenants or leaseholders, who have particular support or medical needs, may find it more challenging to manage neighbour disputes because of these issues.
- Where this is the case, the Council's Tenancy Management team will consider whether additional support with managing a neighbour dispute may be required and whether they need to help the resident in understanding how their behaviour could be adapted to help resolve the situation.

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

The findings included that Haringey has a population gender split of males 51.8% to females 48.2%. There are 54,422 children in Haringey aged 0-17 years, representing 21% of the population. Haringey has 27,706 residents aged 65+ (10%). 65.1% of the Haringey population are from a BME group or Other White ethnic groups compared to 60.9% in London. Around 17.6% of residents in Haringey are from Black ethnic groups and one in eleven are Asian (8.7%).

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 Resident Voice Board near the start of the policy 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 development process.

We engaged with Councillors on the policies through briefing the Cabinet members for community safety and for housing and planning. We also shared the policies with the Council's scrutiny committees for their feedback and attended a meeting of the Culture, Community Safety & Environment Scrutiny Panel where members shared their feedback on both policies.

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

A consultation on both policies was held on www.haringeyasb.commonplace.is and ran from 8th August to 2nd October 2025. The Anti-Social Behaviour Policy Consultation received 69 responses, and the Good Neighbourhood Management Policy received 9 responses. Some of the points made in the consultation responses are not directly addressed in the policy. This is because for example, licensing matters are either covered by the Licensing Act 2003 and included within the Council's Licensing policy or public urination and defecation are included in the Borough wide Public Spaces Protection Order. Following the approval of the policy, the Council are planning to make improvements to the Council's ASB webpages and prepare a noise nuisance protocol and cuckooing policy over the coming months. Appendix 3 has a full analysis of the consultation responses received for both policies.

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

We attended meetings of the Council's Resident Voice Board on 20 March and 15 May 2025. They told us that the ASB policy should include coverage of the following points:

- The importance of addressing ASB in supported housing and the need to outline what the Council's approach was. This included clarifying any preventive action that could be taken to respond to ASB during the initial 12-month introductory period.
- Recognition that providing evidence of incidents can make someone uncomfortable and to emphasise the importance of effective multi-agency partnership working.

We attended a meeting of the Council's Culture, Community Safety & Environment Scrutiny Panel on 28 July 2025. Councillors told us that the ASB policy should include coverage of the following points:

- ASB issues from businesses and the Council's response including links to the Licensing Act 2003
- Outline the roles of the three teams (ASB, tenancy management team and Community safety) and the approach to high or low risk level
- Tenancy needs to be firmer with enforcing tenancy agreements
- Confirming that referrals to housing related support services will be made including for people in Haringey experiencing homelessness and rough sleeping
- Clarifying that when the Council receive reports that should be made to the Police, the Council will advise reporters of how to report it to the appropriate place.
- More detail on the Council's approach to other landlords and ASB.

Councillors told us that the Good Neighbourhood Management Policy should include coverage of the following points:

- Clarifying that the Policy only applied to Council tenants and leaseholders
- Outlining that the Council have the powers to evict a council tenant following a breach of the tenancy agreement for cases of ASB
- Highlighting the process for making complaints and feedback
- Confirming that mediation will be carried out by an officer who has had no prior involvement in the case.

Some of the points made in the consultation responses are not directly addressed in the policy. This is because for example, licensing matters are either covered by the Licensing Act 2003 and included within the Council's Licensing policy or public urination and defecation are included in the Borough wide Public Spaces Protection Order. Following the approval of the policy, the Council are planning to make

improvements to the Council's ASB webpages and prepare a noise nuisance protocol and cuckooing policy over the coming months. Appendix 3 has a full analysis of the consultation responses received for both policies.

4. Data and Impact Analysis

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

4a. Age

Data

Borough Profile[1]

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

Local Authority Social Rented Tenant Population Profile[2]

- 0 – 15: 7963 (20%)
- 16 – 24: 6120 (16%)
- 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 borough's total population and the Local Authority Social Rented Tenant Population.

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.

[1] Census, 2021 – Population and household estimates, England and Wales - Office for National Statistics (ons.gov.uk)

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

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

Potential impacts
Positive impact.

We anticipate that both policies will contribute to addressing the fears from the impact of ASB experienced by all age groups such as loss of confidence, difficulty sleeping and anxiety[3] by clarifying the Council's approach to tackling ASB and making it clearer how to report ASB incidents.

The Good Neighbourhood Management Policy should have a positive impact by helping to prevent issues escalating into ASB by providing access to the appropriate advice and tools, encouraging neighbours to work together to resolve any differences.

4b. Disability

Data

Borough Profile

- Disabled under Equality Act – 13.7%[4]
    - 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 depression[5]
- 1.7% of residents diagnosed with a severe mental illness[6]
- 0.4% of people in Haringey have a learning disability[7]

Local Authority Social Rented Tenant Population Profile [8]

- 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 borough's total population and it's social rented tenant population. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

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[3] Home Office, 2023, Anti-social behaviour: impacts on individuals and local communities
[4] Census, 2021 – Disability, England and Wales - Office for National Statistics (ons.gov.uk)
[5] NHS Quality Outcomes Framework – Prevalence of diagnosed depression among GP registered population age 18+
[6] NHS Quality Outcomes Framework – Prevalence of diagnosed mental health diagnosis among GP registered population age 18+
[7] PHE Learning disability profiles – https://fingertips.phe.org.uk/learning-disabilities#page/0/gid/1938132702/pat/6/par/E12000007/ati/102/are/E09000014
[8] Census, 2021 - Custom dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/dda3992e-e16d-420a-a2d2-14a491b30045#get-_data

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 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?

Potential Impacts

Positive impact.

A key objective of the ASB policy is to increase awareness of the importance of reporting ASB to the appropriate organisation and to outline the Council's active promotion of prevention across the borough to foster an environment where ASB is less likely to arise in the first place. We anticipate that these objectives combined with promoting the channels available to support victims in the policy should have a positive impact on disabled residents.

The ASB policy confirms that the Council work closely with our mental health partners at North London Foundation Trust sharing concerns about vulnerable persons where mental health may be indicated in ASB, so that they may be appropriately assessed and supported. It also recognises that the experience of being "cuckooed", which disabled people are particularly at risk from[9], has a hugely negative impact on the victims. It states that where the Council believe that a tenant has had their home taken over for criminal purposes, they will always contact and work with the Police.

The Good Neighbourhood Management Policy recognises that some tenants or leaseholders, who have support or medical needs, which may fall under the definition of disability may find it more challenging to manage neighbour disputes because of these issues. Where this is the case, the Council's Tenancy Management team will consider whether additional support with managing a neighbour dispute may be needed.

4c. Gender Reassignment

Data

Borough Profile[10]

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

[9] Macdonald, S. J. et al. (2022) 'Becoming cuckooed: conceptualising the relationship between disability, home takeovers and criminal exploitation', Disability & Society, 39(2), pp. 485–505. doi: 10.1080/09687599.2022.2071680 .

[10] Census, 2021 – Gender identity, England and Wales - Office for National Statistics (ons.gov.uk)

- Trans woman – 0.1%
- Trans man - 0.1%

Social Rented Tenants Population Profile [11]

- Gender Identity different from sex registered at birth but no specific identity given – 0.76%
- 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 the borough's total population and the proportion of social rented 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

Neutral impact.

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[12]

- 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%)

[11] Census, 2021 – Gender Identity by Tenure – Office for National Statistics (on.gov.uk)
[12] Census, 2021 – Marriage and civil partnership status in England and Wales - Office for National Statistics (ons.gov.uk)

Local Authority Social Rented Tenant Population Profile [13]

- 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%)
- 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 amongst the borough's total population and the distribution amongst 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 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

Neutral impact.

4e. Pregnancy and Maternity

Note[14]:

- 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 [15]

Live Births in Haringey 2021: 3,376

Target Population Profile

The council does not hold data on pregnancy and maternity among its tenants.

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

[14] Equality and Human Rights Commission, 2022 – Pregnancy and maternity discrimination.

[15] Births by Borough (ONS)

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
Neutral impact.

Both policies apply equally to all residents and do not contain any provisions that disadvantage individuals based on 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.[16]

Data
Borough Profile [17]
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%
- Other Mixed: 2.5%

[16] Race discrimination | Equality and Human Rights Commission (equalityhumanrights.com)
[17] Census 2021 - Ethnic group, England and Wales - Office for National Statistics (ons.gov.uk)

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 [18]

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%

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

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

2021 Census data has been used to identify the distribution of ethnic groups among the borough's total population and the distribution amongst its 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 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.

Individuals from minority ethnic backgrounds are at a higher risk of encountering racial hate and discrimination. The ASB policy is clear that hate and racism find no refuge in Haringey with links and references to the Council's dedicated strategy for tackling hate crime. This strategy outlines that racial hate crime is the most frequently reported form of hate crime with time and resources consequently mostly focused on this.

The policy also provides a link for how to report a hate crime or hate incident in the section on reporting Crime and ASB to the Police.

4g. Religion or belief

Data

Borough Profile [19]

- 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%

Local Authority Social Rented Tenant Population Profile[20]

[19] Census, 2021 – Religion, England and Wales - Office for National Statistics (ons.gov.uk)
[20] Census 2021 – Custom dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/3f832a2b-5432-443e-8926-7e0d92e3cc03#get-data

- 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 the borough's total population and the distribution among its 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 Council's tenant population has a significantly higher proportion of individuals who identify as Muslim, and slightly higher proportion of individuals who identify as Christian, Buddhist or another religion than what is observed in the wider borough population. There is a significantly lower proportion of tenants who identify as Jewish, Hindu or Sikh. There is also a low proportion who don't associate with any religion.

Potential Impacts
Positive impact.

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

The ASB policy is clear that hate and racism find no refuge in Haringey outlines that the policy should be read in conjunction with the Council's dedicated strategy for tackling hate crime. This strategy outlines that religion is one of the five types of hate crime and Haringey's unity in standing against all hate crime. It also focuses on raising awareness and reinforcing our support for those affected. For example, Islamophobia is a frequently reported hate crime and residents who are Muslims are over-represented in the Council's tenant population. By focusing on the needs of those who identify as practicing a religion, the strategy has a positive impact by raising awareness about the communities' experiences.

The policy also provides a link for how to report a hate crime or hate incident in the section on reporting Crime and ASB to the Police.

4h. Sex

Data

Borough profile [21]

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

Local Authority Social Rented Tenant Population[22]

- 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 borough's total population and the distribution in the social rented 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.

Data demonstrates that domestic abuse and VAWG and their associated harmful impacts are disproportionately experienced by women and girls, overwhelmingly perpetrated against them by men and boys. Therefore, this means that our tenant population may be at higher risk of DA and VAWG because they are majority female.

Potential Impacts

Positive impact.

The ASB policy has a section on Victim/Survivors of Domestic Abuse. This highlights research showing that domestic abuse is often mistakenly reported as ASB, with those at risk or experiencing the abuse being four times more likely to have ASB complaints made against them.

The ASB policy notes that a making every contact count approach will be taken for all disclosures in line with our Domestic Abuse and Violence Against Women and Girls policy. This means that in instances where a resident is experiencing physical violence (or threats of such acts), controlling and coercive behaviour, or sexual, verbal, emotional, or economic abuse, or harassment by someone they have a close personal connection with, our staff training will emphasise the importance of recording this as domestic abuse and not ASB.

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[21] Census 2021 – Gender identity: age and sex, England and Wales - Office for National Statistics (ons.gov.uk)

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

4i. Sexual Orientation

Data

Borough profile [23]

- 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 [24]

- 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?

2021 Census data has been used to identify the distribution of sexual identity among the borough's total population and among its 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

Neutral impact.

The policies are applied equally to all everyone regardless of their sexual orientation and contain no provisions that differentiate or disadvantage individuals based on this characteristic.

4j. Socioeconomic Status

Data

Borough profile

Income

[23] Census, 2021 – Sexual orientation, England and Wales - Office for National Statistics (ons.gov.uk)
[24] Census 2021 – Sexual Identity by Tenure – Office for National Statistics (ons.gov.uk)

- 6.9% of the population of Haringey were claiming unemployment benefit as of April 2023[25]
- 19.6% of residents were claiming Universal Credit as of March 2023[26]
- 29.3% of jobs in Haringey are paid below the London Living Wage[27]

Educational Attainment

- Haringey ranks 25th out of 32 in London for GCSE attainment (% of pupils achieving strong 9-5 pass in English and Maths)[28]
- 3.7% of Haringey's working age population had no qualifications as of 2021[29]
- 5.0% were qualified to level one only[30]

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 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.[31]

Local Authority Social Rented Tenant Population

Income

- On Census Day 2021, 47.7% of Haringey Council tenants were not in employment.[32]
    - 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. [33]

Household Deprivation[34] [35]

- Household is not deprived in any dimension: 20.34%
- Household is deprived in one dimension : 35.46%

[25] ONS – ONS Claimant Count
[26] DWP, StatXplore – Universal Credit statistics, 29 April 2013 to 9 March 2023 - GOV.UK (www.gov.uk)
[27] 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
[28] DfE – GCSE attainment and progress 8 scores
[29] LG Inform – Data and reports | LG Inform (local.gov.uk)
[30] LG Inform – Data and reports | LG Inform (local.gov.uk)
[31] IMD 2019 – English indices of deprivation 2019 - GOV.UK (www.gov.uk)
[32] Census 2021 – Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/89fb7f4d-a003-4946-815a-5ee3f1688fac#get-data
[33] Census 2021 – Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/a344970f-c34f-44d2-a7f3-ca342af8cacf#get-data
[34] Census 2021 – Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/b517d031-1601-4ea9-926a-0a87cc896427#get-data
[35] Census 2021 – Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/44b7fcd4-a533-43da-a430-c7761c1d00f6#get-data

- 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 borough's total population and in its social 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:

- 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 ASB policy will apply to all residents including those on a low income and the Good Neighbourhood Management Policy will apply to all tenants including those on a low income.

Government research found that residents in the most deprived areas were more likely to have personally experienced or witnessed ASB in the last 12 months. People in these same areas were also more likely to have experienced a significant impact from ASB on their quality of life compared to those who lived in the least deprived areas[36]. The ASB policy should have a positive impact by outlining how and where to report ASB issues across the borough including in the East of the borough where there is a higher proportion of people of people living in poverty.

5. Key Impacts Summary

[36] https://www.gov.uk/government/publications/impacts-of-anti-social-behaviour-on-individuals-and-communities/anti-social-behaviour-impacts-on-individuals-and-local-communities#conclusions

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 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 anti-social behaviour. The policy also links with the Council's vulnerable tenants and leaseholders policy.

5c. Data Gaps

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 ASB policy makes the following changes which are likely to have the most positive impact on Haringey residents including businesses, and visitors in the borough with the protected characteristics of age, disability, race and religion because it does the following:

- Outlines that the Council will work with tenants in the Council's supported housing, which is offered to people over 50 years, to ensure that they do not cause or become a victim of ASB.
- Confirms that the Council work closely with our mental health partners at North London Foundation Trust sharing concerns about vulnerable persons where mental health may be indicated in ASB, so that they may be appropriately assessed and supported.
- Outlines that hate and racism find no refuge in Haringey with links and references to the Council's dedicated strategy for tackling hate crime.

The Good Neighbourhood Management policy makes the following changes which are likely to have the most positive impact on Haringey Council tenants and leaseholders with the protected characteristics of age and disability because it does the following:

- Recognising that some tenants or leaseholders, who have particular support or medical needs, may find it more challenging to manage neighbour disputes because of these issues.
    - Where this is the case, the Council's Tenancy Management team will consider whether additional support with managing a neighbour dispute may be required and whether they need to help the resident in understanding how their behaviour could be adapted to help resolve the situation.

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 ASB Policy and Good Neighbourhood Management Policy, ensuring that the policies are inclusive, fair and accessible to all.

7. Ongoing monitoring

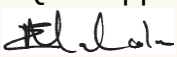
Council officers from the ASB and tenancy management teams will lead on the delivery of these policies which will include monitoring of the equalities impact of this policy, and they will monitor impact in the long-term.

The Resident Voice Board will also be involved and asked for their feedback when the policies are reviewed in three years' time unless earlier events or legislation require an earlier update to this policy.

Date of EQIA monitoring review: 1 August 2025

8. Authorisation

EQIA approved by (Director) **Eubert Malcolm – Director of Environment**



Date: 12 November 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

Haringey Borough Anti-Social Behaviour Policy and Good Neighbourhood Management Policy Consultation Report
October 2025

Introduction

The Anti-Social Behaviour (ASB) policy will apply to all Haringey residents, businesses, and visitors in the borough. It reflects our commitment to fostering safe, harmonious communities.

It sets out Haringey Council's response to tackling anti-social behaviour (ASB) in public spaces, as well as the way we deal with ASB in the homes and neighbourhoods we manage as a social landlord (Registered Provider of Social Housing).

The Good Neighbourhood Management policy will only apply to Haringey Council tenants and leaseholders and outlines the Council's commitments to how we will manage our council housing and their estates in cases that don't meet the threshold for ASB intervention.

It explains how we will respond to behaviours which are not ASB or considered a breach of tenancy. These behaviours can still be impactful but require a different response where residents are provided with access to the appropriate advice and tools so that as neighbours, they can work together to resolve any differences.

Consultation Process

The Haringey Borough **Anti-Social Behaviour Policy Consultation** ran from 8th August to 2nd October 2025. The survey was held on www.haringeyasb.commonplace.is and received **69** responses.

The Haringey Borough **Good Neighbourhood Management Policy** consultation ran alongside it on www.haringeyasb.commmonplace.is and received **9** responses.

Anti-Social Behaviour Policy Responses

The Policy

Whilst some thought the document provided a comprehensive description of ASB, others called for the policy to make it clearer. There were also comments expressing that the policy needed to include a wider range of incidents, for instance modified cars creating noise pollution or drinking alcohol in the street.

It was also mentioned that there is no reference to any out of hours service or issues raised by houses in multiple occupancy.

There were concerns that an ASB policy such as this may target the worst off in society and suggestions to engage with charities to help treat the root causes of ASB, notably challenges faced by residents such as poverty or addiction. There were also concerns that the policy may unnecessarily give criminal records to people for minor ASB offences.

It was felt not enough would be done to enforce the policy, and in some cases, there is a lack of faith. Although the policy mentions multi-agency working, many felt this needed more information.

There were comments that those who are council tenants should lose their right to tenancy when serious breaches occur.

There was also a call for more budget to delivering the policy.

Reporting

There were several comments on the challenges of reporting ASB (both to the council or the Police, particularly when it was a group of offenders rather than individuals).

It was felt by some that the questions and the way they were presented was unsuitable.

There were also concerns about the ability to report ASB concerns anonymously, which it was felt leads to people being too intimidated to report it.

Drugs

There were concerns over how the policy addresses drug use and drug dealing in the borough, with the council relying too much on the police. There were calls for a harsher approach, particularly on Haringey tenants

Drinking

There were concerns that the policy makes no reference to street drinking in public spaces and the knock-on effect of Anti-Social behaviour.

Noise

There was a wish for the council to deal with all illegal gatherings with large sound systems through the night in Markfield Park, Tottenham. There was also a desire for the policy to deal with concerns about noise pollution from fireworks and modified motorcycles racing around Alexandra Palace as well as the common late gatherings of large groups of people.

Many felt there were challenges around identifying what type of noise was ASB and it was also felt that the council need to deal with noise complaints in a more timely manner.

Litter/flytipping

Some felt the *Love Clean Streets* app is not suitable. It was claimed that it is difficult to use, particularly when having to provide the size of your waste.

Fireworks

There were concerns about how infrequently the police investigate fireworks nuisance. It is apparently a regular occurrence around Alexandra Palace

Vehicles
Many felt modified motor vehicles in the area are regularly causing noise position.

In Alexandra Palace, several residents brought up motorcycle racing which is said to happen nightly. There are concerns that neither the council nor the police are doing enough on this and a concern that this policy doesn't mention

There are also concerns about idling and the challenges that come with the public prompting drivers to turn engines off.

More Police/Haringey Council resources

There were a number of comments made suggesting the wish for more police resources on hand to deal with issues quicker.

It was also felt that there is a need for police to be visible, particularly on high streets.

Public Urination

There were concerns about how the policy deals with public urination and it was stressed that more public toilets are needed to deal with this problem along with proper enforcement to deal with the issue.

Good Neighbourhood Management Policy responses

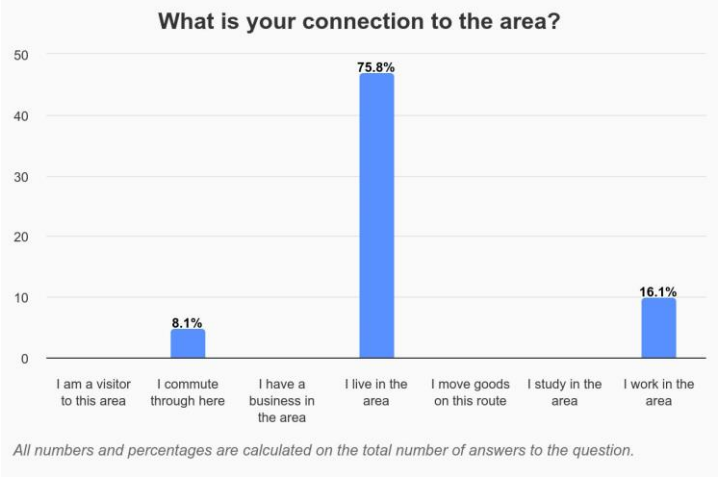
There were calls for the council to maintain communal areas and not allow the impression that it is acceptable for ASB to take place in an area. The Love Lane estate was cited as an example of where this could potentially happen.

There were concerns that the policy only mentions what the council ***don't*** deal with. It was felt that as estates are mixed tenure, all residents should be dealt with if there are complaints against them.

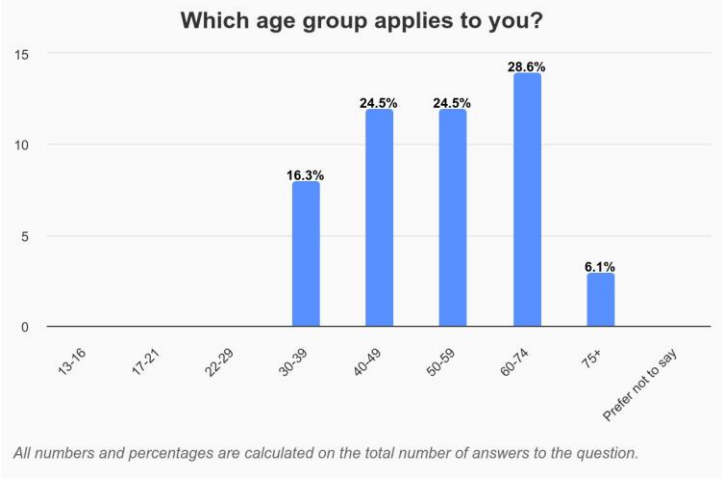
There was a request for the Neighbourhood Watch and how it can aid the prevention of anti-social behaviour. There was also a call for more recourse via the council for parents of children who cause ASB.

Equalities Monitoring for all respondents.

1. What is your connection to the area?



2. Which age group applies to you?



3. How would you describe your national identity?

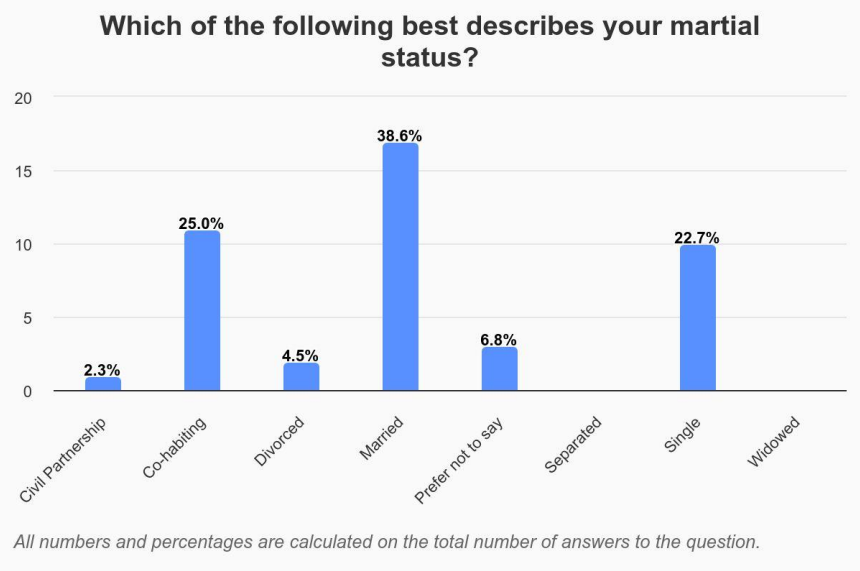
Welsh – 1
Polish/British – 1
Other – 4
Northern Irish – 1
Italian/French – 1
Indian – 1
French – 2
English – 11
Chinese – 1
British/Other – 1
British/Northern Irish – 1
British/Italian -1
British - 17

4. If you selected “other” please specify

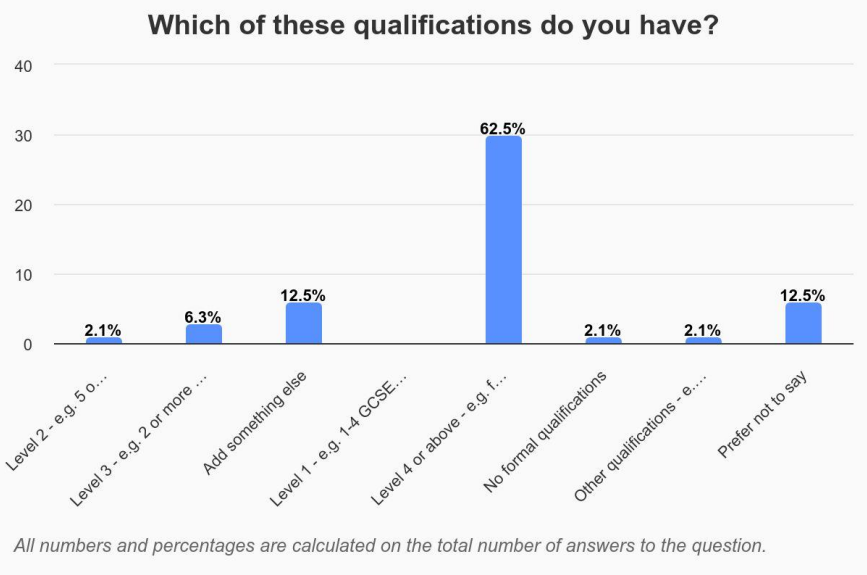
Albanian 1
New Zealand 1

Dual 1
African 1

5. Which of the following best describes your marital status



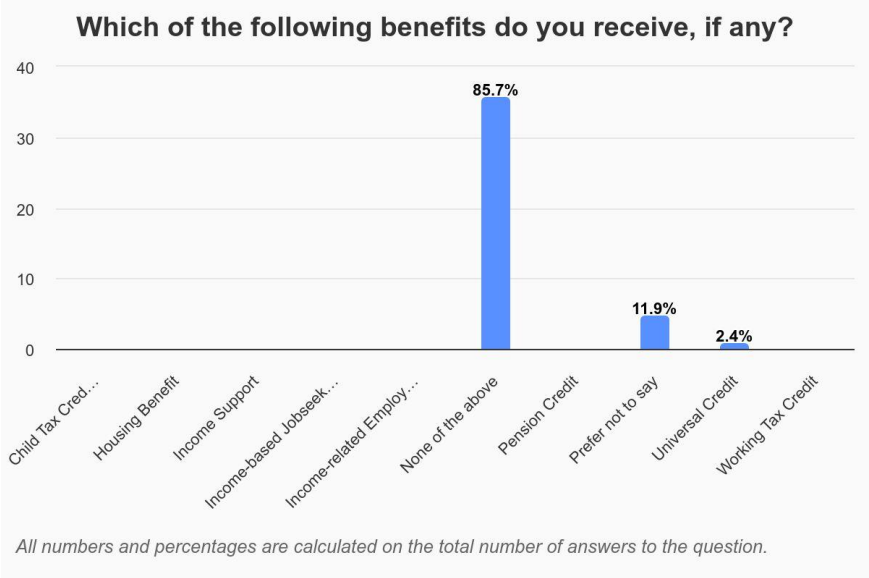
6. Which of these qualifications do you have?



7. Please select the option that best describes your preferred language.



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



All numbers and percentages are calculated on the total number of answers to the question.

Report for: Cabinet - 9 December 2025

Title: **Adopting a new Good Neighbourhood 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 Good Neighbourhood Management Policy sets out the Council's response to tackling ASB in public spaces, as well as the way we deal with ASB in the homes and neighbourhoods we manage as a social landlord (Registered Provider of Social Housing).

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 Good Neighbourhood 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 how we will respond to behaviours which are not ASB or considered a breach of tenancy. These behaviours can still be impactful but require a different response where residents are provided with access to the appropriate advice and tools so that as neighbours, they can work together to resolve any differences.

2.3 It also helps us to deliver a recommendation from the Housing Ombudsman to have a proactive good neighbourhood management policy, distinct to the ASB policy, with a clear suite of options for maintaining good neighbourhood relationships.

2.4 The insights and experiences of our residents, particularly through the Resident Voice Board 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.

3. Recommendations

That Cabinet

3.1 Adopt the draft Good Neighbourhood Management Policy to come into effect from 23 December 2025.

3.2 Delegate authority to the Director of Housing in consultation with the relevant 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 **The Council could have continued without a policy on good neighbourhood management.** 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. Not introducing this policy 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 A Housing Ombudsman report 'Spotlight on noise complaints – time to be heard' recommended that:
"Landlords should have a proactive good neighbourhood management policy, distinct to the ASB policy, with a clear suite of options for maintaining good neighbourhood relationships and a matrix for assessing which option is the most appropriate. These options should include mediation, information sharing and community building events and, where appropriate, dedicated staffing. This will ensure that low level issues of neighbour friction are dealt with at the appropriate levels and not inappropriately handled as potential ASB."

6.3 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

6.4 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.

6.5 The Police, NHS and council service leads from housing management, hearthstone, estates, private sector housing teams, parks and greenspaces, safeguarding and information management were all involved in the development of this policy.

6.6 Council tenants and leaseholders were engaged in the design of the policy's content as part of the 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).

6.7 In May 2025, the RVB reviewed the newly developed policy. 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 Good Neighbourhood Management Policy

6.8 This policy only applies to Haringey Council tenants and leaseholders. The aim is to detail the Council's approach to cases that don't meet the threshold for ASB intervention or a breach of tenancy and to outline what the response will be to those behaviours.

6.9 A section on tenant and leaseholder responsibilities confirms that Council tenants and leaseholders have a social responsibility to be a good neighbour and resident. It also lists actions that tenants and leaseholders can take to be a good neighbour.

6.10 Defining and Assessing Reports. Where we believe the behaviour does not constitute ASB, we will tell the reporting person why their report does not classify as a report of ASB and provide advice to support self-resolution.

6.11 It is crucial for sustainable, resilient communities that our tenants and leaseholders acknowledge and accept the diverse lifestyles, work schedules, family dynamics, and habits of households within our council housing and estates.

6.12 When deciding whether a report should be dealt with under this policy, we will consider the following:

- The type of behaviour being reported, how serious it is and whether it is reasonable activity or not.
- How often the behaviour is happening, the times that it is taking place and how long it is happening for.
- The needs of the parties involved.
- The impact that the behaviour is having on the parties involved and/or the wider community.
- The root cause of the issue and whether there is intention to cause harm.

6.13 A non-exhaustive list details where we may be able to provide advice, but will not investigate concerns as possible ASB:

- E.g. A tenant or leaseholder going about their daily activities in or around their home

6.14 A section on possible solutions highlights way in which tenants and leaseholders may be able to help prevent low level complaints being made against them e.g. informing your neighbours if you are going to be having a one-off event, such as a party or celebration.

6.15 If tenants or leaseholders cannot resolve their differences themselves, they should contact us where a Housing officer may be able to offer mediation or other solutions to resolve the dispute.

6.16 Our focus on fostering good relationships and improving the health and well-being of parties involved. Legal action is very unlikely in cases managed under this policy.

6.17 We will consider appropriate solutions on a case-by-case basis including providing advice and guidance, acceptable behaviour agreements and signposting to education services/websites, referring parties to mediation or to safeguarding, health services or support.

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 It is not anticipated that there will be additional cost as a result of adopting good neighbourhood management policy. Any cost will be contained within the existing housing management budget.

Procurement

9.2 Strategic Procurement has been consulted in preparation of this report and notes the contents herein. There are no imminent procurement implications arising from the recommendations at paragraph 3 of this report

Director of Legal & Governance

9.3 The Director of Legal and Governance has been consulted in the drafting of this report and comments as follows:

9.4 There is no specific statutory requirement to have a good neighbourhood management policy, as a registered provider, however, the Council is required to meet the Standards laid down by the Regulator of Social Housing, which will

be implemented through this policy in conjunction with the policies being adopted for managing anti-social behaviour, licensing & statutory nuisance. The policy complies with the Equality Act, Public Sector Equality Act duties & consultation requirements.

9.5 The policy also further seeks to implement the Council's overall visions as outlined in the Haringey Housing Strategy and Housing services Improvement plan.

9.6 Cabinet should conscientiously take into account the responses to the consultation when deciding whether to adopt this policy.

9.7 There is no legal reason why Cabinet should not adopt the recommendation made in this report.

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 Good Neighbourhood Management policy makes the following changes which are likely to have the most positive impact on Haringey Council tenants and leaseholders with the protected characteristics of age and disability because it does the following:

- Recognising that some tenants or leaseholders, who have particular support medical needs, may find it more challenging to manage neighbour disputes because of these issues.
    - Where this is the case, the Council's Tenancy Management team will consider whether additional support with managing a neighbour dispute may be required and whether they need to help the resident in understanding how their behaviour could be adapted to help resolve the situation.

9.14 It is anticipated that 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 — Good Neighbourhood Management Policy
Appendix 2 — Equality Impact Assessment of the Good Neighbourhood 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

- **Housing Services Improvement Plan:** https://www.minutes.haringey.gov.uk/documents/s138660/Appendix%201.pdf

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GOOD NEIGHBOURHOOD MANAGEMENT FOR COUNCIL TENANTS AND LEASEHOLDERS POLICY

December 2025

Haringey LONDON

Contents

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1 Introduction

This policy applies to all Haringey Council tenants and leaseholders.

In cases that don't meet the threshold for Anti-Social Behaviour (ASB) intervention, this policy outlines the Council's commitments to how we will manage our council housing and their estates.

This outlines how we will respond to behaviours which are not ASB or considered a breach of tenancy. These behaviours can still be impactful but require a different response where residents are provided with access to the appropriate advice and tools so that as neighbours, they can work together to resolve any differences.

This policy is designed to be read in conjunction with our ASB Policy which outlines our response to tackling ASB cases.

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

2 Aim of the Policy

This policy aims to ensure that our tenants and leaseholders have quiet enjoyment of their homes, and have a safe, clean and secure environment that they can take pride in. We also want to ensure they are aware of and understand their responsibilities under their tenancy or lease conditions, both in relation to their property and neighbourhood.

This policy sets out:

- Our approach when tenants and leaseholders experience upset or frustration resulting from a person's behaviour or actions that are not deemed to be ASB or a tenancy breach.
- Our focus on maintaining good neighbourhood relationships and to reduce tensions that may occur, identifying practical solutions and ensuring support is in place.
- How we will ensure that our tenants and leaseholders are aware of and understand their responsibilities under their tenancy or lease conditions, for their property and neighbourhood.
- The ways we will seek to understand the root cause of the problems and the solutions that have the best chance of dealing with the problems.
- An understanding that sometimes personal circumstances may affect a person's tolerance, perception or ability to cope with certain situations.

3 Tenant and leaseholder responsibilities

We believe that our tenants and leaseholders have a social responsibility to be a good neighbour and resident. This includes being courteous and respectful to others. For example,

Actions tenants and leaseholders can take to be a good neighbour include:

- Avoid using offensive, derogatory, or intimidating language.
- Support and care for the elderly, vulnerable, and isolated individuals within the community.
- Refrain from imposing personal beliefs or decisions on others.
- Ensure that children and visitors are considerate of neighbours, particularly when playing or visiting especially when leaving late at night.
- Respect the rights of children and young people to play in a safe, enjoyable space.
- Park vehicles thoughtfully and in designated spaces.
- Clean up after pets and ensure they are always supervised, especially dogs including keeping them on a lead in communal areas.
- Keep private gardens clean and tidy
- Dispose of waste and recycling in bins provided.
    - If there are bulky items that need disposing of (such as old furniture or white goods), these can be collected by Veolia for a small fee. More information regarding bulky waste removal and fees can be found on our website via this link: Bulky item collections | Haringey Council
- Be considerate when using communal areas, ensuring actions do not disturb others.
- Keep noise from electronic devices to a minimum, particularly during the night or when windows and doors are open.
- Notify neighbours in advance if planning DIY work or hosting a party that may generate excess noise.

Many of the situations managed under this policy will require the cooperation, compromise and good will of the parties involved. Effective resolution may require parties to make reasonable changes to their behaviour and/or environment, to accept to undertake processes such as mediation, to accept advice and support that is offered.

Our ability to assist in these cases will be greatly reduced where parties are not willing to cooperate with us in these ways and may mean that we can assist no further and the case is closed.

We expect our tenants and leaseholders to uphold a standard of respect, cooperation, and accountability within our community. We prioritise a safe and inclusive environment where harassment of staff and officers is met with zero tolerance.

We encourage all individuals to engage in constructive dialogue, treat each other with dignity, and work collaboratively towards the betterment of our shared spaces. Together, we aim to foster a culture of mutual respect and understanding, where everyone feels valued and supported, to ensure we can provide the best possible service.

If we need to evict one of our council tenants following a breach of the tenancy agreement for cases of ASB, our Head of Tenancy Management will review and sign off these cases. In all cases, we can seek a possession order from the County Court to end a tenancy.

4 Defining and Assessing Reports

Where we believe the behaviour does not constitute ASB, we will tell the reporting person why their report does not classify as a report of ASB and provide advice to support self-resolution.

We expect a level of tolerance among neighbours and will assess reports of ASB firmly and fairly. It is crucial for sustainable, resilient communities that our tenants and leaseholders acknowledge and accept the diverse lifestyles, work schedules, family dynamics, and habits of households within our council housing and estates.

Tenants and leaseholders are responsible for living considerately and addressing concerns through proactive communication and good neighbourly conduct. Seeking to resolve concerns through good neighbourly behaviour and positive communication with others, is expected of our tenants and leaseholders where safety is not compromised.

In line with our safeguarding tenants and leaseholders policy, when a tenant raises a concern about a baby/child crying, whoever becomes aware of the issue will follow up and investigate as necessary. This would not be considered or investigated as ASB.

When deciding whether a report should be dealt with under this policy, we will consider the following:

- The type of behaviour being reported, how serious it is and whether it is reasonable activity or not
- How often the behaviour is happening, the times that it is taking place and how long it is happening for
- The needs of the parties involved
- The impact that the behaviour is having on the parties involved and/or the wider community
- The root cause of the issue and whether there is intention to cause harm.

Our ASB policy outlines the types of crime and ASB that should be reported to the Police, the types of environmental ASB that can be reported to the Council that we can investigate and the personal and nuisance ASB that can be reported to the Council.

The following non exhaustive list details where we may be able to provide advice, but will not investigate the following concerns as possible ASB:

- A tenant or leaseholder going about their daily activities in or around their home – for example, children playing outside, loud footfall, moving of furniture, television noise, occasional loud music, toilets being flushed and the use of household appliances (this is not an exhaustive list)
- Noise occurring at different times due to different working patterns or one-off parties
- Concerns which do not breach the tenancy agreement, for example, people staring, smoking or cooking odours, or clashes due to lifestyle or cultural differences
- Concerns which involve residents not being pleasant to each other, but are not serious enough to justify our involvement
- Boundary disputes
- Inconsiderate parking

5 Possible Solutions

In addition to the actions that tenants and leaseholders can take to be a good neighbour outlined in section 3 above, ways in which tenants and leaseholders may be able to help prevent low level complaints being made against them include:

- Not removing carpets from upper floor flats, so that noise transfers to lower down properties is minimised. Requesting permission before installing a hard floor (such as wood, laminate or ceramic tiles or exposing bare floorboards in the property). If we grant permission, a high-quality acoustic underlay must be installed of a grade approved by us.
- Considering the use of appliance mats if running washing machines etc. overnight or early in the morning
- Telling neighbours if shift patterns have changed, so they can be understanding of needs

We recognise that some tenants or leaseholders, who have particular support or medical needs, may find it more challenging to manage neighbour disputes because of these issues. Where this is the case, our Tenancy Management team will consider whether additional support with managing a neighbour dispute may be required and whether they need to help the resident in understanding how their behaviour could be adapted to help resolve the situation. We will consider whether a referral to support, mediation at an earlier stage, or another action would help support the individual to resolve their issues with their neighbour.

If tenants or leaseholders cannot resolve their differences themselves, they should contact us where a Housing officer may be able to offer mediation or other solutions to resolve the dispute. Mediation will be carried out by an officer who has had no prior involvement in the case. We will keep tenants and leaseholders informed of the progress of their dispute and what actions have been agreed to mitigate a repeat of the incident.

We will consider appropriate solutions on a case-by-case basis, but examples include:

- Providing advice and guidance, acceptable behaviour agreements and signposting to education services/websites
- Inviting parties to be part of creating a solution, which may be written into a voluntary agreement (e.g. residents in a block creating agreed guidelines for use of communal areas)
- Referring parties to mediation
- Referrals to safeguarding, health services or support
- Exploring practical solutions such as carpeting, slow-release door hinges or anti-vibration mats.

Our focus is on fostering good relationships and improving the health and wellbeing of parties involved. Legal action is very unlikely in cases managed under this policy.

These examples are not exhaustive and will not be appropriate in all cases. The appropriate solution will be determined based on what is relevant, likely to bring resolution to the problems and is available and cost-effective.

Where a party refuses to engage with the solution offered, without good reason, we may be unable to provide any further assistance and need to close our involvement in the matter.

6 Complaints and feedback

We work hard to make sure we provide a good service to our residents, but we realise that sometimes things do not work as planned.

If this happens, we want to hear so we can put it right and learn from it. The quickest and easiest way for us to do that is to report it to us.

To make a complaint about the council – use our complaints process

7 Links to other policies and strategies

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

- ASB Policy
- Community Safety Strategy 2024 - 2027
- Domestic Abuse and Violence Against Women and Girls Policy for council tenants and leaseholders, and those approaching the council as homeless
- Feedback Policy
- No Place for Hate - Haringey's strategy for tackling hate crime 2024 - 2027

- Safeguarding adults policy and procedures
- Safeguarding council tenants and leaseholders policy
- Tenancy Management Policy
- Tenancy Strategy
- Vulnerable council tenants and leaseholders policy

8 Resident co-production and engagement

When did you discuss development of this policy with residents?
At a meeting of the Council's Resident Voice Board in May 2025.

What did they tell you?
Residents asked for confirmation about applicability of the policy.

How has what residents told us informed development of this policy?
The policy confirms that it applies to all Haringey Council tenants and leaseholders in the introduction to the document.

9 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 it will have a neutral impact on those with other protected characteristics.

10 Reviewing the policy

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

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:	**ASB Policy and Good Neighbourhood Management Policy**
Service Area:	**ASB and Tenancy Management**
Officer Completing Assessment:	**Max Tolley**
Equalities Advisor:	**Elliot Sinnhuber**
Cabinet meeting date (if applicable):	**December 2025**
Director/Assistant Director	**Eubert Malcolm - Director of Environment**

2. Executive summary

The **Anti-Social Behaviour (ASB) Policy** and **Good Neighbourhood Management Policy** are being assessed under the same Equality Impact Assessment due to the similarities between both documents and their joint focus on the management of ASB in Haringey.

The **ASB Policy** applies to all Haringey residents including businesses, and visitors in the borough whereas the **Good Neighbourhood Management Policy** only applies to Haringey Council tenants and leaseholders. Both will be new Council policies consolidating existing operational practice into concise documents.

The ASB policy outlines Haringey Council's response to tackling ASB in public spaces, as well as the way we deal with ASB in the homes and neighbourhoods we manage as a social landlord (Registered Provider of Social Housing). The Good Neighbourhood Management Policy covers cases that don't meet the threshold for ASB intervention or a breach of tenancy and outlines how we will respond to those behaviours.

The ASB policy makes the following changes which are likely to have the most positive impact on Haringey residents including businesses, and visitors in the borough with the protected characteristics of age, disability, religion and race because it does the following:

- Outlines that hate and racism find no refuge in Haringey and confirms that the policy should be read in conjunction with the Council's dedicated strategy for tackling hate crime.
- Confirms that the Council work closely with our mental health partners at North London Foundation Trust sharing concerns about vulnerable persons where mental health may be indicated in ASB, so that they may be appropriately assessed and supported.

The Good Neighbourhood Management policy makes the following changes which are likely to have the most positive impact on Haringey Council tenants and leaseholders with the protected characteristics of age and disability because it does the following:

- Recognising that some tenants or leaseholders, who have particular support or medical needs, may find it more challenging to manage neighbour disputes because of these issues.
- Where this is the case, the Council's Tenancy Management team will consider whether additional support with managing a neighbour dispute may be required and whether they need to help the resident in understanding how their behaviour could be adapted to help resolve the situation.

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

The findings included that Haringey has a population gender split of males 51.8% to females 48.2%. There are 54,422 children in Haringey aged 0-17 years, representing 21% of the population. Haringey has 27,706 residents aged 65+ (10%). 65.1% of the Haringey population are from a BME group or Other White ethnic groups compared to 60.9% in London. Around 17.6% of residents in Haringey are from Black ethnic groups and one in eleven are Asian (8.7%).

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 Resident Voice Board near the start of the policy 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 development process.

We engaged with Councillors on the policies through briefing the Cabinet members for community safety and for housing and planning. We also shared the policies with the Council's scrutiny committees for their feedback and attended a meeting of the Culture, Community Safety & Environment Scrutiny Panel where members shared their feedback on both policies.

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

A consultation on both policies was held on www.haringeyasb.commonplace.is and ran from 8th August to 2nd October 2025. The Anti-Social Behaviour Policy Consultation received 69 responses, and the Good Neighbourhood Management Policy received 9 responses. Some of the points made in the consultation responses are not directly addressed in the policy. This is because for example, licensing matters are either covered by the Licensing Act 2003 and included within the Council's Licensing policy or public urination and defecation are included in the Borough wide Public Spaces Protection Order. Following the approval of the policy, the Council are planning to make improvements to the Council's ASB webpages and prepare a noise nuisance protocol and cuckooing policy over the coming months. Appendix 3 has a full analysis of the consultation responses received for both policies.

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

We attended meetings of the Council's Resident Voice Board on 20 March and 15 May 2025. They told us that the ASB policy should include coverage of the following points:

- The importance of addressing ASB in supported housing and the need to outline what the Council's approach was. This included clarifying any preventive action that could be taken to respond to ASB during the initial 12-month introductory period.
- Recognition that providing evidence of incidents can make someone uncomfortable and to emphasise the importance of effective multi-agency partnership working.

We attended a meeting of the Council's Culture, Community Safety & Environment Scrutiny Panel on 28 July 2025. Councillors told us that the ASB policy should include coverage of the following points:

- ASB issues from businesses and the Council's response including links to the Licensing Act 2003
- Outline the roles of the three teams (ASB, tenancy management team and Community safety) and the approach to high or low risk level
- Tenancy needs to be firmer with enforcing tenancy agreements
- Confirming that referrals to housing related support services will be made including for people in Haringey experiencing homelessness and rough sleeping
- Clarifying that when the Council receive reports that should be made to the Police, the Council will advise reporters of how to report it to the appropriate place.
- More detail on the Council's approach to other landlords and ASB.

Councillors told us that the Good Neighbourhood Management Policy should include coverage of the following points:

- Clarifying that the Policy only applied to Council tenants and leaseholders
- Outlining that the Council have the powers to evict a council tenant following a breach of the tenancy agreement for cases of ASB
- Highlighting the process for making complaints and feedback
- Confirming that mediation will be carried out by an officer who has had no prior involvement in the case.

Some of the points made in the consultation responses are not directly addressed in the policy. This is because for example, licensing matters are either covered by the Licensing Act 2003 and included within the Council's Licensing policy or public urination and defecation are included in the Borough wide Public Spaces Protection Order. Following the approval of the policy, the Council are planning to make

improvements to the Council's ASB webpages and prepare a noise nuisance protocol and cuckooing policy over the coming months. Appendix 3 has a full analysis of the consultation responses received for both policies.

4. Data and Impact Analysis

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

4a. Age

Data

Borough Profile[1]

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

Local Authority Social Rented Tenant Population Profile[2]

- 0 – 15: 7963 (20%)
- 16 – 24: 6120 (16%)
- 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 borough's total population and the Local Authority Social Rented Tenant Population.

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.

[1] Census, 2021 – Population and household estimates, England and Wales - Office for National Statistics (ons.gov.uk)

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

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

Potential impacts
Positive impact.

We anticipate that both policies will contribute to addressing the fears from the impact of ASB experienced by all age groups such as loss of confidence, difficulty sleeping and anxiety[3] by clarifying the Council's approach to tackling ASB and making it clearer how to report ASB incidents.

The Good Neighbourhood Management Policy should have a positive impact by helping to prevent issues escalating into ASB by providing access to the appropriate advice and tools, encouraging neighbours to work together to resolve any differences.

4b. Disability

Data

Borough Profile

- Disabled under Equality Act – 13.7%[4]
    - 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 depression[5]
- 1.7% of residents diagnosed with a severe mental illness[6]
- 0.4% of people in Haringey have a learning disability[7]

Local Authority Social Rented Tenant Population Profile [8]

- 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 borough's total population and it's social rented tenant population. Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.

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[3] Home Office, 2023, Anti-social behaviour: impacts on individuals and local communities
[4] Census, 2021 – Disability, England and Wales - Office for National Statistics (ons.gov.uk)
[5] NHS Quality Outcomes Framework – Prevalence of diagnosed depression among GP registered population age 18+
[6] NHS Quality Outcomes Framework – Prevalence of diagnosed mental health diagnosis among GP registered population age 18+
[7] PHE Learning disability profiles – https://fingertips.phe.org.uk/learning-disabilities#page/0/gid/1938132702/pat/6/par/E12000007/ati/102/are/E09000014
[8] Census, 2021 - Custom dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/dda3992e-e16d-420a-a2d2-14a491b30045#get-_data

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 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?

Potential Impacts

Positive impact.

A key objective of the ASB policy is to increase awareness of the importance of reporting ASB to the appropriate organisation and to outline the Council's active promotion of prevention across the borough to foster an environment where ASB is less likely to arise in the first place. We anticipate that these objectives combined with promoting the channels available to support victims in the policy should have a positive impact on disabled residents.

The ASB policy confirms that the Council work closely with our mental health partners at North London Foundation Trust sharing concerns about vulnerable persons where mental health may be indicated in ASB, so that they may be appropriately assessed and supported. It also recognises that the experience of being "cuckooed", which disabled people are particularly at risk from[9], has a hugely negative impact on the victims. It states that where the Council believe that a tenant has had their home taken over for criminal purposes, they will always contact and work with the Police.

The Good Neighbourhood Management Policy recognises that some tenants or leaseholders, who have support or medical needs, which may fall under the definition of disability may find it more challenging to manage neighbour disputes because of these issues. Where this is the case, the Council's Tenancy Management team will consider whether additional support with managing a neighbour dispute may be needed.

4c. Gender Reassignment

Data

Borough Profile[10]

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

[9] Macdonald, S. J. et al. (2022) 'Becoming cuckooed: conceptualising the relationship between disability, home takeovers and criminal exploitation', Disability & Society, 39(2), pp. 485–505. doi: 10.1080/09687599.2022.2071680 .

[10] Census, 2021 – Gender identity, England and Wales - Office for National Statistics (ons.gov.uk)

- Trans woman – 0.1%
- Trans man - 0.1%

Social Rented Tenants Population Profile [11]

- Gender Identity different from sex registered at birth but no specific identity given – 0.76%
- 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 the borough's total population and the proportion of social rented 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

Neutral impact.

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[12]

- 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%)

[11] Census, 2021 – Gender Identity by Tenure – Office for National Statistics (on.gov.uk)
[12] Census, 2021 – Marriage and civil partnership status in England and Wales - Office for National Statistics (ons.gov.uk)

Local Authority Social Rented Tenant Population Profile [13]

- 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%)
- 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 amongst the borough's total population and the distribution amongst 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 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

Neutral impact.

4e. Pregnancy and Maternity

Note[14]:

- 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 [15]

Live Births in Haringey 2021: 3,376

Target Population Profile

The council does not hold data on pregnancy and maternity among its tenants.

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

[14] Equality and Human Rights Commission, 2022 – Pregnancy and maternity discrimination.

[15] Births by Borough (ONS)

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
Neutral impact.

Both policies apply equally to all residents and do not contain any provisions that disadvantage individuals based on 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.[16]

Data
Borough Profile [17]
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%
- Other Mixed: 2.5%

[16] Race discrimination | Equality and Human Rights Commission (equalityhumanrights.com)
[17] Census 2021 - Ethnic group, England and Wales - Office for National Statistics (ons.gov.uk)

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 [18]

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%

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

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

2021 Census data has been used to identify the distribution of ethnic groups among the borough's total population and the distribution amongst its 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 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.

Individuals from minority ethnic backgrounds are at a higher risk of encountering racial hate and discrimination. The ASB policy is clear that hate and racism find no refuge in Haringey with links and references to the Council's dedicated strategy for tackling hate crime. This strategy outlines that racial hate crime is the most frequently reported form of hate crime with time and resources consequently mostly focused on this.

The policy also provides a link for how to report a hate crime or hate incident in the section on reporting Crime and ASB to the Police.

4g. Religion or belief

Data

Borough Profile [19]

- 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%

Local Authority Social Rented Tenant Population Profile[20]

[19] Census, 2021 – Religion, England and Wales - Office for National Statistics (ons.gov.uk)
[20] Census 2021 – Custom dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/3f832a2b-5432-443e-8926-7e0d92e3cc03#get-data

- 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 the borough's total population and the distribution among its 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 Council's tenant population has a significantly higher proportion of individuals who identify as Muslim, and slightly higher proportion of individuals who identify as Christian, Buddhist or another religion than what is observed in the wider borough population. There is a significantly lower proportion of tenants who identify as Jewish, Hindu or Sikh. There is also a low proportion who don't associate with any religion.

Potential Impacts
Positive impact.

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

The ASB policy is clear that hate and racism find no refuge in Haringey outlines that the policy should be read in conjunction with the Council's dedicated strategy for tackling hate crime. This strategy outlines that religion is one of the five types of hate crime and Haringey's unity in standing against all hate crime. It also focuses on raising awareness and reinforcing our support for those affected. For example, Islamophobia is a frequently reported hate crime and residents who are Muslims are over-represented in the Council's tenant population. By focusing on the needs of those who identify as practicing a religion, the strategy has a positive impact by raising awareness about the communities' experiences.

The policy also provides a link for how to report a hate crime or hate incident in the section on reporting Crime and ASB to the Police.

4h. Sex

Data

Borough profile [21]

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

Local Authority Social Rented Tenant Population[22]

- 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 borough's total population and the distribution in the social rented 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.

Data demonstrates that domestic abuse and VAWG and their associated harmful impacts are disproportionately experienced by women and girls, overwhelmingly perpetrated against them by men and boys. Therefore, this means that our tenant population may be at higher risk of DA and VAWG because they are majority female.

Potential Impacts

Positive impact.

The ASB policy has a section on Victim/Survivors of Domestic Abuse. This highlights research showing that domestic abuse is often mistakenly reported as ASB, with those at risk or experiencing the abuse being four times more likely to have ASB complaints made against them.

The ASB policy notes that a making every contact count approach will be taken for all disclosures in line with our Domestic Abuse and Violence Against Women and Girls policy. This means that in instances where a resident is experiencing physical violence (or threats of such acts), controlling and coercive behaviour, or sexual, verbal, emotional, or economic abuse, or harassment by someone they have a close personal connection with, our staff training will emphasise the importance of recording this as domestic abuse and not ASB.

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[21] Census 2021 – Gender identity: age and sex, England and Wales - Office for National Statistics (ons.gov.uk)

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

4i. Sexual Orientation

Data

Borough profile [23]

- 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 [24]

- 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?

2021 Census data has been used to identify the distribution of sexual identity among the borough's total population and among its 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

Neutral impact.

The policies are applied equally to all everyone regardless of their sexual orientation and contain no provisions that differentiate or disadvantage individuals based on this characteristic.

4j. Socioeconomic Status

Data

Borough profile

Income

[23] Census, 2021 – Sexual orientation, England and Wales - Office for National Statistics (ons.gov.uk)
[24] Census 2021 – Sexual Identity by Tenure – Office for National Statistics (ons.gov.uk)

- 6.9% of the population of Haringey were claiming unemployment benefit as of April 2023[25]
- 19.6% of residents were claiming Universal Credit as of March 2023[26]
- 29.3% of jobs in Haringey are paid below the London Living Wage[27]

Educational Attainment

- Haringey ranks 25th out of 32 in London for GCSE attainment (% of pupils achieving strong 9-5 pass in English and Maths)[28]
- 3.7% of Haringey's working age population had no qualifications as of 2021[29]
- 5.0% were qualified to level one only[30]

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 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.[31]

Local Authority Social Rented Tenant Population

Income

- On Census Day 2021, 47.7% of Haringey Council tenants were not in employment.[32]
    - 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. [33]

Household Deprivation[34] [35]

- Household is not deprived in any dimension: 20.34%
- Household is deprived in one dimension : 35.46%

[25] ONS – ONS Claimant Count
[26] DWP, StatXplore – Universal Credit statistics, 29 April 2013 to 9 March 2023 - GOV.UK (www.gov.uk)
[27] 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
[28] DfE – GCSE attainment and progress 8 scores
[29] LG Inform – Data and reports | LG Inform (local.gov.uk)
[30] LG Inform – Data and reports | LG Inform (local.gov.uk)
[31] IMD 2019 – English indices of deprivation 2019 - GOV.UK (www.gov.uk)
[32] Census 2021 – Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/89fb7f4d-a003-4946-815a-5ee3f1688fac#get-data
[33] Census 2021 – Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/a344970f-c34f-44d2-a7f3-ca342af8cacf#get-data
[34] Census 2021 – Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/b517d031-1601-4ea9-926a-0a87cc896427#get-data
[35] Census 2021 – Custom Dataset: https://www.ons.gov.uk/datasets/create/filter-outputs/44b7fcd4-a533-43da-a430-c7761c1d00f6#get-data

- 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 borough's total population and in its social 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:

- 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 ASB policy will apply to all residents including those on a low income and the Good Neighbourhood Management Policy will apply to all tenants including those on a low income.

Government research found that residents in the most deprived areas were more likely to have personally experienced or witnessed ASB in the last 12 months. People in these same areas were also more likely to have experienced a significant impact from ASB on their quality of life compared to those who lived in the least deprived areas[36]. The ASB policy should have a positive impact by outlining how and where to report ASB issues across the borough including in the East of the borough where there is a higher proportion of people of people living in poverty.

5. Key Impacts Summary

[36] https://www.gov.uk/government/publications/impacts-of-anti-social-behaviour-on-individuals-and-communities/anti-social-behaviour-impacts-on-individuals-and-local-communities#conclusions

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 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 anti-social behaviour. The policy also links with the Council's vulnerable tenants and leaseholders policy.

5c. Data Gaps

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 ASB policy makes the following changes which are likely to have the most positive impact on Haringey residents including businesses, and visitors in the borough with the protected characteristics of age, disability, race and religion because it does the following:

- Outlines that the Council will work with tenants in the Council's supported housing, which is offered to people over 50 years, to ensure that they do not cause or become a victim of ASB.
- Confirms that the Council work closely with our mental health partners at North London Foundation Trust sharing concerns about vulnerable persons where mental health may be indicated in ASB, so that they may be appropriately assessed and supported.
- Outlines that hate and racism find no refuge in Haringey with links and references to the Council's dedicated strategy for tackling hate crime.

The Good Neighbourhood Management policy makes the following changes which are likely to have the most positive impact on Haringey Council tenants and leaseholders with the protected characteristics of age and disability because it does the following:

- Recognising that some tenants or leaseholders, who have particular support or medical needs, may find it more challenging to manage neighbour disputes because of these issues.
    - Where this is the case, the Council's Tenancy Management team will consider whether additional support with managing a neighbour dispute may be required and whether they need to help the resident in understanding how their behaviour could be adapted to help resolve the situation.

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 ASB Policy and Good Neighbourhood Management Policy, ensuring that the policies are inclusive, fair and accessible to all.

7. Ongoing monitoring

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

The Resident Voice Board will also be involved and asked for their feedback when the policies are reviewed in three years' time unless earlier events or legislation require an earlier update to this policy.

Date of EQIA monitoring review: 1 August 2025

8. Authorisation

EQIA approved by (Director) **Eubert Malcolm – Director of Environment**



Date: 12 November 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

Haringey Borough Anti-Social Behaviour Policy and Good Neighbourhood Management Policy Consultation Report
October 2025

Introduction

The Anti-Social Behaviour (ASB) policy will apply to all Haringey residents, businesses, and visitors in the borough. It reflects our commitment to fostering safe, harmonious communities.

It sets out Haringey Council's response to tackling anti-social behaviour (ASB) in public spaces, as well as the way we deal with ASB in the homes and neighbourhoods we manage as a social landlord (Registered Provider of Social Housing).

The Good Neighbourhood Management policy will only apply to Haringey Council tenants and leaseholders and outlines the Council's commitments to how we will manage our council housing and their estates in cases that don't meet the threshold for ASB intervention.

It explains how we will respond to behaviours which are not ASB or considered a breach of tenancy. These behaviours can still be impactful but require a different response where residents are provided with access to the appropriate advice and tools so that as neighbours, they can work together to resolve any differences.

Consultation Process

The Haringey Borough **Anti-Social Behaviour Policy Consultation** ran from 8th August to 2nd October 2025. The survey was held on www.haringeyasb.commonplace.is and received **69** responses.

The Haringey Borough **Good Neighbourhood Management Policy** consultation ran alongside it on www.haringeyasb.commmonplace.is and received **9** responses.

Anti-Social Behaviour Policy Responses

The Policy

Whilst some thought the document provided a comprehensive description of ASB, others called for the policy to make it clearer. There were also comments expressing that the policy needed to include a wider range of incidents, for instance modified cars creating noise pollution or drinking alcohol in the street.

It was also mentioned that there is no reference to any out of hours service or issues raised by houses in multiple occupancy.

There were concerns that an ASB policy such as this may target the worst off in society and suggestions to engage with charities to help treat the root causes of ASB, notably challenges faced by residents such as poverty or addiction. There were also concerns that the policy may unnecessarily give criminal records to people for minor ASB offences.

It was felt not enough would be done to enforce the policy, and in some cases, there is a lack of faith. Although the policy mentions multi-agency working, many felt this needed more information.

There were comments that those who are council tenants should lose their right to tenancy when serious breaches occur.

There was also a call for more budget to delivering the policy.

Reporting

There were several comments on the challenges of reporting ASB (both to the council or the Police, particularly when it was a group of offenders rather than individuals).

It was felt by some that the questions and the way they were presented was unsuitable.

There were also concerns about the ability to report ASB concerns anonymously, which it was felt leads to people being too intimidated to report it.

Drugs

There were concerns over how the policy addresses drug use and drug dealing in the borough, with the council relying too much on the police. There were calls for a harsher approach, particularly on Haringey tenants.

Drinking

There were concerns that the policy makes no reference to street drinking in public spaces and the knock-on effect of Anti-Social behaviour.

Noise

There was a wish for the council to deal with all illegal gatherings with large sound systems through the night in Markfield Park, Tottenham. There was also a desire for the policy to deal with concerns about noise pollution from fireworks and modified motorcycles racing around Alexandra Palace as well as the common late gatherings of large groups of people.

Many felt there were challenges around identifying what type of noise was ASB and it was also felt that the council need to deal with noise complaints in a more timely manner.

Litter/flytipping

Some felt the *Love Clean Streets* app is not suitable. It was claimed that it is difficult to use, particularly when having to provide the size of your waste.

Fireworks

There were concerns about how infrequently the police investigate fireworks nuisance. It is apparently a regular occurrence around Alexandra Palace

Vehicles
Many felt modified motor vehicles in the area are regularly causing noise position.

In Alexandra Palace, several residents brought up motorcycle racing which is said to happen nightly. There are concerns that neither the council nor the police are doing enough on this and a concern that this policy doesn't specifically mention motorcycle racing.

There are also concerns about idling and the challenges that come with the public prompting drivers to turn engines off.

More Police/Haringey Council resources

There were a number of comments made suggesting the wish for more police resources on hand to deal with issues quicker.

It was also felt that there is a need for police to be visible, particularly on high streets.

Public Urination

There were concerns about how the policy deals with public urination and it was stressed that more public toilets are needed to deal with this problem along with proper enforcement to deal with the issue.

Good Neighbourhood Management Policy responses

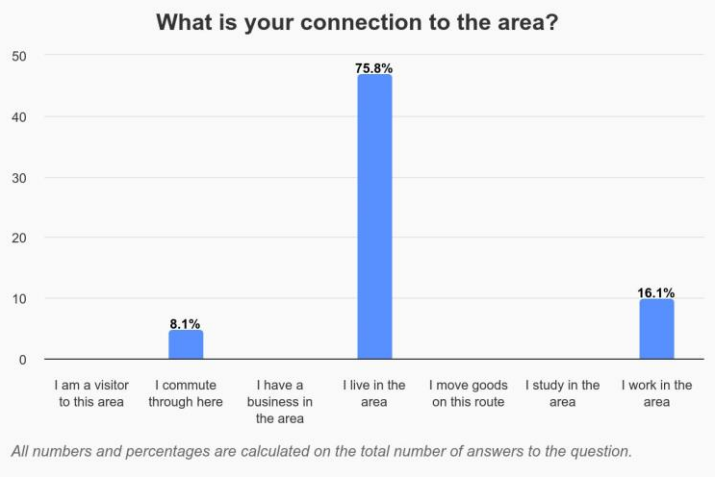
There were calls for the council to maintain communal areas and not allow the impression that it is acceptable for ASB to take place in an area. The Love Lane estate was cited as an example of where this could potentially happen.

There were concerns that the policy only mentions what the council *don't* deal with. It was felt that as estates are mixed tenure, all residents should be dealt with if there are complaints against them.

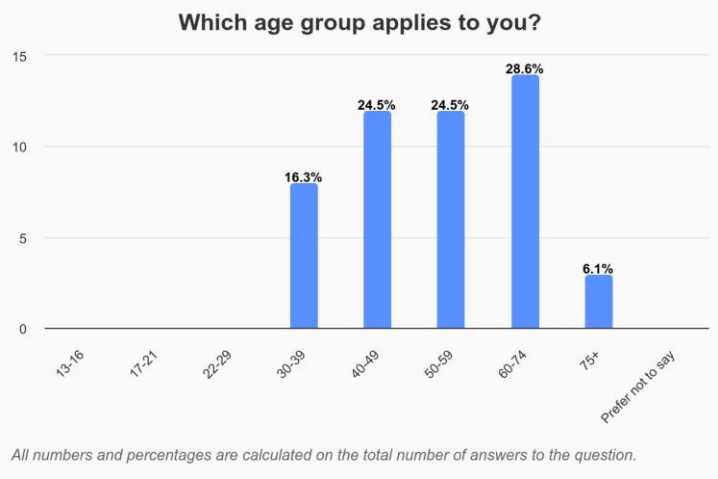
There was a request for the Neighbourhood Watch and how it can aid the prevention of anti-social behaviour. There was also a call for more recourse via the council for parents of children who cause ASB.

Equalities Monitoring for all respondents.

1. **What is your connection to the area?**



2. Which age group applies to you?



3. How would you describe your national identity?

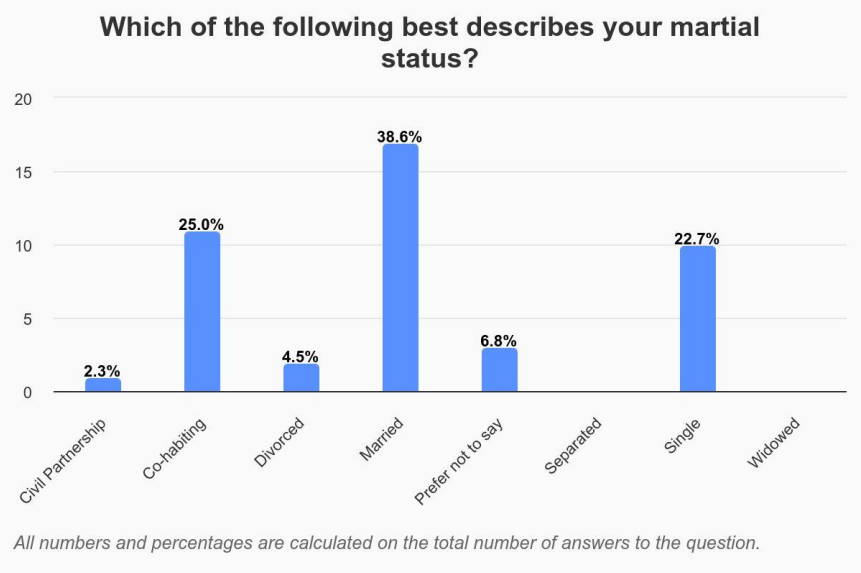
Welsh – 1
Polish/British – 1
Other – 4
Northern Irish – 1
Italian/French – 1
Indian – 1
French – 2
English – 11
Chinese – 1
British/Other – 1
British/Northern Irish – 1
British/Italian -1
British - 17

4. If you selected “other” please specify

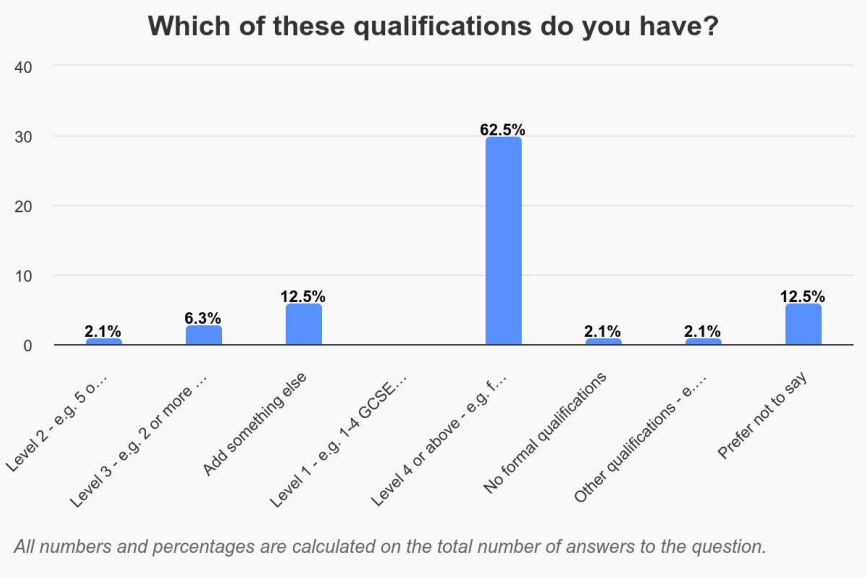
Albanian 1

New Zealand 1
Dual 1
African 1

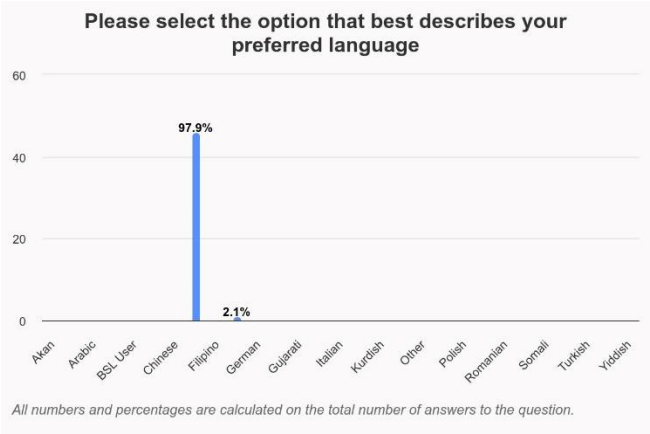
5. Which of the following best describes your marital status



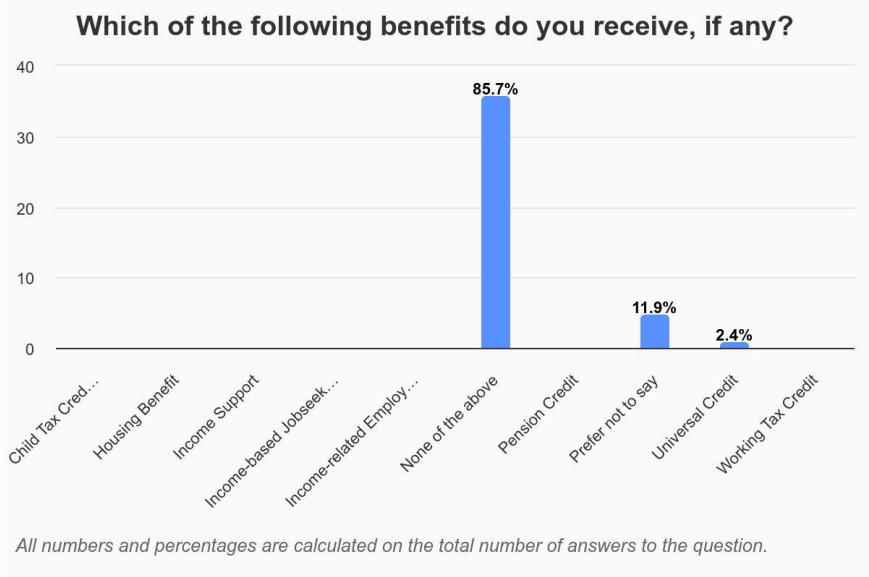
6. Which of these qualifications do you have?



7. Please select the option that best describes your preferred language.



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



Report for: Cabinet – 9 December 2025

Item number: 14

Title: Disrepair New Contract Procurement

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

Lead Officer: Richard Purvis,
Richard.Purvis@haringey.gov.uk
07851728374

Ward(s) affected: All

Report for Key/ Non Key Decision: Key Decision

1. Describe the issue under consideration

1.1. As a social landlord, the Council maintains a social housing stock, which is subject to legal claims for disrepair. This report seeks approval to procure new contracts for the provision of repairs in connection with legal disrepair claims.

1.2. This contract procurement follows previous contract awards which were put in place to resolve existing disrepair claims; to complete the works associated with those claims.

1.3. The previous contracts are now coming to an end and the service requirement remains, thus a new procurement exercise is required.

2. Cabinet Member Introduction

2.1 We want fairer housing across our borough – safe, warm, comfortable, affordable homes for all.

2.2 We are retrofitting and refurbish council homes all over Haringey. Our Estate Renovation Plan will put more than £500m into home improvements over the next ten years – driving up the comfort and quality of our homes.

2.3 It will bring 100% of council homes in Haringey to Decent Homes standard – by 2028. It will take the average council home from a C-grade energy rating to B-grade, cutting bills for thousands of residents. That means double glazing going in, new modern boilers, wall and loft insulation, new front and back doors and much more.

2.4 This new contract for disrepair cases will take us further. It will bring in additional contractors to deal with repair works for formal disrepair cases, helping

us clear the backlog inherited from our outsourced service and build a high-performing repairs service for our residents.

3. Recommendations

It is recommended that Cabinet

3.1. Approves, pursuant to Contract Standing Order 2.01(b), the commencement of a procurement exercise to procure two contracts for the provision of repair works in connection with legal disrepair claims for an initial period of 3 years, with up to two further one-year extensions totalling a maximum term of 5 years at a contract sum stated in the exempt portion of the report.

4. Reasons for decision

4.1 It is essential to maintain continuity of high frequency repairs completions in disrepair cases, as this is the main action by which legal costs are reduced. If the service must stop work for any period of time, increased legal expenditure will be incurred. It is therefore essential to have adequate contractual provision to service this demand at all times.

4.2 It is a strategic objective of the Council to ensure cases are managed within the required timescales and to reduce costs associated with this type of work. Previous work and investment have reduced case levels over previous years, and this procurement will ensure Haringey Council can appropriately manage future caseloads.

4.3 Approximately 35% of last year's gross spend on works was attributed to capital works. Accordingly, this contract has been conceived at a value which is expected to mitigate the disparity between required contract value and the budget position, by building in projected capital works values over the period.

4.4 Residents would otherwise remain living in properties which are in a state of disrepair, presenting a risk to health and wellbeing to residents, in addition to financial and reputational damage to the Council, for want of appropriate contractor resources.

4.5 Further legal breaches would otherwise arise needlessly, attracting negative perception from the Courts and causing reputational damage to the Council.

5. Alternative options considered

5.1 Do nothing

5.2 This option has been rejected because this would leave ongoing legal cases without an appropriate facility to complete works in a compliant manner, at the required scale to meet the overarching strategic objectives, to reduce claims and the costs associated with them.

5.3 Utilise the Direct Labour Organisation [DLO] to deliver works

5.4 This option has been rejected as the DLO is already under significant pressure to deliver the Responsive Repairs Service, which performs a vital responsive function to our residents. The nature and scale of the work required in disrepair claims is more appropriately delivered by contractors under existing operational practices. Accordingly, this option is not a viable proposition for the either the short or medium-term planning of the Council.

6. Background information

6.1 The current strategic and operational strategy is working well, achieving a significant decrease in open cases and a substantial saving in potential liabilities. However, in order to reduce claims to an acceptable anticipated turnover and case total, we must ensure that the completion of repairs can continue at the current rate and increase where possible.

6.2 The existing contracts, entered into in October 2024 are close to exhaustion and expiration will leave the team without contractual provision to continue operating. This event would undo the progress being made and prejudice the Council's strategic and financial objectives.

6.3 This presents a clear risk to operational delivery. Should works be slowed down or stopped entirely, the immediate result will be a failure to comply with Court Orders and settlement agreements, in connection with s.11 and 9A Landlord and Tenant Act 1985, resulting in sanctions, such as injunctions and Penal Notices, and increased legal expenditure. This is an unacceptable risk which must be prevented. As legal expenditure is on track to reach tolerable levels through the reduction in open case levels, it would not be within the Council's interests to allow cases to rise again for want of necessary resources.

6.5 We must therefore procure new contracts, and it would make clear operational sense to include broader cover into future financial years, to ensure that future case levels are controlled and there remains in place a suitable operational and commercial strategy to deal with claims.

6.6 Complying with the law will enhance the Council's reputation and assist with mitigating potential criticism from the Regulator and Housing Ombudsman in relation to Housing Conditions and Awaab's Law.

6.7 The Haringey Deal makes clear that we must get the basics right, and ensure that our interactions with residents should be effective in order to build trust. When dealing with repairs, particularly those associated with legal claims, our residents deserve to have their legal rights complied with and issues resolved effectively. This is impossible without the implementation of these recommendations.

6.8 The Disrepair Team have attended the Continuous Improvement Group, to consult with them on procedures in development for this area. We have not

explicitly put this proposal of procurement to them, but this proposal is consistent with and necessary to deliver the agreed approach.

6.9 Potential risks of using contractors are mitigated on an operational level, by ensuring there is sufficient technical oversight of the contractor's performance and is monitored and reviewed on an ongoing basis with weekly operational meetings. The current approach is effective and properly managed, delivering the desired results. We therefore simply require continuity and where possible, enhancement of the existing arrangements.

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

7.1 Improving the Council's capacity and procedures to deal with legal disrepair claims to deliver the 'Homes for the Future' theme of the Corporate Delivery Plan where everyone should have a safe, sustainable, stable, and affordable home and aims to improve the quality of our social housing and landlord services.

8. Carbon and Climate Change

8.1 Completing works associated with Disrepair claims can have a positive impact on heating efficiency and represents an opportunity to utilise new, low-carbon and sustainable materials in the course of repairs and therefore mitigate emissions.

8.2 Regard will be given in the procurement exercise to consider carbon and climate change including utilising ULEZ compliant vehicles, such as hybrid and electric vans, to facilitate the transport of materials and labour to and from site; in addition to waste management practices.

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

9.1 Finance

9.1.1 The HRS Disrepair Team is seeking approval to initiate the procurement of two contracts for disrepair works, with a combined total value stated in the exempt portion of the report.

9.1.2 The contracts are expected to commence in April 2026 and run until March 2031, covering a five-year period. It is estimated that the funding will be split between capital and revenue budgets.

9.1.3 The total value will be split evenly between the two contracts, each worth the sum stated in the exempt portion of the report.

9.1.4 There is a budget provision of £1.5 million for 2026/27, which includes the one-off growth in 2026/27. For the remaining four years, the base budget of £540,000 per annum will be utilised.

9.1.5 It is anticipated that an estimated £1.1million capital funds required over the period of 5 years will be met from major works capital programme budget.

9.1.6 HRS will be responsible for monitoring expenditure against the awarded contracts and ensuring that any financial pressures are identified early and mitigated where possible.

9.1.7 There is a risk of cost escalation if these contracts are not properly monitored.

9.1.8 There is also a risk of works not meeting the criteria for capitalisation policy, therefore putting additional pressure on the revenue budgets.

9.2 Procurement

9.2.1 Strategic procurement notes the contents of this report, and the recommendations as set out.

9.2.2 This procurement opportunity will be tendered in accordance with the Councils' CSO's, with primary consideration to CSO 7.02 and 8.01. Where it is not possible to use either CSO 7.02 or 8.01, approval for an alternate route to market will be sought from the Chief Procurement Officer.

9.2.3 Strategic procurement (SP) 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.

9.2.4 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.

9.3 Legal

9.3.1 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of this 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 contracts 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.

9.3.3 The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendations in the report.

10. Equality

10.1 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 protected
- characteristics and people who do not.
- Foster good relations between people who share those characteristics and people who do not.

10.2 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.

10.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socio-economic status as a local protected characteristic.

10.4 The purpose of this decision is to approve contract extensions and procurement activity, to facilitate appropriate works delivery methods for legal disrepair claims.

10.5 This decision is not expected to have any effect on those who share the protected characteristics and will not advance or hinder the Public Sector Equality Duty in Haringey. As such it will have a neutral impact on equalities.

10.6 As an organisation carrying out a public function on behalf of a public body, the firms will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

11. Use of Appendices

Appendix A – Exempt

12. Background papers

None

Report for: Cabinet – 9 December 2025

Item number: 15

Title: Adopting a new Haringey's Climate Change Adaptation & Resilience Action (CCARA) Plan

Report authorised by : Barry Francis, Corporate Director Environment & Resident Experience

Lead Officer: Dr Will Maimaris, Director of Public Health

Ward(s) affected: All

Report for Key/ Non Key Decision: Key

1. Describe the issue under consideration

1.1 This report seeks Cabinet approval for 'Haringey's Climate Change Adaptation and Resilience Action Plan (CCARA)', attached as Appendix A.

1.2 The plan sets out Haringey Council's strategic response to the ongoing climate change-related challenges, complementing our mitigation and net zero commitments, but focusing on adaptation—providing assurance for how we prepare for and respond to climate impacts that are becoming more frequent and severe. The plan serves to consolidate and coordinate many actions already being progressed by relevant teams across the Council, as part of existing statutory duties and service delivery.

1.3 New actions in the plan have been developed from workshops with residents, activists and system partners, conversations with council experts and teams, and further refined through discussions at Place Board, with the Chief Leadership Team and the Council's Cabinet Members.

2. Cabinet Member Introduction

2.1 Climate change is not a distant threat. The 26 excess deaths in our borough during the 2022 heatwaves and the loss of life during Storm Eunice remind us that the impacts are being felt now by our residents. These tragedies underscore why Haringey Council has developed this Climate Change Adaptation and Resilience Action Plan. This is about strategic solutions meeting operational implementation. The Adaptation Reporting Power will become mandatory in 2028. We are using this crucial moment to ensure our borough is prepared and our most vulnerable residents are protected. This plan goes beyond traditional environmental planning. We recognise that climate adaptation is fundamentally about addressing inequality.

2.2 Our approach is distinctive because we frame climate adaptation as a primary public health intervention. The plan has been led and co-developed by Public Health professionals, draws on data from the Joint Strategic Needs Assessment, and sits under the oversight of our Wellbeing & Climate Board. By investing in measures that protect residents from heat stress and flooding, the borough's greatest risks, we are acting as a preventative strategy to reduce future demand on the NHS and social care systems. This represents a long-term investment in community wellbeing.

2.3 The Health in All Policies approach provides the operational framework for this plan. Climate change is a threat that cannot be solved by one department working in isolation. This plan involves actions across planning applications, housing retrofit programmes, procurement policies, community engagement and public communications. By applying a health lens to all these areas, we ensure that our actions to adapt to climate change also contribute to creating a healthier, more equitable borough.

2.4 The plan rests on four interconnected pillars that work as a dynamic system rather than isolated projects. Intelligence gathered through risk audits provides the evidence base for targeted investment. Greener, cooler public spaces created through physical upgrades support public health goals by providing safer, more habitable streets and safe refuges during heatwaves. Communication campaigns ensure that partners such as care homes are aware of risks and response protocols. Collaboration with partners like the NHS provides crucial health data that refines future risk assessments. This systemic approach creates a holistic and resilient strategy.

2.5 Successful adaptation requires carefully integrated interventions. Physical changes to the environment must be combined with changes in knowledge, behaviour and social organisation. Creating neighbourhood emergency response networks has limited value if residents are not aware of who the vulnerable people in their street are or do not understand their role in checking on isolated neighbours during heatwaves or storms. An awareness campaign is ineffective if there are no physical safe spaces or protective infrastructure for people to utilise. Our plan's strength lies in its dual focus on simultaneously investing in the physical borough and the social capacity of our people.

2.6 This is designed as a live and iterative strategy, not a static document. Our robust governance and monitoring framework ensures that adaptation is a continuous process of action, evaluation and improvement. The climate crisis requires this borough to act decisively, and through this plan we are doing exactly that.

3 Recommendations

3.1 The Cabinet is asked to:

3.1.1 Approve the draft 'Haringey Climate Change Adaptation and Resilience Action Plan' to come into effect from January 2026 (Appendix A) which will accompany Haringey's Climate Change Action Plan.

3.1.2 Note the progress that Haringey has made in tackling the climate emergency, as detailed in the published Climate Change Action Plan and annual carbon reports.

3.1.3 Note the Council's varied and collaborative work consolidated by this plan, driven by committed Council officers across departments, which is either already underway, or which will be implemented through the approval of this plan, that aims to deliver a borough that is more resilient to the worsening effects of climate change. There is however a need for further cross-sector collaboration moving forwards, to ensure that we remain accountable and committed to the delivery of actions in the plan, and that this issue remains a priority.

3.1.4 Note the current available and agreed funding for adaptation and retrofit projects to build the boroughs future resilience comes from a variety of funding streams/grants, with funding from the Section 106 Carbon Offsetting Fund (Haringey Community Carbon Fund, Overheating), UK Shared Prosperity Funding, Major Works Fund, Capital Programme Fund, Rough sleeping prevention and recovery grant and Public Health grant.

3.1.5 Note the still significant cost of addressing climate change adaptation & resilience, the even bigger cost of inaction, and the current shortfall of current available funding and resources to deliver climate adaptation measures to effectively protect the borough and its residents from climate-related impacts.

4 Reasons for decision

4.1 The National Adaptation Programme (NAP3), The London Climate Resilience Review and other national/regional initiatives recommend that local authorities develop and implement adaptation plans to respond to current and future climate risks and enhance resilience.

4.2 The real and local events involving flash-flooding in 2021, and effects of Summer 2022, compiled in Haringey's Joint Strategic Needs Assessment chapter, highlighted the impact of a changing climate on our residents and recommended actions for the council to take forwards. 'Flooding', 'Drought' and 'Heatwave' risks are rated "Very High" on the Haringey Borough Risk Register.

4.3 We know that there are significant costs associated with inaction, specifically due to the economic losses caused by extreme weather events. This can be through damage to infrastructure needing repairs, increased health and care associated costs, and increased resources required to respond to such urgent events. Furthermore, lost output from heat-related reductions in productivity are already

significant in London, valued at £577 million per year[1]. Pro-active investment in climate adaptation and resilience is significantly more cost-effective, with every pound spent saving between 2 and 10 pounds due to inaction[2].

4.4 The delivery of a borough action plan to manage overheating risk is an activity in Haringey's Corporate Delivery Plan 2024-2026, as part of the 'Responding the Climate Emergency' theme. This report and plan seek to complete this activity.

4.5 During 'The Great Big Green Week UK' (a week dedicated to support for action to protect the planet) and London's Climate Week in 2024, the Carbon Management Team, with support from Public Health, Greater London Authority (GLA) and Bloomberg Associates, organised a workshop which focused on 'Adapting to a Changing Climate', inviting local residents and activists to take part, share their concerns and recommendations. One of the key takeaways from this workshop was that residents recommended the council having a plan that focused on adaptation.

5 Alternative options considered

5.1 The impacts of climate change are happening now, demonstrated by the increased intensity and frequency of severe weather events. Therefore, we need to ensure our residents, partners, services and staff are better prepared for and can respond effectively to future events which are inevitable. Not having a dedicated plan would put Haringey and it's residents at further risk.

5.2 Adopting an overheating action plan, a required activity in the Council's Corporate Delivery Plan 2024-2026, would support improvements in the borough's preparedness and response to heat, but would lack focus on other climate-related impacts such as flooding (which is already causing local incidents and impacting infrastructure and residents health & wellbeing).

6 Background information

6.1 Why is a plan focused on climate change adaptation and resilience necessary?

6.1.1 Climate change poses significant threats to public health, and local councils play a pivotal role in making sure their local areas are better prepared and able to respond appropriately to the impacts of climate change. The independent London Climate Resilience Review highlighted that London is currently unprepared for future climate shocks, stressing the urgent need for borough-level action.

6.1.2 Rising temperatures cause increased and prolonged severe weather events, such as heatwaves, increased frequency of natural hazards, poorer air quality, increased food insecurity, which have largely negative effects on people's health and wellbeing, both directly and indirectly. Since the 1980s, there has

[1] https://www.london.gov.uk/sites/default/files/2024-07/The_London_Climate_Resillience_Review_July_2024_FA.pdf
[2] The London Climate Resilience Review – July 2024

been a 6-fold increase in heatwaves worldwide and average global temperatures could be expected to rise 4 degrees by 2065. The impacts of severe weather events (heatwaves and flooding) have been associated with acute increases in hospital admissions and can sadly lead to deaths.

6.1.3 In 2022, the UK Government estimated that 2,803 people aged 65 and over died due to the heat, and it is predicted that the number of heat-related deaths per year may triple by 2050. In Haringey, during the summer of 2022 (one of the hottest on record), Haringey experienced 21% more deaths, compared with the 5-year average. The largest increase in deaths occurred in care homes and more deaths were recorded amongst rough sleepers during summer compared to winter.

6.1.4 In July 2021, due to extremely heavy rainfall, there was widespread severe flash-flooding across Haringey, directly affecting resident's and their homes, in 3 geographic areas of Wood Green, Hornsey/Crouch End and South Tottenham

6.1.5 Moreover, Climate change does not affect all residents and parts of the borough equally. There are clear disparities in exposure, vulnerability, and capacity to adapt- meaning some communities face greater risks and have fewer resources to build resilience.

6.1.6 This demonstrates that there is a need to focus on adaptation and resilience, alongside mitigation, to ensure that the borough and its residents are prepared for the impacts of climate change, and the health and wellbeing of our residents can be protected.

6.2 Strategic Context & Current Policies

6.2.1 Haringey's existing policies—such as the Climate Change Action Plan, Corporate Delivery Plan, Housing Strategy, and Health and Wellbeing Strategy—acknowledge the climate emergency and include commitments to net zero and placemaking focusing more on mitigation. However, policies that focus on adaptation have historically been underrepresented. The borough's Risk Register identifies flooding, drought, and heatwaves as "very high risks," supporting the urgency of a dedicated adaptation strategy.

6.3 Collaborative Working

6.3.1 Haringey is already taking steps to build climate adaptation and resilience through cross-sector collaboration. This includes improving public communications, expanding flood-reducing infrastructure like SuDS, integrating climate data into strategic planning, and engaging communities through Green Week, the Community Carbon Fund and Haringey Health Champions. A Severe Weather Preparedness Group coordinates cross-sector preparedness action, while planning policies, procurement decisions, and housing programmes now actively consider climate risks and adaptation. Though

progress is underway, continued action across all departments is essential to strengthen borough-wide adaptation.

6.4 Main Policy Changes & Future Commitments (2026-2031)

6.4.1 Haringey's Climate Change Adaptation and Resilience Action Plan builds on achievements that the council is already making in this area and introduces realistic actions for Haringey council to embed climate adaptation and resilience across council services and local infrastructure. The strategic action plan is structured around meeting 4 objectives:
(1) intelligence/capacity-building.
(2) protecting vulnerable groups and staff from health impacts of severe weather.
(3) supporting local partners, organisations and services to better adapt.
(4) managing local overheating/flood risks to local assets and infrastructure.

6.5 National Policy & Comparison with Other Councils

6.5.1 Haringey's approach aligns with national and regional guidance, including:

- DEFRA's Third National Adaptation Programme (NAP3)
- UKHSA Adverse Weather and Health Plan
- London Climate Resilience Review (2024)
- North Central London NHS Green Plan (recent edition has new chapter on adaptation)

6.5.2 Some councils have published Climate Change Adaptation plans or specific chapters in their Climate Change Action Plans, while many other London councils are still developing their adaptation strategies/plans. There is a London-wide consensus that every borough should have an Adaptation plan in place, alongside mitigation plans.

6.6 Views of residents/service users

6.6.1 We have engaged with residents on Climate Change Adaptation and Resilience during London Climate Week. Key takeaways from these events included the need for a dedicated plan focusing on adaptation, data and information on heat and flood risk, and communicating risk in a sensitive, but effective way.

6.6.2 Actions within this plan, where possible, will be co-produced with residents (i.e., improving resources that communicate risk).

6.7 Views of partners/stakeholders

6.7.1 Draft actions in the plan have been formulated from:

- Consultation and discussion with council staff across various departments (Emergency Planning, Corporate Landlord, Capital Projects, Parks & Leisure, HR, Communications, Health & Safety, Public Health, Climate Change, Schools & Learning)
- Consultation at strategic group/board level (i.e., Wellbeing & Climate Board, Chief Leadership Team)

- Consultation with all cabinet members at Cabinet Advisory Board

6.8 Accountability

6.8.1 Action lead teams will be required to organise individual action leads/groups and mechanisms for progressing their actions. They will also report progress on actions to other strategic boards/groups, as relevant, for example the Resilience and Emergency Planning Board, Health & Wellbeing Board, and Corporate Leadership Team.

6.8.2 Progress against the action plan will be reviewed annually at Haringey's Wellbeing and Climate Board which will seek assurance that this plan is being enacted and progressing appropriately.

6.8.3 We will publish a report on progress against this plan on an annual basis.

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

7.1 The recommendations in this report support theme 'Responding to the Climate Emergency' and it's commitment to deliver a 'zero carbon and climate resilient Haringey'.

7.2 The Climate Change Adaptation and Resilience Action Plan demonstrates that the activity 'Deliver a borough Action Plan to manage overheating risk' within the Corporate Delivery Plan 2022-2024 will be met.

8 Carbon and Climate Change

8.1 As this report focuses on the approval of a Council-wide action plan to adapt to a changing climate and improve the borough's resilience to climate-related impacts, it directly aligns with the Council's Carbon Reduction plan and Net Zero Carbon Target Commitments and addresses the issues of climate adaptation.

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

9.1 Finance

9.1.1 Appendix A sets out the action plan and identifies where financial resources are required to realise delivery of individual action. The financial resources identified will be met from existing grant funding or the existing capital programme, so there are no new financial implications arising from implementing form the action plan. If because of completing a feasibility study new additional costs are identified, these will be subject to individual bids for funding.

9.2 Procurement

9.2.1 Procurement has been consulted on and notes the contents of this report There are no immediate procurement implications.

9.3 Director of Legal & Governance [Principal Lawyer, Michael Alexander Gordon]

9.3.1 *T*he Director of Legal and Governance has been consulted in the preparation of this report. The Climate Change Act 2008 is the basis for the UK's approach to tackling and responding to climate change ("the Act"). The Act provides the legal basis for the UK's approach to adapting to climate change and requires the government to produce a climate change risk assessment every five years. The climate adaptation plan mandated the UK government by law to reducing greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050. The Act also includes provisions for carbon budgeting, risk assessments, and adaptation programs.

9.3.2 There is no statutory duty placed on local authorities to deliver net zero targets in line with the Climate Change Act 2008. However, in London section 351A of the Greater London Act 1999, places a duty on the Mayor of London to prepare and publish a London Environment Strategy setting out the Mayor's policies and proposals in relation to specific environment matters in relation to Greater London Local authorities enabling them to use their own powers to take actions. The relevant powers are likely to include the wide general power of competence under Section 1 of the Localism Act 2011 which allows local authorities to do anything that individuals generally may do. The existence of the general power is not limited by the existence of any other power of the Council which (to any extent) overlaps the general power.

9.3.3 The Council must have due regard to its Public Sector Equality Duty as set out in the Equality Act 2010 when adopting this revised plan. This requires all public bodies, including local authorities, to have due regard to the need to: eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act, advance equality of opportunity between people who share a protected characteristic and those who do not, foster good relations between people who share a protected characteristic and those who do not.

9.3.4 The recommendations proposed at paragraphs 3.1.1 to 3.1.2 of this report are consistent with the Council's duties.

9.4 Equality

9.4.1 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.

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

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

9.4.4 A full Equality Impact Assessment (alongside a Health Impact Assessment) was undertaken for this plan, to thoroughly evaluate each component action on an individual basis to identify equalities impacts, and impacts on health, and include changes and/or mitigations wherever possible.

9.4.5 Overall, this plan will have a positive impact on residents with protected characteristics. This is because many who share the protected characteristics are disproportionately impacted by climate change.

9.4.6 Young children, older people and disabled residents are at higher risk during heatwaves and extreme weather due to health and physiological vulnerabilities, and/or mobility challenges. Ethnic minority communities are more likely to live in areas with poor air quality and limited green space, increasing exposure to heat and pollution. Some ethnic groups may have a first language other than English which can impact how information and instructions on severe weather impacts are received. Low-income households, including many with young children, often reside in poorly insulated homes, making them more susceptible to overheating and damp-related health issues. People diagnosed with severe mental illness are more likely to experience negative impacts during severe weather events.

9.4.7 Following the EQIA, some objectives (2) and specific actions (2.01, 2.04, 2.06, 2.07) have been amended to ensure that those with protected characteristics that may be disproportionately affected are considered and included in the co-development of these actions/activities.

9.4.8 We will continue to engage with relevant groups as we develop actions i.e. communications, to ensure that what is developed is appropriate and accessible (both in use and reach).

10 Use of Appendices

Appendix A- Haringey's Climate Change Adaptation and Resilience Action Plan
Appendix B – Equalities Impact Assessment

11 Background papers

11.1 Haringey's Joint Strategic Needs Assessment: Heatwaves- JSNA: Focus on heatwaves

11.2 Haringey's Climate Change Action Plan- Haringey Climate Change Action Plan – a route map for a Net Zero Carbon Haringey

11.3 Haringey's Annual Carbon Report- *https://haringey.gov.uk/environment/climate/net-zero-carbon-haringey/annual-carbon-report*

Haringey's Climate Change Adaptation and Resilience Action Plan

2026-30



Haringey LONDON

Foreword

[To be written]

Executive Summary

Why is this plan needed?

Climate change is already impacting Haringey, with more regular heatwaves & flooding events affecting health, infrastructure, and vulnerable communities. The *Climate Change Adaptation and Resilience Action Plan (CCARA Plan)* sets out Haringey Council's response to these risks, in addition to the Council's emergency plans (e.g. Severe Weather Plan, Multi-agency Flood Plan), and complementing our net zero commitments by focusing on adaptation(how we prepare for), and improve our climate resilience (how we respond to climate impacts).

What this plan aims to do?

This plan aligns with national legislation (Climate Change Act 2008, Environment Act 2021), regional guidance (London Climate Resilience Review 2024), and local evidence (Borough Risk Register, Heatwaves Joint Strategic Needs Assessment). It identifies priority actions to protect residents, strengthen infrastructure, and embed resilience across our council services.

The plan is structured around four strategic objectives:

1. **Building intelligence and adaptive capacity** – improving data, training, and governance to embed climate resilience in council operations.
2. **Protecting vulnerable residents and staff** – delivering targeted communications, training, and support to reduce health inequalities.
3. **Supporting external partners** – engaging businesses, schools, care providers, and NHS partners to build borough-wide resilience.
4. **Managing overheating and flood risks** – investing in sustainable drainage, retrofitting buildings, and embedding resilience in planning and regeneration.

Over 40 actions are detailed, with clear ownership, timelines, and measurable indicators. Progress will be monitored biannually by the Wellbeing & Climate Board, with an annual report on progress against the plan published. Through this plan, Haringey commits to a borough-wide, evidence-based, and equitable approach to climate adaptation—ensuring our communities, services, and infrastructure are resilient now and in the future.

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Acronyms and Jargon buster

Organised in alphabetical order.

Adaptation Reporting Power (ARP)- system for public bodies to report on climate adaptation actions.
Beat the Heat – A communications strategy aimed at raising awareness about the impacts of heatwaves and providing advice on how to stay safe during extreme heat.
Carbon Disclosure Project (CDP) – An organization that supports companies and cities to disclose their environmental impact and take action to reduce it.
Carbon Literacy Project – An organization that provides training, tookits, and certification to increase understanding of climate change and promote action to reduce carbon emissions.
Climate Adaptation, Resilience and Air Quality sub-group (CARAQ)- NCL ICB led sub-group supporting NHS-led climate action.
Climate anxiety – A feeling of worry or fear about the impacts of climate change on the environment and human life.
Climate Change Act (2008) – Legislation that sets out the framework for the UK to achieve its long-term goals of reducing greenhouse gas emissions and adapting to climate change.
Climate Change Committee (CCC)- this committee reports to Parliament on the UK's progress to adapt to climate change every two years, as required by the Climate Change Act.
Department for Environment, Food & Rural Affairs (DEFRA)- National Government Department for environmental protection, food production and standards, agriculture, fisheries and rural communities in England.
Environment Act (2021) – Legislation that provides a legal framework for environmental protection, including measures to improve air and water quality and manage waste.
Greater London Authority (GLA) – The regional government for Greater London, responsible for strategic planning, transport, and economic development.
Health in All Policies (HiAP)- Collaborative approach to improve population health by incorporating health considerations into decision making across sectors.
Heat stroke – A severe heat-related illness that occurs when the body is unable to regulate its temperature, leading to symptoms such as confusion, seizures, and loss of consciousness.
Integrated Care System (ICS)- formal partnerships in England bringing together NHS services, local government, and other partners to work collaboratively on health and social care in a local area.

Joint Strategic Needs Assessment (JSNA) – A process that identifies the current and future health and wellbeing needs of the local population to inform service planning and commissioning.
Local Climate Adaptation Tool (LCAT)- Tool to assess local climate risks and vulnerabilities.
London Borough of Culture – An initiative that designates a London borough as the cultural capital for a year, promoting arts and culture activities.
London Community Resilience Toolkit – A resource that provides guidance for community groups to prepare for and respond to emergencies, including climate-related events.
London Risk Advisory Group – A group that produces risk registers for London boroughs, identifying and assessing the major risks facing the city.
London Surface Water Strategic Group – A group that addresses surface water flooding issues across London.
North Central London Integrated Care Board (NCL ICB)– A regional health organization that coordinates care and services across North Central London.
Particulate Matter 2.5 (PM2.5)- Fine inhalable particles with diameters generally 2.5 micrometres and smaller, harmful to health.
Shared Prosperity Fund (SPF)- UK Government funding to support local priorities including climate resilience.
Subsidence – The gradual sinking or settling of the ground, which can cause damage to buildings and infrastructure.
Sustainable Drainage Systems (SuDS) – Systems designed to manage surface water runoff in urban areas, reducing flood risk and improving water quality.
Third National Adaptation Programme (NAP3)- UK National Government's climate adaptation strategy for 2023-2028.
UK Health Security Agency (UKHSA)- National agency responsible for protecting public health from infectious diseases and environmental hazards.
UK Health Security Agency Adverse Weather and Health Plan (UKHSA AWHP) – A plan that outlines the measures to protect public health from adverse weather conditions, including heatwaves and flooding.
Urban Greening Factor – A measure used in planning to assess the amount of green infrastructure in a development, aiming to improve urban resilience to climate change.
Urban Heat Island Effect (UHI) – The phenomenon where urban areas experience higher temperatures than their rural surroundings due to human activities and built environments.

Introduction

Climate change is not a distant threat; it is a reality that requires serious and immediate action. The impacts of climate change, such as increasing temperatures and heatwaves, are increasingly affecting health, communities and the built environment. The Haringey Climate Change Adaptation and Resilience Action (CCARA) Plan delivers Haringey Council's commitment to protecting the current health of residents from climate-related risks and identifying further opportunities for action for the borough to improve its resilience to Climate Change and Severe Weather.

This action plan has been developed in alignment with statutory requirements and existing legislation, such as the Climate Change Act (2008), Civil Contingencies Act (2004), the Environment Act (2021), and the UKHSA Adverse Weather and Health Plan (2024). These policies include statutory duties for local authorities to implement, for example, including developing and reporting on climate resilience strategies, integrating nature recovery and air quality improvement into local plans, maintaining emergency response and business continuity plans for climate-related risks, and coordinating public health protection during adverse weather events. Therefore, many of the actions outlined in this plan are already being progressed by relevant teams across the Council, as part of existing statutory duties and service delivery. This plan serves to consolidate and coordinate these organisation-wide efforts, identifying priority areas for adaptation to a warmer climate — both from an emergency response and infrastructure perspective — while complementing wider climate mitigation and net zero ambitions.

This plan sets out the data, and information on health risks, explains the roles and responsibilities Haringey Council holds regarding climate adaptation and what action it has been taking so far. It then lists the key objectives and actions going forward that responsible teams and the council overall will be accountable to.

During the heatwaves in the summer of 2022 there were 26 excess deaths in Haringey attributed to the hot weather, compared to the five-year average. With the most significant impact observed in care homes, where death rates were 91% above average. Alongside this, many schools had to shut, and people were advised to not travel into London due to overheating risk with the knock on economic impacts. Many council services, borough businesses and partners felt unprepared to act and respond appropriately to protect our residents. That same year, Storm Eunice brought destructively high winds, damaging local buildings and infrastructure, which tragically led to a loss of life.

Since 2022, as a result of these incidents, lessons have been captured, and council teams have taken action to be better prepared and to improve response to severe weather emergencies. As climate change continues to drive more frequent and intense weather events, it is essential that we maintain momentum in adapting our behaviours, systems, infrastructure and services to protect residents and reduce future risks.

We must also continue to recognise the unequal distribution of the impacts of climate change. Whilst some impacts may be inevitable, adaptation can help to reduce exposure and vulnerability, thus protecting health and helping address unequal health outcomes — inequalities that would otherwise be exacerbated without targeted adaptation.

Policy Context

National Context

The Third National Adaptation Programme (NAP3) from the Department for Environment, Food & Rural Affairs (DEFRA) sets out the key actions for the UK on climate adaptation for 2023 to 2028.

It also introduces the Adaptation Reporting Power (ARP) which is the system for public bodies to report on how they are addressing current and future climate impacts, while this reporting is currently voluntary it will become mandatory after NAP4 in 2028. Showing that Haringey Council is delivering on an action plan will need to be central to that reporting.

London Context

The effects of climate change present a great economic, social, health and environmental risk to London. The London Climate Resilience Review (2024), an independent report commissioned by the Mayor of London, highlights that London is underprepared for the impacts of climate change, from severe flooding, drought, and extreme heat. Alongside secondary impacts caused by these impacts such as subsidence and poor air quality. The review contains recommendations for local authorities to develop comprehensive climate adaptation strategies, enhance staff capacity, invest in resilient infrastructure, engage with communities, and establish systems for monitoring and evaluation. This plan also acts our council's collaborative adaptation delivery plan, which is one of the recommendations of the review, and is informed by climate risk and vulnerability assessments.

The Greater London Authority (GLA) and Bloomberg Associates have produced London wide heat and flood risk maps that incorporate the economic and health factors that can increase vulnerability. This work has been built on with Bloomberg to produce a more granular Haringey specific map which is explored later in this plan.

NCL Context

In 2022, the North Central London's (NCL) 3-Year Green Plan was published which outlines the NCL Integrated Care System's (ICS) commitment to improve health and wellbeing through sustainable healthcare. It has recently been refreshed covering 2025-2028. The plan includes a chapter on Adaptation, to recognise the need for proactive planning and swift action, to reduce the impact

of extreme weather events and poor air quality. Opportunities identified to better adapt to the changing climate include supporting local NHS organisations to undertake climate change risk assessments, strengthening mutual aid arrangements in the ICS, enhancing climate risk knowledge sharing, coordinating public messaging on extreme weather, strengthening education of health and care professionals and supporting emissions and air quality improvements.

Haringey Context

Haringey has a Borough Risk Register based on the London Risk Register, maintained by the London Risk Advisory Group (LRAG). It outlines potential emergencies and hazards that could affect a borough, assesses their likelihood and potential impact and assigns them a rating, using a defined scoring system. This process helps local authorities to better understand potential threats, prioritise risks and mitigations, and develop appropriate preparedness and response strategies. .

Flooding, Drought and Heatwave risks are rated “Very High” on the Haringey Borough Risk Register, and Poor Air Quality as “High”. These hazards are highly likely to happen and could potentially have severe impact and consequences on the borough. The matrix below illustrates how the risks of flooding, drought and heatwaves are some of the most major risks facing the borough.

1. Haringey Borough Risk Register: High-Level Summary Risk Matrix

Impact						
	5		**R76** Severe Drought	**R50a** National Electricity Transmission **T7** Larger scale CBRN Attacks **R78** Pandemic		
	4	**R53** Radiation Release from overseas **R45** Aviation Crash **R62** Reservoir/Dam Collapse	**R51** Gas Supply Infrastructure	**R75c** Surface Water Flooding **R75b** Fluvial Flooding **R73** Heatwave	**R54** Major Fire **R71** Severe Space Weather **R79** Emerging Infectious Disease	
	3	**R57** Accidental Large Toxic Chemical Release from a COMAH site **R59** Accidental Fire or explosion at an onshore fuel pipeline **HL23** Bridge Collapse **R63** Water Supply Infrastructure	**HL105** Complex Built Environments **R64** Food Supply Contamination **L64** Localised industrial accident involving small toxic release **HL11** Railway Accident	**R49** Disruption to or failure of telecommunication systems **R68** High Consequence Dangerous Goods **R77** Poor Air Quality **L19** Groundwater Flooding **HL10** Local Accident on Motorways/ Major Trunk Roads	**R67** Volcanic Eruption **T2** Attacks on Infrastructure **T6** Medium scale CBRN Attacks **R72** Storms and Gales **R82** Public Disorder	
	2	**HL21** Land Movement **R103** Insolvency affecting fuel supply **R61** Accidental Release of Biological Pathogen	**R99** Industrial Action (firefighters) **R102** Industrial Action (fuel) **R80** Animal Disease **B33** Forest or Moorland Fire	**R74** Low temperatures and heavy Snow **R101** Industrial action public transport	**R72** Collapse of major government contractor **R73** Major Social care Provider **T3** Attacks on Transport **T4** Cyber attacks **T5** Smaller scale CBRN Attacks **R87** Influx of British Nationals	**T1** Attacks on Publicly Accessible Locations **HL22** Building Collapse
	1	**R70** Radiation exposure from stolen goods **R68** Earthquake	**B3** Burst Water Main	**R32** Undermining democratic activity		
		1 - Low	2 - Medium/Low	3 - Medium	4 - Medium/High	5 - High
		Likelihood				

Definitions of Nationally Approved Risk Ratings	
Very High (VH)	These are classed as primary or critical risks requiring immediate attention. They may have a high or medium likelihood of occurrence, but their potential consequences are such that they must be treated as a high priority. This may mean that strategies should be developed to reduce or eliminate the risks, but also that mitigation in the form of (multi-agency) planning, exercising and training for these hazards should be put in place and the risk monitored on a regular frequency. Consideration should be given to planning being specific to the risk rather than generic.
High (H)	These risks are classed as significant. They may have a high or low likelihood of occurrence, but their potential consequences are sufficiently serious to warrant appropriate consideration after those risks classed as 'very high'. Consideration should be given to the development of strategies to reduce or eliminate the risks, but also that mitigation in the form of at least (multi-agency) generic planning, exercising and training should be put in place and monitored on a regular frequency.
Medium (M)	These risks are less significant but may cause upset and inconvenience in the short term. These risks should be monitored to ensure that they are being appropriately managed, and consideration given to their being managed under generic emergency planning arrangements.
Low (L)	These risks are both unlikely to occur and not significant in their impact. They should be managed using normal or generic planning arrangements and require minimal monitoring and control unless subsequent risk assessments show a substantial change, prompting a move to another risk category.
Based on the model risk rating matrix published in Annex 4F of "Emergency Preparedness" (HM Government, 2005)	

Source: London Risk Register Version 11, from https://www.london.gov.uk/sites/default/files/london_risk_register_version_11.pdf

This CCARA plan is strategically aligned to local policy and priorities, including:

- Haringey's The Corporate Delivery Plan | Haringey Council (2024 – 2026) laid out a commitment to becoming "A zero carbon and climate resilient Haringey" which included an action to produce a plan to manage overheating risk.
- Haringey's New Local Plan for the borough, which will contain a chapter on climate resilience and introduce "planning policies which strengthen Haringey's climate resilience and will help the borough to adapt to our changing climate".
- Haringey Council's vision for Haringey in 2035 includes calls to action which on 'Supporting Greener choices', 'Safe and affordable housing' and 'Tackling inequalities in health and wellbeing'. These are priorities that Haringey residents, communities and partners have identified, and these priorities overlap with those in this plan.
- Haringey's Housing strategy | Haringey Council (2024 - 2029) references our climate emergency and the need for housing to adapt to be both lower emissions and more resilient to temperature increases but it has a stronger net zero focus.
- An emerging Kerbside Strategy, to be published Spring 2026, covering priority action areas for existing and new kerbside planning, such as surface water management, flood resilience, heat resilience and urban cooling.
- In addition, the Haringey health and wellbeing strategy | Haringey Council has also been recently published and has as one of its primary themes "Healthy and safe placemaking" which includes goals of reducing air pollution developing a plan to manage health risks from heatwaves.

The CCARA plan will help meet the obligations and recommendations laid out above from all levels of government and provide specific actions to protect our residents and staff working in the borough and ensuring the borough is resilient.

What is climate change adaptation? How can it improve resilience?

Unlike climate mitigation, which focuses on reducing the causes of climate change (reducing carbon emissions), adaptation and resilience is about adjusting to the effects of a changing climate. This can involve a range of actions, from infrastructure modifications, aimed at changing the built or natural environment. And building the resilience of communities and ecosystems bounce back quickly when hit by these climate impacts.

- **Climate Change Adaption –** the process of adjusting to current or expected climate change and its effects. The changes that we need to make within the built environment, our council processes, or systems choices within our community.
- **Climate Change Resilience –** the ability of individuals / community / businesses to anticipate, prepare for, and respond to the impacts of climate change. The resilience of a community is heavily weighted based on social-economic situations. For example, if a privately owned house floods, the homeowner is likely to have insurance, and they are likely to be able to afford temporary accommodation, and fund repairs undertaken (they are resilient). Whereas if they live in private rented accommodation, they are reliant on the landlord having the right insurance, and likely to be made homeless during any repairs (they are not resilient).

Climate change adaptation and resilience is also about addressing inequality. According to research in the “Building Local Resilience - Climate adaptation in UK local authorities” (2023) report by the Carbon Disclosure Project which was also referenced by the “The London Climate Resilience Review”, it is low-income households, elderly people, marginalised and minority communities, children and youth and vulnerable health groups who are considered most vulnerable to climate hazards, meaning climate change would only cause these disparities to increase if left unaddressed. It is key therefore that we focus adaption measures and resilience support on these groups.

A Health in All Policies approach

A Health in All Policies (HiAP) approach is collaborative, which aims to improve the health at a population-level by incorporating health considerations into decision-making across sectors and policy areas. It is based on the recognition that our greatest health challenges – in this case, climate change – are highly

complex and often linked through the social determinants of health. Change requires a wide range of influencers, actors and policy makers to understand the main challenges, who is most affected/vulnerable and why, and evidence-based interventions/actions that can be taken to reduce the impact and improve resilience. In Haringey, this approach can be utilised across the council to support climate adaptation and resilience, for example, in reviewing new planning applications, retrofit, regeneration and capital programmes, procurement/commissioning, internal and external communications, and community engagement.

What have we done so far? Local progress to date

An example of key actions which have already started to be implemented are:

1. Reviewing current communication systems, such as through our webpages and sending text messages, which aim to provide guidance to residents for extreme weather events, with a focus on coproduction with residents, community groups and health and care professionals. Updating public-facing webpages with information on how to access information and support.



2. Continuing to expand the deployment of Sustainable Drainage Systems (SuDS) in areas of high flood risk.



The Crescent Gardens project with a series of 'rain gardens' to collect run-off from the adjacent roads. a series of swales (open drainage channels) to carry water between the basin and rain gardens and new tree planting.

3. Maintaining up to date intelligence on the costs and risks of climate impacts, through mechanisms such as engaging with residents, situating smart thermometers in high-risk settings and ensuring data is consistent and shared across the council and incorporated into decision making through regularly updated the relevant chapters of the Joint Strategic Needs Assessment (JSNA).

Haringey LONDON

NHS North Central London Integrated Care Board

HARINGEY JSNA: FOCUS ON HEATWAVES **MAY 2024**

Climate Change and global warming pose significant threats to public health, and local councils play a pivotal role in making sure the UK is prepared for impacts of climate change at a local level. The independent London Climate Resilience review highlighted that London is currently unprepared for climate shocks and borough councils have been stressing the urgent need for borough-level action, supported by central government and other statutory services, over nearly 2 decades.

Growing evidence demonstrates that rising temperatures cause increased and prolonged extreme weather events, such as heatwaves, increased frequency of natural hazards, and poorer air quality, which have substantial and largely negative effects on health. Since the 1980s, there has been a 6-fold increase in heatwaves worldwide and average global temperatures are expected to rise by 4 degrees Celsius by 2065 (using a high emission scenario) (1). Heatwaves are associated with acute increases in hospital admissions due to heat-related illnesses and accelerate mortality. GOV.UK has estimated that 2,803 people aged 65 years and over died due to the heat in England in 2022, and it is predicted that the number of heat-related deaths per year may triple by 2050 (1).

Need

- During the summer of 2022, Haringey experienced 21% higher excess deaths attributable to heat, compared with the 5-year average. The largest increase in deaths occurred in care homes and more deaths were recorded amongst rough sleepers during summer compared to winter.
- Haringey has around 130,000 (likely underestimated) residents who are more vulnerable to heatwaves
- The interdependencies between increased ambient temperatures and more frequent, prolonged heatwaves, such as its effect on reducing Air Quality, increasing likelihood of Drought, Wildfires, Flooding & Food Insecurity, as well as increasing cancer risk, negatively affect the health and wellbeing of our residents.

What are we currently doing?

- To improve preparedness and response we are, focused on expanding coverage of cool spaces in the borough, ensuring vulnerable settings/services and residents get support they need, improving communications and practical advice and guidance.
- We set up an Adverse Weather and Health Group (AWHG) to provide oversight of the heatwave preparedness and response over the summer period, and we are developing and Severe weather plan to align with national policy.
- To improve resilience, a vulnerability mapping analysis and evidence review of overheating adaptations in housing and infrastructure was undertaken, which will feed into the local plan. We are progressing actions in the climate change action plan, and urban cooling, tree canopy and Green skills projects.

Key challenges

- Overheating risk of current housing stock as ambient and frequency of heatwaves continues to increase. This is projected to further impact on numbers of heat-related mortality.
- Overheating risk of settings which house most vulnerable residents i.e. care homes, children's centres and schools, with no current plan for identification of these high-risk settings and no plans/funding for retrofit of these settings.
- Tree canopy and drinking fountains in areas of highest heat risk in the borough
- Appropriate identification and communication with the most vulnerable residents and ensuring adequate cool spaces within the borough

Opportunities and recommendations

- Continue expanding cool spaces, monitoring preparedness, response and resilience through AWHG and other forums, and continue progressing climate change projects.
- Develop an approach to identify building stock with highest heat risk and a prioritisation plan for retrofit
- Increase amount of public drinking fountains and tree canopy coverage in the borough, and with an identification/mapping and position statement on protecting and maintaining current tree canopy that provides shade
- Providing education and information to planners, staff assessing planning applications and homeowners on overheating adaptations and mitigations.

Why?	Need	What are we currently doing?	Key challenges	Opportunities and recommendations

4. Engaging with our residents and small and medium social enterprises on climate risk, impact and action through our council Green Week activities, and improving the knowledge and awareness of the risks/impacts of heatwaves of our Haringey Health Champions, who are key community gatekeepers that can identify who are most vulnerable and can share important information (health advice, locations of cool spaces) with their communities before and during episodes of hot weather.
5. In Autumn 2022, Haringey established a Severe Weather Preparedness Group with membership from cross-departmental officers, to provide a forum for council services that support those most vulnerable to heatwaves to feedback following heat-health alerts, and progress on the recommended actions identified through the JSNA.
6. Planning Policies are strong and enforced. Haringey Council have refused developments that have increased climate risks and won at appeal.
7. Carbon in All Cabinet Reports - Since March 2023, Carbon and Climate Change impacts are to be considered and reduced as part of key-decision making, to be recorded in decision reports for procuring services, approving a new policy or changing our built environment. Reports should consider how their decision will adapt to a changing climate, with prompting questions and further reading provided.
8. Housing Delivery Team have designed a sustainable house building programme and won the **Delivering Better Outcomes Award** in the MJ Achievement Awards for their work.



9. Renovation of the Haringey Civic Centre is underway and will be built with our changing climate and net-zero targets in mind.
10. Flood ready guidance has been issued to local businesses, along with flood protection kit starter packs for businesses and residents in high priority flood areas.
11. Improved intelligence gathering during severe weather events to inform fast and effective responses, and identification of vulnerable residents to support rapid identification of those most in need.

Although we are making some progress, to see continued improvements in the ability of our borough to adapt and be more resilient to climate impacts, actions need to be owned, implemented and progressed by teams in each department across the council. This plan will hold Haringey council and relevant teams to account for the delivery of these actions.

Why do we need to adapt and who is most vulnerable?

Climate change presents a wide range of risks and threats, including severe weather events, reduced air quality and changes to the spread of infectious diseases. However, for Haringey, heatwaves and surface water flooding have been identified as the most pressing hazards due to their immediate and long-term impacts on public health, infrastructure, and vulnerable populations. This focus is supported by the UKHSA Adverse Weather and Health Plan (AWHP), the Greater London Authority's Climate Adaptation Strategy, and The Climate Risk Register produced by Local Partnerships and based on the full list of climate risks established by The Climate Change Committee (CCC).

In Haringey, using the Local Climate Adaptation Tool (LCAT), under existing global policies (equivalent to global warning level of 2.0-3.7°C) the yearly average climate change for 2070 compared with local records for the 1980s is expected to see a 3.10°C increase in temperature. At this level of warming, even with active adaptation measures (mechanical cooling/air conditions) our offices, healthcare and school assets are extremely highly vulnerable to overheating in the East of the borough (UKGBC GIS Vulnerability Web Map). Rainfall increases by 0.10 mm/day is also projected, with more storms anticipated, which in addition to prolonged heatwaves and intense rain, impacts flood risk all-year round.

We also know that climate change exacerbates poor air quality by increasing air pollution in warmer temperatures. In 2017, 6.7% of all-cause mortality was attributable to human made PM2.5 air pollution (with higher rates in most deprived areas in the East of the borough), which during heatwaves/prolonged episodes of hot weather, can increase outdoors and also affect indoor air quality through ventilation which draws more PM2.5 indoors, and

This section will further detail the vulnerabilities and impacts associated with these primary hazards of overheating and flooding. This will help to focus our efforts on working with residents and neighbourhoods that are most at risk.

Overheating/Heatwaves

Vulnerabilities:

In Haringey, there is an estimated 130,000 residents with characteristics and/or conditions that mean they are most vulnerable to heatwaves (Haringey JSNA ,2024). The most vulnerable groups are:

- people over the age of 65
- babies and young children under the age of 5
- people with long term health conditions particularly:
    - heart or breathing problems
    - dementia
    - diabetes
    - kidney disease
    - Parkinson's disease
- pregnant women
- people with serious mental health problems
- people on certain medications
- people who are already ill and dehydrated (for example from diarrhoea and vomiting)
- people who experience alcohol or drug dependence
- people who are active and spend a lot of time outside such as runners, cyclists and walkers
- people who work in manual jobs or have extensive time outside
- Rough sleepers and those experiencing homelessness
- those that can't change their accommodation such as renters, sofa surfers or living in hostels
- people who live alone and may be unable to care for themselves.

These groups are more likely to experience negative health impacts from increased temperatures, leading to issues such as dehydration, respiratory issues, heart attack, heat exhaustion and heat stroke.

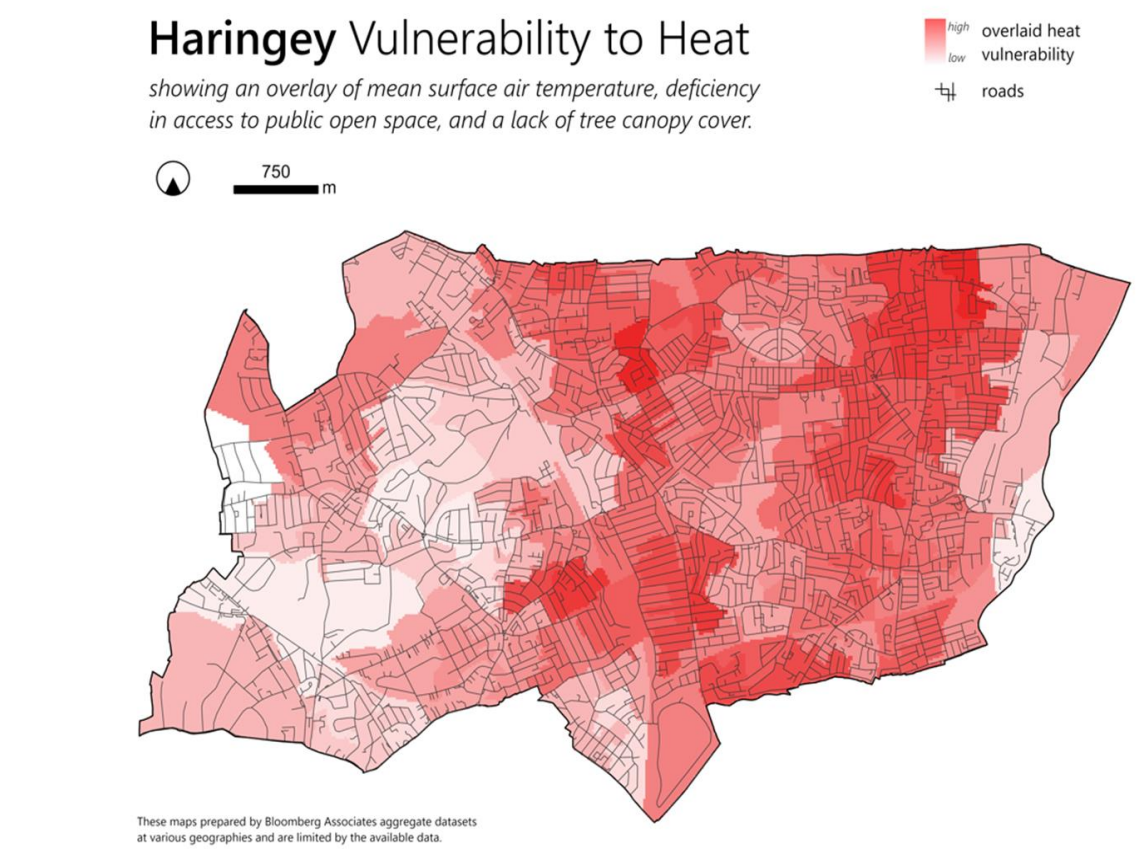
For up-to-date ward level data on age, poverty, housing and other census data that can also be determinates of health outcomes and health inequalities in the case of extreme heat and flooding use the ward profiles Power BI tool available to staff on the Intranet.

Haringey ward profiles | Haringey Council

Impacts

- **Immediate public health impacts**: Heat exhaustion, heat stroke, other heat-related illnesses, and death.
- **Strain on public services and infrastructure**: Increased hospitalisations, buckling rail lines, and other infrastructure challenges.
- **Longer-Term health impacts**: Reduced air quality leading to lung health issues (such as asthma and chronic obstructive pulmonary disease), and potential increases in infectious diseases.
- Other risks relating to a warming climate include **wildfires, droughts, transmission of some infectious diseases, mental health impacts** and **the exacerbation of pre-existing health conditions.**

The heat-risk map below demonstrates how these risks are distributed unevenly across Haringey, with higher heat vulnerability (which combine metrics of mean air surface air temperature, deficiency in access to open space, and lack of tree cover) in the east of the borough compared to the west. Bruce Castle, Northumberland Park, Tottenham Central, Seven Sisters, Hermitage & Gardens, Woodside, Noel Park, Harringay and Hornsey wards all have areas of high heat vulnerability. These maps can be used to inform effective and equitable preparation and response interventions, which help to reduce the negative impacts of increasing temperatures and heatwave episodes on our residents, communities, services and infrastructure.



We have also developed maps which overlay infrastructure, such as Haringey's nurseries, schools, care homes and social housing properties. Please email PublicHealth@haringey.gov.uk if you would like copies.

Flooding

Vulnerabilities:

- **Areas with poor drainage systems**: Higher risk of flooding.
- **Low-income households**: Limited resources to prepare for and recover from flood damage.
- **Properties in high-risk flood zones**: Increased likelihood of flood damage.
- **Elderly residents**: Higher risk due to mobility issues, living alone or being socially isolated: can affect evacuation and access to support
- People with pre-existing health conditions (cardiovascular disease, respiratory conditions or mental health conditions): flooding can disrupt access to medications, healthcare services and continuity of care.
- **Young children and pregnant women:** due to increased vulnerability to waterborne diseases, injuries and psychological trauma. Young children are particularly at risk due to their dependence on caregivers.
- Rough sleepers and people experiencing homelessness: lack of shelter and access to clean water and sanitation
- People from ethnic minority communities and non-English speakers: language barriers and lack of access to culturally appropriate information can hinder awareness and response
- People that can't change their accommodation such as renters, sofa surfers or living in hostels

Impacts

In July 2021, widespread flooding was experienced across Haringey, with the areas: Wood Green, Hornsey/Crouch End and South Tottenham being affected. The impacts of flooding include:

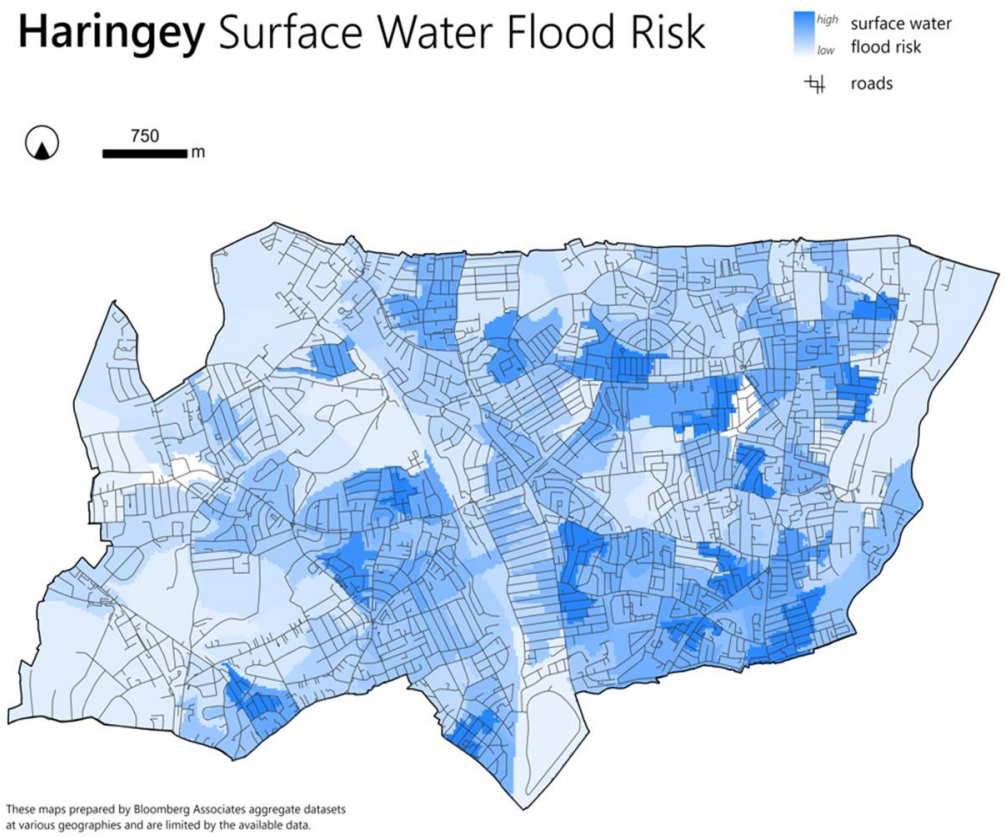
- **Immediate public health impacts**: Risk of injury and/or infection, and loss of life, as flood water is very dangerous and contains debris and contaminants.
- **Strain on public services and damage to infrastructure/property**: Damage to roads, buildings, and utilities.
- **Economic impacts:** due to loss of business stock, increased financial pressures and impacts on insurance premiums.

- **Longer-Term health and social impacts**: Increased stress and mental health issues (such as anxiety and depression) due to displacement and property loss. Disruption to education.

The ward profiles tool can be helpful here as well to visualise the distribution of these vulnerabilities across the borough.

Haringey ward profiles | Haringey Council

Haringey's latest **Local Flood Risk Management Strategy** shows the risk of surface water flooding across Haringey and suggests "that there are areas of high-risk flooding throughout the Borough, notably along the A504 Priory Road, the A1080 Turnpike Lane, the A105 High Road, the A109 Bounds Green Road, Park Road, residential areas north of The Roundway, and residential areas north of Seven Sister Road in South Tottenham." This is also visually demonstrated through the flood-risk map below, with pockets of high surface water flood risk across the borough, but with a higher proportion in the east of the borough.



How can we adapt/what works?

We can, and must, adapt to the risks posed by extreme weather caused by a changing climate. This adaptation will come in the form of a variety of measures across many council services. Mitigations such as the retrofitting of buildings, implementation of flood reduction schemes, greening of the borough combined with effective response, support and guidance measures (i.e. provision of cool spaces, building community resilience and improved communication before, during and after adverse impacts are experienced).

Furthermore, there is an abundance of national, regional and local evidence-based advice and guidance for how councils, organisations/businesses and individuals can take action to reduce the impacts of overheating and flooding, as well as learning from other local authorities and organisations on what is working.

Useful links to evidence-based advice and guidance to reduce climate-related impacts

- Flooding | Haringey Council
- Hot weather | Haringey Council
- What are Passive Cooling Techniques (Types etc.) - Layak Architect
- https://www.shadetheuk.com/overheating-adaptation-guide-for-homes
- Natural Flood Management | The Rivers Trust
- Flood risk and flood risk management | Local Government Association
- https://www.london.gov.uk/sites/default/files/2023-06/CAPS_OR_finalissue_09June2023.pdf
- kb.goodhomes.org.uk/wp-content/uploads/2023/11/Shading-for-housing-Design-guide_FINAL.pdf
- understanding-overheating-where-to-start.pdf

The CCARA Plan

Strategy

A whole-council approach, where climate adaptation concepts and principles are well understood and integrated into all aspects of service design, delivery and decision making. Strategic action must be data driven to ensure that interventions are appropriate in place and scale while prioritising the most vulnerable.

To tackle climate change and be a more adaptable and resilient borough, we have identified actions that fit under the 4 objectives.

However, in delivering this action plan, we will also:

- Continue to engage and collaborate with our residents and neighbourhoods, for example, through Green Week and our Climate Partnership, ensuring our commitment to the Haringey Deal.
- Act at different scales within the borough, focusing on those who are most vulnerable to the impacts of climate change, focusing on people and the buildings they live in and use, from our council assets/public realm to our parks.
- Build on the borough's Climate Change Action Plan, we will influence local businesses and SMEs to better understand how they can be more adaptable and resilient to climate change.
- Although actions in this plan have established funding streams and grants, and this plan supports making the best use of the resource we have, it will be necessary to leverage further funding and investment to deliver further action.
- Continue to work collaboratively with London councils and other London boroughs to learn, establish and share climate adaptation and resilience best practice.
- Continue to review the required local strategic leadership governance structures to ensure robust governance and monitoring frameworks are in place, ensuring that adaptation is a continuous process of action, evaluation and improvement, and providing political oversight and direction for the delivery of this plan.

Strategic Vision for Haringey

Haringey envisions a future where the borough is adapting well to climate impacts. This means achieving our ambitious goal of planting 10,000 trees by 2030, ensuring all regeneration projects and new build developments/assets

(housing, schools, offices, healthcare) are resilient to climate impacts and implement green and blue infrastructure, using evidence-based methods to reduce heat and floods as referenced in the local plan. We aim to establish a well-planned support pathway for vulnerable residents, ensuring services both internal and external to the council can adequately prepare and respond to climate impacts. Meeting net zero targets as outlined in the climate change action plan is also a key part of our vision. The actions identified in this plan, as well as those already implemented, are what we need to achieve this vision.

The Objectives of this action plan

The Haringey CCARA Plan aims to ensure that the borough is prepared to adapt to a changing climate in the long-term and ensure we are resilient to the changes that are already happening. Its core objectives are:

- **Objective 1-** Building intelligence & adaptive capacity within the council
- **Objective 2-** Protecting vulnerable residents and staff from the health impacts of severe weather and strengthening climate adaptation and resilience literacy in our communities
- **Objective 3 –** Supporting external partners, organisations and services in the Borough to better adapt and be more resilient to the current and changing climate
- **Objective 4 –** Managing overheating and flood Risks to local assets and infrastructure

Haringey's CCARA plan actions have been organised by the objectives above, with clarity over which departments/teams will be responsible for progressing each action.

How has this plan been developed?

This plan has been developed by Public Health, in partnership with Carbon Management, Communications, Emergency planning teams and wider council teams/individuals through our Wellbeing and Climate Board. Consultations on the actions have been sought from Haringey's Senior Leadership Network and Cabinet Members, as well as lead officers for specific council areas (Planning & Policy, Housing Demand, Highways, Parks, Capital Programme). This plan also supports the NCL ICB by including the relevant actions that cross-cut the Haringey plan and the updated version of the NCL Green Plan (in the Climate Adaptation chapter).

Furthermore, current action and further actions identified through this plan were cross-check with UKHSA's Local Authority Climate and Health Risk and Adaptation (LARA) Tool Heat Edition V.0.1.

Residents have been involved in the shaping of this plan through their participation in events with workshops, such as the Bloomberg Climate Adaption Workshops and Go Green Festival event in Wood Green. Engagement with residents was also undertaken through the development of the new Haringey Health & Wellbeing strategy.

Funding

Resources and funding have been identified (where available) in the 'Council Objectives and Action Plan' section of this plan. As this plan focuses on consolidating and co-ordinating organisation-wide efforts on adaptation and resilience, available funding comes from a variety of streams and grants (Section 106 Carbon Offsetting Fund, UK Shared Prosperity Funding, Major Works Fund, Capital Programme Fund, Rough sleeping prevention and recovery grant and Public Health grant). However, it is worth noting that some of these funding streams are under constant review and some may end within the plan period but are aligned to appropriate deadlines for completion of actions. Furthermore, there may need to be consideration during the lifetime of this plan of additional investment (internally or from external grants) following the outcomes of feasibility and pilot actions, although we acknowledge this may not be possible due to the Council's current financial challenges and competing priorities.

Monitoring, Evaluation & Governance

Action lead teams will be required to organise individual action leads/groups and mechanisms for progressing their actions. They will also report progress on actions to other strategic boards/groups, as relevant, for example the Resilience and Emergency Planning Board, Health & Wellbeing Board, and Corporate Leadership Team.

Progress against the action plan will be reviewed annually at Haringey's Wellbeing and Climate Board which will seek assurance that this plan is being enacted and progressing appropriately.

We will publish a report on progress against this plan on an annual basis.

As part of our commitment to embedding adaptation as a core political and strategic priority, we will assess the feasibility of establishing an Adaptation and Resilience Working Group, which will aim to provide the strategic direction and pace of adaption work. The group's purpose will be to provide high-level governance, cross-portfolio alignment, and political oversight for the delivery of this Plan. It would sit above the operational Wellbeing and Climate Board, ensuring there is clear alignment between political priorities and operational delivery, consideration of and securing of resources necessary for action, and a platform to discuss the costs of both action and inaction.

Next Steps

The objectives below outline what needs to be achieved to ensure Haringey can adapt appropriately to the current and future impacts of climate change. We will commit to refreshing this action plan with reference to updated national policy requirements, every 5 years to ensure we stay on track to reach our vision.

Action Plan

Objective 1- Building intelligence & adaptive capacity within the council

Ensuring the knowledge and resources are there for the Council to implement adaptation and resilience actions strategically. To meet this objective, actions include maintaining and cascading up-to-date local intelligence, identifying additional funding is available for adaptation and resilience, participating in regional working groups on this topic and building capacity amongst staff on the role of adaptation and being more resilient to climate impacts.

Action #	Action Description	Notes	Deadline	Action Owner/s	Resourcing (if available/required)
1.01	Maintaining up-to-date intelligence on the local risks of climate impacts, identifying and recommending evidence-based mechanisms/interventions to influence local adaptation policy & programmes (preventing maladaptation and ensuring best value for money).	Regularly done through refreshing JSNA and ward profiles. Ensure appropriate cascade of data and recommend how data should be utilised i.e. in Health, Equality and/ or Environmental Impact Assessments	June 2026 (dependent on availability of new data)	Public Health	

1.02	Develop a plan to deliver, and undertake, a climate risk assessment/audit of all council-owned nurseries/children's centres in local authority area and maintain up-to-date risk register.	Young children (under 5 years) are at high-risk of negative impacts of hot weather. Risk assessment should provide adaptation recommendations. There will be a requirement to prioritise nurseries in higher heat risk areas.	Plan completed by June 2026 All risk assessments/audits completed by June 2027	Capital Projects & Property/Health & Safety	
1.03	Identify other priority operational buildings owned/maintained by the Council, including schools & adult/children's social care buildings (i.e., day centres), for climate risk assessment/audit and develop plan (including	Prioritise high-risk buildings by occupants (young children, older adults, vulnerable adults-special educational needs and disability), location, age,	Identification of priority buildings by June 2027; Plan to risk assess by June 2028 (deadline may change due to number of priority buildings identified)	Capital Projects & Property/Health & Safety	

	timeframes) on when these building will be risk assessed by.	and previous incidents and/or complaints. Risk assessment should provide adaptation recommendations.			
1.04	Embed guidance on assessment of climate risks into all council building risk assessments and maintain an up-to-date risk register for buildings at-risk (identified through assessment and/or reporting overheating or flooding incidents)		2028	Capital Projects & Property/Health & Safety	
1.05	Install at least 2 digital thermometers each year in council-owned assets (housing, schools, nurseries) deemed to be at highest risk and where there are options for future	Intelligence gathered will support grants for additional funding. This action should be considered with	June, completed annually	Capital Projects & Property/Health & Safety	Carbon offsetting fund

	retrofit, to gather baseline overheating data	action 1.02 & 1.03.			
1.06	Representation in national/regional/local working groups on issues that cross borough borders, such as overheating, flooding and air quality, to ensure the borough is actively involved in collaborative efforts to address cross-border climate impacts and to identify further opportunities for action/innovation	Groups organised by NCL ICB, GLA, London Councils	N/A, Ongoing	Public Health/ Climate Change	
1.07	To identify opportunities to further train ALL staff on Climate Adaptation and Resilience (from an individual, work and societal perspective), as well as the already offered	The Carbon Literacy Course is already offered by the council, but is set, certified, and Funded by the Carbon Literacy Project and changes in	April 2027	Climate Change/ Learning & Development Team/Emergency Planning/Public Health	

	Carbon Literacy Training	content would need to be approved by them. If that doesn't prove possible other training options would need to be explored.			
1.08	Evaluate the effectiveness of the council's 'Severe Weather Plan' and review the plan in accordance with the agreed plan review schedule.		As per schedule	Emergency Planning	
1.09	Provide guidance on climate-risks to council services leads to consider when completing/updating their business continuity plans	This may/may not be relevant depending on the service.	Annually	Emergency Planning	

1.10	Include guidance on climate-risks to Directorates to consider when completing/updating their Team Risk Assessments, and review whether appropriate climate-risks have been accounted for	This may look different depending on directorate/service.	Annually	Corporate Health & Safety	
Measurable Indicators/Metrics:		• # of council documents/tools/reports that reference/consider climate adaptation and resilience and link to council-level data • % of council-owned nurseries/children's centres, audited for overheating & flooding; % assessed as high risk through triangulation of quantitative, qualitative and risk assessment data • Number of other council-owned buildings (schools, housing, adult & children's social care) identified as priority for risk assessment ; % assessed as high risk through triangulation of quantitative, qualitative and risk assessment data • Number of council-owned nurseries reporting severe overheating/flooding issues/incidents • Number of thermometers installed per year • % of buildings at high-risk of overheating on risk register Number of working groups Haringey has representation at, annually • Number of cross-borough initiatives influences or co-developed			

Objective 2- Protecting vulnerable residents and staff (incl. those with protected characteristics) from the health impacts of severe weather and strengthening climate adaptation and resilience literacy in our communities

This objective focuses on the ways in which the council can engage with and support vulnerable residents, communities and staff to be more prepared for the impacts of severe weather events, understand if they are at high-risk, and how they can protect themselves and others. We also want to take an active role in strengthening climate adaptation and resilience literacy amongst our communities and groups, and those with protected characteristics which are disproportionately affected due to disability, sexual orientation, gender re-assignment, race and religion. This objective also reflects the Haringey Deal ambition of understanding and listening to our residents.

Actions include delivering heat-risk related communications, heat-health alerts and training to protect council staff, residents and community groups, continued engagement with communities on climate adaptation and resilience, increasing water refill sites and ensuring heat-safety interventions are being implemented at mass-events over the summer period.

Action #	Action Description	Notes	Deadline	Action Owner/s	Resourcing
2.01	Develop and deliver a yearly public-facing communications plan, reaching those with protected characteristics that may be disproportionately affected, our VCS and residents, to raise awareness of health impacts of severe weather	Ensuring communications are culturally/religiously sensitive, available in multiple languages, and cascaded through wide or appropriate networks, at appropriate times. Focus on vulnerable	N/A, Ongoing, refreshed annually	Communications	Public Health Grant

	and how the council is progressing their net zero and adaptation action plans.	residents/groups who are most at-risk. Encourage co-production/co-design methods with residents and young people.			
2.02	Develop and deliver a yearly internal communications plan, to raise awareness of the impacts of severe weather on staff, and provide practical advice and guidance to managers/staff on how to prepare/respond to such emergencies and ensure council buildings are kept cool		N/A, Ongoing, refreshed annually	Communications/Emergency Planning/Health & Safety/Corporate Landlord/Public Health	No additional budget available

2.03	Explore feasibility of putting up signage in Haringey's parks between June-September, and identify relevant and appropriate enforcement action	BBQs in parks is against Haringey policies, but there are concerns this is not being communicated efficiently. BBQ is parks can increase risk of wildfires during hot weather.	June 2026	Parks & Leisure/Environmental Health/Public Health	No additional budget available, however, signs at parks should be relatively low-cost (potential to split across services)
2.04	Continue improving awareness and educating health and care professionals (HCPs) on who is at higher risk of health impacts in severe weather (including those with protected characteristics that may be disproportionately affected) and how to support them,	Primary care has been current focus. Need to explore secondary care, pharmacists and other healthcare services- with support of ICB. Further opportunities include discussing heat risk in long-term condition reviews	June 2026	Public Health	

	and identify further opportunities for HPCS to engage with patients on this topic				
2.05	To deliver a yearly text messaging campaign to residents with health-related vulnerabilities during heatwaves, providing advice and guidance for how to stay sae in the heat, over the heat-health alerting season and measure effectiveness	Currently exploring the most effective ways to do this and piloting approach through GP Federation/GP practices.	June 2026 (reviewed annually)	Public Health	Public Health Grant
2.06	Delivering yearly training to Voluntary and Community Sector organisations, Early Years, Schools, Adult & Children's social care managers, Health Champions	Champions include Haringey Health Champions, One Your Health Ambassadors, ABC Parent Champions and other relevant	By June, Annually	Public Health	

	and other appropriate networks that support those with protected characteristics that may be disproportionately affected, on the impacts of severe weather on the health of these groups, and how to support them	groups identified.			
2.07	Hold at least one yearly engagement activity with residents, that focuses on climate adaptation and resilience, to improve literacy, identify community-led action, and remind of key health risks, advice and guidance.	Include updates on the progress against this plan. Previous activities have been in Green Week. Ensure that residents who are more vulnerable to climate-related impacts/with protected characteristics that may be	N/A, Ongoing	Climate Change/Public Health	Cross-sector (Carbon Offsetting Fund/Public Health Grant)

		disproportionately affected, are invited/engaged through these activities.			
2.09	Climate adaptation and resilience is embedded in London Borough of Culture planning and delivery.	Early stages, need to identify proposed activities as part of the programme	December 2026	Culture & Communities	London Borough of Culture funding
2.10	Implement and evaluate a newly combined severe weather neighbourhood warm & cool spaces programme, to provide safe spaces for people who are at-risk, to seek refuge in during the summer and winter, and connecting with appropriate and	This programme would combine the warm welcome and cool spaces programmes, and will continue to use a VCS model of delivery (but will also include non-VCS spaces particularly for summer)	Implementation- October 2025 Evaluation- December 2026	Public Health	Funding for warm welcome from UK SPF/Public Health Grant

	relevant activities/services				
2.11	Increase the number of Refill London sites and lobby/identify opportunities to increase permanent water fountains. Review progress annually.		May, Annually	Public Health/Communities/Policy & Planning	
2.12	To identify mandatory heat safety interventions to be included in the council's agreements with external providers in charge of organising/coordinating summer festivals and mass gatherings in the borough		June 2026	Licensing/Public Health	
2.13	To identify appropriate mechanisms and processes to	Heatwaves are becoming more prolonged and regular	May 2026	Housing Demand/Public Health	Rough Sleeping Prevention and

	safeguard funding available to activate the Severe Weather Emergency Protocol (SWEP)	meaning that the current identified funding for SWEP may be insufficient. As other severe weather events i.e., storms and cold snaps also become more uncertain, it is important to identify plans for extension of the current offer.			Recovery Grant
2.14	Identify opportunities to educate children and young people on the impact of a changing climate, through schools/groups	Public Health to be more proactive in promoting climate change education where it aligns with other priority health areas i.e. active travel, healthy eating	N/A, Ongoing	Schools & Learning/ Public Health	

2.15	Update the Council's 'Extreme Temperatures in the workplace' policy	Would need to consult Unions on changes.	June 2026	Corporate Health & Safety	
2.14	To design adaptable kerbside spaces that can provide shelter during severe weather emergencies	Emerging kerbside strategy	December 2030	Transport & Planning	TFL Local Implementation Plan / Capital Programme Fund
Measurable Indicators/Metrics:			• Target audiences reached and metrics from yearly public-facing communications plan i.e. reach, engagement • Number of co-produced communications materials produced • Number of internal communications issues each season (emails, intranet posts, briefings) • Manager/Staff feedback on clarify and usefulness of guidance • Number of parks with BBQ signage installed • Number of education initiatives delivered per year to health and care professionals/Number of forums delivered at • Number of Haringey registered patients/residents reached via text messaging alerts/Number of clicks to advice pages/resident feedback/reduction in heat-related morbidity & mortality • Number of training sessions delivered to VCS, Early Years, Schools and Social Care/Participants attended/feedback • Number of residents attending yearly resident engagement activity • Number of climate adaptation-themed events or activities identified/implemented through London Borough of Culture programme/ Number of residents engaged		

	• Number of warm and cool spaces identified/ No of kerbside cool spaces/ Number of residents using the spaces / other relevant programme evaluation feedback • % of mass event and activity providers in Haringey complying with heat safety requirements stipulated over summer/feedback from event organisers and partners • Number of SWEP activations per year/Amount of additional/contingency SWEP funding ringfenced annually/Amount of contingency funding utilised per year/Number of people support during SWEP activations

Objective 3 – Supporting external partners, organisations and services to better adapt and be more resilient to the current and changing climate

This objective focuses on the ways that Adult Social Care providers, local businesses and organisations, schools/academies and the NHS can be supported to adapt and become more resilient to severe weather. It is also important that we seek feedback from these partners, organisations and services to improve our communications and processes, and identify further supportive action.

To meet this objective, actions include sharing information about adaptation and best practice with local businesses, ensuring schools are well equipped with advice and guidance on climate change adaptation, and adult social care are supported to consider severe weather as part of their risk assessments, and supporting local NHS-led action.

Action #	Action Description	Notes	Deadline	Action Owner/s	Resourcing
3.01	Focused communications to Haringey businesses to share adaptation resources and what businesses are doing to adapt to a warming climate		TBD, Annually	Inclusive Economy/Business Engagement & Communications	Through business engagement and channels such as Business Bulletin and Flood Advice for Business leaflet

3.02	Update the Haringey Schools Handbook to include a section on climate- change adaptation/resilience interventions and severe weather response. Review annually.	Annual review should include amends to advice/guidance based on new evidence. Ensure any guidance is aligned with Ofsted.	May, annually	Capital Projects/Emergency Planning/Public Health	
3.03	Ensure Adult Social Care commissioning providers can, and are supported to, provide evidence and assurance that they are adaptable to a warming climate and to ensure that residential and care homes are able to keep their residents cool in the heat (with heat risk assessment and contingency plans in place)	Suggest including adaptation requirements in future service specifications for services. Need to ensure this aligned with CQC standards/guidance.	June 2027	Adult Social Care	

3.04	Hold seasonal briefing sessions for Haringey Resilience Forum members on severe weather and associated impacts.	These sessions will promote shared understanding of risk, co-ordination of mitigations and preparatory actions and support partnership working in incidents	Bi-Annual - ahead of period of increase d risk.	Public Health/Emergency Planning	
3.05	An active member of the Integrated Care Board's Climate Adaptation, Resilience and Air-Quality (CARAQ) sub-group (or equivalent) to support NHS-led action		N/A, Ongoing	Public Health	
Measurable Indicators/Metrics:		• Number of communications sent to businesses on adaptation and Number of case studies from businesses doing this well • Completion date/number of schools receiving updated school handbook with severe weather response chapter • Feedback on schools on usefulness of the new section • % of care homes with completed heat risk assessments or consideration of heat in current risk assessments • Number of reported incident related to heat stress from staff and patients in care homes			

	• Number of external partners attending workshop and recommendations generated as a result of feedback/changes made as a result • Number of contributions made to the ICB CARAQ group

Objective 4 – Managing overheating and flood Risks to local assets and infrastructure

This objective focuses on our assurance that infrastructure and physical assets are resilient to climate impacts and that evidence-based actions are implemented to preserve and enhance natural environments.

To meet this objective, actions include to continued investment in Sustainable Drainage Systems (SuDS), management and maintenance of gullies and trees planting. Actions also include changing of local policy and regeneration projects ensure new buildings are climate-resilient, and that we deliver and evaluate overheating retrofit project to better understand what interventions are efficient and effective in cooling down community buildings and housing.

Action #	Action Description	Notes	Deadline	Action Owner/s	Resourcing
4.01	Continue long-term investment in Sustainable Drainage Systems (SuDS) schemes in areas of high flood risk, including permeable paving, rain gardens, and tree pits within kerbside designs to reduce	Linked to Corporate Delivery Plan and emerging Kerbside Strategy.	N/A, ongoing	Flood Water Management Team/Transport Planning	TFL Local Implementation Plan / Capital Programme Fund

	surface water flooding and improve drainage capacity				
4.02	Continue to implement boroughwide cyclical gully cleansing programme and reactive maintenance programme for gullies.		N/A, ongoing	Flood Water Management Team	
4.03	Shaping Wood Green - consider in regeneration projects/plans, evidence-based interventions to reduce impacts of overheating and flooding	For example: Blue & Green infrastructure; increased shading; playgrounds that can withstand heat; SuDS etc.	June 2029	Placemaking	UKSPF Funding
4.04	Shaping Tottenham- consider in regeneration projects/plans,	For example: Blue & Green infrastructure; increased shading; playgrounds that	June 2029	Placemaking	UKSPF Funding

	evidence-based interventions to reduce impacts of overheating and flooding	can withstand heat; SuDS etc.			
4.05	Pilot overheating retrofit projects for council-owned children-centre nurseries and schools that demonstrate evidence of high overheating risk and impact	Utilise data from thermometers and qualitative evidence from managers/teachers. Identify further co-benefits i.e. solar panels	June 2029	Capital Projects & Property	Carbon Offsetting funding/ Capital Programme Fund
4.06	Exploring the feasibility of, and create a plan for, pilotting the retrofitting of homes at high-risk of overheating to evaluate the improvement on thermal comfort	Need to consider baseline data and appropriate interventions to pilot. Need to prioritise buildings in areas of higher heat risk that house vulnerable groups i.e. low income, poor quality housing, young children	January 2027	Climate Change/Housing	Major Works Fund (Housing Energy Action Plan)/Carbon Offsetting Funding

4.07	Identify and apply for new sources of funding for adaptation actions at regional and national level, and ensure the council continues to match funding for adaptation through Section 106 funding – to cool down community buildings		N/A, ongoing	Climate Change	
4.08	Include a robust, evidence-based, climate resilience chapter in new Local Plan and mandate	This chapter in the Local Plan will set out how new major developments will be required to contribute to the resilience of the borough to get full planning permission. This could also include a target Urban	February 2027	Planning	

		Greening Factor score for major developments			
4.09	Ensure on-track to plant "10,000 trees by 2030" and are maximally contributing to adaptation goals by choosing the right species, locations (including kerbside) and long-term support plans that target flood risk and contribute to urban cooling.	Link to Tree and Woodland Plank/emerging Kerbside Strategy	June 2026	Parks & Leisure	Capital Programme Fund
4.10	Haringey Civic Centre – to consider in regeneration projects/plans for the refurbishment of the centre, evidence-based		Autumn 2027		Capital Programme Fund

	interventions to reduce impacts of overheating and flooding				
4.09	Using cool materials for new pavements/cycle tracks and kerbs to reduce heat absorption and improve thermal comfort during heatwaves	Emerging kerbside strategy. Prioritising in areas with highest heat-risk or on paths to cool spaces	December 2030	Transport & Travel	TFL Local Implementation Plan / Capital Programme Fund
4.10	To ensure new kerbside schemes and spaces utilise urban greening and nature-based solutions to improve heat resilience	Emerging kerbside strategy. Prioritising in areas with highest heat-risk or on paths to cool spaces	December 2030	Transport & Travel	TFL Local Implementation Plan / Capital Programme Fund
Measurable Indicators/Metrics:		• Annual investment/number of SuDS schemes installed yearly • % of high flood risk areas in Haringey with SuDS • % of gullies cleaned within target timeframes • Number of regeneration project incorporating evidence-based climate change adaptation features (overheating and flooding) • Number of evidence-based retrofit interventions implemented			

	• Completion of feasibility study for retrofitting homes at high risk of overheating • Climate adaptation and resilient chapter in published local plan, and impact of changing climate considered in health impact assessments • Number of funding applications submitted for external funding for climate adaptation projects/total funding secured through applications/what has funding achieved • Number of trees planted annually/cumulative % of 10,000 trees by 2030 • Number of/% increase in pavements and kerbs that use cool/reflective materials • Number of/% increase in kerbside spaces/schemes integrating nature based solutions/urban greening

Appendix

Appendix 1: Haringey's Climate Change Risk Maps

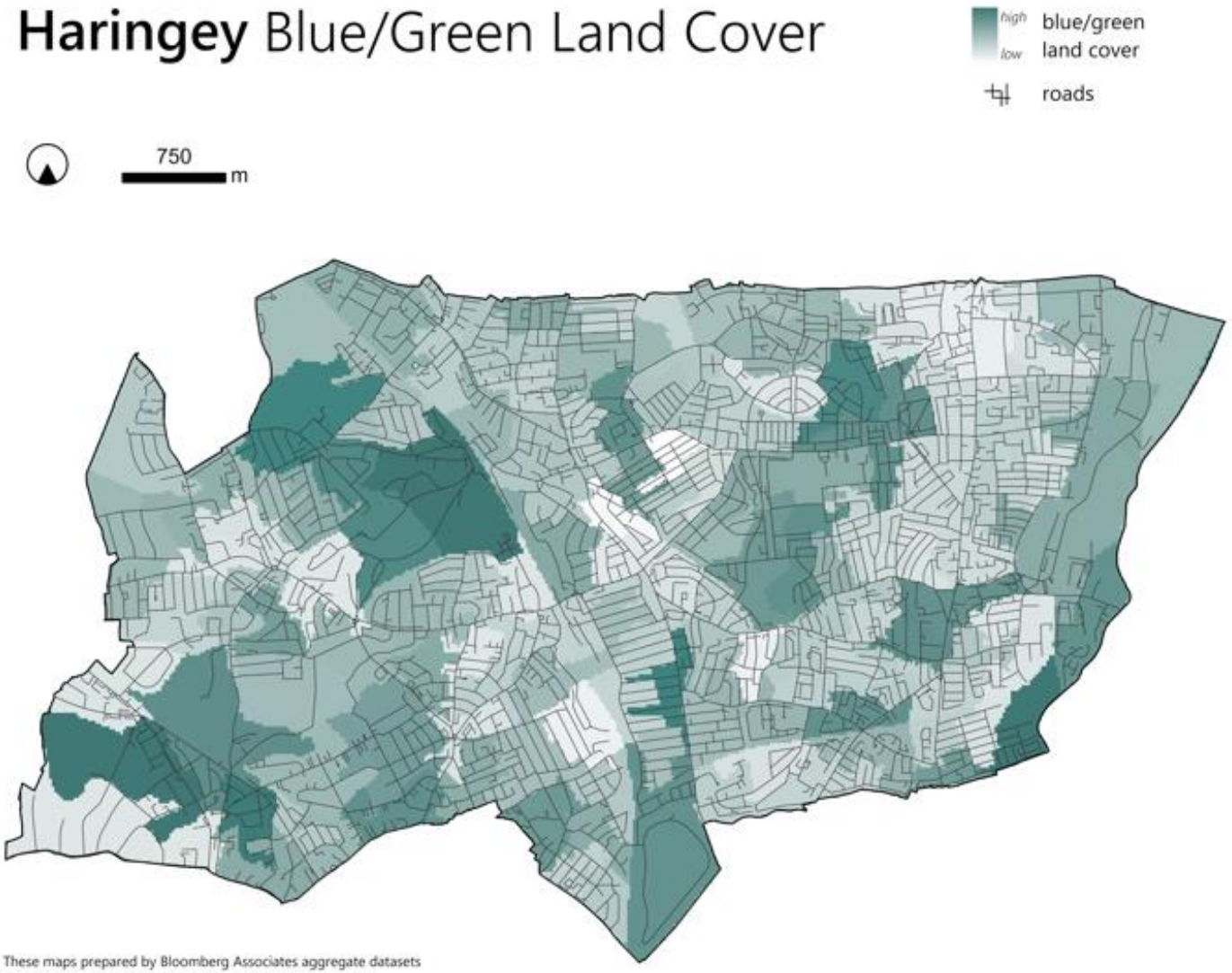
Maps of Haringey showing the:

- Density of blue/green land cover.

- Density of open space deficiency.
- Density of tree canopy cover.
- Surface water flood risk.
- Vulnerability to heat.

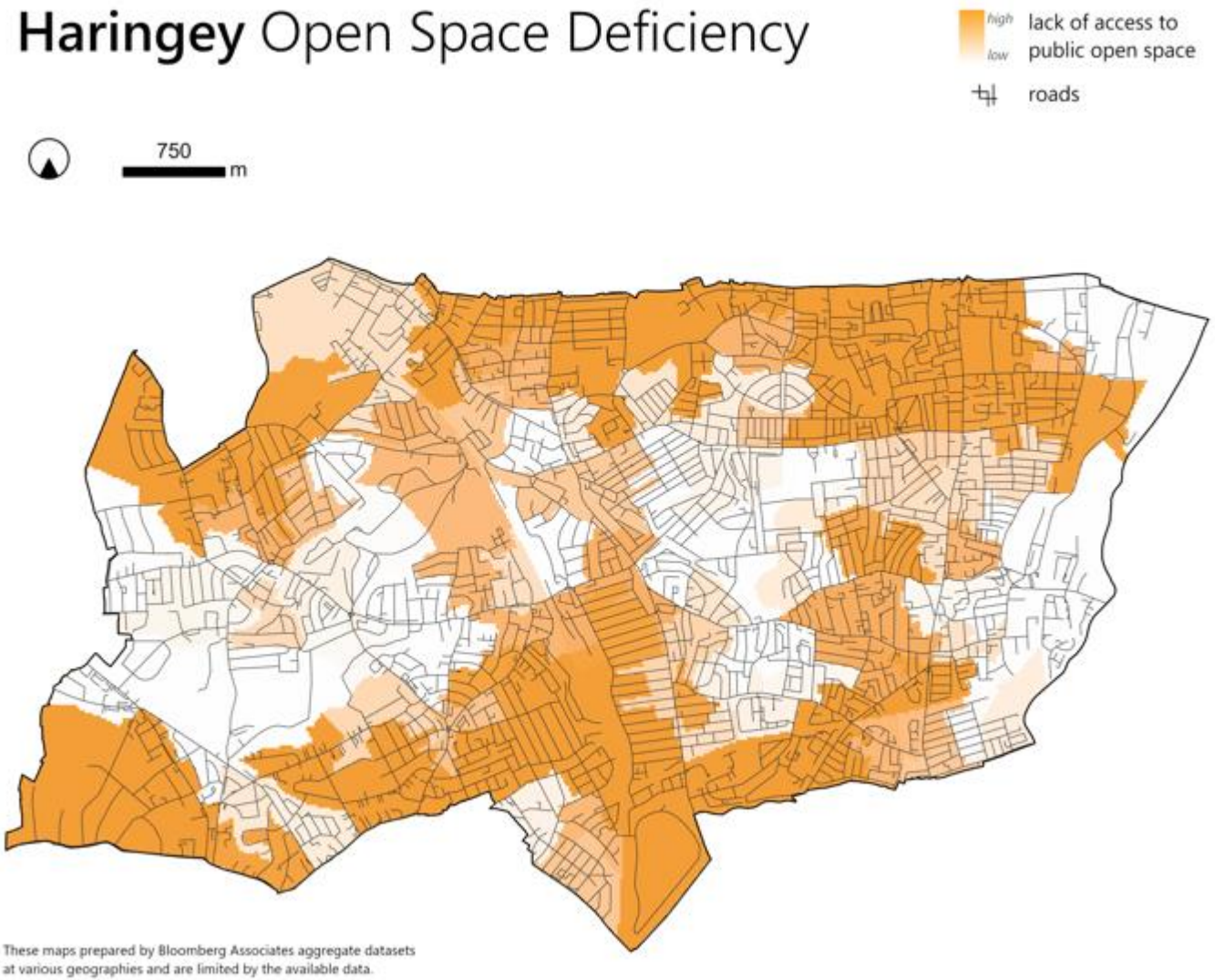
These maps were prepared by Bloomberg Associates, in partnership with Haringey Council, to demonstrate how different climate-risk indicators vary at a borough level.

Haringey Blue/Green Land Cover

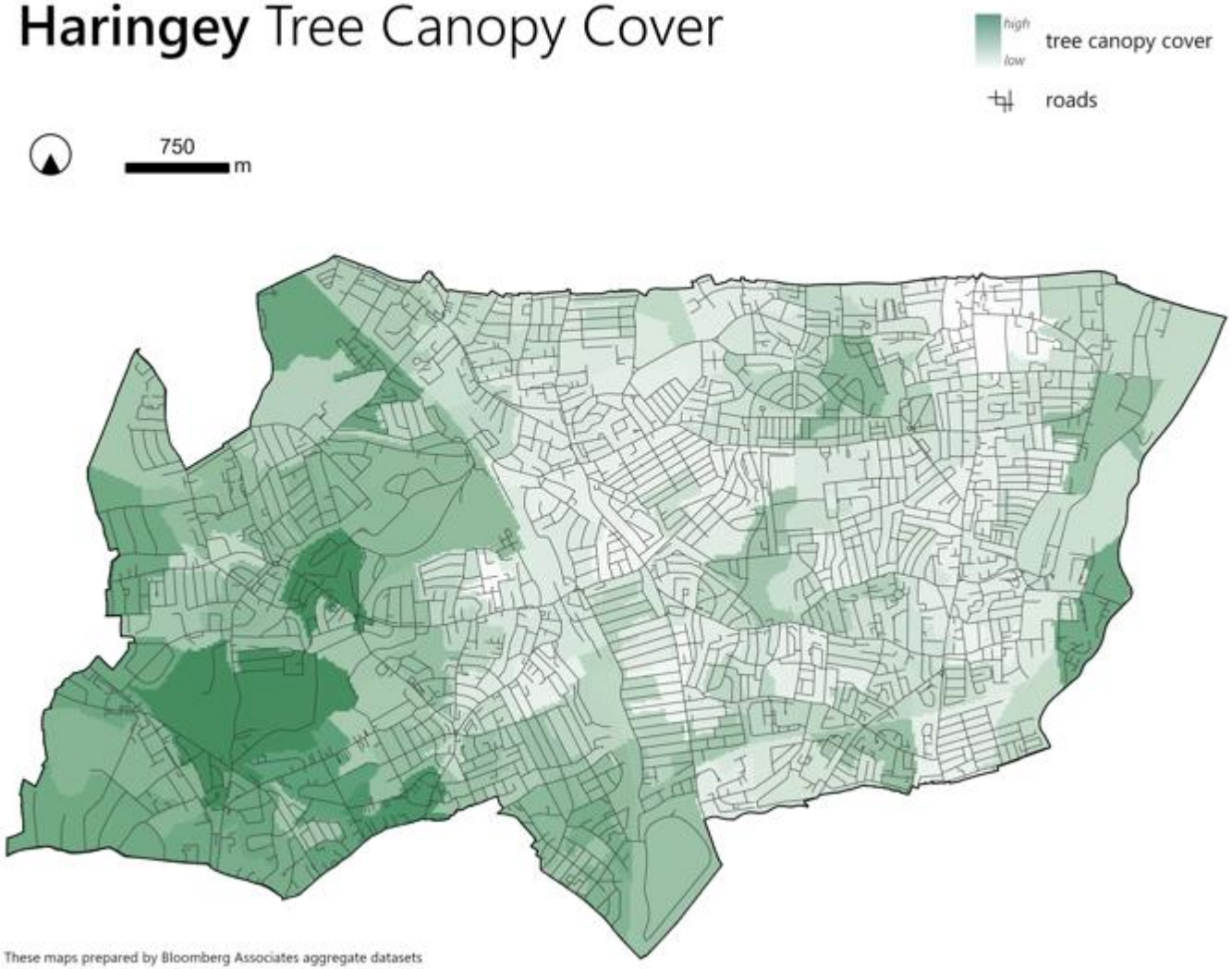


These maps prepared by Bloomberg Associates aggregate datasets at various geographies and are limited by the available data.

Haringey Open Space Deficiency

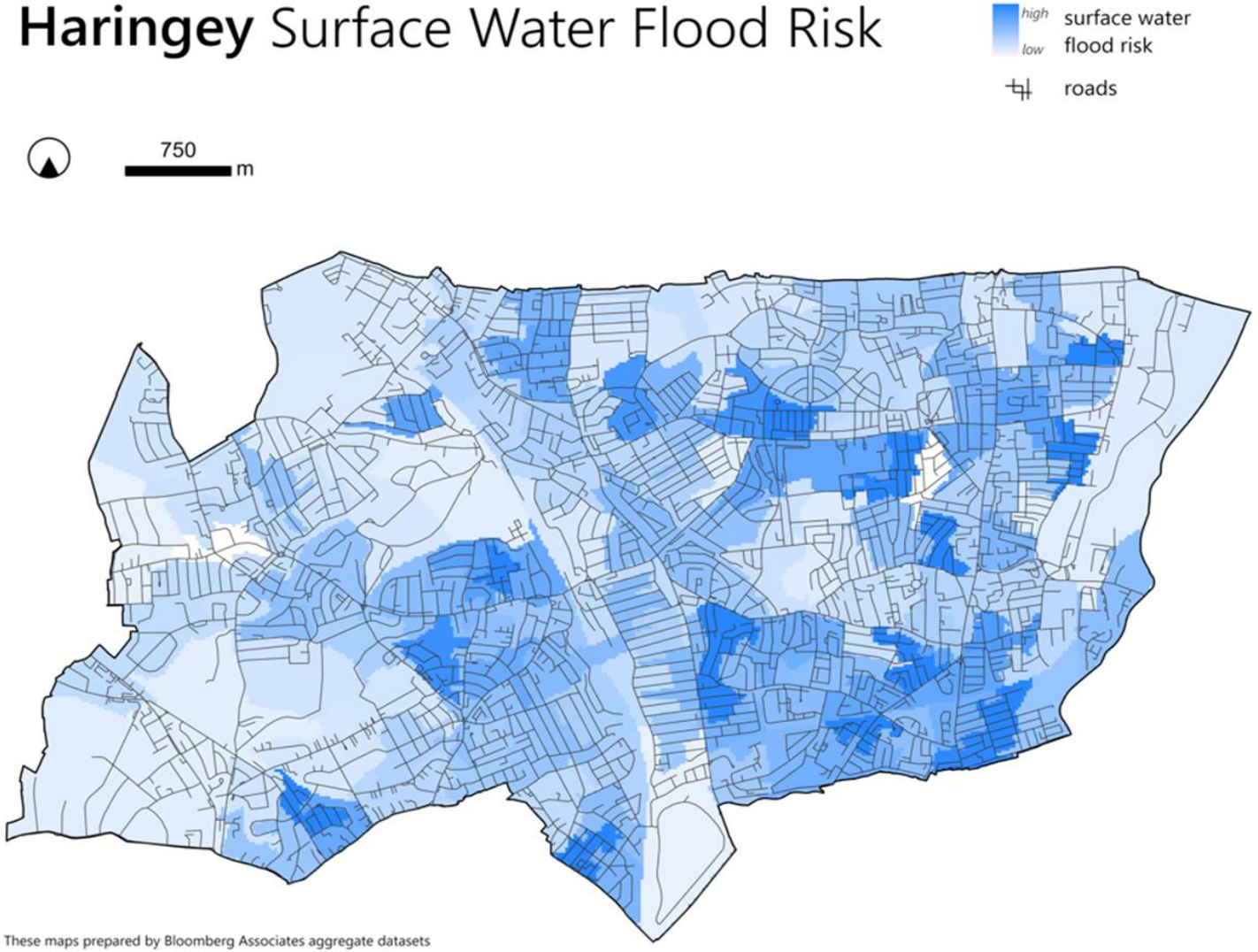


Haringey Tree Canopy Cover



These maps prepared by Bloomberg Associates aggregate datasets at various geographies and are limited by the available data.

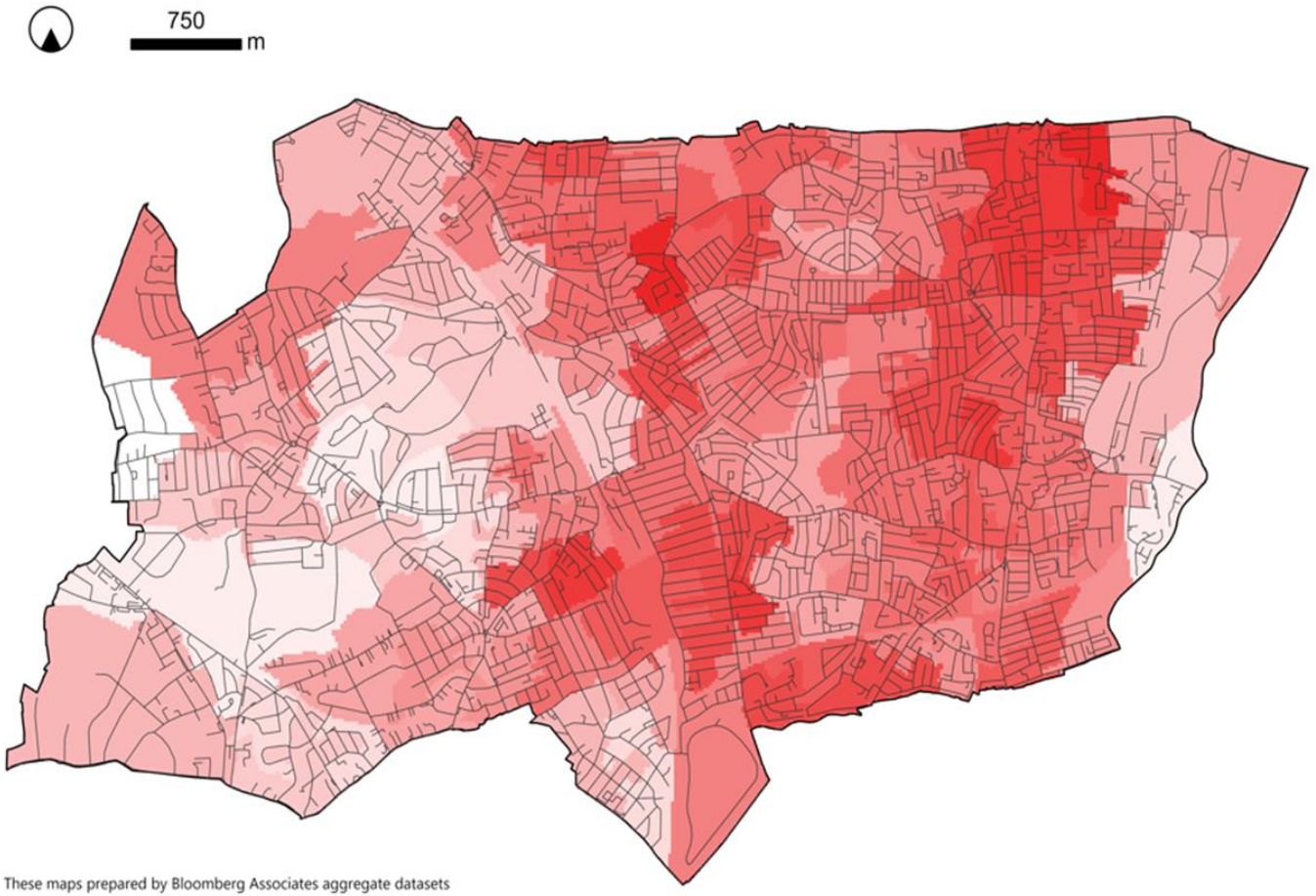
Haringey Surface Water Flood Risk



These maps prepared by Bloomberg Associates aggregate datasets at various geographies and are limited by the available data.

Haringey Vulnerability to Heat

showing an overlay of mean surface air temperature, deficiency in access to public open space, and a lack of tree canopy cover.



These maps prepared by Bloomberg Associates aggregate datasets at various geographies and are limited by the available data.

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: Haringey Climate Change Adaptation and Resilience Action Plan

Service Area:	**Public Health**
Officer Completing Assessment:	**Angharad Shambler**
Equalities Advisor:	**Elliot Sinnhuber**
Cabinet meeting date (if applicable):	**9th December 2025**
Director/Assistant Director	**Dr Will Maimaris**

2. Executive summary

Please complete this section *after* completing the rest of the form and summarise:

- The policy proposal, its aims and objectives, the decision in consideration. Please focus on **the change** that will result from this decision.
- Results of the analysis: potential positive and negative equality impacts
- Mitigations that will be taken to minimise negative equality impacts (if relevant)
- Next steps (this may include: if/when the EQIA will be refreshed, planned consultation, future stages of the project).

Climate change is already impacting Haringey and its residents. Climate-related risks and impacts such as severe weather can affect anyone, but some

people are more likely to be affected than others. Some protected characteristics (such as Age & Disability) and other health inequalities can directly increase vulnerability to a changing climate. Social and economic inequalities can predispose groups to living in circumstances where they are more vulnerable to the effects of climate change i.e. living in areas with high air pollution, flood risk, type of housing. The Climate Change Adaptation and Resilience Action Plan (CCARA Plan) sets out Haringey Council's response to these risks and impacts. In addition to the Council's emergency plans (e.g. Severe Weather Plan, Multi-agency Flood Plan), and net zero commitments, this plan will focus specifically on adaptation (how we prepare for) and improve our climate resilience (how we respond to climate impacts). The plan has four objectives: 1) Building intelligence and adaptive capacity, 2) protecting vulnerable residents and staff, 3) supporting external partners and 4) managing overheating and flood risks.

The decision being considered is the approval of this plan for implementation.

Overall, this plan will mainly have positive equality impacts, however, there is a need to directly reflect the consideration of protected characteristics (particularly those that also make someone more vulnerable to the impacts of climate change) in the plan's actions. Next steps include implementation of actions, continued engagement with protected groups and continuous monitoring of risks/impacts affecting our borough/residents.

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.

There has not been a formal consultation for this draft plan, however, the plan was developed following engagement with residents, activists and business owners.

We engaged with residents on the issue of Climate Change, Adaptation and Resilience during previous London Climate Weeks (multiple events). The engagement events did not consult with any protected groups in a targeted way, but those groups that were engaged with/attended the events included individuals who shared the protected characteristics.

We have also engaged with staff and partners on the impacts of severe weather caused by Climate Change, through the Council's Severe Weather Preparedness Group. Feedback has been gathered directly by those who attend this group, as well as through digital surveys sent out to internal staff and external partners i.e. commissioned service providers (Public Health, Adult Social Care).

Feedback from the community and staff groups has informed the development of this plan.

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

Feedback from the community has been to build on existing successes from climate change and carbon reduction projects, but to also highlight the need that the impacts of climate change continue to happen despite progress, and thus, there needs to also be a focus on adaptation and resilience.

Key takeaways from engagement events included the need for a dedicated plan focusing on adaptation, published data and information on heat and flood risk, and the need to communicate risk in a sensitive, but effective way, that reaches those most vulnerable to the impacts of climate change.

Protected characteristics of Age (young children and babies or elderly people) and those diagnosed with severe mental illness and/or live with physical disabilities are disproportionately impacted by climate-related impacts due to physiological vulnerability, reduced adaptive capacity, and increased exposure to environmental stressors. Young children and babies have underdeveloped thermoregulation systems, making them more susceptible to heat stress and dehydration. Older adults are more likely to have chronic health conditions and reduced mobility, which heightens their risk during extreme weather events such as heatwaves and flooding.

Individuals with severe mental illness may experience heightened distress during climate-related emergencies and are less likely to seek help or respond to public health messaging. Those with physical disabilities may face barriers to accessing cool spaces, evacuating during emergencies, or receiving timely health interventions.

These vulnerabilities are compounded in areas of high deprivation, where poorer housing quality is evidence, poorer access to healthcare, and lack of cooling infrastructure (open spaces/parks), and social support may be limited.

Finally, people who speak a first language other than English are disproportionately impacted by climate-related impacts due to barriers in accessing timely, accurate, and culturally appropriate information and instructions. The draft Action Plan presented for approval includes targeted actions for specific sections of the community that are most impacted by climate change, to reduce negative impacts during severe weather incidents and to support them to adapt to a changing climate i.e. young children, those with health conditions.

Furthermore, specific actions within this plan, where possible, will be co-produced with residents (i.e., improving resources that communicate risk).

4. Data and Impact Analysis

***Note**:* officers may want to complement their analysis with data from the State of the Borough and ward profiles, found here: https://www.haringey.gov.uk/local-democracy/about-council/state-of-the-borough.

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

4a. Age

Data

Borough Profile[1]

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

This is a universal plan, which aims to support residents and communities to adapt to climate change, so the target population is the whole borough population.

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

- **Haringey JSNA- Focus on Heatwaves : haringey.gov.uk/sites/default/files/2024-06/jsna-heatwaves.pdf**
- **State of the borough**
- **Haringey borough profile, ward profiles and community profiles**
- **Census 2021**
- **Haringey's population and future challenges**
- **UKHSA Adverse Weather and Health Plan Supporting Evidence: Adverse Weather and Health Plan: Supporting evidence**

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

[1] Census, 2021 – Population and household estimates, England and Wales - Office for National Statistics (ons.gov.uk)

a) **Yes. Whilst the plan is universal and targets the whole borough, the plan also notes that young people (which make up 21% of the population) and older people (people of 65+ years make up 10% of the population) are deemed more vulnerable to, and are adversely affected by, climate-related impacts and their ability to respond to these impacts. Compared to the population distribution of Haringey as a whole, these groups would be disproportionately affected by targeted actions in this plan.**

b) **Yes. Evidence demonstrates, and this plan acknowledges, that the effects of climate change, specifically overheating, disproportionately affect young children and older people. This is due to the impact increased temperatures have on the body, worsened by lack of thermo-regulation (babies/young children) and pre-existing health conditions (more prevalent in older age), leading to higher risks of direct health impacts and difficulty in responding to a severe weather incident. The highest proportion of excess deaths during heat-periods in Haringey in 2022 came from those living in care homes. Furthermore, whilst Haringey is at higher-risk of extreme heat/flooding due to its geographic characteristics, there are some wards that are at higher-risk that others, and this includes wards where younger people are over-represented. Young people (specifically children under 5 years) are over-represented in certain wards of Haringey, mainly in the East of the borough i.e., Northumberland Park, Tottenham Hale, White Hart Lane, Bruce Grove, which have a higher climate and heat risk. The targeted focus of this plan on areas of increased risk, will provide a benefit to the young people in these areas.**

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

Positive. Our analysis indicates that young and older people are more vulnerable to the negative health impacts of climate change. This action plan will have positive impacts on health for older and younger people by supporting them and/or their carers to be better prepared to respond to the impacts of climate change, and the effects this may have on their health (for example, through information, alerts and other relevant communication). Actions within this plan will also encourage improved information and intelligence on how different age groups are affected by climate change, and improved processes and infrastructure in settings where these groups would be over-represented (i.e. schools, nurseries, residential care homes).

4b. Disability

Data

Borough Profile

- Disabled under Equality Act – 13.7%[2]
    - 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 depression[3]
- 1.7% of residents diagnosed with a severe mental illness[4]
- 0.4% of people in Haringey have a learning disability[5]

This is a universal plan, which aims to support residents and communities to adapt to climate change, so the target population is the whole borough population.

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

- **Haringey JSNA- Focus on Heatwaves : haringey.gov.uk/sites/default/files/2024-06/jsna-heatwaves.pdf**
- **State of the borough**
- **Haringey borough profile, ward profiles and community profiles**
- **Census 2021**
- **Haringey's population and future challenges**
- **UKHSA Adverse Weather and Health Plan Supporting Evidence: Adverse Weather and Health Plan: Supporting evidence**

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?

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

a) **Yes. Whilst the plan is universal and targets the whole borough, the plan also notes that people in Haringey with a physical or learning difficulty (who represent just over 14% of the population) and people diagnosed with severe mental illness (1.7% of the Haringey population), are deemed more vulnerable to, and are adversely affected by, climate-related impacts and their ability to respond to these impacts. Compared to the population distribution of Haringey as a whole, these groups are likely to be disproportionately affected by over-representation in this plan.**

[2] Census, 2021 – Disability, England and Wales - Office for National Statistics (ons.gov.uk)
[3] NHS Quality Outcomes Framework – Prevalence of diagnosed depression among GP registered population age 18+
[4] NHS Quality Outcomes Framework – Prevalence of diagnosed mental health diagnosis among GP registered population age 18+
[5] PHE Learning disability profiles – https://fingertips.phe.org.uk/learning-disabilities#page/0/gid/1938132702/pat/6/par/E12000007/ati/102/are/E09000014

b) Yes. Evidence demonstrates that people with a severe mental illness are particularly vulnerable to the impacts of severe weather and the incidence of severe weather itself, as incidents can exacerbate pre-existing mental health conditions, and people with symptoms of mental ill health are less likely to seek help from formal sources. Furthermore, people with a disability caused by a chronic health condition (for example, Diabetes and Stroke), and/or who are housebound and/or have mobility issues (day-to-day activities are limited a lot) are also more vulnerable to severe weather (a climate-change related impact). Areas most-at risk to extreme heat (Northumberland Park, South Tottenham, Bruce Castle, and White Hart Lane) all have a higher proportion of residents claiming disability living allowance and personal independent payments, particularly South Tottenham and Northumberland Park.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

Positive. Our analysis indicates that this action plan will lead to positive health outcomes for individuals with disabilities.

We note that ongoing engagement with Disability Action Haringey, mental health professionals and service users, and other relevant networks on relevant communications and engagement for people with varying physical disabilities would be beneficial. Engaging with these groups on the implementation of cool spaces will also be important to mitigate impacts on equality and health.

4c. Gender Reassignment

Data

Borough Profile[6]

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

This is a universal plan, which aims to support residents and communities to adapt to climate change, so the target population is the whole borough population.

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

[6] Census, 2021 – Gender identity, England and Wales - Office for National Statistics (ons.gov.uk)

- **Haringey JSNA- Focus on Heatwaves : haringey.gov.uk/sites/default/files/2024-06/jsna-heatwaves.pdf**
- **State of the borough**
- **Haringey borough profile, ward profiles and community profiles**
- **Census 2021**
- **Haringey's population and future challenges**
- **UKHSA Adverse Weather and Health Plan Supporting Evidence: Adverse Weather and Health Plan: Supporting evidence**
- **Climate change-related disasters & the health of LGBTQ+ populations - ScienceDirect**

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?

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

a) **No. There is no evidence that members of this group would be disproportionately affected by the proposal due to over-representation, as this is a universal plan and the target population is the whole borough. Members of the gender reassignment group are not likely to be disproportionately affected by the proposal due to over-representation (as this group make up less than 1% of the population).**

b) **Uncertain. In the UK, there is limited evidence on the specific impacts for this protected group and we will try to ensure that discrimination, harassment and victimisation is tackled based on this and any other protected group when the Council interacts with this group through future engagement activities.**

There is some evidence that LGBTQ+ people are more likely to live and work in climate-related risk-prone areas due to social, economic and structural factors that limit economic opportunities. Some evidence also highlights that LGBTQ+ people may have poorer mental health, and more health conditions, that increase the impacts climate change may have on their health.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

Neutral. Our findings do not lead us to believe that there will be any negative impacts for this protected group, but we will ensure that this group is not subjected to discrimination, harassment, and/or victimisation due to their protected characteristics. All communications will ensure that this community is not excluded, and we will seek advice and guidance from the Haringey LGBTQ+ network (and other appropriate organisations/stakeholders) on the

appropriateness of severe weather risk communications for this community, and in the education we provide to internal/external staff.

We also note that there may be higher representation from this community in inclusion groups (sex workers, people experiencing homelessness), and higher prevalence of mental health conditions, and therefore, we will seek advice from experts who work in these teams when implementing relevant actions in the plan (particularly around communications end education).

The plan itself focuses on passive, low-cost, ways to reduce risk to health, and does not rely on a certain level of income.

Overall, we are unsure how the plan will impact on this protected group, however, we feel there may be a positive impact on health through risk-awareness communication methods.

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 [7]

- 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%)

This is a universal plan, which aims to support residents and communities to adapt to climate change, so the target population is the whole borough population.

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

- **Haringey JSNA- Focus on Heatwaves : haringey.gov.uk/sites/default/files/2024-06/jsna-heatwaves.pdf**
- **State of the borough**

[7] Census, 2021 – Marriage and civil partnership status in England and Wales - Office for National Statistics (ons.gov.uk)

- **Haringey borough profile, ward profiles and community profiles**
- **Census 2021**
- **Haringey's population and future challenges**
- **UKHSA Adverse Weather and Health Plan Supporting Evidence: Adverse Weather and Health Plan: Supporting evidence**

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

a) **No. According to the 2011 census, 1,191 residents were in a same-sex civil partnership and 33.3% of residents aged over 16 are married. There is no evidence that members of this group would be disproportionately affected by the proposal due to over-representation, as this is a universal plan and the target population is the whole borough**
b) **No. There is no evidence suggested that members of this group would be disproportionately affected by this proposal due to specific needs. Moreover, the plan itself focuses on passive, low-cost, ways to reduce risk to health, and does not rely on a certain level of income (which may reduced in single households).**

Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

Neutral – it is not expected that this group will be positively or negatively impacted by this decision as a result of their protected characteristic.

4e. Pregnancy and Maternity

Note[8]:

- 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 [9]

[8] Equality and Human Rights Commission, 2022 – Pregnancy and maternity discrimination.
[9] Births by Borough (ONS)

Live Births in Haringey 2021: 3,376

This is a universal plan, which aims to support residents and communities to adapt to climate change, so the target population is the whole borough population.

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

- **Haringey JSNA- Focus on Heatwaves : haringey.gov.uk/sites/default/files/2024-06/jsna-heatwaves.pdf**
- **State of the borough**
- **Haringey borough profile, ward profiles and community profiles**
- **Census 2021**
- **Haringey's population and future challenges**
- **UKHSA Adverse Weather and Health Plan Supporting Evidence: Adverse Weather and Health Plan: Supporting evidence**

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

a) No. The borough profile states that in 2021 there was roughly 3,376 live births. There is no further evidence on number of women who are pregnant each year. There is no evidence that members of this group would be disproportionately affected by the proposal due to over-representation, as this is a universal plan and the target population is the whole borough.

b) Yes. Whilst the plan is universal and targets the whole borough, the plan also notes that pregnant women are deemed more vulnerable to, and are adversely affected by, climate-related impacts and their ability to respond to these impacts. This is due to physiological changes that make women more susceptive to heat-related stress, dehydration and other health complications. Furthermore, areas of highest heat risk (Northumberland Park) have the highest birth rate, at 83 births per 1,000 women aged 15 to 44.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

Positive. Pregnant women, and very young children or babies, are considered in an at-risk group for severe weather, and therefore the action plan may focus more on this population (in terms of communication and education), compared with populations not as high risk. Northumberland Park will also be a focused area due to it being an area of highest heat risk, and this is the area in the borough with highest birth rate. Furthermore, pregnant women are over-represented in social housing. This action plan will look at the feasibility of retrofitting council-owned housing stock (due to ability to impact more easily here compared with private-rented sector or those that own their own homes).

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.[10]

Data

Borough Profile [11]

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%
- Other Mixed: 2.5%

White: **57.0% in total**

[10] Race discrimination | Equality and Human Rights Commission (equalityhumanrights.com)
[11] Census 2021 - Ethnic group, England and Wales - Office for National Statistics (ons.gov.uk)

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

This is a universal plan, which aims to support residents and communities to adapt to climate change, so the target population is the whole borough population.

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

- **Haringey JSNA- Focus on Heatwaves : haringey.gov.uk/sites/default/files/2024-06/jsna-heatwaves.pdf**
- **State of the borough**
- **Haringey borough profile, ward profiles and community profiles**
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- **UKHSA Adverse Weather and Health Plan Supporting Evidence: Adverse Weather and Health Plan: Supporting evidence**

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

a) No. There is no evidence that members of this group would be disproportionately affected by the proposal due to over-representation, as this is a universal plan and the target population is the whole borough
b) Yes. There is some evidence that members of this group would be disproportionately affected by this plan due to their needs.

Geography: Neighbourhoods in the east of the borough rank much more highly on the index of income deprivation, and therefore may have poorer housing quality, more likely to be impacted by severe weather. This corresponds with the east of the borough also seeing higher overheating and surface water flood risk. BAME communities also tend to live in Haringey neighbourhoods that are more

vulnerable to the causes and effects of climate change, such as air pollution, flooding, and extreme weather. Wards in which a larger BAME community lives
include Bruce Grove (56%), Northumberland Park (61%), Tottenham Green (53%), Tottenham Hale (57%) and White Hart Lane (52%). These wards are known to be of high-heat risk. These wards also see the
highest amount of air pollution, with the largest air quality focus areas set around Tottenham High Road, Seven Sisters Road, Wood Green High Road; these areas have annual mean NO2 concentrations above 80 µg/m3

Homelessness: Across the country BAME households are disproportionately affected by an increase
in statutory homelessness across the country. Among white households, homelessness increased by 9% between 2012 and 2017, while it increased by 48%
among BAME households during the same time period. Homelessness increases vulnerability to climate-related impacts due to increase exposure to extreme weather, limited access to appropriate shelter and other related health inequalities.

Languages: Furthermore, when considering ethnicity, it is important to consider that there are 180+ languages spoken in Haringey. In boroughs of highest heat risk, first languages other than English spoken include Turkish, Kurdish, Somali, Polish, Bulgarian, and Romanian.
English proficiency is also poorer in the east of the borough.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

Positive. This multi-agency plan will involve working with inclusion health teams such as those working with families in temporary accomodation and people rough sleeping and experiencing homelessness (of which people of BAME communities are disproportionately affected), to improve awareness of risk and resilience to severe weather.

There is a higher density of BAME communities in east of borough, which corresponds with highest risk areas, prioritised by this plan.

Due to the variation of ethnic groups and languages in the borough, it will be important to consider the cultural appropriateness and translations of communications to non-english speakers, and ensure information is cascaded appropriately. We will work with our interfaith forum, Haringey Health Champions and VCS partners to do this effectively.

4g. Religion or belief

Data

Borough Profile [12]

- 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%

This is a universal plan, which aims to support residents and communities to adapt to climate change, so the target population is the whole borough population.

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

- **Haringey JSNA- Focus on Heatwaves : haringey.gov.uk/sites/default/files/2024-06/jsna-heatwaves.pdf**
- **State of the borough**
- **Haringey borough profile, ward profiles and community profiles**
- **Census 2021**
- **Haringey's population and future challenges**
- **UKHSA Adverse Weather and Health Plan Supporting Evidence: Adverse Weather and Health Plan: Supporting evidence**

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

a) No. There is no evidence that members of this group would be disproportionately affected by the proposal due to over-representation, as this is a universal plan and the target population is the whole borough
b) Yes. There is some evidence that members of this group would be disproportionately affected by this plan due to their needs.

[12] Census, 2021 – Religion, England and Wales - Office for National Statistics (ons.gov.uk)

Minority faith communities tend to live in Haringey neighbourhoods that are more vulnerable to the causes and effects of climate change, such as air pollution, flooding, and extreme weather. In Haringey, residents with no faith are more likely to live in the west of the borough (such as Stroud Green, Crouch End, Muswell Hill and Alexandra wards), and those with a religious belief are more likely to live in the east (with lowest group with no faith of 13% in White Hart Lane and Northumberland Park), which are areas with the highest heat risk.

In the east of the borough (Seven Sisters/Tottenham) there is a density of people of Jewish and Orthodox Jewish religion. Jewish residents may be disproportionally affected by this proposal if communications are not tailored appropriately (i.e. for reach and accessibility).

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

Positive. Our analysis indicates that this action plan will lead to positive health outcomes for individuals of different religions.

Due to the variation of religious groups in the borough, it will be important to consider the religious appropriateness of communications and channels for cascading information. We will work with our interfaith forum, Haringey Health Champions and VCS partners to do this effectively.

4h. Sex

Data

Borough profile [13]

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

This is a universal plan, which aims to support residents and communities to adapt to climate change, so the target population is the whole borough population.

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

[13] Census 2021 – Gender identity: age and sex, England and Wales - Office for National Statistics (ons.gov.uk)

- **Haringey JSNA- Focus on Heatwaves : haringey.gov.uk/sites/default/files/2024-06/jsna-heatwaves.pdf**
- **State of the borough**
- **Haringey borough profile, ward profiles and community profiles**
- **Census 2021**
- **Haringey's population and future challenges**
- **UKHSA Adverse Weather and Health Plan Supporting Evidence: Adverse Weather and Health Plan: Supporting evidence**
- **How do the jobs men and women do affect the gender pay gap? - Office for National Statistics**
- **Inequalities In Men's Health: Why Are They Not Being Addressed? | The King's Fund**

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

a) **Yes. There would be a marginal over-representation from Females, as this is a universal plan which aims to support the whole borough population, and over half are Females (51.8% compared to 48.2% males).**

b) **Yes. There is some evidence that members of this group would be disproportionately affected by this plan due to this group's needs.**

Males are more likely than females to engage in manual labour jobs, particularly skilled trades such as farming, construction, mechanics and electricians. This puts men at higher risk of heat-related impacts due to occupation. In terms of health disparities, Men are more likely to be diagnosed with, and experience premature death from cardiovascular disease, lung cancer and liver disease. These health conditions put someone at higher risk of severe weather and climate-related health impacts. Furthermore, 3 in 4 suicides are by men. Mental health is linked to negative outcomes from severe weather. Men are more likely than women to work in highly paid occupations, and therefore may be able to pay for retrofitting for severe weather, and/or better health care.

For females, pregnancy puts a women at higher risk of negative outcomes from severe weather events.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

Positive. This plan has been developed with a public health lens, focusing on those at higher risk. It is clear that across both men and women there are characteristics that would make them high-risk, and therefore targeted by the actions in this plan to reduce the impacts of climate change.

Furthermore, the plan itself focuses on passive, low-cost, ways to reduce risk to health, and does not rely on a certain level of income (which may reduced in single households).

4i. Sexual Orientation

Data

Borough profile [14]

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

This is a universal plan, which aims to support residents and communities to adapt to climate change, so the target population is the whole borough population.

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

- **Haringey JSNA- Focus on Heatwaves : haringey.gov.uk/sites/default/files/2024-06/jsna-heatwaves.pdf**
- **State of the borough**
- **Haringey borough profile, ward profiles and community profiles**
- **Census 2021**
- **Haringey's population and future challenges**
- **UKHSA Adverse Weather and Health Plan Supporting Evidence: Adverse Weather and Health Plan: Supporting evidence**
- **Climate change-related disasters & the health of LGBTQ+ populations - ScienceDirect**

[14] Census, 2021 – Sexual orientation, England and Wales - Office for National Statistics (ons.gov.uk)

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

a) Yes. Straight/Heterosexual people are likely to be disproportionately affected by the proposal due to over-representation, as this is a universal plan and the target population is the whole borough. Members of this group represent 83.4% of the Haringey population.

b) Yes. There is some evidence that members of this group would be disproportionately affected by this plan due to this group's needs. Generally, in the UK, there is limited evidence on the specific climate-related impacts for LGBTQ+ groups and we will try to ensure that discrimination, harassment and victimisation is tackled based on this and any other protected group when the Council interacts with this group through future engagement activities. There is some evidence that LGBTQ+ people are more likely to live and work in climate-related risk-prone areas due to social, economic and structural factors that limit economic opportunities. Some evidence also highlights that LGBTQ+ people may have poorer mental health, and more health conditions, that increase the impacts climate change may have on their health.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

Neutral. Our findings do not lead us to believe that there will be any negative impacts for this protected group, but we will ensure that this group is not subjected to discrimination, harassment, and/or victimisation due to their protected characteristics. All communications will ensure that this community is not excluded, and we will seek advice and guidance from the Haringey LGBTQ+ network (and other appropriate organisations/stakeholders) on the appropriateness of severe weather risk communications for this community, and in the education we provide to internal/external staff.

We also note that there may be higher representation from this community in inclusion groups (sex workers, people experiencing homelessness), and higher prevalence of mental health conditions, and therefore, we will seek advice from experts who work in these teams when implementing relevant actions in the plan (particularly around communications end education).

The plan itself focuses on passive, low-cost, ways to reduce risk to health, and does not rely on a certain level of income.

Overall, we are unsure how the plan will impact on this protected group, however, we feel there may be a positive impact on health through risk-awareness communication methods.

4j. Socioeconomic Status

Data

Borough profile

Income

- 6.9% of the population of Haringey were claiming unemployment benefit as of April 2023[15]
- 19.6% of residents were claiming Universal Credit as of March 2023[16]
- 29.3% of jobs in Haringey are paid below the London Living Wage[17]

Educational Attainment

- Haringey ranks 25th out of 32 in London for GCSE attainment (% of pupils achieving strong 9-5 pass in English and Maths)[18]
- 3.7% of Haringey's working age population had no qualifications as of 2021[19]
- 5.0% were qualified to level one only[20]

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 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.[21]

This is a universal plan, which aims to support residents and communities to adapt to climate change, so the target population is the whole borough population.

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

- **Haringey JSNA- Focus on Heatwaves : haringey.gov.uk/sites/default/files/2024-06/jsna-heatwaves.pdf**

[15] ONS – ONS Claimant Count
[16] DWP, StatXplore – Universal Credit statistics, 29 April 2013 to 9 March 2023 - GOV.UK (www.gov.uk)
[17] 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
[18] DfE – GCSE attainment and progress 8 scores
[19] LG Inform – Data and reports | LG Inform (local.gov.uk)
[20] LG Inform – Data and reports | LG Inform (local.gov.uk)
[21] IMD 2019 – English indices of deprivation 2019 - GOV.UK (www.gov.uk)

- **State of the borough**
- **Haringey borough profile, ward profiles and community profiles**
- **Census 2021**
- **Haringey's population and future challenges**
- **UKHSA Adverse Weather and Health Plan Supporting Evidence: Adverse Weather and Health Plan: Supporting evidence**

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

a) Yes. There is an over-representation of people with lower socio-economic status in areas targeted by this plan. The most deprived wards and low-income housing in Haringey are most concentrated in the east of the borough, where climate risk (overheating, air pollution and surface water flood risk) is highest.
b) Yes. More deprived communities often lack the financial resources, appropriate infrastructure and adaptive measures to cope with climate-related impacts and shocks.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

Positive. The actions in this plan are targeted at the areas in Haringey with the highest climate-risk, and therefore would also target areas of highest deprivation.

The plan itself focuses on raising awareness of risk, and passive, low-cost, ways to reduce risk to health, and does not rely on a certain level of income.

5. Key Impacts Summary

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

Our analysis has demonstrated that this plan should have a positive impact on all protected characteristics, with the exception of Gender re-assignment, Sexual Orientation and Marriage and Civil partnership which have neutral impact. This plan focuses on improving awareness, responses and resilience to severe-weather related impacts, targeting groups most at risk. There is a clear

correlation between those at-risk of severe-weather impacts and those with individual or intersectional protected characteristics.

5b. Intersectionality

- Many proposals will predominantly impact individuals who have more than one protected characteristic, thereby transforming the impact of the decision.
- This section is about applying a systemic analysis to the impact of the decision and ensuring protected characteristics are not considered in isolation from the individuals who embody them.
- Please consider if there is an impact on one or more of the protected groups? Who are the groups and what is the impact?

Haringey's Climate Change Adaptation and Resilience Action Plan acknowledges that individuals may embody more than one protected characteristic, which can compound their vulnerability to climate-related impacts such as extreme heat, flooding, and poor air quality. The intersection of these characteristics can amplify risk and reduce adaptive capacity, particularly in areas of high deprivation.
For example:

- **Older adults from ethnic minority backgrounds living in deprived areas may face increased health risks due to pre-existing conditions, poor housing quality or at increased risk of homelessness, and limited access to healthcare or cooling infrastructure.**
- **Young children in low-income households where English is not the first language may be less likely to receive or understand public health messaging during severe weather events.**
- **People living with Disabilities who also experience socioeconomic disadvantage may struggle to access safe spaces or emergency services during climate-related incidents.**
- **LGBTQ+ residents, particularly those who are homeless or in insecure housing, may be disproportionately exposed to environmental hazards and less likely to engage with mainstream services due to stigma or exclusion.**
- **Women, especially those who are pregnant or single parents, may face increased burdens during climate emergencies due to caregiving responsibilities and reduced financial resilience.**

These overlapping characteristics mean that a one-size-fits-all approach is insufficient. The plan therefore includes actions to:

- **Co-produce communications with affected groups.**
- **Translate and culturally tailor messaging.**
- **Engage with networks representing intersectional communities.**
- **Prioritise interventions in wards with high concentrations of intersecting vulnerabilities.**

This intersectional lens ensures that the plan not only meets the Public Sector Equality Duty but also delivers equitable and effective climate resilience for all residents.

5c. Data Gaps

Based on your data are there any relevant groups who have not yet been consulted or engaged? Please explain how you will address this

We will continue to engage with relevant groups as we develop actions i.e. communications, to ensure that what is developed is appropriate and accessible (both in use and reach).

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

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

In your answer, please consider the following three questions:

- Could the proposal result in any direct/indirect discrimination for any group that shares the relevant protected characteristics?
- Will the proposal help to advance equality of opportunity between groups who share a relevant protected characteristic and those who do not?
- Will the proposal help to foster good relations between groups who share a relevant protected characteristic and those who do not?

The overall impact of this plan is positive.
The proposal could result in direct/indirect discrimination based for those with the following protected characteristics: sexual orientation, gender re-assignment, race, religion, in relation to how climate-change related risk is communicated, and the appropriateness of the recommended actions to take. However, there has already been actions taken to ensure that we engage with relevant residents, groups, networks and forums on the appropriateness and accessibility of communications regarding severe-weather risk, and this will be continued/regularly reviewed as part of this plan.

7. Amendments and mitigations

7a. What changes, if any, do you plan to make to your proposal because of the Equality Impact Assessment?
Further information on responding to identified impacts is contained within accompanying EQIA guidance
Please delete Y/N as applicable

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/N**

N

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 **Y/N**

Y

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. **Y/N**

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:

1. **Changed the description of Objective 2 in the plan to include acknowledgement of those with protected characteristics that may be disproportionately affected (disability, sexual orientation, gender re-assignment, race and religion).**
2. **Changed Objective 2.01.**

Action #	Action Description	Notes
2.01	Develop and deliver a yearly public-facing communications plan, following co-production methods with young people, **those with protected characteristics that may be disproportionately affected**, our VCS and residents, to raise awareness of health impacts of severe weather and how the council is progressing their net zero and adaptation action plans	**Ensuring communications are culturally/religiously sensitive, available in multiple languages, and cascaded through wide or appropriate networks, at appropriate times. Focus on residents/groups most at-risk.**

3. **Changed Objective 2.04:**

2.04	Continue improving awareness and educating health and care professionals (HCPs) on who is at higher risk of health impacts in severe **weather (including those with protected**	Primary care has been current focus. Need to explore secondary care, pharmacists and other healthcare services- with

	characteristics that may be disproportionately affected) and how to support them, and identify further opportunities for HPCS to engage with patients on this topic	support of ICB. Further opportunities include discussing heat risk in long-term condition reviews

4. Changed Objective 2.06:

2.06	Delivering yearly training to Voluntary and Community Sector organisations, Early Years, Schools, Adult & Children's social care managers, Health Champions and **other appropriate networks that support those with protected characteristics that may be disproportionately affected,** on the impacts of severe weather on the health of these groups, and how to support them	Champions include Haringey Health Champions, One Your Health Ambassadors, ABC Parent Champions and other relevant groups identified.

5. Changed Objective 2.07:

2.07	Hold at least one yearly engagement activity with residents, that focuses on climate adaptation and resilience, to improve literacy, identify community-led action, and remind of key health risks, advice and guidance.	Include updates on the progress against this plan. Previous activities have been in Green Week. **Ensure that residents who are at higher risk/with protected characteristics that may be disproportionately affected are invited/engaged through these activities.**

Lead officer: **Angharad Shambler**

Timescale: **Changes will be made before key-decision**

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:

N/A

7. Ongoing monitoring

Summarise the measures you intend to put in place to monitor the equalities impact of the proposal as it is implemented.

- Who will be responsible for the monitoring?
- What the type of data needed is and how often it will be analysed.
- When the policy will be reviewed and what evidence could trigger an early revision
- How to continue to involve relevant groups and communities in the implementation and monitoring of the policy?

This will be undertaken as part of monitoring progress (every 6 months) against the action plan, governed by the Wellbeing and Climate Board.The EQIA will be reviewed at the half-way point (June 2028).
We will continue to engage with relevant groups and communities, through direct actions within the plan (community engagement; communications) on climate-related impacts, and depending on the feedback received, this may trigger an early revision of the EQIA

Date of EQIA monitoring review: Mid-way point (June 2028)

8. Authorisation

EQIA approved by (Corporate Director/Director)

Date

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.

Report for:	Cabinet – 9 December 2025
Title:	Housing Asset Management Multi-Disciplinary Consultants Contracts
Report authorised by:	Jahed Rahman, Director of Housing
Lead Officer:	Christian Carlisle, Assistant Director of Asset Management
Ward(s) affected:	All
Report for Key / Non-Key Decision:	Key Decision

1. Describe the issue under consideration

1.1 This report seeks approval to award four long-term Multi-Disciplinary Consultancy Contracts in support of the **Partnering Contracts Strategy for Housing Major Works'**. strategy approved by Cabinet in July 2022.

1.2.1 The four long-term Multi-Disciplinary Consultancy Contracts are geographically based and are designed to support the four, recently awarded, long-term partnering contracts for housing capital major works. The four contracts are to be awarded to four separate providers, with the successful service providers providing a range of multi-disciplinary services on a call off basis, to support the investment, and refurbishment works to the Council's housing stock. The providers will also carry out several initiatives through the Social Value portal.

1.3 The contracts will be awarded for a period of 12 years, with an initial 5-year period and subject to performance - an option to extend for the remaining term. The procurement was undertaken via Haringey's Dynamic Purchasing System (DPS). The appointed Multi-Disciplinary Consultant, will be commissioned as and when required, and will be aligned with the major works programme. Value for money testing will be undertaken as part of the commissioning process and there are no guarantees of work.

2 Cabinet Member Introduction

2.1 The Council has ambitious plans for investing in its housing stock, investing £570m over the next 10 years. This will ensure the Council achieves and maintains 100% Decent Homes from 2028 onwards and includes supporting the delivery of Haringey's zero carbon targets by bringing the stock from an average Energy Performance Rating (EPC) C to B by 2035.

2.2 The Asset Management Strategy approved by Cabinet in December 2023 set out a new approach to delivering capital works to the council's housing stock; namely that works would be delivered holistically through long-term partnering contracts. This contributes to the Corporate Delivery Plan 2024-26 objective to drive up the quality of homes for everyone. This will include supporting Haringey's zero carbon targets through improving the energy efficiency of the housing stock.

2.3 The new MDC (Multi-Disciplinary Consultants) contracts will support the recently procured partnering contracts - where 4 long-term Partnering Contracts were awarded to four separate main contractors. The MDCs will support the delivery of the major works programme by enabling

greater resident involvement in procurement and governance. Resident feedback will be provided to drive continuous improvement to the way works are delivered to council housing across the borough. This should increase satisfaction with the quality of Council owned homes and estates.

2.4 A key element of the new MDC (Multi-Disciplinary Consultants) Contracts is maximizing the Social Value benefits of the new contracts which includes: Maximizing the employment, training, social and environmental benefits to communities in Haringey from the £570 millions of investment in the Council's owned housing stock; Requiring that all consultants set out social value commitments and approach to the delivery of these commitments; Employ one apprentice per £1m expenditure as well as wider jobs and training initiatives for local people, supply chain activities and career support; Promote the use of local supply chain recognizing the Council's Borough Plan objectives for maximizing use of, upskilling and enabling the local supply-chain.

3 Recommendations

It is recommended that Cabinet:

3.1 Approve the provisional award of MDC (Multi-Disciplinary Consultants) Contracts across four geographical Lots, to four separate successful bidders identified as Bidders 1, 2, 3 and 4 in the Exempt portion of this report in accordance with CSO2.01 (C).

3.2 Note that following this provisional award the second stage of section 20 consultation will take place by issue of a Notice of Proposal and that following the consultation a report will be brought back to Cabinet for decision taking account of any observations made in that consultation

3.3 The Award will be for a period of 12 years with a 5-year break clause. The 12-year period considers the recently procured 10-year partnering contracts, and the time required to support the contract by completing and agreeing final accounts during the final years of the partnering contracts.

3.4 The approximate value of the contract award to the four selected bidders is determined based on a fee percentage, as outlined in Appendix A – Part A - Exempt Report, Sections 1.7.2 and 2.1.1.

3.5 Approve delegated authority for the Director of Housing, in consultation with the Corporate Director of Finance and Resources, to issue task orders under the contract in line with the annual Cabinet approved, Housing Revenue Account Housing Capital Programme.

4 Reasons for decision

4.2 Haringey Council (the Council) owns and manages approximately 20,500 properties within the London Borough of Haringey.

4.3 The award of the four MDC (Multi-Disciplinary Consultants) Contracts will support the strategy approved by Cabinet in July 2022 'Partnering Contracts Strategy for Housing Major Works' and establishes four long-term contracts which were identified as the best way to support the major works programme and address decency issues which adopts a holistic approach to refurbishing properties and blocks (both tenanted properties and leasehold) and maximizes the social value benefits of the Council's investment. Key objectives of these contracts will include:

- Ensuring that all stock meets the Decent Homes Standard, and this is maintained going forward.
- Ensuring that all Council owned homes have a minimum of an EPC B by 2035.
- Ensuring that statutory safety standards are maintained in all blocks.
- Providing employment and training opportunities; supporting and enabling SME supply chain in the borough to benefit from the investment and involving our residents at all stages in the procurement and delivery process.

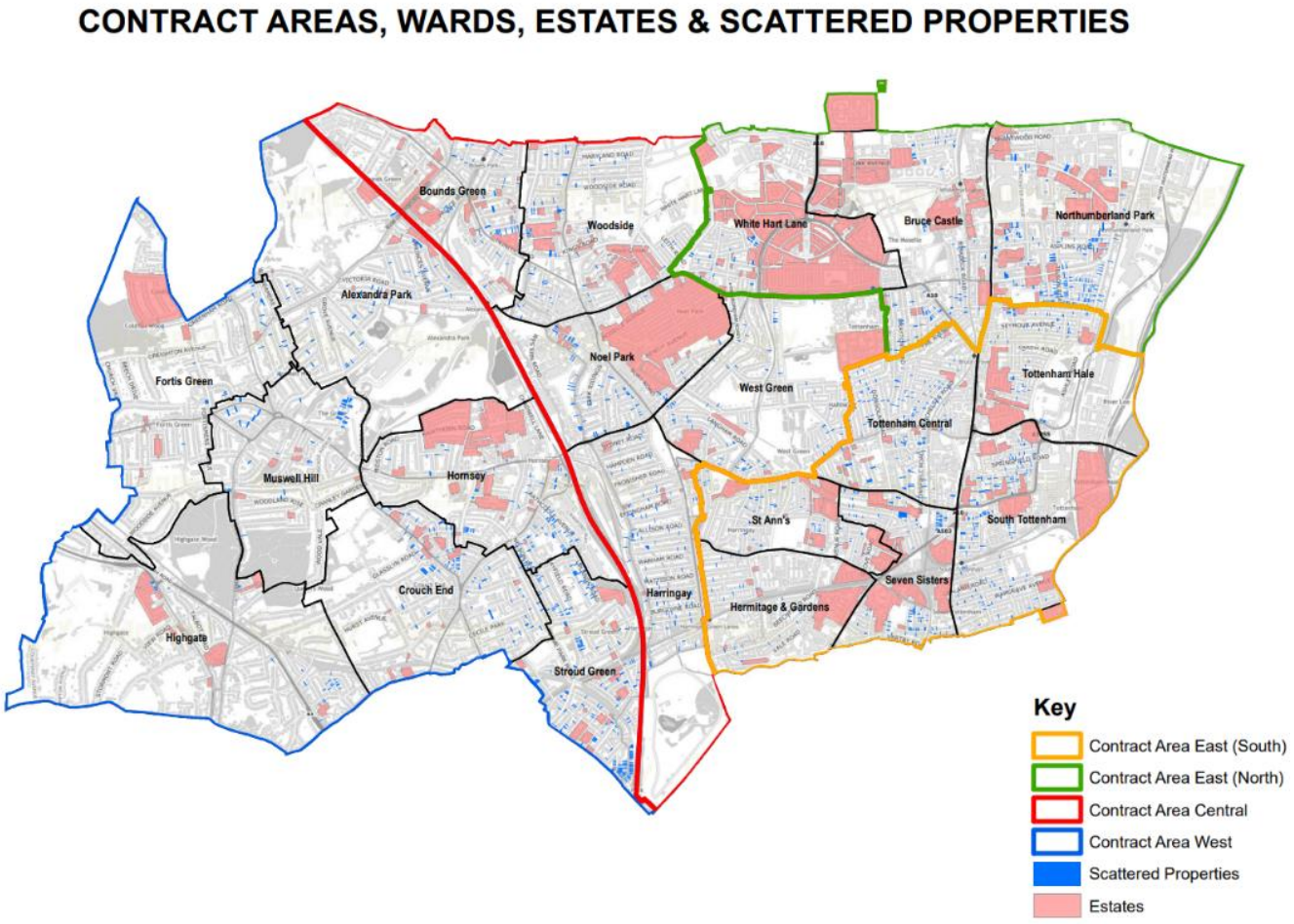
4.4 In December 2023 Cabinet approved a New Housing Asset Management Strategy. This strategy established a clear process for prioritizing investment in the Council's Housing stock; set a new Haringey Investment Standard and defined the framework for the delivery of investment. This framework will be created through the establishment of the long-term partnering contracts, the Cabinet approved strategy (July 2022), and will provide a robust streamlined framework, which will enhance the commissioning and delivery of housing investment, the contract administration and management of contracts and contractors and the realization of value for money and social value.

4.4 The MDC (Multi-Disciplinary Consultants) Contracts will support the delivery of Housing capital investment works to properties owned and managed by the Council and includes but not restricted to:

- Decent Homes Related Works
- Building Safety & Fire Safety Related Works
- Block Refurbishment Works
- Mechanical & Electrical Works
- Decarbonisation Related Works
- Neighbourhood & Estate Improvement Works
- Internal and External Cyclical Works

4.5 A procurement process was undertaken via Haringey's Dynamic Purchasing System (DPS), to find four suitably qualified Multi-Disciplinary Consultants to support the partnering contractors in the delivery of the Council's Housing Capital Investment Programme. A separate contractor for each of the four geographical lots will be awarded for MDCs (Multi-Disciplinary Consultants) to provide professional services to draft specifications, compile scope of works and administer the agreed contract for capital repairs and maintenance services to the Council's housing stock. It is recommended that four contracts are awarded, one to each of four separate recommended bidders identified through the tender evaluation process.

4.6 As part of the procurement, bidders could apply for multiple lots but be awarded a maximum of one lot and required to set out their lot preferences in their tender submission.



5 Alternative options considered

5.1 Contractual Options

5.1.1 **Continue with procuring MDC services individually.** This route does not support wider corporate objectives as it limits the opportunities for co-production and delivery of social value. This approach will be at risk of the uncertain market conditions in the construction industry. When consultants have the certainty of longevity it enables them to invest in the contract, implement social value and offer competitive fees for their key services. This cannot be achieved when contracts are let individually.

There is also the management cost of continuously producing scope of services for procuring consultants, and the time and costs associated with managing the tender period as well as running leaseholder consultation processes. The approach of procuring a long-term agreement will allow officers to concentrate resources on contract management, which in turn will result in better value for the Council.

5.1.2 **Retain the existing framework agreement**. The Council currently holds a framework agreement with a single multi-disciplinary consultant, established to support the delivery of a broad range of services. This agreement was originally entered into following Cabinet approval on 13 February 2018 for an initial term of five years, with an option to extend for a further five years.

In line with this provision, the agreement was first extended for a period of two years from April 2023 to April 2025. Subsequently, on 03 March 2025, a further extension was approved via Delegated Authority for the remaining three years, bringing the total duration of the framework agreement to ten years, concluding in April 2028.

Although retaining the existing framework ensures continuity of service, preserves institutional knowledge, and maintains the efficiency and value established through the long-standing relationship with the appointed consultant, the existing agreement will expire in 2028, and the Council would generally seek to procure these services via the wider open market. However, considering the £570m investment in the Council's housing stock and the procurement of four partnering contractors, this provides an opportunity to invite other consultants to tender for these services, which will not only ensure the Council is receiving best value for these services, it will provide an opportunity to procure a single consultant for each of the 4 lots, which will also limit the exposure to the risk of having one supplier for the multi-disciplinary services across the borough.

Considering this paper seeking approval to award a contract to four multi-disciplinary consultants, it is important to note that the existing framework agreement with the current multi-disciplinary consultant will be terminated upon the appointment of the new consultants. However, their contract will remain in effect until April 2028.

While no further commissions will be issued beyond the date the new consultants are in place, the incumbent consultant will be required to complete and hand over all ongoing projects.

5.1.3 **Deliver the MDC services in-house.** The Asset Management team do not have the staffing structure or expertise to deliver the MDC services in-house. The capital programme will have a significant level of complexity that is best managed by external partners. For example, the programme includes works to high-risk buildings which require expertise in the design and delivery of these works to ensure compliance with current fire and building safety regulations.

Using multi-disciplinary consultants will limit Council's exposure to financial and operations risks. Also, should the Council opt for delivering the services in-house, they could lose the competitive pressure and potential for innovation that come from market-driven competition. Outsourcing can also encourage fresh thinking from experienced consultants who are tuned to changes in the industry.

It should also be noted that working with multi-disciplinary consultants in a partnering arrangement will also enable our staff to develop key skills, which if at a future date it was seen as appropriate to move to an in-house delivery model there would have been considerable learning from commercial partners in delivering services of this nature.

5.2 <u>Partnering Approach</u>

5.2.1 **Period of the Contract** the Council will appoint 4 partnering contractors across 4 lots for a period of 10 years. This follows a review of recently awarded partnering contracts for several local authority and registered social housing providers. It was noted that the 10-year with a 5-year break clause was considered appropriate for Haringey's capital works programme.

To support the 10-year partnering contracts, it was noted that the Council will require professional support to administer the partnering contracts and protect the interests of the Council. It was therefore agreed that the procurement of 4 independent multi-disciplinary consultants would be necessary for a period of 12 years with a 5-year break clause. The 12-year period considers the time required to complete and agree final accounts during the final year of the partnering contracts.

5.2.2 **Number of contracts** to align with the partnering contractors, it was agreed that the Council would appoint 4 multi-disciplinary consultants – one for each of the 4 partnering contractor lots. Appointing one or two multi-disciplinary consultants was ruled out due to the capacity of one or two consultants to provide services across all 4 lots and the risks associated with working with less than four consultants and the need to manage poor performance and the risks associated with insolvency. Appointing more than four consultants was ruled out as it was felt that this would

not be in line with the partnering contracts, and could dilute the benefits of long-term agreements, particularly around social value benefits.

6 Background information

6.1 The Council has ambitious plans for investing in its housing stock over the next ten years. This includes supporting the delivery of Haringey's zero carbon targets by bringing the stock from an average Energy Performance Rating (EPC) C to B by 2035. Additional work strands include fire safety, regeneration works to the existing blocks on Broadwater Farm and new homes initiatives including conversions, infill, and rooftop developments. These measures are over and above the traditional major works programme which ensures that properties meet the Decent Homes Standard.

6.2 In December 2023 Cabinet approved a new Housing Asset Management Strategy (HAMS) following a review commissioned as part of the Housing Improvement Programme. The review considered the impact of various changes which have impacted on Housing since the previous Asset Management Strategy was approved in 2021. These changes include: Homes for Haringey brought into the Council in June 2022; the changing economic environment with the resulting pressures on the HRA; new additional building safety regulatory requirements; the Council's Housing Energy Action Plan target of EPC B by 2035; new Social Housing regulatory requirements and the findings from reviews by Social Housing Regulator and Ombudsman; with spotlight on Decent Homes, Building Safety and compliance, damp & mould and enhanced resident engagement. The procurement of long-term partnering contracts underpins the delivery of the approved HAMS by creating a streamlined framework for the delivery of investment in the Council's housing stock. This framework provides competition ensuring value for money whilst establishing long term relationships with partner consultants. The delivery framework enables an enhanced approach to contract administration and management; improves performance management and increases the delivery of social value benefits to the Council and its residents.

6.3 Between 2025/26 to 2035/36, there is £570 million in the Asset Management plan for works to the Council owned Housing stock which will contribute to the Corporate Delivery Plan objective to drive up the quality of homes for everyone. This will include supporting Haringey's zero carbon targets through improving the energy efficiency of the housing stock. The new multi-disciplinary contracts will enable greater resident involvement in procurement and governance. Resident feedback will be used to drive continuous improvement to the way works are delivered to council housing across the borough. This should increase satisfaction with the quality of Council owned homes and estates.

6.4 These new multi-disciplinary consultants' contracts will be used to meet the wider objectives set out in the Corporate Delivery Plan 2024-26 of:

- Growing the economy and thriving local businesses, supported by a community wealth building approach.
- To be a borough where all residents have access to training and skills development opportunities and more people are supported into work.
- A borough with more quality jobs with opportunities for progression.

6.5 Up until 2018 planned works were successfully delivered, through partnering framework contracts. Since then, the works programme has been delivered through single contract arrangements. This has impacted on the amount of work which has been delivered since 2018. In some cases, it has also impacted on the standard of these works and the resident experience on-site. The single contract delivery is also resource and time intensive and is recognised within the sector as an expensive way to procure this type of work. Single contract procurement also limits resident involvement in the development of works to their homes, as the works are tendered using

contractors to complete the design and planning after they have tendered for works at a fixed costs and with target timescales for delivery. Long-term contractual arrangements involve contractors early in the process which also enables early resident engagement and input in works to their homes as well as strengthening the approach to securing meaningful social value.

6.6 In July 2022, the Cabinet approved the Partnering Contracts strategy for Housing Major Works which was developed to improve the way in which the capital investment in the Council's housing stock is procured and delivered. The purpose of the strategy is to deliver the core objectives of the Council's Housing Investment programme ensuring that all of the stock meets the Decent Homes Standard by 2028, and this is maintained going forward; that all Council owned homes have a minimum of an EPC B by 2035 and that statutory safety standards are maintained in all of our blocks. It also aims to ensure, that alongside the core objectives, the Housing Investment programme delivers to the wider borough plan objectives. These include providing employment and training opportunities, supporting, and enabling SME supply-chain in the borough to benefit from the investment and involving our residents at all stages in the procurement and delivery process.

6.7 This approved strategic approach involved the Council entering into four partnering contracts to deliver the Capital Programme for the improvement works to Haringey owned housing stock. In line with the approved Asset Management Strategy, it assumes holistic delivery of works to existing properties and the works will include Decent Homes; energy improvements to deliver the Borough's zero carbon target. This approach requires the support of multi-disciplinary consultants to provide professional services such as contract administration, project management, cost consultancy, CDM / health and safety, architectural, structural and civil engineering and other key disciplines to cover RIBA Stages 1-6.

Service requirements

6.8 The requirements for the multi-disciplinary consultants' services have been set out in the scope of services that was issued as part of the tender process. The key requirements of the service include:

- Provide the following disciplines for services to cover RIBA Stages 1-6

Lead Consultant (Project Manager)	Principal Designer for Building Regulations and Building Safety Regulator Approval	Planning Consultant
Architect	Principal Designer CDM 2015	Sustainability Consultant
Building Surveying	Lift Engineer	Procurement and Contract Support
Contract Administrator	Clerk of Works	Party Wall Surveyor
Cost Consultancy	Heritage Consultant	Ecological Surveyor
M&E Engineer Fire Engineering Services	Civil Engineer and Structural Engineer	Retrofit Assessor Retrofit Coordinator Retrofit Designer Retrofit Evaluator

- Administer the TAC-1 Contract with the Partnering Contractors

- Support the Council in ensuring that all Council owned homes have a minimum of EPC B by 2035.

- Support the Council in ensuring that statutory safety standards are maintained in all

blocks.

- Social Value - maximizing the employment, training, social and environmental benefits to communities in Haringey from the investment in the Council's owned housing stock including apprenticeships lined to capital investment, as well as wider jobs and training initiatives for local people, supply chain activities and career support.

- Support the Council with resident involvement and co-design

Leaseholder implications

6.9 A leaseholder consultation process has been undertaken in line with the Landlord and Tenants Act 1985 Section 20 and the Service Charges (Consultation Requirements) (England) Regulations 2003. The Council has followed the appropriate approach to the Section 20 process when procuring these contracts through Haringey's Dynamic Purchasing System (DPS). The Notice of Intention was issued on 20 January 2025 with the observation period ending on 22 February 2025. The Council received observations from two leaseholders. A summary of these is shown in Appendix A – Part D – MDC Leaseholder Observations, along with the responses. The process followed is not expected to impact on the Council's ability to recover appropriate costs from leaseholders.

6.10 A Notice of Proposal will be issued, setting out the provisional award made in response to this report.

Procurement process

Overview

6.11 Tender were invited via Haringey's Dynamic Purchasing System (DPS) under the category Professional Services DPS - Construction related Multi-Disciplinary Services category. There was no requirement to advertise the opportunity outside of DPS despite it being above the public works threshold. Haringey's Dynamic Purchasing System (DPS) was selected as the preferred route due to the relevance of the services being procured, e.g. high value multi-disciplinary consultancy services to support the delivery of major works to the Councils residential properties.

6.12 The tender was published 19 May 2025 with an initial tender return date of 18 June 2025. During the tender period, two extensions of time requests was granted due to the extensive scope of services and the high number of clarifications. The tender return date was duly extended to 08 July 2025. This was granted to enable the bidders to submit a robust and accurate tender submission.

6.13 Each of the bidders who submitted a tender applied for all four lots.

Preferences

6.14 Through the procurement process bidders were able to submit bids for all of the 4 lots, however to minimise risk and maximise competition, bidders were only able to win one of the four geographical lots. During the tender process those bidders who submitted bids for more than one lot, were required to express their lot preferences in priority order. These preferences formed part of the evaluation process.

Evaluation criteria

6.15 Selection of the Multi-Disciplinary Consultants was based on 60% quality, 30% cost and 10% Social Value. Bidders were provided with a worked example in the Invitation to Tender showing how the weightings will apply.

Evaluation Stage - Price

6.16 Following the clarification stage undertaken during the initial compliance evaluation, the price evaluation was undertaken by a team of external independent consultants. The evaluation was conducted in accordance with the criteria set out within the Invitation to Tender documents. During the tender period multiple clarifications were issued in relation to the pricing document and scope of services.

6.17 The price element of 30% was based on the table below. The method of scoring each criterion will be that the Tenderer with the lowest price will receive the maximum points available for that criterion.

Ref	Description	Element weighting (%)
1.00	Fee Table 1A	20.00
2.00	Time Charges Table 2A	5.00
3.00	Additional Services Table 3A	5.00
	Total:	**30.00**

Evaluation Stage – Social Value

6.18 Tenderers were required to submit Social Value Proposal for each Lots they were applying for via the Social Value Portal, in accordance with CSO 6.01, 6.02 and 6.03. The social value element of 10% was apportioned as 4% Quantitative and 6% Qualitative and was evaluated by the Social Value Portal.

Evaluation Stage – Quality

6.19 The quality element has a weighting of 60%. The assessment of the quality element will be evaluated based on the written tender submission (The Qualitative Delivery Proposals). The quality elements have a maximum of 100 points available, which will then be weighted to the 60%.

6.20 The written responses to the Qualitative Delivery Proposal were evaluated by a panel of officers representing Haringey Council. Each question was scored by each individual evaluator and then a moderation exercise was undertaken, to determine a single overall score for each question to be agreed by consensus. All pricing information was excluded from the team evaluating the quality submission

Q.no	Questions	Max points
Q1a	Management of pre-works stages, design, planning and mobilisation (RIBA Stages 1-4)	20.00
Q1b	Management of Delivery Stage, Handover and defects (RIBA Stages 5-6)	20.00
Q2	Risk Management, Issues Management & Lessons learned	10.00
Q3	Accurate and timely provision of reporting information	10.00
Q4	Collaboration and partnering	10.00

Q5	Legislation	10.00
Q6	Team Structure	10.00
Q7	Case Studies	10.00
	Total	**100.00**

Outcome

6.21 Following the completion of the tender adjudication process, the consideration of the information gathered, the agreement by tenderers to confirm that their rates fully cover the required work and are commercially sustainable, with no intention for post-contract adjustments, the following can be concluded:

The table below shows the combined overall cost, quality, and social value scores for each bidder.

Bidder	Lot 1 - West (Weighted 100%)	Lot 2 - Central (Weighted 100%)	Lot 3 - East (North) (Weighted 100%)	Lot 4 - East (South) (Weighted 100%)
1	77.09	76.93	77.17	77.27
2	73.61	74.21	73.57	73.31
3	72.35	72.62	72.14	71.87
4	72.11	73.25	71.80	71.42
5	71.60	71.93	71.29	70.92
6	70.61	71.28	70.38	70.10
7	68.80	69.17	68.49	68.12
8	54.39	54.70	54.15	53.85
9	43.44	43.66	43.26	43.04

Quality Assurance of Tender Evaluation:

To ensure the accuracy of the tender evaluation and the outcome scores presented in the table above, the Council commissioned an independent consultant to conduct a quality assurance exercise. This review was undertaken to confirm that both the Council's internal team and its external consultants fulfilled their responsibilities in accordance with procurement regulations and the requirements set out in the Invitation to Tender.

The purpose of this exercise is to provide the Council with assurance that the evaluation of cost, quality, and social value components was carried out rigorously, fairly, and in full alignment with the tender documentation. The resulting quality assurance report is attached and forms part of the Exempt Report – Appendix A Part C of this report.

6.22 Lot 1 – West:

From the results of the tender evaluation, Bidder 1 achieved the highest combined scores, since they submitted the most economically advantageous tender. As Bidder 1 was the top placed tenderer on all four of the four Lots and were only permitted to win a single Lot, their preferences set out in their tender submission were considered. Bidder 1's preference was to be awarded the East South Lot (4).

The second and third highest Bidders (Bidders 2 and 3) did not select Lot 1 as their preference. Therefore, Lot 1 would then pass to the fourth placed Bidder (Bidder 4).

With consideration of the information provided in this report, we recommend that Cabinet approves that **Bidder 4** is appointed to **Lot 1 (West)**.

6.23 Lot 2 – Central:

From the results of the tender evaluation, Bidder 1 achieved the highest combined scores, since they submitted the most economically advantageous tender. As Bidder 1 was the top placed tenderer on all four of the four Lots and were only permitted to win a single Lot, their preferences set out in their tender submission were considered. Bidder 1's preference was to be awarded the East South Lot (4).

The second highest Bidder (Bidder 2) selected Lot 2 as their preference. Therefore, with consideration of the information provided in this report, we recommend that Cabinet approves that **Bidder 2** is appointed to **Lot 2 (Central)**.

6.24 Lot 3 – East North

From the results of the tender evaluation, Bidder 1 achieved the highest combined scores, since they submitted the most economically advantageous tender. As Bidder 1 was the top placed tenderer on all four of the four Lots and were only permitted to win a single Lot, their preferences set out in their tender submission were considered. Bidder 1's preference was to be awarded the East South Lot (4).

The second and third placed Bidders (Bidders 2 and 3) both indicated the same preference for Lot 2 (Central) as their first choice. As Lot 2 (Central) will be offered to Bidder 2, Lot 3 (East North) will pass to Bidder 3, which is their second choice.

With consideration of the information provided in this report, we recommend that Cabinet approves that **Bidder 3** is appointed to **Lot 3 (East North)**.

6.25 Lot 4 – East South

From the results of the tender evaluation, Bidder 1 achieved the highest combined scores, since they submitted the most economically advantageous tender. As Bidder 1 was the top placed tenderer on all four of the four Lots and were only permitted to win a single Lot, their preferences set out in their tender submission were considered. Bidder 1's preference was to be awarded the **East South Lot (4)**.

With consideration of the information provided in this report, we recommend that Cabinet approves that **Bidder 1** is appointed to **Lot 4 (East South)**.

6.26 Overall Cost

The cost of providing the Multi-Disciplinary Consultancy services is funded through the Housing Revenue Account (HRA) capital budget, which is approved annually by Cabinet as part of the business planning process.

6.27 Duration and Award of Contract

The Award will be granted for a total duration of 12 years, incorporating a break clause at the 5-year point. This term aligns with the recently procured 10-year partnering contracts and ensures sufficient time is available to support the effective closure of those agreements. In particular, the contract duration allows for the completion and agreement of final accounts and any residual contract management activities during the final years of the partnering arrangements.

Contracts will be awarded to the four selected bidders based on the value of their proposed fees, the quality of their submissions, and their demonstrated commitments to social value. The outcome of this evaluation process is detailed in Appendix A – Exempt Report.

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

7.1 Haringey has developed the Corporate Delivery Plan 2024-2026 which sets out a series of outcomes that the Council is working towards achieving. This includes responding to the borough's housing needs. The plan covers 8 Themes. The key aspects of the Corporate Delivery Plan 2024-2026 are reflected in the delivery of the Partnering Contracts:

- resident experience and enabling success
- responding to the climate emergency
- children and young people
- adults, health, and welfare
- homes for the future
- safer Haringey
- culturally rich borough
- place and economy.

7.2 Carbon and Climate Change

7.2.1 A key objective of the four partnering contracts is to ensure all Council owned homes have a minimum of an EPC B by 2035 in support of the council climate emergency action plan. The scope of works included within the new contracts includes the delivery of decarbonisation related works to the Councils housing stock.

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

Finance

8.1 This report recommends the award of the four Multi-Disciplinary Consultants (MDC) contracts to support the delivery of Major Works across the Council housing portfolio for the entire period of the partnering contract.

8.1.1 There is an existing multi-disciplinary consultant contract in place and remains in effect until April 2028 to enable completion and handover of on-going works.

8.1.2 These contracts do not guarantee any work as tasks orders will be issues as and when required; and will go through the appropriate governance process.

8.1.3 The potential cost of these contracts has been built into the estimated total cost of the partnering contract and spend will be monitored to ensure that it is in line with the annual Cabinet approved HRA Housing Capital Programme.

Further Finance comments are set out in the Exempt Part of this report

Procurement

8.2.1 Strategic Procurement (SP) notes that this report relates to the approval to award a contract to 4 contractors, Bidder 1,2,3 and 4 for the provision of a range of multi-disciplinary services to support the investment, and refurbishment works to the Council's housing stock.

8.2.2 SP note that a competitive tender was launched via the LCP's DPS for Professional Services. The adopted procurement is in line with Contract Standing Order (CSO) 8.01 and Regulation 34 of the Public Contracts Regulations.

8.2.3 The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document.

8.2.4 Bid evaluation was based on price and quality, and the top 4 highest scored bidders will be awarded a contract following approval Cabinet approval.

8.2.5 SP supports the recommendation to approve the award in accordance with CSO 2.01(c)

Further Procurement comments are set out in Exempt Part B of this report.

Legal

8.3.1 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.

8.3.2 The Council's residential leases granted under Right to Buy include provision for leaseholders to pay service charges toward the cost of works and services delivered to the estates and blocks in which their homes are situated. The services contemplated by this proposed contract award fall within the recharge provisions in the leases.

8.3.3 Provisions in the Landlord and Tenant Act 1985 and the Service Charges (Consultation Requirements) (England) Regulations 2003 (the legislation) set out a framework for statutory consultation of leaseholders. The proposed contract awards are of Qualifying Long-Term Agreements (QLTAs) within the legislation, and the expected cost to individual leaseholders triggers a requirement to consult.

8.3.4 The legislation requires a two stage consultation on QLTAs; at each stage, a notice is served giving the leaseholders prescribed information, and they are invited to make observations within a (minimum) 30 day period following service of the notice, and the Council is required to have regard to respond to, and have regard to, any observations made. The first stage, the Notice of Intention, indicates the Council's intention to award a QLTA; the second, the Notice of Proposal, sets out details of the award the Council proposes to make.

8.3.5 Details of the Council's compliance with the legislation to date are set out under the heading "Leasehold implications"; the Notice of Intention complies with the legislation.

8.3.6 In considering whether to make the award recommended in this report, Cabinet must have regard to the observations made in response to the Notice of Intention which appear (with responses) at exempt Appendix A – Part D of this report.

8.3.2 Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(c), Cabinet has power to approve the award of a contract where the value of the contract is £500,000 and more and as such the recommendation in paragraph 3 of the report is in line with the Council's CSO.

8.3.3 The recommendation in paragraph 3.5 of the report to delegated authority to the Director of Housing, in consultation with the Corporate Director of Finance and Resources, to issue task orders under the contract in line with the annual Cabinet approved, Housing Revenue Account Housing Capital Programme is in line with the provisions of Part 4 Section F paragraph 1.3(a) of the Council's Constitution and also in line with law. Cabinet has power under the Local Government Act 2000 to delegate the discharge of any of its functions to an officer (S.9E (Discharge of Functions).

8.3.4 The Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing Cabinet from approving the recommendations in the report.

Equality

8.4 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.

8.4.1 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.

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

8.4.3 This report seeks approval from Cabinet to award a contract to four Multi-Disciplinary Consultants to support the Council's Capital Programme for improvements to its residential housing stock. Approval of the contract award will enable essential refurbishment works to be carried out to the Council's housing stock, and will support the recently procured partnering contractors in delivering essential works to these properties. The MDC (Multi-Disciplinary Consultants) will enable greater resident involvement which in turn will drive continuous improvement to the way works are delivered to council housing across the borough. This should increase satisfaction with the quality of Council owned homes and estates.

8.4.4 The decision will primarily impact residents living in properties owned by Haringey Council, a significant number of whom share the protected characteristics. BAME people and disabled people are overrepresented in our council housing stock. The scope of these works to properties will be adapted if required where residents have disabilities. Engagement with residents will take place to identify any specific needs.

8.4.5 Overall, as far as this decision will support the Borough Plan objective to drive up the quality of housing for everyone this decision can be expected to have a positive equalities impact.

8.4.6 As a body carrying out a public function on behalf of a public authority, the contractor will be required to have due regard for the need to achieve the three aims of the Public Sector Equality Duty, noted above. Arrangements will be in place to monitor the performance of the contractor and ensure that any reasonable measures are taken to address any issues that may occur and may have a disproportionate negative impact on any groups who share the protected characteristics.

Use of Appendices

Exempt Part

9 Local Government (Access to Information) Act

Background papers

Appendix A – Part A – EXEMPT MDC Report

Appendix A – Part B – EXEMPT MDC Tender Report

Appendix A – Part C – EXEMPT MDC QA Report

Appendix A – Part D – EXEMPT Leaseholder Observations

Appendix B - Partnering Contracts Strategy for Housing Major Works – Cabinet 19 July 2022.

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Report for: Cabinet – 19 July 2022

Title: Partnering Contracts Strategy for Housing Major Works

Report Authorised by: David Joyce, Director of Placemaking and Housing

Lead Officer: Judith Page, Assistant Director of Housing Property Services

Ward(s) affected: All Wards

Report for Key/ Non-Key Decision: Key Decision

1. Describe the issue under consideration

1.1. This paper sets out the strategy for improving the way in which the capital investment in the Council's housing stock is procured and delivered. The purpose of this strategy is not only delivering the core objectives of the Council's Housing Investment programme ensuring that all of the stock meets the Decent Homes Standard by 2025 and this is maintained going forward; that all Council owned homes have a minimum of an EPC B by 2035 and that statutory safety standards are maintained in all of our blocks. It also aims to ensure, that alongside the core objectives, £800 million of investment delivers to the wider borough plan objectives. These include providing employment and training opportunities; supporting and enabling SME supply-chain in the borough to benefit from the investment and involving our residents at all stages in the procurement and delivery process.

1.2. The proposal is that the Council enters into four partnering contracts to deliver the Capital Programme for the improvement works to Haringey owned housing stock between 2023 and March 2034. The estimated value of this work is circa £800 million for this 10-year period.

1.3. This reports requests approval of this strategic approach. In line with the approved Asset Management Strategy, it assumes holistic delivery of works to existing properties and the works will include Decent Homes; energy improvements to deliver the Borough's zero carbon targets; delivery of regeneration works to the existing blocks on Broadwater Farm. The procurement will also include the provision to deliver new homes, where it would be expedient to do this alongside planned investment, including infill, conversions, or rooftop developments on our estates. Within the tender we will allow for all Haringey owned buildings and not just HRA stock, which will enable flexibility if the Corporate Landlord wishes to access the procured supply-chain especially for buildings which are owned by the general fund but are linked to the housing stock.

1.4. The procurement strategy sets out how residents will be involved at all stages in the contracts including the procurement and mobilisation of the contractors, the

on-going management and governance of the contracts including the co-production of works to their properties and future social value projects.

1.5. Works under these contracts are currently timetabled to start in Autumn 2023. As this is in the middle of a financial year, and to ensure that the Decent Homes target is achieved by 2025, some of the works for this financial year will be procured through single contract procurement. Health and Safety projects and works which are beneficial to be delivered during the early part of the financial year such as window renewals and roof works will be the focus of the single contract procurement.

2. Introduction

2.1. The Council has ambitious plans for investing in its housing stock over the next ten years. This includes supporting the delivery of Haringey's zero carbon targets by bringing the stock from an average Energy Performance Rating (EPC) C to B by 2035. Additional work strands include fire safety, regeneration works to the existing blocks on Broadwater Farm and new homes initiatives including conversions, infill, and rooftop developments. These measures are over and above the traditional major works programme which ensures that properties meet the Decent Homes Standard.

2.2. Between 2023 and 2034, the expected period for these contracts to be in place. there is £705 million in the Asset Management 30-year plan for works to the Council owned Housing stock which will contribute to the Borough Plan objective to drive up the quality of homes for everyone. This will include supporting Haringey's zero carbon targets through improving the energy efficiency of the housing stock. The new contracts will enable greater resident involvement in procurement and governance. Resident feedback will be used to drive continuous improvement to the way works are delivered to council housing across the borough. This should increase satisfaction with the quality of Council owned homes and estates.

2.3. This procurement strategy will be used to meet the wider objectives set out in the Borough Plan of:

2.3.1. Growing the economy and thriving local businesses, supported by a community wealth building approach.

2.3.2. To be a borough where all residents have access to training and skills development opportunities and more people are supported into work.

2.3.3. A borough with more quality jobs with opportunities for progression.

2.4. Up until 2018 planned works were successfully delivered, through partnering framework contracts. Since then, the works programme has been delivered through single contract arrangements. This has definitely impacted on the amount of work which has been delivered since 2018. In some cases, it has also impacted on the standard of these works and the resident experience on-site. The single contract delivery is also resource and time intensive and is recognised within the sector as an expensive way to procure this type of work.

2.5. Single contract procurement also limits resident involvement in the development of works to their homes, as the works are tendered using contractors to complete the design and planning after they have tendered for works at a fixed costs and with target timescales for delivery. Long-term contractual arrangements involve contractors early in the process which also enables early resident engagement and input in works to their homes as well as strengthening the approach to securing meaningful social value.

2.6. The Asset Management Strategy approved by 19 January 2021 Cabinet set out a new approach to delivering capital works to the council's housing stock; namely that works would be delivered holistically through long-term partnering contracts. This was in recognition that continuing with the existing procurement arrangements would not be suitable for delivering the enhanced scope and scale of the new investment standard.

2.7. As a result, officers have developed proposals for a new procurement strategy, which is to enter into long-term partnering contracts, the details of which are set out in the paper. Partnering is a tried and tested approach to delivery and several boroughs in London and RSLs are already signed up to or developing proposals for contract in this way for periods of 5, 10 and 20 years. We have also got direct experience in Haringey when partnering arrangements were used successfully to deliver the earlier years of the Decent Homes programme.

3.0 Recommendations

Cabinet is recommended:

3.1 To approve the proposed procurement strategy for the delivery of major works to the Council's housing stock as set out in Section 7 of the report.

4.0 Reasons for decision

4.1 At £800 million, split across four contractors, this will be one of the largest procurements ever undertaken by the Council. It is, therefore, felt appropriate to ask for Cabinet support for the partnering approach at an early stage to enable officers to progress the procurement to resident consultation, tender and award stage over the next 12 months.

4.2 The proposed route to market will enable us to address many issues with the current approach including not meeting annual delivery targets, having to undertaken full procurements to address urgent issues to blocks, not maximising the social value and community wealth opportunities which should be achieved from this level of investment, the high costs of undertaking regular procurement and that the stock does not appear transformed once investment works have been completed,

4.3 Single contract procurement is expensive and resource intensive, requiring the support of external consultants and legal services in most cases. To deliver the current programme of work which is half the annual value of the works proposed under these contracts fifteen to twenty-five contracts are procured annually. This

impacts on the delivery of works and diverts resources which could be spent on improving council owned homes.

4.4 In line with the Borough plan objectives, this procurement strategy ensures that these contracts will maximise the benefits of Council investment in the local area. This will be a significant requirement in the tender evaluation and KPIs will be included in the contract to ensure that tender commitments are met or exceeded for the life of the contract.

4.5 Long-term area-based contracts will enable the contractors to put roots down in the Borough developing an approach to social value which is based on community needs, working closely with our residents and key stakeholders. This will be especially beneficial for employment and training where these can be seen as long-term opportunities where residents can gain meaningful qualifications and for the local supply-chain where the contractors will be able to guarantee future work. Resident and stakeholder involvement will be at the heart of the procurement process and on-going management and governance of the contracts. Non-compliance with KPI targets in these areas could result in work being allocated to the other contractors.

4.6 Long-term supply arrangements enable an environment of continuous improvement to be included in the contract and governance arrangements. Lessons can be learned from each project that is delivered and residents can be fully involved in this process.

4.7 Having long-term contractual arrangements enables contractor involvement in the planning stages of work, which will enable co-design and can increase efficiencies and drive savings, through offering better designs and project delivery, understanding resident and client requirements, being able to engage with the wider supply-chain to get the benefits of the quantum of work being delivered. Efficiency and value for money targets will be included within the contract.

4.8 The success of this procurement strategy will also depend on the skills within Haringey to manage the contracts and ensure that robust governance is in place to ensure that the outcomes set out in the procurement strategy are achieved once the contracts go live. Whilst the procurement is being undertaken, training and development will be identified for existing team members and recruitment will be undertaken, where required. The consultants who are supporting us on the procurement have also, within their appointment, been providing support on contract mobilisation, which will include setting up governance arrangements for the contracts and wider partnership. Trained residents will be included in the on-going contract governance arrangements.

5.0 Alternative options considered

5.1 Contractual Options

5.1.1 **Continue with procuring contracts individually.** This route does not support wider corporate objectives referred to in the cabinet members introduction as it limits the opportunities for co-production and delivery of social value. This approach will be at risk of the uncertain market conditions in the construction industry. When contractors have the certainty of longevity it enables them to invest

in the contract, implement social value and drive down supply chain costs, this cannot be achieved when contracts are let individually. The council are not permitted to segregate contracts to avoid having to tender to the open market for contracts with a value over the public works threshold of £4.733m. There is also the management cost of continuously producing specifications and going out to tender as well as running leaseholder consultation processes. This would allow officers to concentrate resources on contract management.

5.1.2 **To put in place a framework with annual contract awards**. A framework agreement is a type of contract that is commonly used as a multi supplier agreement, establishing a relationship to deliver works as an approved contractor. This arrangement does reduce some of the risk of single contract procurement because works are delivered through a framework and an annual award is given to contractors. However, because continuity of work is not guaranteed, the wider social value can be reduced, especially in terms of meaningful employment and technical apprenticeships, as decisions are taken annually. Also, as there is an annual award of work it is harder to involve contractors early in the planning stages. One of the advantages of this type of contract is that work can be removed for performance issues on an annual basis, however, this does impact on an environment of continuous improvement. The uncertainty of continuity could also deter the market in uncertain times. Frameworks are limited in timescale, to 4 years, limiting the longevity of the relationship and limiting financial and social value.

5.1.3 **Awarding contracts based on type of work.** The approved Asset Management Strategy is that works to residents' homes are delivered in a holistic manner, the reason for this is to reduce the impact on residents, as works are undertaken at the same time. If the contracts were let based on work types rather than property it would be a departure from the strategy. The in-house team could undertake works coordination, but this is not a skill set which we currently have and liability for delays would become the Councils responsibility not the contractors if we were going to take on this role. There are significant financial advantages to delivering works holistically as it reduces access, site set up and management costs that are incurred when works are delivered under separate contracts. There can also be an impact on warranties and contractor liabilities if another contractors' work could be seen as the reason for product failures or damage.

5.1.4 **Deliver the works in-house.** Currently, the Council delivers its housing repairs and maintenance service through an in-house team for a value in the region of £20 million per annum. A small kitchen and bathroom programme, circa £1 million was delivered in-house in 2020/1, this highlighted that at the current time there are not the skills in-house at management or operative level to deliver this type of work. The step change required to deliver this type of work would be significant. Alongside this there is a significant amount of risk attached to this type of work which have implication for Health and Safety, Building Safety, supply-chain, and availability of the labour. There will be a 5-year break option in these contracts, and it can be reviewed at this point as to whether this situation had changed. The contracts will also include the option for some elements of the contract to be delivered in-house, if at any time it is considered that Haringey have developed the capability to do this. Working with contractors in a partnering arrangement will also enable our staff to develop key skills, which if at a future date it was seen as

appropriate to move to an in-house delivery model there would have been considerable learning from commercial partners in delivering works of this nature.

5.2 Partnering Options Considered

5.2.1 **Period of the Contract** Across the local authority and housing sector several partnering contracts for major works have recently been awarded or are going through the procurement process. Clarions let their major works partnering contract for 20 years, London and Quadrant are procuring their contract for 15 years and Hackney are currently out to market for a 4-year major works framework. After taking market advice, 10 years with a 5-year break clause was considered appropriate for Haringey. The procurement and full mobilisation of the contract will take in the region of 2 years and therefore the contract needs to be long-enough to be attractive to contractors to want to bid for the work and for the Borough to gain the long-term contractual benefits. It was felt there would be too many changes in the wider environment to commit to a contract in excess of 10 years. The five-year break clause can be used for one or all of the contracts, which gives a high-level of flexibility.

5.2.2 **Number of contracts** Options were considered for the number of lots which the £800 million pounds worth of work would be divided into. One or two contractors were ruled out due to the capacity of contractors to deliver this level of work per annum and the risks associated with only working with one or two contractors including poor performance and contractor insolvency. More than four contracts were ruled out as it was felt that this would dilute the benefits of long-term agreements with a small number of committed contractors. Alignment with the Localities' Strategy seem to enable the best synergies for the Borough, as the social value elements of the contract can be focused on the priorities of the localities. When the levels of work were reviewed, a decision was taken to split the East of the Borough, due to the concentration of social housing in this area. The contract values also means that two of the lots will be more attractive to medium sized regional contractors which will encourage greater diversity in the number and types of contractors who bid for these contracts.

6.0 Background information

6.1 Haringey Council's Asset Management Strategy, approved by Cabinet on 19 January 2021, (see Appendix 11.1), states that planned investment in the Council's housing stock would be delivered through partnering contracts. It also states that work to residents' homes will be delivered holistically.

6.2 Currently, projects are procured individually through the Council's London Construction Programme (LCP) framework and other public sector frameworks. The LCP is managed by Haringey Council on behalf of its member authorities. This process is time consuming and can be costly as alongside internal resources it requires consultant and legal support for each procurement. See reference at Appendix in section 11 for contracts awarded in the past 3 years. The majority of works will be delivered through the partnering contracts, except for specialist works, which will generally be standalone mechanical and electrical project such as lift replacements, we intend to keep using LCP.

6.3 There is significant instability in the economy with labour and material shortages having an impact on the construction industry. Industry bodies, such as the RICS and CIOB are forecasting that these market conditions will impact for a number of years. Many large housing providers are procuring long-term relationships as the prospect of continuity of work is gaining a better market response rather than single contracts. In the past 12 months, Homes for Haringey has seen two building related tenders with nil responses and three where only one or two contractors have responded.

6.4 The scope of the work which will be included in the new contracts covers statutory improvements to homes and the wider estates including work to ensure decent homes, building safety, low carbon works and infill properties to create additional homes with existing estates. Some specialist elements of work such as lift replacements and boiler renewals may continue to be procured outside of this new arrangement.

6.5 During the procurement of the new contract an interim programme of improvement works to council properties will be procured and delivered. This will continue in line with the current asset management plan and procurement strategy agreed at Capital Board. Works to properties during this period will focus on improving decency and major component renewal. An interim programme for the years 23/24 is currently being developed based on the asset and repairs data. Cabinet approval will be sort for award of these individual contracts, as they are procured. In addition to the interim programme, the new partnering contract will be designed to enable projects to commence soon after appointment

7.0 The proposed procurement strategy

7.1 In preparation for this strategy a steering group has been in place for just under a year whose membership is made up of key officers from across the Council including housing management, resident engagement, new build homes, asset management, employment and socio-economic regeneration, procurement, legal, finance and health and safety. This group is supported by our external consultant, FFT, who specialise in procurement in the housing sector and Trowers and Hamlins who are lawyers who were integral in development of partnering contracts in 1990s. In November and December six half day workshops (Governance and Gateway, Community engagement and Co-design, Social Value, Specification, Pricing and a Final Wrap Up) were held with officers from all of the teams mentioned above and the outputs of these workshops have been used to develop this procurement strategy. The proposals emerging from the workshops are detailed below:

7.2 Scope of Procurement Lots/Contracts

7.2.1 The borough will be divided into four geographical Lots (contract areas). This aligns with the wider Council vision for delivering services locally. The east of the borough will be split into two lots because of the higher concentration of council stock. Due to the variation in stock type in different parts of the borough, there will be some corresponding variation in the value of the contracts being let. Two of the Lots are at a lower value and this is likely to increase the variety of

contractors bidding for the work. A contractor can bid for all four but can only be awarded a single Lot, which will result in four contracts being awarded.

7.2.2 The term of the contract will be 10 years with the Council having the option to initiate a contract break clause during the middle years after five years of the contract for any or all the Lots. The contract proposed is a long-term construction contract between the Council and the contractors. In addition to the bi-lateral construction contract, an overarching strategic alliance agreement between the Council and the main contractors would be created, which will sit above the four contracts to ensure that services are delivered to our customers in a consistent way; learning and best practice can be shared. The overarching agreement would be managed by a strategic group of stakeholders including resident task members to ensure co- production commitments. The type of contract is still to be finalised with the legal advisors, but we are looking to use a partnering contract which will enable the working relationship and borough priorities to be reflected in the legal agreement, rather than using a traditional building contract which will limit our ability to do this.

7.2.3 The works covered under the contracts will in the main relate to: Existing Stock Investment (The Haringey Standard), Carbon Reduction (Affordable Energy), Fire Safety Works and the refurbishment element of the Broadwater Farm project. The estimated total value of these works in the business plan over 10 years is circa £710 million. It is proposed that the contract allows for new homes to be delivered through this contract, so where it makes sense to deliver new homes alongside refurbishment projects that the contract enables this to happen. The procurement will include all buildings owned or managed by Haringey and not just the stock within the HRA to not restrict the use of these contracts for other areas of work which the council may require. It is therefore proposed that the total value of the contracts which are let is £800 million.

7.3 Selection Criteria

7.3.1 Selection of the contractors will be based on 65% quality and 35% cost. Twenty-five per cent of the quality marks will be based on response to the social value questions, which will be financially quantified and evaluated using a social value toolkit. These will include community involvement, environment sustainability and employment initiatives.

7.3.2 **Social Value:** Maximising the employment, training, social and environmental benefits to communities in Haringey from the £800 millions of investment in the Council's owned housing stock is one of the key drivers for these partnering contracts. The guarantee of 10 years' worth of work gives the contractors the continuity of work to provide real employment, training and community investment which can evolve and respond to the Borough priorities. The minimum tender requirement will align with the Boroughs' Procurement Strategy and require that contractors set out social value commitments and approach to delivery these commitments. The Council will mandate minimum requirements which includes that, contractors will employ one apprentice per £1m expenditure as well as wider jobs and training initiatives for local people, supply chain activities and career support. Alongside this it will ask for specific proposals for Lot for which they are bidding. As part of the tender evaluation, we will assess

any additionality to these basic requirements and the contractors wider social value proposals. It is proposed to use a social value toolkit to assess the financial value of this investment in the borough.

7.3.3 The employment and social economic team within the Council will lead on this area of the contract and internal resources will be funded through the contracts to enable the team to have sufficient resources to support this element of work. By having the localities-based approach to the contract there will be an expectation that the contractors put down roots in these communities, working with our residents, local schools and community groups to identify and support the specific priorities and needs of the local communities when delivering social value.

7.3.4 **Resident Involvement and Co-design:** Trained residents will be part of the tender evaluation process where they will score the specific resident focused questions including how the contractors will approach co-design with residents if selected and demonstrating a track record of working with residents in this way historically. Residents will also be key to the contract mobilisation being involved in the sign off of communication to residents, specification choices and development of processes and procedures as to how all the successful contractors work with residents going forward so there is continuity across all of the contracts.

7.3.5 **Local supply-chain:** It is recognised that when letting contracts of this value that some of the contractors who bid and are successful in being awarded this type of work will be large national or international companies. It is important that the procurement recognises the Council's Borough Plan objectives for maximising use of, upskilling and enabling the local supply-chain. This will be included and evaluated as part of the tender process. During the mobilisation phase, a "meet the buyer" event will be held to link local supply chains into the main contractors. The form of contract will enable smaller contracts to become part of the main contract and benefit from the same terms as the main contractors.

7.4 Contract Management and Governance

7.4.1 For this procurement strategy to deliver the outcomes outlined in this paper, robust governance and contract management will be critical. One of the advantages of these types of contracts is that it reduces duplication between the contractors and the client, therefore improve delivery and better value for money.

7.4.2 KPIs (key performance indicators) for both service delivery and social value will be included in the contract. Important KPIs will focus on delivery of projects within cost and time parameters, health and safety, satisfaction of residents and achievement of the social value targets. Failure to achieve these could result in a decrease in the level of works given to a contractor, or ultimately the contract could be terminated. These are yet to be finalised and key stakeholders including colleagues in the Council need to be happy that the outcomes being measured reflect the key deliverables outlined in this report.

7.4.3 Identifying and managing risks will be critical to the success of this contract, the contracts should be in place for 10 years but the contractual structure recognises

that circumstances may change for one or more of the selected partners. There is a break clause after five years which is not performance related so could be used in any circumstance. Splitting the works between four contractors reduces the dependency and therefore risk if one fails or does not perform and there will be step in rights for the other contracts which will also be an incentive for high performing contractors to pick up additional works if this is used. Having four partnering contractors will also provide a healthy competition and performance benchmarking for all of the contract requirements.

7.4.4 The in-house Asset Management team will contract manage these contracts with external consultant support for specialist areas. It is recognised that across the construction section contract management is an area where there is skills shortage. The timescales for procuring this contract will enable us to work with the existing team to develop the skills to manage a partnering contract and to recruit to roles where necessary. As some of the 2022/23 projects will still be on site when the new contracts are let, and mobilised additional resource will be put in place in year 1 to ensure that the mobilisation and contract management processes are embedded. These will be offset by savings in external support for procurement in-year.

7.5 Resident involvement and co-production

7.5.1 As key stakeholders, resident involvement and engagement at all stages of the process is critical to the successful delivery of the procurement strategy. Residents will be trained so they can be involved in the formal evaluation of the procurement. A letter will be sent to all residents informing them that the procurement is being undertaken and asking them if and how they want to be involved. For this procurement to achieve maximum success, residents will be required to be involved throughout the life of the contract. This includes resident involvement in:

- The contract mobilisation especially in relation to the processes and procedures which impact on residents.
- On-going contract governance through a residents' involvement group especially in relation to management of Customer Satisfaction and Social Value KPIs
- The development of specifications particularly in relation to zero carbon technology, as they evolve through the life of the contract
- Development and prioritisation of social value projects in their area
- Co-design of projects that impact on their homes.

7.6 Value for Money

7.6.1 The contracting market is currently volatile with labour shortages and material costs increasing. Although, some of these issues are impacted by covid, they are also impacted by wider market conditions including Brexit, the age of the labour force in construction in the UK and worldwide market conditions. This is reflected in decreased interest from contractors in individually let contract tenders. Entering into a long-term agreement will enable increased planning and engagement with the supply-chain to address some of the wider market issues.

7.6.2 In offering long-term continuity of work, it allows the contractors to plan their resources and work with the wider supply-chain to deliver best value. From year two partnering contractors will be involved in the planning of works which will enable them to be involved in the most efficient way to manage works and therefore reduce costs. As the relationships evolve both parties gain an understanding of each other's strengths and play to these strengths and reduce duplication and the related costs. Contracts will include value for money targets which will be included within the tender and the contract.

8.0 Timescales for Procurement

8.1 Once the strategy is approved, officers will then take forward the procurement activity to resident and leaseholder engagement, market testing, tender, contract award and mobilisation phases. A provisional timetable is below:

Key Task	Business Function	Date
Issue Prior Information Notice (P.I.N.) to market	Engagement	September 2022
Issue Stage 1 Section 20 Notices (Notices of Intention)	Leaseholder Consultation	September 2022
Cabinet Meeting	Engagement	July 2022
Stage 1 section 20 consultation expires	Leaseholder Consultation	October 2022
Soft Market Test Event (if agreed)	Engagement	September 2022
Tender Issued	Procurement Activity	January 2023
Tender return date	Procurement Activity	March 2023
Tender Evaluation period concluded and tender report issued	Procurement Activity	May 2023
Preferred Bidder	Procurement Activity	June 2023
Stage 2 section 20 Notices issued (Notices of Proposal)	Leaseholder Consultation	June 2023
Stage 2 section 20 consultation concludes	Leaseholder Consultation	July 2023
Cabinet meeting to approve contract award	Engagement	September 2023
Contracts signed	Go Live	October 2023
Works commence on site	Go Live	November 2023

8. Leasehold implications

8.1 A formal leaseholder consultation in line with Section 20 of the Landlord and Tenants Act will need to be undertaken as part of the procurement to ensure that

the Council is legally able to recover costs from leaseholders. In line with the Asset Management Strategy, we will undertake informal engagement with leaseholders over and above those legally required to ensure that the process goes smoothly.

8.2 At this point in the procurement process no cost or billing information is provided to individual leaseholders. This is provided only at the point a project goes live, which is stage 3 of the Section 20 process, once a project is going to be delivered. One of the advantages of long-term qualifying agreements is the opportunity it provides for residents to be engaged at the design stage of the project in advance of the stage 3 consultation being undertaken. Leaseholders will be fully and proportionately involved in all the co -production opportunities outlined in this report.

9. Contribution to strategic outcomes

9.1 These contracts will deliver Borough Plan Outcome 3, which states: 'We will work together to drive up the quality of housing for everyone'.

9.2 This contract procurement method will support Borough Plan Outcome 13 'A growing economy and thriving local businesses, supported by a community wealth-building approach'.

9.3 It will also support Borough Plan Outcome 14, 'A borough where all residents have access to training and skills development opportunities and more people are supported into work'.

10. External Consultants Comments

10.1 Faithorn, Farrell and Timms (FFT) who are one of the housing sector leading consultants in procurement were procured to support the delivery of these partnering contracts. There comments are below:

FFT were appointed, following a competitive tender, to fulfil the following roles in support of LB Haringey (LBH):
Procurement support in respect of the tendering of a new long term major capital expenditure contract delivery programme
Provide the lead around the schedule of works scope, specification and price model
Administer the procurement itself, including providing evaluation support in conjunction with LBH procurement officers
Facilitation and support in mobilising the contracts procured
Provide Partnering Advisor services in year 1 to the contracts in place

The contract model developed, covering planned maintenance, zero carbon measures on a "whole house" retrofit basis, as well as creating new housing provision through "hidden homes" on an inclusive stock portfolio basis, is market leading and innovative. This single point delivery model will secure improved customer engagement and satisfaction, as well as efficiency in design and delivery on site.

The contract term of ten years, managed via tailored Term Alliancing contracts, will ensure true collaboration between the public and private sector. Yet the contract, in

providing bespoke clauses, will enable excellent control for LBH to manage its Service Providers. The length of contract and format will enable LBH to embrace technological change and innovation. It will also give Service Providers confidence and the ability to smooth pricing peaks, that a volatile construction market experiences at times and deliver Best Value to LBH.

The partnering format of these contracts endorses the government's drive toward collaborative working, as demonstrated in the "Construction Playbook". The structure and contract operation promotes agile working for all and will enable LBH to react to emerging priorities with their Service Provider partners.

Finally and most importantly both the procurement and contract methodology have been developed to maximise both local supply chain engagement, and specific geographic social value delivery. The fundamental ethos of securing contracts that focus on delivering tangible value within the Borough of Haringey is achieved with this procurement and delivery model."

11. **Statutory Officer Comments** (Director of Finance (including procurement), Head of Legal and Governance (Monitoring Officer), Equalities)

Finance

11.1 Approval of this strategy clears the way for the procurement of contracts to deliver Improvement works to the council's stock over a 10-year period. This includes decent homes works, energy improvements work, delivery of regeneration works, fire safety works, works to the existing blocks on Broadwater Farm and the delivery of additional homes such as infill, conversions, or rooftop development on council estates.

The strategy recognises a proposed £710m spend over the 10-year period. The funding is currently contained within the HRA business and financial plan but could be subject to change as the plan is reviewed and refreshed.

The additional £90 million to be included in the procurement is for potential additional new homes and works to building which do not sit within the HRA.

The estimated £90m will be reviewed as part of the next iteration of the HRA financial plan and GF capital programme MTFS.

Any specialist works outside this procurement arrangement will be contained within the approved existing stock capital works budget for the period.

The contracts need to have the ability to enable the Council to vary the level of spend as appropriate over the life of the contracts. This is subject to the availability of resources to fund the works highlighted in the report.

If these contracts can be procured at a more cost-effective price, this will reduce the revenue cost of borrowing and assist in managing the in-year HRA surplus position.

Any costs of monitoring associated with the management of these contracts is expected to be contained within existing staff budgets.

11.2 Strategic Procurement (SP)

Strategic Procurement have worked with the service area to assist in shaping the strategy described in the report.

Strategic Procurement endorses the strategy that will allow longer term supplier relationships to deliver better programmed works for the benefit of the residents of the borough. The value and the term of the contract will be attractive to the market place who will invest resources to satisfy the requirements of the contract and deliver quality, value for money services, resident engagement and improved assets for the benefit of tenants and leaseholders and the wider borough.

The potential social value that can be delivered through the contract is a real opportunity to enhance outcomes for residents and provide additional social and economic benefits to the borough.

Strategic Procurement will work with the service to deliver the procurement of the partnership.

11.3 Legal

The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.

The Head of Legal and Governance (Monitoring Officer) confirms there are no legal implications at this stage. Legal Comments will be provided at the award of contract.

11.4 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 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. The first part of the duty applies to marriage and civil partnership status only.

A screening tool has indicated a full EQIA may be necessary to accompany this cabinet report. This will be presented alongside the final report.

11. Use of appendices

11.1 Reference above to the approved Asset Management Strategy 2020-25.
Asset Management Strategy (2020/21-2024/25) (haringey.gov.uk)

12. Local Government (Access to Information) Act 1985

12.1 The background papers relating to this report are:

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Report for: Cabinet - 9 December 2025

Item number: 17

Title: Contract award for the provision of Domestic Abuse and Violence Against Women and Girls (VAWG) Pathway of Support Services

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

Lead Officer: Zahra Maye Head of Housing Related Support

Ward(s) affected: All

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

1. Describe the issue under consideration

1.1. This report outlines the outcome of an open tender process and seeks Cabinet approval to award three (3) contracts to the successful tenderers for the provision of Domestic Abuse and Violence Against Women and Girls (VAWG) support services, in accordance with Contract Standing Orders (CSO) CSO 2.01(c) (approval of awards of Contract valued at £500,000 or more)

1.2. Subject to approval, the contracts, inclusive of all permitted extensions, will run for a period of six (6) years with anticipated commencement of 1st April 2026 and concluding on 31st March 2032. The total maximum value of the contracts over its full duration shall be £3,029,958 across the three (3) separate contracts.

2. Cabinet Member Introduction

2.1. We want to end violence against women and girls in Haringey and enable every woman and girl to live to their full potential. As Cabinet Member for Health, Social Care and Wellbeing, I welcome the award of these contracts to specialist organisations who will deliver Haringey's core domestic abuse and Violence Against Women and Girls (VAWG) support services.

2.2. These services are essential for Haringey Council to provide to give women and children who experienced domestic abuse the best possible start to recovery and to live a life where they can thrive. They have been designed following significant engagement with residents with lived experience, and individuals and organisations supporting them.

2.3. Domestic abuse and broader violence against women and girls affect individuals in different ways depending on their intersectional needs. We need our services to meet the needs reflecting the diversity of our residents, including race, ethnicity,

age, LGBTQ+ identities and immigration status. The different components of this tender ensure we address the range of needs.

2.4. These services play a critical role in Haringey's Coordinated Community Response to VAWG, delivering high quality support for victim/survivors and their children throughout their journey to safety and recovery. They reduce risk of harm through safety planning and empower victim/survivors to achieve positive outcomes in, their health and wellbeing, financial resilience, housing, and the criminal and civil justice systems.

3. Recommendations

3.1. It is recommended that Cabinet:

3.1.1. Approve the award of contracts for the provision of Domestic Abuse and Violence Against Women and Girls (VAWG) support services to the successful tenderers (identified in Appendix 1 - Part B (exempt information) of this report), a period of six (6) years, with anticipated commencing of 1st April 2026 to 31st March 2032 in accordance with CSO 16.01 and CSO 2.01(c). The total maximum value of the contracts over its full duration shall be £3,029,958 across three (3) separate contracts. Breakdown of cost for each contract detailed in Appendix 1 - Part B (exempt information) of this report;

3.1.2. Delegate authority to the Corporate Director of Adults, Housing and Health to consider and approve inflationary increases to the contract for Years 4 to 6. Any such adjustments shall be capped at a level not exceeding the annual rate of increase in the London Living Wage.

3.2. That Cabinet notes:

3.2.1. Contract pricing shall remain fixed for the initial three (3) years of the contract term, with no provision for adjustment during this period.

3.2.2. The provision of Multi-Agency Risk Assessment Conference (MARAC) coordination has been removed from the 2nd tender process, as this function will be brought in-house. The anticipated commencement of in-house service delivery is April 2026.

3.2.3. No bids were received for Lot 3, which relates to the LGBTQ+ Independent Domestic Violence and Advocacy (IDVA) Service. Additionally, tenders received for Lot 4 (Generalist Refuge Accommodation) and Lot 6 (Domestic and Gender-Based Abuse Prevention and Support for Children and Young People) did not meet the published evaluation criteria and were therefore disqualified from further consideration. Please see Appendix 3 - Part B (exempt information) of this report for more information.

4. Reasons for decision

4.1. There is an identified need to support victim/survivors and their children who are at risk of or experiencing domestic abuse, with prevention and early intervention support as well as crisis response.

4.2. The Domestic Abuse and Violence Against Women and Girls (VAWG) Pathway of Support Services aims to keep victim/survivors and their children safe by providing community-based, specialist Independent Domestic Violence Advocacy (IDVA) support for adults and children and young people, emergency accommodation via refuge accommodation, and education and prevention for children and young people.

4.3. The recommendation to award contracts to the successful tenderers is based on the outcome of a competitive procurement process, during which all submitted tenders were evaluated against the published award criteria. In accordance with procurement regulations, the contracts are proposed to be awarded to the Most Advantageous Tenderers, as determined by the evaluation outcome.

4.4. The organisations recommended for contract award submitted robust proposals that demonstrate substantial expertise and a clear commitment to delivering high-quality, appropriate care and support to victim/survivors of DA and VAWG. The tenders also highlight the providers' extensive local knowledge, well-established partnerships with both statutory and non-statutory organisations, and a proven track record in delivering relevant services. These attributes are deemed essential for the effective and sustainable delivery of services under the respective Lots.

4.5. Furthermore, the successful tenders submitted a strong proposal demonstrating a clear commitment to Social Value by supporting employment pathways for ex-offenders and the unemployed, engaging with local schools and colleges through educational outreach, and strengthening the regional economy via local supply chain engagement. Health and wellbeing were promoted through initiatives (such as smoking cessation, obesity, substance misuse), and physical activity, alongside support for older, disabled, and vulnerable individuals. Additionally, equality, diversity, and inclusion training will be delivered across staff and suppliers, with employees granted access to comprehensive wellbeing programmes.

5. Alternative options considered

5.1. **Deliver Inhouse** – This option was considered but ultimately rejected, as it is not viable for the following reasons:

5.1.1. A defining characteristic of IDVA services is their independence from the police and the local authority, particularly where victim/survivors have a mistrust and/or fear of the criminal justice system and Children's Social Care. Insourcing this provision could jeopardise victim/survivor engagement with support services thus potentially increasing their level of risk of harm and even death.

5.1.2. The council does not have the infrastructure and expertise to deliver 'by and for' culturally appropriate services which meet the needs of Haringey's communities including ethnically minoritised women and LGBTQ+ communities. By and for organisations are defined as, organisations designed and delivered by and for

people who are minoritised (including race, sexual orientation, transgender identity, age, and religion). These services will be rooted in the communities they serve and may include wrap-around holistic recovery and support that address a victim/survivor's full range of intersecting needs, beyond purely domestic abuse support[1].

5.1.3. It should however be noted that the decision was made to insource the Multi-Agency Risk Assessment Conference (MARAC) coordination, and inhouse delivery is expected to commence April 2026. The decision to insource was based on the need for effective partnership working with the police, value for money for the council, and to expand the remit of the MARAC Coordinator to also deliver a sexual exploitation and harms panel.

5.2. **Do nothing** – This option was discounted as the council has a statutory duty to provide safe accommodation and support to survivors of domestic abuse; refuge provision is one of the key services that fulfil this duty, and community-based services provide essential support to victim/survivors and their children on their journey to safety and recovery.

5.3. **Hybrid Model** – A hybrid model with both directly delivered and commissioned domestic abuse and VAWG services supports a strong Coordinated Community Response where agencies and communities work together to respond to violence against women and girls, (priority one of the council's 10-year Violence Against Women and Girls strategy 2016-2026). Delivering the MARAC inhouse, and continuing to deliver support via Hearthstone, alongside the commissioning of services from specialist and experienced organisations will benefit vulnerable residents, offering a range of expertise that is trauma-informed, person centred and culturally specific.

6. Background information

6.1. Legislation

6.1.1. The Domestic Abuse Act 2021 provides a legal definition of domestic abuse, defining it as, *(A) pattern of abusive behaviour in any relationship that is used by one partner to gain or maintain control over another intimate partner. The abuse can be physical, sexual, emotional, economic, or psychological. Domestic abuse is a crime of assault where the victim is a current or former spouse, parent, child, or any person who has or had a dating or intimate relationship with the abuser.*

6.1.2. Further, the Domestic Abuse Act 2021 legally recognises children (under the age of 18) as victim/survivors of domestic abuse if the child sees or hears, or experiences, the effects of the abuse, and is related to the adult victim/survivor or perpetrator. It also recognises young people aged 16+ as victims of domestic abuse if they experience abuse as set out in the act, within their own intimate relationships.

[1] Definition of 'by and for' has been taken from England and Wales Domestic Abuse Commissioner's 2022 report 'A Patchwork of Provision: How to meet the needs of victims and survivors across England and Wales' page 33.

6.1.3. Lastly, the Domestic Abuse Act 2021 gave victim/survivors priority-need under the Housing Act 1996 Section 189 when presenting to councils as homeless or at risk of homelessness because of domestic abuse.

6.1.4. Victim/survivors experiences of domestic abuse, and their ability to access support will vary depending on intersectional identities and multiple disadvantage, as well as understanding of domestic abuse and VAWG, and awareness of support available.

6.2. **Local Need**

6.2.1. Office for National Statistics (ONS) figures show that in 22/23, 5.7% of women, and 3.2% of men in England and Wales over the age of 16 experienced domestic abuse; in Haringey this would mean approximately 6,459 women and 3,286 men were subjected to domestic abuse in that same year.

6.2.2. People of all genders experience incidents of inter-personal violence and abuse, the services will predominantly work with women, who are considerably more likely to experience repeated and severe forms of abuse, including sexual violence. They are also more likely to have experienced sustained physical, psychological or emotional abuse, or violence which results in injury or death. There are important differences between male violence against women and female violence against men, namely the amount, severity and impact. Women experience higher rates of repeated victimisation and are much more likely to be seriously hurt[2] or killed than male victims of domestic abuse[3].

6.2.3. Domestic abuse incidents and crimes remain underreported to the police, but they do offer an insight into the rates of offences in Haringey. In the year 24/25, 2,830 domestic abuse offences were reported in Haringey, at a rate of 9.9 per 1,000 population; of those 628 were recorded as domestic abuse offences with injury. In the same year, 910 sexual offences were reported and recorded to the police, at a rate of 3.2 per 1,000 population. These figures do not provide information on the number of victim/survivors, or how many were repeats incidents and crimes, nor do they include incidents where the police were called out, but following investigation, was not deemed an offence or crime.

6.2.4. In 23/24, 280 households (103 families and 177 single victim/survivors) approached Haringey Council for safe accommodation and were given priority need as victim/survivors of domestic abuse.

6.3. The Domestic Abuse and VAWG Pathway will provide independent support for victim/survivors, which is responsive to local need, to Haringey's Black and Ethnically minoritised communities. The award of these contracts will complement and enhance (Hearthstone) which is the councils directly delivered specialist support for victims and survivors of domestic abuse and ensure as many victim/survivors as possible are supported to safety. Together, Hearthstone and the commissioned Domestic Abuse and VAWG Pathway will form the Haringey VAWG

[2] (Walby & Towers, 2017; Walby & Allen, 2004)
[3] (ONS, 2020A; ONS, 2020B)

Partnership.

6.4. Hearthstone will continue to support victim/survivors of all genders who are currently experiencing domestic abuse and manage the Sanctuary Scheme which enables households at risk of domestic abuse to remain safely in their own homes where possible.

6.5. The Domestic Abuse and VAWG Pathway will contribute to the delivery of a safer Haringey, increasing safety and security for the borough's most vulnerable groups, and reducing Violence Against Women and Girls as set out in the council's Corporate Delivery Plan 2024-2025; and deliver on the Labour Manifesto 2022-2026 commitment of specialist targeted inclusive support services run by and for women, with support for disabled, LGBTQ+ survivors, and women facing multiple disadvantages.

6.6. **Consultation and Engagement**

6.6.1. Consultation and engagement activities to inform the redesign of the commissioned Domestic Abuse and VAWG services, commenced in 2020 but was halted due to the covid-19 pandemic, however three new services (the BAME IDVA, LGBTQ+ IDVA, and Young Persons' IDVA) were created and awarded via an RFQ process.

6.6.2. The competitive tender process restarted in 2023, with further consultation and engagement activities, benchmarking with other London boroughs, a review of the current service provision, and a needs analysis completed. The learnings from these activities informed the redesign of the pathway of support services to ensure they meet the needs of Haringey residents. This was carried out by a cross-organisational task and finish group, with additional representation from primary care and police.

6.6.3. The consultation activities included a wide range of engagement across targeted and broader audiences and stakeholders. Targeted audiences included voluntary and community sector partners, health and social care workers, schools and colleges, faith leaders, and council staff equalities network. The targeted audience was identified to ensure as many of the protected characteristics as possible were reached alongside the expertise and knowledge of specific sectors (e.g., health, and homelessness).

6.6.4. The broader audience and stakeholders included residents, and friends and families of victim/survivors.

6.6.5. Face to face and online co-design workshops were held and participants from the following cohorts actively invited: experts by experience, children and young people workforce, referring agencies, and residents.
The aims of the workshops were threefold:

1. Identify the strengths and gaps in current provision
2. Explore how partnership working between services could be improved

3. Designing a visible and accessible front door and pathway into domestic abuse and VAWG services.

6.6.6. Recognising the likelihood of participants being affected by domestic abuse and VAWG, the workshops were designed to create a safe space and foster trust between facilitators and participants. This was achieved through a psychologically informed environment (private room, playing calming music, fidget toys on the tables, having plants and low lighting), clear communication (directions on how to find the venue with greeters outside, sharing the agenda ahead of the workshops) and having activities that enable participants to engage in different ways (discussions in pairs or small group, wide group discussion, online anonymous comments, written contributions).

6.6.7. In addition to the co-design workshops, 10 floating workshops were delivered to:

- Harmony Hall Sheltered Housing scheme
- Carers Reference Group
- Quality, Performance, and Outcomes Subgroup
- Hornsey Library (drop in session)
- Multi-faith forum
- Haringey Neighbourhood Watch
- Residents' Voice Board
- Women's VCS network
- Roj Women's Association
- Assunnah Islamic Centre Women's Group

6.6.8. The floating workshops were not as structured as the co-design workshops, instead they were conversations facilitated by the Public Health VAWG team. Each group was asked what type of support was needed, where they would seek help for themselves or a loved one, what barriers would prevent them from accessing support, and how they would want to find information about service provision in the borough.

6.6.9. Focused interviews were conducted with youth practitioners and young people at Rising Green Youth Hub and Bruce Grove Youth Space.

6.6.10. A further two online surveys were designed, one for residents and victim/survivors who are experts by experience, and the second for partner agencies working with victim/survivors. Experts by experience are individuals with lived experience of domestic abuse and other forms of VAWG and have accessed specialist DA or VAWG services.

6.6.11. The consultation used a range of online, in person outreach and was circulated widely using the Council's communications networks including e-magazines and social media.

6.7. **Learnings from Consultation and Engagement**

6.7.1. Feedback from the VAWG consultation and engagement activities clearly showed there is a continued need for specialist by and for services, particularly for ethnically minoritised women. Throughout the co-design workshops the level of currently commissioned specialist services was highlighted as a strength.

6.7.2. The need for longer term support throughout the victim/survivor's journey to recovery, (not just at crisis point) was strongly evidenced by experts by experience who engaged in the consultation process (i.e., individuals with personal experience of domestic abuse and VAWG).

6.5. Procurement Process

6.5.1. A competitive procurement process was initiated on 6th December 2024. However, due to a limited number of submissions and the absence of bids for critical service areas (such as Generalist Domestic Abuse Advocacy and Support Services (DAAS), LGBTQ+ IDVA and MARAC Coordination), the tender was withdrawn prior to evaluation of any bid received.

6.5.2. Following the withdrawal, feedback was sought from organisations that had registered interest but did not proceed to tender submission. Although the response rate was low, key insights indicated that the published budget envelopes for individual lots were insufficient. These allocations had remained unchanged from the previous contract awarded several years ago and did not reflect current market conditions, including inflationary pressures, the increase in Employer's National Insurance Contributions announced by the UK Government in October 2024, or the broader financial impact of the cost-of-living crisis.

6.5.3. Considering this feedback and taking into account the council's financial position, a decision was made to revise and increase the budget allocations for key service areas. This adjustment aimed to enhance market interest and secure a more competitive and representative response. Additionally, it was agreed that MARAC coordination would be removed from the second tendering process and instead be delivered in-house from April 2026.

6.5.4. The re-tendering commenced on 24th June 2025 with a virtual Preliminary Market Engagement (PME) event, attended by 13 organisations. The session outlined commissioning intentions, shared key information, and allowed potential providers to ask questions and offer feedback. To ensure transparency and mitigate any competitive advantage, the presentation slides and questions & answers from the PME event were uploaded to the procurement portal alongside the Invitation to Tender (ITT) documentation. This ensured that all suppliers had equal access to the same information, supporting a fair and open procurement process.

6.5.5. Subsequently, On 4 July 2025, a Contract Notice (UK4) was published on the Central Digital Platform (CDP) (also known as the Find a Tender Service), for the 'Open Procedure' in accordance with the Procurement Act 2023.

6.5.6. The Invitation to Tender (ITT) and supporting documents were made available via the Council's e-sourcing portal, Haringey Procurement and Contract System (HPCS), enabling electronic access and submission for potential bidders.

6.5.7. The service was tendered in six (6) Lots:

- Lot 1 – Generalist Domestic Abuse Advocacy and Support (DAAS)
- Lot 2 – Ethnically Minoritised women's Domestic Abuse Advocacy and Support (DAAS)
- Lot 3 – LGBTQ+ IDVA
- Lot 4 – Generalist Refuge Accommodation
- Lot 5 – Ethnically Minoritised women's Refuge Accommodation
- Lot 6 – Domestic and Gender-Based Abuse Prevention and Support for Children and Young People

6.5.8. To maximise economies of scale, tenderers were permitted to bid for one, multiple, or all Lots. However, to promote service diversity and mitigate delivery risks, no tenderer could be awarded more than three (3) Lots.

6.5.9. By the closing date of 11 August 2025, a total of twenty-six (26) organisations had registered their interest via the procurement portal and accessed the tender documentation. Of these, five (5) organisations formally notified their withdrawal from the procurement process. Strategic Procurement requested feedback from these organisations; however, no responses were received.

6.5.10. Six (6) organisations proceeded to submit tenders across five (5) Lots. Some of these submissions covered multiple Lots, indicating broader interest and capability across the scope of the tender. Also, it is noted that no tenders were received for Lot 3. Tenderers who submitted tender(s) are listed in Appendix 1 - Part B (Exempt Information) of this report.

6.5.11. All tenders were checked for completeness and compliance a with condition for participation as well as whether or not they are excluded, excludable or Debarment list before quality and price evaluations.

6.5.12. All tenders that passed the compliance checks were evaluated using the Most Advantageous Tender (MAT) methodology, with a weighting of 60% for quality, 30% for price, and 10% for social value. The evaluation criteria and their respective weightings were clearly set out in the tender documents and further clarified during the tendering process.

6.5.13. The scores for quality, price, and social value were combined to determine the overall MAT score. The tenderer achieving the highest combined score for each lot was recommended for contract award. Details of the tender evaluation outcomes, including the breakdown of scores achieved by each tenderer for each lot, are provided in Appendix 1 – Part B (Exempt Information) of this report.

6.7. Transition and Contract Management

6.7.1. Contract management will be incorporated into the Contract. Key Performance Indicators and methods of measurement are integrated within the service specification and will be monitored through contract monitoring meetings and reports.

6.7.2. Monitoring meetings will be held monthly for the first three months and quarterly thereafter. The purpose of monthly monitoring meetings will be to examine the implementation of the service, monitor delivery of the service at an operational level and to foster partnership working to facilitate early resolution.

7. Contribution to the Corporate Delivery Plan 2024 to 2026 and High-level Strategic Outcomes

7.1. The Domestic Abuse and VAWG Support Services will contribute to the 'reduction in Violence Against Women and Girls (VAWG)', a key area in the Safer Haringey outcome in the council's Corporate Delivery Plan 2024 – 2026.

7.2. The Domestic Abuse and Violence Against Women and Girls (VAWG) Support Services directly contribute to the following high level strategic outcome in the council's Corporate Delivery Plan 2022 – 2024:

- Healthy and Fulfilling Lives - All adults are able to live healthy and fulfilling lives, with dignity, staying active, safe, independent and connected in their communities
- A Safer Borough - A borough where all residents and visitors feel safe and are safe.

7.3. The Council's VAWG Strategy (2016 – 2026) highlights the importance of partnership working to prevent and respond to violence against women and girls.

7.4. This is outlined in Priority 1: *Developing a Coordinated Community Response* which details the following desired outcomes:

- A wide range of community organisations, community centres, libraries, faith communities and informal support networks of mutual support work together in a coordinated way meaning the best outcomes for victim/survivors.

7.5. Priority 2: *Prevention,* states the following outcome:

- 'Ensure violence against women and girls is more visibly addressed by anti-gang initiatives as well as wider initiatives around ASB and extremism.'

8. Carbon and Climate Change

8.1. There are no direct implications on the Carbon and Climate Change agenda included in this report.

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

9.1. Finance

9.1.1. This report seeks to award contracts for the provision of Domestic Abuse and Violence Against Women and Girls (VAWG) Pathway of Support Services to the successful tenderers. The contracts will last for three years commencing April 1st,

2026, with an option to extend for a further three years. The aggregated contract value totals £1,514,979 or £504,993 annually.

9.1.2. The Housing Related Support (HRS) General Fund (including the VAWG budget) will be utilised to fund these contracts with an agreed contribution from the Public Health Grant. As the contracts are built into the budgeted contract schedule there is limited financial risk to the council.

9.2. Procurement

9.2.2. Under the Procurement Act 2023 (PA23), Domestic Abuse (DA) and Violence Against Women and Girls (VAWG) services fall within the category of health and social care services. As such, they are subject to the Light Touch Regime (LTR), which provides contracting authorities with greater flexibility in procurement approaches where the full application of procurement rules may be inappropriate or unsuitable.

9.2.3. The procurement was conducted in compliance with Section 9 (Light Touch Regime) of the Procurement Act 2023, including the publication of relevant transparency notices on the Central Digital Platform.

9.2.4. The procurement process has demonstrated best value, with the successful tender submitted within the Council's approved financial envelope. Contract prices will remain fixed for the initial three (3) years of the contract term which represents cost avoidance and best value in the current market. Furthermore, the awarded contracts are expected to deliver social, economic, and environmental benefits to residents, underpinned by Social Value commitments that will be formally embedded within the contractual provisions. Further details outlined in the Appendix 1 – Part B (Exempt Information) of this report.

9.2.5. The recommendation to award the contracts to the successful providers is in accordance with CSO 2.01(c) and as outlined in Section 4 of this report.

9.2.6. The Housing Related Support Team will actively manage the contract through regularly monitoring the contract on a monthly/quarterly basis to ensure key performance indicators are met and service outcomes are delivered. This should ensure that any challenges regarding service delivery can be met and resolved early on reducing the risk of service failure or poor performance.

9.3. Legal

9.3.1. The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.

9.3.2. Strategic Procurement has confirmed that a competitive process under the light touch regime was carried out to procure the contracts in the report.

9.3.3. Pursuant to the provisions of the Council's Contract Standing Order (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 is paragraph 3 of the report is inline with the Council's CSO.

9.3.4. The recommendation in paragraph in 3.1.2 of the report to delegated authority to the Corporate Director of Adults, Housing and Health to consider and approve inflationary increases to the contract for Years 4 to 6 is in line with the provisions of Part 4 Section F paragraph 1.3(a) of the Council's Constitution and also in line with law. Cabinet has power under the Local Government Act 2000 to delegate the discharge of any of its functions to an officer (S.9E (Discharge of Functions).

9.3.5. The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendations in the report.

9.4. Equality

9.4.1. 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.

9.4.2. 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.

9.4.3. 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.

9.4.4. The proposed changes and provisions have been assessed against the protected characteristics under the Equality Act 2010 in the accompanying Equality Impact Assessment (EQIA) (Appendix 2).

9.4.5. The EQIA demonstrates that the overall impact is positive for most groups, with targeted improvements to support inclusion and accessibility across diverse groups.

9.4.6. Neutral impacts exist for those groups falling under the protected characteristics disability and pregnancy and maternity.

10. Use of Appendices

10.1. Appendix 1 – Part B of the report – Exempt Information
10.2. Appendix 2 – Equalities Impact Assessment
10.3. Appendix 3 – Proposed Services
10.4. Appendix 4 – Profile of existing Services

11. Background papers

11.1. Local Government (Access to Information) Act 1985

11.1.1. This report contains exempt and non-exempt information. Exempt information is contained in the exempt report and is not for publication. The exempt information is under the following category: (identified in the amended schedule 12 A of the Local Government Act 1972 (3)) information in relation to financial or the business affairs of any particular person (including the authority holding that information).

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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: Redesign and Recommissioning of Domestic Abuse and Violence Against Women and Girls (VAWG) Pathway of Support Services, Equalities Impact Assessment

Service Area: Housing Related Support

Officer Completing Assessment: Annais Nourry

Equalities Advisor: Jessica Russell

Cabinet meeting date (if applicable): n/a

Director/Assistant Director: Sara Sutton

2. Executive summary

Domestic abuse falls under the umbrella of Violence Against Women and Girls (VAWG) and encompasses other gender-based abuses such as:

- sexual violence and harassment (rape, forced sexual acts, unwanted sexual advances, child sexual abuse, forced marriage, street harassment, stalking, cyber harassment);
- human trafficking (slavery, sexual exploitation);
- female genital mutilation;
- child marriage; and
- harmful practices

The Domestic Abuse Act 2021 provides a legal definition of domestic abuse, defining it as: *any single incident or pattern of conduct where someone's behaviour towards another is abusive, and where the people involved are aged 16 or over and are, or have been, personally connected to each other (regardless of gender or sexuality). Behaviour is abusive if it consists of any of the following: physical or sexual abuse; violent or threatening behaviour; controlling or coercive behaviour; economic, psychological, emotional or other abuse. Personally connected means that two people are current or ex intimate partners, family members, or co-parents (including step-parents).*

Further, the act legally recognises that *a child (under 18) who sees, hears, or experiences the effects of domestic abuse, and is related to either party, is also to be regarded as a victim of domestic abuse.* It also recognizes young people aged 16+ as being victims if they experience abuse as set out in the act, within their own relationships.

Domestic Abuse Act 2021 gave victim/survivors priority need under the Housing Act 1996 Section 189 when presenting to councils as homeless or at risk of homelessness because of domestic abuse.

"Victims who are homeless as a result of domestic abuse have priority need for accommodation. This means local housing authorities have a duty to secure accommodation for victims of domestic abuse if they are homeless through no fault of their own and eligible for assistance. The accommodation provided must be suitable in relation to the applicant and to all members of their household who normally reside with them, or who might reasonably be expected to reside with them."[1]

Although not a statutory duty on tier two local authorities, the commissioning of specialist domestic abuse and wider VAWG support services, is a key component of

[1] Paragraph 315 Domestic Abuse: statutory guidance (accessible version) - GOV.UK accessed 12th December 2024.

the council's response to tackling gender-based abuse, as set out in the council's 10-year VAWG strategy.

This EqIA seeks to understand how experiences of domestic abuse and wider forms of VAWG differ across protected characteristics and identify the ways in which the proposed new commissioned services will have a positive, neutral, or negative impact in their ability to get support and live safely.

Currently, the council takes a hybrid approach in tackling domestic abuse and VAWG, directly delivering support services and commissioning specialist organisations to deliver community, and accommodation-based services.

The table below outlines the current commissioned provision which falls within the scope of the proposed recommissioning:

Service	Primary support type	Detail of service
High Risk Independent Domestic Violence Advocacy (IDVA)	Community-based	Short to medium term support for cis-women who are deemed at high risk of harm as a result of domestic abuse and VAWG.
Domestic Abuse BAME IDVA service	Community-based	Short to medium term support for ethnically minoritised women who are victim/survivors of domestic abuse and VAWG. This service works across all levels of risk and harm.
LGBTQ+ IDVA service	Community-based	Short to medium term support for victim/survivors from the LGBTQ+ community. This service works across all levels of risk of harm.
Young Persons Domestic Violence Advocacy Service (KIDVA)	Community-based	Medium term support for young women and girls aged 11-18 who are victim/survivors of domestic abuse and/or sexual violence.
Multi-Agency Risk Assessment Conference (MARAC) coordination service	Community-based	This service coordinates the Haringey MARAC which takes place every 3 weeks and brings agencies together safeguard victim/survivors, and their children, at most risk of harm.
Protect Our Women (POW)	Community-based	Service provides evidence based and age-appropriate education programmes for primary and secondary schools. Recently piloted a young men and boys programme. This service is a preventative programme.
Floating Support	Community-based	One to one support for women identified as standard to medium risk of harm. Capacity of 60 clients at any one time. This service also runs three peer support group programmes.

Refuge Provision	Accommodation	15 units of refuge accommodation for up to 6 months for women and their children fleeing domestic abuse. Support from a caseworker plus up to 6 months of resettlement support upon leaving refuge
Provision Of Violence Against Women and Girls (VAWG) Services	Accommodation	By and for ethnically minoritised women's service. 4 units of refuge accommodation for up to 6 months for single women fleeing domestic abuse. Support from a caseworker plus 6 months resettlement support upon leaving refuge. This service also provides floating support for 12 women per quarter.

Service utilisation for the commissioned services above are outlined in the table:

Service	Number of referrals received in 23/24	Number of referrals which lead to ongoing support in 23/24
High Risk Independent Domestic Violence Advocacy (IDVA)	278	102
Domestic Abuse BAME IDVA service	335	188
LGBTQ+ IDVA service	46	46
Young Persons Domestic Violence Advocacy Service (KIDVA)	16	15
Multi-Agency Risk Assessment Conference (MARAC) coordination service	-	488
Protect Our Women (POW)	n/a	
Provision Of Violence Against Women and Girls (VAWG) Services: Floating Support	365	135
Provision Of Violence Against Women and Girls (VAWG) Services: Refuge Provision	90	44
Provision Of Violence Against Women and Girls (VAWG) Services: BAME refuge and floating support	91[2]	21

The proposed new commissioned domestic abuse and VAWG services are outlined below:

[2] Referrals for all London Black Women's Project refuge accommodation sites, not just Haringey commissioned site.

Service	Primary support type	Detail of service
Generalist Domestic Abuse Advocacy and Support (DAAS)	Community-based	A generalist advocacy and support service for all women aged 16 and over experiencing gender-based abuse including but not limited to domestic abuse. This service will work across all risk levels and deliver support which will include but may not be limited to: IDVA for victim/survivors at medium to high risk and floating support for victim/survivors at standard risk. Victim/survivors will be supported for an average period of 6 months, based on individual need. Victim/survivors engaged with the criminal courts and/or family courts will be supported for longer and level of support will vary throughout this process.
Minoritised women's Domestic Abuse Advocacy and Support (DAAS)	Community-based	A generalist advocacy and support service for ethnically minoritised women aged 16 and over experiencing gender-based abuse including but not limited to domestic abuse. This service will work across all risk levels and deliver support which will include but may not be limited to: IDVA for victim/survivors at medium to high risk and floating support for victim/survivors at standard risk. Victim/survivors will be supported for an average period of 6 months, based on individual need. Victim/survivors engaged with the criminal courts and/or family courts will be supported for longer and level of support will vary throughout this process.
LGBTQ+ IDVA service	Community-based	A by and for Independent Domestic Violence and Advocacy service for LGBTQ+ residents of all genders experiencing gender-based abuse

		including but not limited to domestic abuse, aged 16 and over. This service will work across all risk levels and deliver support which will include but may not be limited to: IDVA for victim/survivors at medium to high risk and floating support for victim/survivors at standard risk. Victim/survivors engaged with the criminal courts and/or family courts will be supported for longer and level of support will vary throughout this process.
MARAC coordination	Insourced	A MARAC coordination service to securely convene and coordinate all aspects of the MARAC within the London Borough of Haringey. The service will coordinate the Haringey MARAC to ensure victim/survivors and their children are supported to keep safe and improve outcomes for all victim/survivors, but in particular: Victim/survivors of harmful practices • Repeat referrals where there is little to no engagement with support services • Young victim/survivors • Disabled victim/survivors • Ad hoc closed MARACs e.g., where local professionals are involved and/or a LADO is required. The Haringey MARAC will be coordinated on a 3-weekly basis with emergency MARACs convened when needed.
Domestic and Gender-Based Abuse Prevention and Support for Children and Young People	Community-based	A schools and community-based service to provide education and intervention services for children and young people of all genders who are experiencing, or at risk of, gender-based abuse. This service will educate children and young people about healthy relationships, encourage healthy attitudes in relation to gender, and support the prevention of domestic, and gender-based, abuse in Haringey.

		This will be achieved through a range of different activities including but not limited to: • Evidence based and age/development-appropriate education programmes for primary and secondary aged children • Specialist domestic abuse-related advice to inform the planning, design and delivery of the PSHE agenda/curriculum in schools • Intervention work for young people of all genders aged 11 – 20 • Training and support for teachers and parents
Generalist Refuge Accommodation	Accommodation	A specialist by and for organisation to deliver approximately 9 units of accommodation and support services for all women and their children fleeing domestic abuse and other forms of VAWG. This service will work across all risk levels and support delivered may include but not be limited to casework for women living in refuge and resettlement support.
Ethnically ThisMinoritised women's Refuge Accommodation	Accommodation	A specialist by and for organisation to deliver approximately 9 units of accommodation and support services for ethnically minoritised women and their children fleeing domestic abuse and other forms of VAWG. This service will work across all risk levels and support delivered may include but not be limited to casework for women living in refuge and resettlement support.
Pathway Officer	Inhouse	Pathway officer role to support referring agencies, and in particular Voluntary and Community Sector organisations, to better understand the local service offer, and support them to refer victim/survivors into the most appropriate service. The pathway officer will also build links with externally funded, including pan-London services, to increase partnership working and

		referrals into these specialist services where there is a gap in local provision. This role with aim to: 1. Increase awareness of local provision 2. Increase referrals into services, particularly from groups that are currently underrepresented 3. Improve partnership working with externally funded and pan-London specialist services, enabling more Haringey residents to access specialist support, especially where commissioned services cannot meet the need.

Some changes have been made in the redesign of the DA and VAWG services:

- The combining of the High risk IDVA service and Floating Support service to create a generalist domestic abuse advocacy and support service.
- The combining of the KIDVA and POW service to create a children and young people preventative and intervention support service.
- No change to the total number of refuge accommodation units but the number of units in the Generalist, and the Ethnically Minoritised Women's Refuge Accommodation services have been changed to be more equitable and reflect the demographics and needs of the borough. Generalist refuge units reduced from 15 to 10, and BAME refuge accommodation increasing from 4 to 9.
- The insourcing of the MARAC coordination function.

This assessment seeks to understand how the redesign and recommissioning of domestic abuse and VAWG support services will:

1. Eliminate unlawful discrimination, harassment, victimisation and any other unlawful conduct prohibited by the act (Equalities Act 2010)
2. Advance equality of opportunity between people who share and people who do not share a relevant protected characteristic
3. Foster good relations between people who share and do not share a relevant protected characteristic

A brief overview of the potential impacts on each protected characteristic is outlined in the table below:

Protected characteristic	**Potential impact**	**Detail and mitigations**
Age	Positive	Strengthening provision for children and young people to enable better

		access to preventative and intervention support through one service.
Disability	Neutral	Support for disabled victim/survivors remains a gap in pathway of provision. Number of accessible refuge accommodation units will remain the same.
Gender reassignment	Positive	Continuing to fund a specialist LGBTQ+ IDVA service to support trans and gender-nonconforming victim/survivors.
Pregnancy and maternity	Neutral	No change in support for pregnant victim/survivors.
Race	Positive	Expansion of the ethnically minoritised Domestic Abuse Advocacy Service and increase in number of refuge accommodation units in ethnically minoritised refuge accommodation contract
Religion or belief	Positive	Expansion of the ethnically minoritised Domestic Abuse Advocacy Service and increase in number of refuge accommodation units in ethnically minoritised refuge accommodation contract
Sex	Positive	Increase in funding for specialist services for women. Continued support for gender non-conforming victim/survivors, and men who are LGBTQ+ Support for cis men remains a gap, this risk will be mitigated via information and awareness raising of pan-London services for cis-men.
Sexual orientation	Positive	Continuing to fund a specialist LGBTQ+ IDVA service.
Socioeconomic status	Positive	Increased provision working across all levels of risk will enable better and more comprehensive support to all victim/survivors.

Mitigations that will be taken to minimise negative equality impacts (if relevant)
No negative impacts have been identified, however some gaps in service provision remain, namely no specialist provision for deaf and disabled victim survivors, and cis, straight men. Pan-London services will be utilised to meet this need in borough, for community-based interventions. Whilst there will be no change to the number of accessible refuge accommodation units in this recommissioning process, Women's

Aid has documented the decline in accessible refuge accommodation in London; with only 19 wheelchair accessible units in the capital[3].

Outside the scope of this recommissioning process, but important to note, external funding will be sought to create additional safe accommodation for victim/survivors of domestic abuse and VAWG, and accessible units will form part of any bid.

Whilst we recognise people of all genders experience incidents of domestic abuse and VAWG, women are considerably more likely to experience repeated and severe forms of abuse, including sexual violence. They are also more likely to have experienced sustained physical, psychological or emotional abuse, or violence which results in injury or death. There are important differences between violence perpetrated by men against women, and women's violence against men, namely the amount, severity and impact. Women experience higher rates of repeated victimisation and are much more likely to be seriously hurt or killed than male victims of domestic abuse.

Between April 2022 and March 2023, 2.1 million, or 1 in 25 people aged 16 and over in England and Wales, experienced domestic abuse. In Haringey this equates to approximately 9,000 residents. In her lifetime, one in four women in England and Wales will experience domestic abuse; in Haringey this equates to over 24,000 residents.

[3] Women's aid London refuge data, page 16 Table ii 10-Years-of-the-London-Refuges-Data-Collection-Project.pdf (womensaid.org.uk)

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.

Consultation and engagement activities have informed the development and design of the new DA and VAWG Pathway of Support Services. This included a formal consultation which took place over the summer and autumn of 2023.

The consultation plan included a wide range of engagement across targeted and broader audiences and stakeholders. Targeted audiences included voluntary and community sector partners, health and social care workers, schools and colleges, faith leaders, and council staff equalities network. The targeted audience was identified to ensure as many of the protected characteristics as possible were reached alongside the expertise and knowledge of specific sectors (e.g., health, and homelessness).

The broader audience and stakeholders included residents, and friends and families of victim/survivors.

Face to face and online co-design workshops were held and participants from the following cohorts actively invited: experts by experience, children and young people workforce, referring agencies, and residents.

The aims of the workshops were threefold:

1. Identify the strengths and gaps in current provision
2. Explore how partnership working between services could be improved
3. Designing a visible and accessible front door and pathway into domestic abuse and VAWG services.

Recognising the likelihood of participants being affected by domestic abuse and VAWG, the workshops were designed to create a safe space and foster trust between facilitators and participants. This was achieved through a psychologically informed environment (private room, playing calming music, fidget toys on the tables, having plants and low lighting), clear communication (directions on how to find the venue with greeters outside, sharing the agenda ahead of the workshops) and having activities that enable participants to engage in different ways (discussions in pairs or small group, wide group discussion, online anonymous comments, written contributions).

In addition to the co-design workshops, 10 floating workshops were delivered to:

- Harmony Hall Sheltered Housing scheme
- Carers Reference Group
- Quality, Performance, and Outcomes Subgroup
- Hornsey Library (drop in session)

- Multi-faith forum
- Haringey Neighbourhood Watch
- Residents' Voice Board
- Women's VCS network
- Roj Women's Association
- Assunnah Islamic Centre Women's Group

The floating workshops were not as structured as the co-design workshops, instead they were conversations facilitated by the Public Health VAWG team. Each group was asked what type of support was needed, where they would seek help for themselves or a loved one, what barriers would prevent them from accessing support, and how they would want to find information about service provision in the borough.

Focused interviews were conducted with youth practitioners and young people at Rising Green Youth Hub and Bruce Grove Youth Space.

A further two online surveys were designed, one for residents and victim/survivors who are experts by experience, and the second for partner agencies working with victim/survivors. Experts by experience are individuals with lived experience of domestic abuse and other forms of VAWG and have accessed specialist DA or VAWG services.

The consultation used a range of online, in person outreach and was circulated widely using the Council's communications networks including e-magazines and social media.

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

Consultation and engagement highlighted a lack of awareness of the breadth of service provision available in Haringey. Whilst most participants of the co-design workshops and survey respondents were aware of some of the commissioned services, none were aware of all the commissioned services available.

The continued need for specialist by and for services, for victim/survivors from Black and minoritised backgrounds, and LGBTQ+ communities, was raised throughout consultation and engagement, both in workshops and the online survey.

The need for specialist provision (both community-based services and safe accommodation) for disabled victim/survivors, particularly those with sensory impairments, was also raised. This is currently a gap in provision.

When asked to design an accessible and visible front door and pathway to support, co-design workshop participants wanted a simple referral process with clear eligibility criteria. Further, it was highlighted that frontline services should be seen as a strength and a key partner in raising awareness of services. Currently, many (non VAWG specialist) frontline services which participated in consultation did not feel they had adequate training to enable them to recognise domestic abuse and VAWG or respond to disclosures in a safe way.

4. Data and Impact Analysis

Note: officers may want to complement their analysis with data from the State of the Borough and ward profiles, found here: https://www.haringey.gov.uk/local-democracy/about-council/state-of-the-borough.

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

Data sources

Several data sources have been used throughout this EqIA, and for clarity these are detailed and referenced here. Other data sources used will be referenced in the relevant section.

Data at client level is based upon commissioned Housing Related Support (HRS) VAWG services, between April 2022 and March 2024 and include:

High-risk IDVA service

Minoritised women's IDVA service

LGBT+ IDVA service

Young women and girls IDSVA service

MARAC coordination

IRIS

Refuge accommodation services

Floating support service

Regional research and data which have informed this assessment are:

Population estimates for Haringey are based upon data taken from the 2021 Census wherever possible, as these give the most up-to-date picture in the wake of the COVID-19 pandemic.[4]

Against Violence and Abuse (AVA) Haringey homelessness, research conducted in 2021 exploring the intersecting experiences of violence and abuse, and homelessness.

Health (JSNA, data sources)

Met police crime data

[4] Phase one - Census 2021 topic summaries - Census 2021

National research and data used in this assessment are:

Safelives Insights datasets (21/22)

Crime Survey for England and Wales (CSEW) for the year ending March 2023

Women's Aid On Track national dataset (23/24)

Methodology

All ranges as given below are based on the 95% confidence interval for the population mean. Many of our data are based on snapshots, which represent a sample at a single point in time of the "true" picture. This is known in statistical circles as the "population". It is important to note, however, that "population" in this context is distinct from the population of Haringey as a whole as usually measured by census data for example.

A result is assumed to be "statistically significant" if the reference value – usually the population of Haringey – does not fall into the range spanned by the confidence interval. Values highlighted in bold red type indicate over-representation for a given group compared to the reference value.

Data suppression has been applied for counts of 3 or less to prevent identification of individuals. This is highlighted with an asterisk where relevant.

The act of performing this Equality Impact Assessment has shown that there are various gaps in recording within services commissioned by Haringey's Housing Related Support team. This is likely, in part, due to incomplete data migration from externally held databases onto Haringey's preferred system. New services will be asked to collect data in a way that allows more nuanced and intersectional understanding of need of residents.

4a. Age

Data

Borough profile:

Table 1: Haringey census data broken down by age and sex

Age	Total:	Sex: female	Sex: male
Population	264,242	136,996	125,246
Children (0-15)	48,238	23,682	24,556
Young people (16 – 25)	31,897	16,629	15,668
Adults aged 26 – 65	158,006	82,171	75,835
Older people 66+	25,701	14,514	11,187

Table 2: Women's Aid On Track 23/24, age breakdown of victim/survivors accessing community-based and refuge services in England and Wales.

Age	On track (Women's Aid) 23/24		
	Community-based	Refuge	All
0-15	n/a		
16-17	1.0%	0.4%	0.9%
18 - 24	16.8%	24.0%	17.5%
25 - 34	33.7%	40.2%	34.3%
35 - 44	27.6%	23.7%	27.2%
45 - 54	12.2%	8.4%	11.9%
55 - 64	4.8%	2.2%	4.5%
65 – 74	1.8%	0.7%	1.7%
75+	0.9%	0.1%	0.8%
Missing data	1.2%	0.2%	1.1%

Target Population Profile 23/24

Table 3: Service user information from commissioned services in the financial year 23/24:

Age	High risk IDVA	LGBT+ IDVA	Floating support	KIDVA	Refuge	Total
0-15 years old	0	1	0	3	0	4
16 - 25 years old	24	21	9	19	12	85
26 - 35 years old	61	11	35	-	11	118
36 - 45 years old	54	8	40	-	13	115
46 - 55 years old	28	4	13	-	0	45
56 - 65 years old	8	1	5	-	0	14
66+	4	0	1	-	1	6
Not known/disclosed	3	2	9	0	6	20
Total	182	48	112	22	43	407

Table 4: Service user information from commissioned BAME services in the financial year 23/24:

Age	**Ethnically Minoritised IDVA**		**Age**	**Ethnically Minoritised Refuge and floating support**
0-15 years old	-		19 - 21	-
16 - 24 years old	38		22 - 30	4
25 - 34 years old	74		31 - 40	9
35 - 50 years old	134		41 - 50	6
51 - 64 years old	48		51 - 60	1
65+	12		61+	1
Missing data	29		Missing data	0
Total	335		Total	21

The two tables above provide a breakdown by age, of victim/survivors accessing community-based and accommodation-based services in Haringey in the financial year 2023/24. Not all providers record and share data in the same way, which means there are 3 different age groups. However, even with these differences, we can see that most service users were aged between 25 – 50 years old.

Data from On Track (table 2) indicates this is the same nationally. On Track, is a national dataset of victim/survivors accessing Women's Aid members' community-based and refuge accommodation-based services. In the year 23/24, a third of victim/survivors accessing community and refuge services were aged 25 – 34; this age group accessed support services at a higher proportion than any other age group. This data set also shows that victim/survivors aged 25-34 accessed refuge accommodation at a higher rate than community-based services in that year. This

may indicate a higher need for safe accommodation for younger victim/survivors, or highlight the inaccessibility of refuge accommodation for older victim/survivors.

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

A combination of Council held data (commissioned services), ONS 2021 Census data, the State of the Borough report, Crime Statistics for England and Wales, and studies showing national and regional trends.

Detail the findings of the data.

Children and young people

The Crime Survey for England and Wales (CSEW), for the year ending March 2023, indicates domestic abuse is most prevalent amongst young people aged 16-24, this level of prevalence has been consistent for the last 10 years[5].

Research by the NSPCC[6], on 13–17-year-olds, suggests this abuse can begin even earlier in adolescence for large numbers of young people. A quarter (25%) of girls and 18% of boys in the study reported having experienced some form of physical violence from an intimate partner. Additionally, one in three girls (31%) and 16% of boys reported some form of sexual abuse within their relationships. The study also found that girls are more likely than boys to have older partners, putting them at even greater risk of abuse from a young age.

Young people who had been exposed to family violence were nearly four times as likely to have had a relationship than those who had not. This highlights the need for children and young people to be taught about healthy relationships, how to recognise abusive behaviours and access help when needed.

Further, none of the girls in the study had reported the severe physical violence they had experienced to the police. Locally, this is seen in Multi-Agency Risk Assessment Conference (MARAC) data where the majority of referrals come from the police but in 22/23, only 0.61% of high-risk cases discussed in Haringey were for young women aged 16-17 years old, compared to the national average of 1.3%[7] suggesting an under reporting of domestic abuse and VAWG experienced by young women and girls. This

[5] Office for National Statistics (ONS), released 24 November 2023, ONS website, article, Domestic abuse victim characteristics, England and Wales: year ending March 2023

[6] Barter, C, McCarry, M, Berridge, D and Evans K (2009) Partner exploitation and violence in teenage intimate relationships, NSPCC [Online] Available at: (PDF) Partner Exploitation and Violence in Teenage Intimate Relationships (researchgate.net) accessed 18th June 2024

[7] Marac Data External Key Findings April 22 to March 23_0.pdf (safelives.org.uk) accessed 18th June 2024

is also reflected in police data[8] which shows the lowest proportion of domestic-abuse related offences and incidents for young women in England and Wales. In 22/23, 43% of violence against the person offences were recorded as domestic abuse related for young women aged 16-19, compared to 54.5% for women aged 30-34.

This implies there are a number of young women and girls in Haringey in abusive relationships or family homes who are not being adequately safeguarded. This could be due to lack of understanding of domestic abuse by professionals (teachers, social services, youth services, police), or lack of understanding of how to properly safeguard young people experiencing domestic abuse (e.g., MARAC or young women and girls IDSVA referrals).

Adults

For women aged between 20 and 44, domestic abuse accounts for more than half of all 'violence against the person' offences.

This proportion decreases over age, however when we look at domestic homicide rates in England and Wales over three years ending March 2022, women aged 60+ were killed by domestic homicide at a higher proportion than any other age group. 82% of homicides of women aged between 60 and 64, were domestic homicides. Similarly, men over the age of 60 were more likely to be killed in domestic homicide than any other age group, accounting for 52% of all homicides of men aged 70+.

When we look at types of abuse experienced, CSEW data shows 41.5% of sexual offences reported to the police in England and Wales were domestic abuse related for women aged between 40 and 44.

Potential Impacts

The redesign and commissioning of a children and young people (CYP) domestic abuse service will have a positive impact on children and young victim/survivors.

The CYP domestic abuse service will bring together elements of the existing provision (specialist domestic abuse and sexual violence advocacy service for young women and girls, as well as the children and young people education programme), and expand its remit to support young men and boys. The aim of this new service will be to teach children and young people affected by domestic abuse about healthy relationships, thereby acting as secondary and tertiary prevention of domestic abuse and wider forms of VAWG. This will also make it easier for schools and youth services to access support for CYP affected by domestic abuse by consolidating the services into one contract. This will also enable quicker and better referrals between the different elements of the service provision.

[8] Tables 11 and 17. Office for National Statistics (ONS), released 24 November 2023, ONS website, article, Domestic abuse victim characteristics, England and Wales: year ending March 2023

Further, the service will provide training and support to classroom teachers delivering Relationships and Sex Education, as well as to parents to support them to talk to their children about healthy relationships and VAWG in developmentally appropriate ways.

The creation of the pathway officer will also have a positive impact on victim/survivors of all ages, but especially older victim/survivors, by facilitating referrals from Haringey into pan-London services working with specific demographics including women aged 55 and over.

4b. Disability

Data
Borough Profile

- Disabled under Equality Act – 17.6% of women aged 16 and above, and 13.8% of men aged 16 and above[9]
- Day to day activities limited a lot – 8%[10]
- Day to day activities limited a little – 8.7%
- 7.5% of residents people diagnosed with depression[11]
- 1.7% of residents diagnosed with a severe mental illness[12]
- 0.4% of people in Haringey have a learning disability[13]
- Mental and behavioural disorders were most commonly reported disease category by Employment Support Allowance (ESA) claimants, followed by musculoskeletal disease[14].

Target Population Profile

Table 5: Number of disabled service users in comparison to Haringey population, Women's Aid's national On Track dataset, and Haringey commissioned services for 23/24

	Haringey (18-64)	On Track (23/24)	HRS (23/24)
Disabled	24,070 (11%)	12,100 (32.8%)	257 (39%)
Visual impairment/ blind	2,530	1.5%	1 (0.4%)

[9] Census 2021 - Disability, England and Wales - Office for National Statistics (ons.gov.uk)
[10] Adult and older people's mental health JSNA 2024 - JSNA: Focus on adult and older people's mental health (haringey.gov.uk)
[11] State of the borough, Pg. 23, People: Mental Health - State of the Borough - April 2023
[12] State of the borough, Pg. 23, People: Mental Health - State of the Borough - April 2023
[13] PHE Learning disability profiles - https://fingertips.phe.org.uk/learning-disabilities#page/0/gid/1938132702/pat/6/par/E12000007/ati/102/are/E09000014
[14] Adult and older people's mental health JSNA 2024, Slide 8- JSNA: Focus on adult and older people's mental health (haringey.gov.uk)

Common mental health disorder	48,273 (21 – 24%)[15]	71%	167 (65%)
Physical disability[16]	21,230 (8.5 - 11%)[17]	28.5%	60 (23.3%)
Learning disability	4,460 (2.4 – 2.5%)[18]	12.1%	13 (5%)
d/Deaf	36,000 (15%)	2.6%	4 (1.6%)

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

Detail the findings of the data.

The table above compares the rate of disabled victim/survivors who accessed domestic abuse services across England and Wales in the year 23/24 (On Track), to the number of disabled victim/survivors who accessed commissioned VAWG support services in Haringey in the same year (HRS), and the number of disabled Haringey residents from the 2021 census (Haringey 18-64). The table shows the rate of disabled service users in Haringey, is comparable to the England and Wales dataset for rates of disabled, common mental health disorder, physical disability, but is much higher than the rates amongst Haringey's population. The rate of d/Deaf victim/survivors who accessed Haringey commissioned VAWG services is also comparable to the On Track data set, but proportionally lower when compared to the Haringey census data, suggesting there may be an underrepresentation of d/Deaf victim/survivors accessing commissioned services, and similarly Learning disabled victim/survivors.

Research consistently demonstrates that disabled women are twice as likely to experience domestic abuse compared to non-disabled women[19]. In the three years ending March 2018, an estimated 3.7% of disabled adults aged 16 to 59 years were subjected to sexual assault (including attempts), compared with 1.9% of non-disabled adults. The same research has shown that disabled men are also more at risk at a rate of about 1.5 times non-disabled men[20]. Further, the abuse is often perpetrated by

[15] Common Mental Health Disorders, Haringey CCG, Public Health England Fingertips (2017)
[16] Issues with mobility, progressive illness, hearing or visual impairments
[17] Annual Population Survey (APS) results for Haringey, Office for National Statistics, 2022.
An estimated 38,900 out of 198,000 people aged 18-64 have some type of disability.
Prevalence and employment estimates for disabled and non-disabled people by different personal characteristics, Office for National Statistics, 2018.
Estimated 54.4% of people with a disability categorise their impairment as a "physical disability".
[18] Learning disability (baseline estimate) percentage by age group from Projecting Adult Needs and Service Information (PANSI), and applying to 2021 population estimates from Census data. Accessed December 2022.
[19] Disability and crime, UK - Office for National Statistics (ons.gov.uk)
[20] Idem table 10

individuals they are most dependent on for care such as intimate partners and family members[21].

In 22/23, 10.2% of Domestic Abuse offences recorded by the police in England and Wales, the victim/survivor was recorded as disabled suggesting severe underreporting to, or poor recording by, police forces across England and Wales.

Locally, 20% of high-risk cases discussed at the Haringey MARAC in 22/23 involved disabled victim/survivors; proportionally greater than both London and England averages that year[22]. Further, in 23/24, 39% of clients who accessed a commissioned domestic abuse service in Haringey self-reported at least one disability. Mental health is the most consistently reported disability and/or vulnerability by providers[23] .

Research also suggests autistic women and girls may be 2-3 times more likely to experience sexual violence[24].

Disabled victim/survivors face an additional barrier when accessing refuge accommodation which is accessible for wheelchair users and victim/survivors with limited mobility. In London the number of wheelchair accessible units has decreased from 21 units in 2016/17, to 5 in 2022/23, and 31 units for women with limited mobility in 2016/17, to 22 in 2022/23[25]. In Haringey, one unit of commissioned refuge accommodation is wheelchair accessible.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

The introduction of a Pathway Officer will have a positive impact on d/Deaf, learning disabled, and other disabled victim/survivors in Haringey in the following ways:

1. Facilitate better access to specialist by and for services such as Signhealth and Respond[26], building strong working relationships with these organisations and ensuring they are part of Haringey's Coordinated Community Response to domestic abuse and VAWG.
2. Collate data around need that will enable better commissioning and service provision.
3. Improved access to other community-based services such as mental health services, and in particular counselling delivered in community languages.
4. Wheelchair accessible accommodation continues to be a gap in provision across London and the recommissioning of domestic abuse and VAWG

[21] Page 6 Disabled-Survivors-Too.pdf (safelives.org.uk) accessed 18th June 2024
[22] Marac data 2022-2023.xls (live.com)
[23] Vulnerabilities = mental health is negatively impacted by the abuse, disability = diagnosed mental health disorder that may be a direct result of abuse experienced, or a disorder that makes them more vulnerable and susceptible to abuse.
[24] Evidence That Nine Autistic Women Out of Ten Have Been Victims of Sexual Violence - PMC (nih.gov)
[25] Page 16, table ii 10-Years-of-the-London-Refuges-Data-Collection-Project.pdf (womensaid.org.uk), accessed 15th July 2024
[26] Signhealth is a national charity supporting d/Deaf victim/survivors, Respond is a national charity supporting victim/survivors with learning disabilities, autism.

services is unlikely to see any change in this. In mitigation, where capital funding is available for accommodation-based services, bids will include wheelchair accessible adapted or built units.

5. New services will be expected to deliver training under the Haringey VAWG Training programme, with the aim of increasing awareness of VAWG and as a result being best able to support victim/survivors at the earliest stage possible.

4c. Gender reassignment

Data

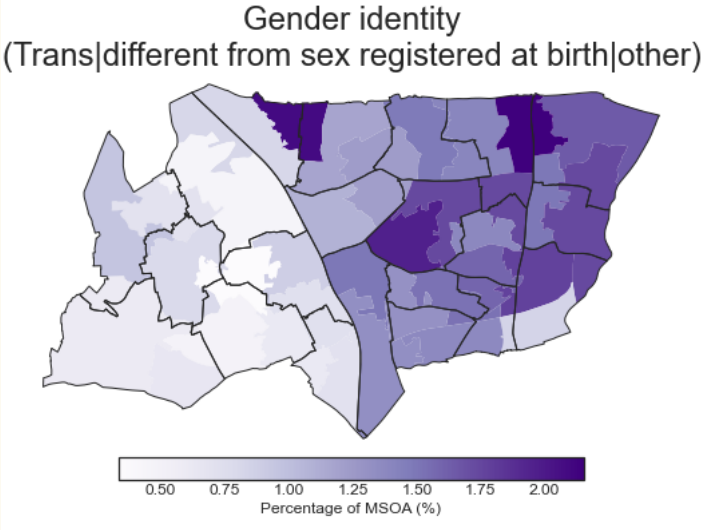
Borough Profile[27]

2,686 Haringey residents aged 16 and over (1.24%) identified as a gender different to the one they were assigned at birth – 3rd in London. Residents identifying as a different gender to the one they were assigned at birth were most prevalent towards the east of the borough.

Table 6: 2021 ONS census data for gender identity, Haringey compared to London boroughs

Gender identity	**Haringey (16+)[28]**	**Rank in London**
Gender identity same as sex registered at birth	193,177 (89 – 90%)	30th
Gender identity different to sex registered at birth (not further specified)	1,377 (0.60 – 0.67%)	4th
Trans woman	383 (0.16 – 0.20%)	8th
Trans man	389 (0.16 – 0.20%)	12th
Non-binary	357 (0.14 – 0.18%)	3rd
All other gender identities	180 (0.07- 0.10%)	5th
Not answered	20,137 (9.2 – 9.5%)	4th
All with gender identity different to sex registered at birth	2,686 (1.3 – 1.4%)	

[27] Census 2021 - Gender identity, England and Wales - Office for National Statistics (ons.gov.uk)
[28] 2021 Census, Office for National Statistics



Non-response rates to the sexual orientation and gender identity questions were generally higher in boroughs with a higher proportion of residents identifying as from an ethnic minority background. Locally, non-response rates to both questions were particularly high in the part of South Tottenham bordering Hackney (29% for sexual orientation, 22% for gender identity). This could tentatively be due to poor engagement with the local Jewish community. There were significantly more people identifying as Trans in the Borough.

Detail the findings of the data.

There is limited data on trans victim/survivors, however what data is available suggests that trans victim/survivors experience specific types of abuse that can be linked to their trans identities.

Research in Scotland indicates that up to 80% of trans people have experienced emotionally, sexually or physically abusive behaviour from a partner or ex-partner, but this abuse was only identified as domestic abuse by 60% of participants. The emotional abuse experienced was often transphobic abuse from a partner or ex-partner[29].

Other suggests the abuse trans victim/survivors experience is gendered, with trans men more likely to experience abuse perpetrated by a family member, or an intimate partner, whilst trans women are more likely to experience abuse perpetrated by an intimate partner[30]. The same research also showed trans victim/survivors at a slightly higher risk of so-called honour-based[31] abuse compared to cis LGB+ victim/survivors.

[29] Page 5 trans_domestic_abuse.pdf (scottishtrans.org) accessed 17th July 2024
[30] Page 24 Galop_domestic abuse.indd accessed 24th June 2024
[31] So called Honour based abuse refers to crimes or incidents committed to protect or defend the 'honour' of a family or community.

Trans victim/survivors often face barriers to accessing vital domestic abuse support services. Participants of the Scottish Trans research highlighted trans victim/survivors' concerns that providers would not understand the complexity of trans issues, or that they would face prejudice[32].

Women's Aid, a national membership organisation for VAWG services, released a statement in 2022 outlining their position on single-sex services, and the inclusion or exclusion of trans women from these services. The statement defends the right of organisations to exclude trans women from their women-only spaces or services (including those with a Gender Recognition Certificate), as long as they do so lawfully[33] in accordance with the Equality Act 2010 Statutory Code of Practice.

In response, Galop raised concerns about Women's Aid conflating trans women with perpetrators of abuse and violence and is doing so as a voice of power towards a disempowered minority group with far less influence and platform[34].

Potential Impacts

The recommissioning of the LGBT+ IDVA service will have a positive impact on trans victim/survivors in Haringey in the following ways:

1. Specialist by and for service for trans victim/survivors which works across all forms of VAWG, recognising that trans victim/survivors are more likely to experience so-called honour-based violence, and trans men more likely to experience familial abuse.
2. As well as a specialist by and for service, all commissioned community-based services will be open to trans women and potential providers will be expected to demonstrate how they will run their services to be safe and welcoming for women, including trans women.
3. Advocacy and support for trans victim/survivors to navigate the housing pathway and access safe accommodation, especially when access to refuge accommodation is restricted. Building strong relationship and partnership working with Star Refuge, the only LGBT+ run domestic abuse refuge in London.
4. Strong and intersectional Coordinated Community Response in Haringey, facilitating better partnership working across domestic abuse and VAWG services.

4d. Marriage and Civil Partnership

[32] Page 31 trans_domestic_abuse.pdf (scottishtrans.org) accessed 12th July 2024
[33] Women's Aid: Single sex services statement - Women's Aid (womensaid.org.uk) accessed 12th July 2024
[34] Galop's statement on Women's Aid's position on the inclusion of trans women in single-sex services - Galop

Borough profile

Table 7: 2021 ONS census Marriage and civil partnership data for Haringey

ONS 2021 Census	Total	Women	Men
Never married and never registered a civil partnership	111,667	56,689	54,978
Married or in a registered civil partnership	72,881	35,996	36,885
Separated, but still legally married or still legally in a civil partnership	6,036	3,580	2,456
Divorced or civil partnership dissolved	17,792	10,933	6,859
Widowed or surviving civil partnership partner	7,623	6,116	1,507
Total	215,999	113,314	102,685

Table 8: Relationship to perpetrator(s) in MARAC cases heard in Haringey 22/23 and 23/24.

Relationship between victim/survivors and perpetrator(s)	23/24	22/23
Child to parent abuse	45	39
Sibling or Cousin	13	5
Parent/Stepparent to child	18	20
Current intimate partner (including spouse)	161	188
Ex-intimate partner (including ex-spouse)	181	228
Other	3	5
Unknown	2	3

MARAC data for Haringey 23/24, shows the alleged perpetrator is most commonly an ex-intimate partner (including spouse), or a current intimate partner (including spouse). Marriage and civil partnership

Whilst crimes relating to Forced Marriage are flagged in police data, there is still very limited information on the true extent of these abuses. Data from the National Honour Based Abuse and Forced Marriage Helpline shows that London is consistently the second highest source of calls. Despite this, between 2019-2023 on average there were fewer than 10 offences relating to So-Called Honour Based Abuse and Forced Marriage recorded by police in Haringey per year. This mirrors trends in national data which demonstrate that there is insufficient reporting and recording of Forced Marriage for prevalence and trends to be accurately monitored and understood

A forced marriage is where one or both people do not or cannot consent to the marriage and pressure or abuse is used to force them into the marriage. It is also when anything is done to make someone marry before they turn 18, even if there is no pressure or abuse.

Forced marriage is illegal in the UK. It is a form of domestic abuse and a serious abuse of human rights.

The pressure put on people to marry against their will may be physical, for example threats, physical violence, or sexual violence; and emotional and psychological, for example making someone feel like they are bringing 'shame' on their family.

4e. Pregnancy and Maternity

- In 23/24, 26 pregnant victim/survivors were engaged with a commissioned domestic abuse and VAWG service in Haringey, two of whom were living in refuge, and one of which gave birth whilst in refuge.

Pregnancy refers to 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.

Pregnancy can sometimes be a trigger for the start of domestic abuse, or an increase and escalation in the severity of domestic abuse which was ongoing prior to the pregnancy. Domestic abuse during pregnancy has significant consequences for the woman, foetus, and child. As such, this is a high-risk group in relation to domestic abuse, with pregnancy and maternity being a significant risk factor for victimisation.

Accessing pregnancy and maternity services in Haringey:

Lack of understanding of services and how to access them (i.e., needing to self-refer to maternity services), needing to use interpreters due to lack of materials translated in community languages. Quality of care decreased during labour and postnatal. Respondents reporting being left alone due to understaffing. Maternity Report Design 280324.pdf (healthwatchharingey.org.uk)

Findings of data

Potential Impacts

The recommissioning of the domestic abuse and VAWG services will have a positive impact on pregnant victim/survivors in Haringey in the following ways:

1. Both refuge accommodation services will accept referrals from women and their children, currently only one of the services supports families. The refuge will support women during their pregnancy and will support links into local Health Workers, Children's Services, GP services and schools to provide tailored support.
2. Community-based provision will provide support to women who are pregnant as well as those who are mothers, and include support with parenting, peer support, and understanding the impact of domestic abuse on children.

4f. Race

Data
Borough profile

Table 9: Race data in broad categories, comparing 2021 Haringey census data (Haringey), Women's Aid's England and Wales dataset (On track), and Haringey commissioned VAWG services data (HRS)

Race (16+)[35]	Haringey	On track 22/23	HRS 23/24
White[36]	126,471 (59%)	70.6%	**149 (21.1%)**
Black[37]	37,134 (17%)	6.4%	139 (19.7%)
Asian[38]	19,441 (9%)	10.3%	87 (12.3%)
Mixed[39]	12,042 (6%)	3.4%	42 (5.9%)
Any other ethnic group[40]	20,922 (10%)	2.2%	**235 (33.2%)**
Missing data / prefer not to say	-	7.1%	57 (7.8%)
Total	216,010	39,698	709

[35] ONS 2021 Census data
[36] White category -white British, white Irish, white other
[37] Black category - Black or Black British African, Black, or Black British Caribbean, any other Black or Black British
[38] Asian category – Bangladeshi, Chinese, Indian, any other Asian background
[39] Mixed category – White and Asian, White and Black African, white and Black Caribbean, any other mixed or multiple
[40] Any other ethnic group – Latinx, Arab, any other ethnic group.

Table 10: Race and Ethnicity data, comparing 2021 Haringey census data (Haringey), Women's Aid's England and Wales dataset (On track), and Haringey commissioned VAWG services data (HRS)

Race	Ethnic group	Haringey (16+)[41]	Community-based	Refuge accommodation	**HRS** (may not add up to 100% due to rounding)
Asian	**Bangladeshi**	4,819 (1.8%)	10 (1.5%)	10 (17.3%)	20 (2.8%)
	Chinese	3,848 (1.5%)	5 (0.8%)	1 (1.7%)	6 (0.8%)
	Indian	5,838 (2.2%)	9 (1.4%)	9 (15.5%)	18 (2.5%)
	Pakistani	2,162 (0.8%)	9 (1.4%)	11 (19%)	20 (2.8%)
	Other Asian	6,413 (2.4%)	21 (3.2%)	2 (3.4%)	23 (3.2%)
Black	**Black African**	24,855 (9.4%)	50 (7.7%)	8 (13.8%)	58 (8.2%)
	Black Caribbean	16,339 (6.2%)	25 (3.9%)	5 (8.6%)	30 (4.2%)
	Other Black	5,272 (2.0%)	51 (7.9%)	0	51 (7.2%)
Mixed / multiple	**White and Asian**	3,915 (1.5%)	0	0	0*
	White and Black African	2,574 (1.0%)	5 (0.8%)	0	5 (0.7%)
	White and Black Caribbean	5,325 (2.0%)	11 (1.7%)	0	11 (1.5%)
	Other Mixed or Multiple ethnic groups	6,742 (2.6%)	26 (4%)	0	26 (3.7%)
White	**White British**	84,298 (31.9%)	50 (7.7%)	7 (12.1%)	57 (8.1%)
	White Irish	5,701 (2.2%)	1 (0.2%)	0	1 (0.1%)
	Gypsy or Irish Traveller	235 (0.1%)	1 (0.2%)	0	2 (0.3%)
	Roma	2,004 (0.8%)			

[41] 2021 Census, Office for National Statistics, accessed December 2022

	Other White	58,343 (22.1%)	87 (13.4%)	2 (3.4%)	89 (12.6%)
Other	**Arab**	2,525 (1.0%)	14 (2.2%)	3 (5.2%)	17 (2.4%)
	Any other ethnic group	23,030 (8.7%)	218 (34%)	0	218 (30.8%)
Prefer not to say			1 (0.2%)	-	1 (0.1%)
Unknown			55 (8.5%)	-	55 (7.8%)
TOTAL		216,010	649	58	707

Table 11: Race and ethnicity data comparing Haringey MARAC data for 22/23, and Safelives MARAC data for all London boroughs in 22/23.

Equalities - Race and Ethnicity	Haringey MARAC	Safelives MARAC data, London
Total Black and Other Racially Minoritised Ethnicity Population	44.1%	46.4%
Total Black and Other Racially Minoritised Ethnicity Population (including White - Other)	69.2%	-

Findings of data

Race and ethnicity data is recorded for 709 victim/survivors who were referred into Haringey commissioned VAWG services in the year 23/24. This data is broken down into refuge accommodation-based services, and community-based services to show the nuances in types of services needed and accessed across different racial and ethnic categories.

Tables 10 and 11 compares service data to Haringey census data; in 2021, more white residents over the age of 16 were living in Haringey than any other race and ethnicity, followed by Black and any other ethnic group. Asian and mixed represent the smallest race category. Whilst White residents make up the largest racial group in Haringey, representing 59% of the borough population, only 21% of victim/survivors who accessed commissioned services identified as White.

Data from commissioned services shows that in 23/24, victim/survivors who accessed support overwhelmingly identified as ‘any other ethnic group’, followed by ‘White’. Broken down into smaller categories, ‘White other’ was the second largest group (this category would include Eastern European and depending on how race and ethnicity is self-reported could also include Turkish), followed by ‘Black other’. Black and ethnically minoritised women accessed refuge accommodation at a much higher proportion than white women and the Haringey population, indicating a greater need for safe accommodation.

The number of high-risk cases discussed at MARAC for black and other racially minoritised ethnicity population is slightly lower than the London average. However, when the category 'White Other' is included, this figure increases to 69.2%. The inclusion of the category white other is useful to an extent, on the one hand this category will include victim/survivors who are ethnically minoritised and may face discrimination and barriers as a result of their ethnicity, however this category also includes victim/survivors who will not face discrimination or challenges as a result of their ethnicity, e.g., white Canadian, or white French.

There are further limits in what the quantitative data can tell us about the level of need across different racial and ethnic categories, largely due to the different ways providers, and victim/survivors record and self-report race and ethnicity. The data available can be used a starting point to understand how accessible services are and to Haringey's diverse communities.

Research shows Black and minority ethnic victim/survivors access support much later than white victim/survivors; in other words, Black and minority ethic victim/survivors suffer abuse for longer before getting help. This can result with them experiencing more serious violence and abuse[42].

The Domestic Abuse Commissioners 2022 Summary report, A Patchwork of Provision shows that Black victim/survivors were more likely to want or need access to refuge accommodation, compared to any other ethnic group[43]. This is reflected in the commissioned data, where Asian Bangladeshi, Black African, and Asian Pakistani are overrepresented across refuge accommodation compared to the Haringey population yet, most ethnic groups are underrepresented across the community-based services.

Need for independent services: Black and ethnically minoritised victim/survivors more fearful or mistrustful of statutory services, particularly social services and family courts, greater need for independent services who can advocate on their behalf[44]. This mistrust extends to other support services such as mental health services or interpreters.

Refugees and asylum seekers' experiences of domestic abuse and wider forms of VAWG is also well documented. Research shows refugees and asylum seekers experience abuse and trauma as part of their migration and post-migration stories and often at the hands of multiple perpetrators[45].

Insecure (or perceived) immigration status is weaponised by perpetrators, who use the fear of deportation and separation from their children, to exert coercive and controlling abuse, also known as 'Immigration abuse', on their victims[46].

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[42] Page 16 FINAL-Reframing-the-links.pdf (womensaid.org.uk) accessed 24th June 2024
[43] Page 5 DAC_Mapping-Abuse-Suvivors_Summary-Report_Feb-2023_Digital.pdf (domesticabusecommissioner.uk) accessed 24th June 2024
[44] Page 6 DAC_Mapping-Abuse-Suvivors_Summary-Report_Feb-2023_Digital.pdf (domesticabusecommissioner.uk) Accessed 24th June 2024
[45] Page 13 FINAL-Reframing-the-links.pdf (womensaid.org.uk) accessed 24th June 2024
[46] Page 2 FINAL-DOC_Firewall-Report_2023_V2.pdf (domesticabusecommissioner.uk) accessed 24th June 2024

Black and ethnically minoritised women escaping abuse often experience additional barriers to accessing support services or may be excluded from these services. This is due to unfamiliarity, information gaps in service provision, cultural or religious incompatibility, and a lack of appropriate language services. Additionally, Black and ethnically minoritised victim/survivors often face repeat victimisation in the form of racism and discriminatory cultural stereotypes, which minimises their experiences of abuse. Women who have inadequate experiences of mainstream services, as a result of isolation, institutional racism, harmful stereotyping, and inability to access supportive networks as a result of language barriers, are more likely to return to an abusive relationship.

Specialist by and led VAWG organisations for Black and ethnically minoritised communities are developed to respond specifically to the needs of different communities and individuals who face multiple barriers to accessing support services. Such organisations are independently developed, led and delivered by and for Black and ethnically minoritised women, and many women may never access support unless it is from a Black and/or ethnically minoritised led service. As such, services led by and for Black and ethnically minoritised women are an essential part of an effective service model.

Potential Impacts

The recommissioning of Domestic Abuse and VAWG services will have a positive impact on victim/survivors from ethnically minoritised backgrounds in Haringey for the following reasons:

1. Strengthening of specialist by and for services for ethnically minoritised victim/survivors. Both the refuge accommodation, and community based domestic abuse support services will be expanded to enable more victim/survivors from ethnically minoritised backgrounds to access specialist services.
2. Longer support for ethnically minoritised victim/survivors: including floating support, group and peer work in the ethnically minoritised women's domestic abuse service will enable victim/survivors to access support throughout their journey to recovery and safety.
3. Creation of the Pathway Officer will facilitate more referrals to pan-London specialist services that are not commissioned by the council. Giving victim/survivors better access to services and strengthening the Coordinated Community response in Haringey through partnership working.
4. New services will be expected to deliver training under the Haringey VAWG Training programme, with the aim of increasing awareness of VAWG and as a result being best able to support victim/survivors at the earliest stage possible.

4g. Religion or belief

Table 12: Comparison of religions or beliefs held by Haringey population to service users of Haringey commissioned community-based and refuge accommodation VAWG services.

Religion	Haringey	HRS community-based services	HRS Refuge
Buddhist	2,274	1	1
Christian	86,801	136	16
Hindu	3,123	4	6
Jewish	5,944	1	0
Muslim	24,839	174	25
Sikh	716	2	2
Any other faith	5,282	44	0
No faith	70,379	110	8
Not known/disclosed	16,639	152	-
Missing data	-	25	-
Total	197,997	649	58

Most of Haringey residents aged 16 and above identified as being part of a religion or faith in the ONS 2021 Census. A third reported no faith and just under 8% did not disclose any information. Christian and Muslim Haringey residents make up the largest faith groups in the borough, and this seen reflected in commissioned services, although more Muslim victim/survivors accessed services in 23/24 than Christian victim/survivors.

Potential impact:

The recommissioning of DA and VAWG Pathway of Support Services will have a positive impact on victim/survivors from ethnically minoritised backgrounds in Haringey for the following reasons:

1. The expansion of the Ethnically Minoritised Women's Domestic Abuse Advocacy Service and the increase in number of units in the Ethnically Minoritised Refuge Accommodation Service will enable more choice, representation, and specialist support to victim/survivors from diverse religious backgrounds and beliefs.
2. The creation of the Pathway Officer will increase awareness of, and referrals to, externally funded and pan-London by and for services, e.g., services for Jewish victim/survivors.

4h. Sex

Data

Table 13: Haringey 2021 Census data broken down by age and sex

Age	Total	Sex: female	Sex: male

Population	264,250	137,003	127,247
Children (0-15)	48,240	23,583	24,557
Young people (16 – 24)	27,943	14,281	13,662
Adults aged 25 – 64	160,349	83,474	76,875
Older people 65+	27,718	15,565	12,153

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

A combination of council-held data, and the census.

Detail the findings of the data

Seven of the 10 commissioned DA and VAWG services support cis and trans women and the LGBTQ+ IDVA service, MARAC coordination, and POW, work across all genders.

Haringey has a higher proportion of residents identifying as female compared to those identifying as male according to the 2021 ONS census. This difference increases with age and is in part due to increased life expectancy for women. The gap has increased since the 2011 Census which tentatively may be due to reduced international migration in the wake of Brexit and travel restrictions during the coronavirus pandemic.

As the term VAWG suggests, cis women are disproportionately more likely to be subjected to domestic abuse and other forms of gendered abuse than cis men. The Crime Survey for England Wales 22/23, estimates, 5.7%, or 1.4 million women experienced domestic abuse, compared to 3.2% or 751,000 of men. In Haringey this means approximately 9,000 residents, or 6,000 women and 3,000 men, aged 16 years and above experienced domestic abuse in 22/23.

Cis women are also more likely to die by domestic homicide than any other form of homicide. 2/3 of women killed between April 2019 and March 2022, were victims of domestic homicide. One in eight cis men killed in the same time period, were killed by domestic homicide[47].

Cis men are more likely to be perpetrators of abuse, regardless of the sex and gender of the victim. Of the 249 cis women domestic homicide victims between April 2019

[47] Table 21 from ONS Crime Survey for England and Wales 22/23, Domestic Abuse prevalence and victim Characteristics data set.

and March 2022, the suspect was a cis man in most cases (241). In the majority of cis women domestic homicides, the suspect was a cis man partner or ex-partner (74.7%), whereas in the majority of cis men domestic homicides, the suspect was a cis man family member (66.1%).

Limits of the data

Commissioned services provide data on service users however this data is aggregated therefore there are limits to what we can learn from it. It is unclear in the LGBTQ+ IDVA service for instance, which works with victim/survivors of all genders, what the specific needs are of men compared to women. Therefore, whilst we can see the service has supported a number of men in 23/24, it is not possible to take an intersectional approach to understanding need.

Potential Impacts

Recommissioning VAWG services will have a positive impact on cis women experiencing domestic abuse and other forms of VAWG. Providing essential services to keep cis women safe and rebuild support networks as well as increasing financial stability, access to safe accommodation, and health and wellbeing outcomes.

The Children and Young People service will educate children and young people, aiming to reduce levels of VAWG by teaching children and young people about healthy relationships, consent, emotional wellbeing, and breaking domestic abuse cycles by providing emotional support for young people growing up in abusive households.

New services will be expected to deliver training under the Haringey VAWG Training programme, with the aim of increasing awareness of VAWG and as a result being best able to support victim/survivors at the earliest stage possible.

4i. Sexual Orientation

Data

Borough profile

- 12,167 Haringey residents aged 16 and over (5.63%) identified as gay, lesbian, bisexual, or other (LGB+) – 9th in London
- Any sexuality other than straight or heterosexual, Haringey 12,167 residents aged 16 and above (5.63%) – 9th in London

Table 14: Haringey 2021 census data broken down by sexual orientation, and rate compared to all other London boroughs

Sexual orientation	Haringey	Percentage	Rank in London
Straight or heterosexual	180,100	83.4%	25th

Gay or Lesbian	5,912	2.74%	12th
Bisexual	4,503	2.08%	9th
Pansexual	1,143	0.53%	4th
Asexual	140	0.06%	5th
Queer	310	0.14%	5th
All other sexual orientations	159	0.07%	3rd
Not answered	23,733	10.99%	4th

Table 15: Breakdown of sexual orientation of victim/survivors who accessed Haringey commissioned VAWG services in 2023/24 and 2022/23

Sexuality	**HRS 23/24 (total referrals)**		**HRS 22/23 (total referrals)**	
Straight or heterosexual	662	72.5%	847	86.3%
LGBQ+	69	7.5%	71	7.2%
Missing / not answered	182	20%	64	6.5%
Total	913	100%	982	100%

According to the 2021 Census data, 5.62% of Haringey residents aged 16+, labelled their sexual orientation as something other than straight or heterosexual. There was a slight overrepresentation of LGBQ+ victim/survivors accessing commissioned services, with 7.5% of victim/survivors being LGBQ+ in the year 23/24. There is also a much higher proportion of victim/survivors who are accessing services who are choosing not to disclose their sexual orientation or are not asked by support services (20% of service users in 2023/24 compared to 10.99% of Haringey residents).

Additional data sources

ONS England and Wales 2021 Census data and ONS Annual Population Survey 2022, question on Sexual Identity.[48] Figures are based on subsequent analysis of data contained in the report, using ONS principal population projections for London and the UK. Note that the ONS survey combines responses from people identifying as gay or lesbian into one category “Gay Man / Woman”. Similarly, people responding “Prefer not to say” or with missing responses were combined into a single category.

Data

[48] Sexual orientation, UK - Office for National Statistics (ons.gov.uk)

Between 4.7 and 6.1% of Londoners aged 16 or over were estimated to identify as lesbian, gay, or "Other" in 2020.[49] Currently available estimates at a more local level (for example from the ONS Subnational sexual identity estimates, UK: 2013 to 2015) have very large statistical uncertainties and are therefore unreliable for practical purposes. The "Haringey (16+)" figures given below assume that Haringey is representative of London as a whole. Data from the 2021 Census has for the first time given accurate and reliable figures at borough and lower levels; for further detail see below.

Inner London boroughs generally had a higher proportion of LGBQ+ residents, which may be related to a younger population with more students. Census data suggest Haringey has the highest proportion of LGBQ+ residents for an outer London borough, and more than Westminster and City, Hammersmith & Fulham, Wandsworth, Greenwich, and Kensington & Chelsea.

Data also suggests LGBTQ+ victim/survivors are more likely to have self-harmed and/or have drug and alcohol misuse in the 12 months prior to accessing support services, are more likely to experience high levels of risk and harm, and have complex needs compared to non-LGBT+ victims and survivors[50].

They are more likely to experience isolation and family breakdown and a significant proportion of LGBTQ+ people experience familial abuse related to their sexuality and/or gender identity[51]. Further, fleeing familial abuse and violence can result in LGBTQ+ victim/survivors using dating apps to find somewhere to sleep, or engaging in survival sex work.

Research on LGBTQ+ young peoples' experiences suggest they are more likely to face violence, develop substance misuse issues and be exposed to sexual exploitation than their non-LGBTQ+ peers[52]

Recent research suggests that people who are autistic may express a wider range of sexual orientations compared to their peers in the general population[53]. Research also suggests autistic women and girls may be 2-3 times more likely to experience sexual violence[54].

[49] Sexual orientation, UK - Office for National Statistics (ons.gov.uk).

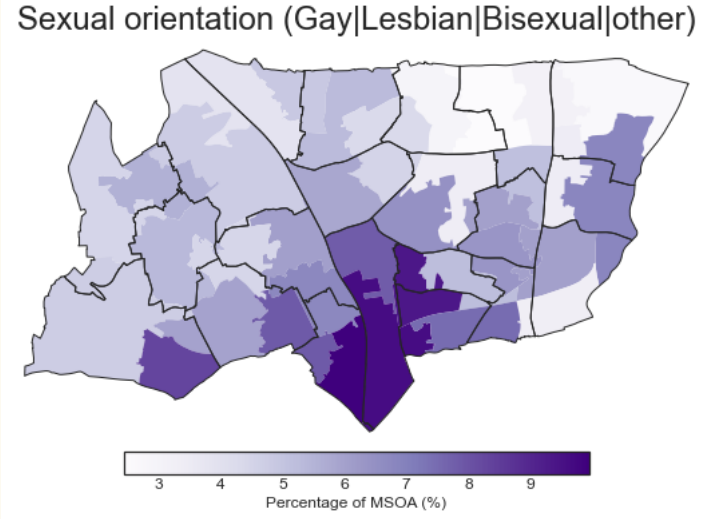
[50] Page 26 Free to be safe web.pdf (safelives.org.uk) accessed 5th June 2024

[51] Galop-LGBT-Experiences-of-Abuse-from-Family-Members.pdf accessed 18th June 2024

[52] Page 16 akt-thelgbtq2byouthhomelessnessreport2021.pdf accessed 18th June 2024

[53] E. Weir, C. Allison, and S. Baron-Cohen, The sexual health, orientation, and activity of autistic adolescents and adults, Autism Research 14, 2342 (2021)

[54] Evidence That Nine Autistic Women Out of Ten Have Been Victims of Sexual Violence - PMC (nih.gov)



Locally there is a greater proportion of residents identifying as Lesbian, Gay, Bisexual, Other (LGB+) towards the south of the borough.

Potential Impacts

The recommissioning of the LGBT+ IDVA service will have a positive impact on LGB+ victim/survivors in Haringey in the following ways:

5. Specialist by and for IDVA service for LGB+ victim/survivors which works across all forms of VAWG.
6. Advocacy and support for LGB+ victim/survivors to navigate the housing pathway and access safe accommodation, and tertiary health services including alcohol and substance misuse, and mental health services.
7. Strong and intersectional Coordinated Community Response in Haringey, facilitating better partnership working across domestic abuse and VAWG services and ensuring strong links with Haringey's LGB+ communities and victim/survivors can easily access support when needed.

4j. **Socioeconomic Status (local)**

Data

Borough profile

Table 16: number of reported domestic abuse offences in 2023/24 at Haringey ward level

Ward	Number of reported offences 23/24
Northumberland Park	261
Tottenham Central	236
Bruce Castle	224
White Hart Lane	220
Noel Park	219

Woodside	215
West Green	177
Tottenham Hale	162
Harringay	151
Hornsey	144
St Ann's	134
South Tottenham	129
Seven Sisters	124
Hermitage & Gardens	95
Bounds Green	94
Stroud Green	88
Muswell Hill	75
Fortis Green	69
Highgate	67
Crouch End	56
Alexandra Park	45

Met police data for 23/24 shows 2,989 domestic abuse offences were reported in Haringey, of those 768 were domestic abuse offences with injury. This figure does not include incidents where the police were called out, but following investigation, was not deemed an offence or crime.

Of those offences, the location is known for 2,985 offences, down to the safer neighbourhood team/ward level. The east of the borough has the highest number and rates of offences reported and recorded by the met police.

Income[55]

- Haringey is the 4th most deprived in London as measured by the IMD score 2019 (where 1 = most deprived). The most deprived LSOAs (Lower Super Output Areas or small neighbourhood areas) are more heavily concentrated in the east of the borough.
- An estimated 26% of all households in Haringey, and 17% of Haringey residents aged 16-65, receive Universal Credit as of August 2022.[56] These average figures hide significant financial inequality in the borough – the proportion of households on UC in Tottenham and Northumberland Park is around four times higher than the most affluent areas (Crouch End, Highgate, Muswell Hill).

  An estimated 34% of employee jobs in the borough are paid less than the London Living Wage of £13.15 per hour – the highest in London (and indeed nationally

[55] Source: Annual Survey of Hours and Earnings, ONS, 2019
[56] Stat-Explore, Department for Work and Pensions, accessed 3rd January 2023.

once local adjustments are accounted for).[57,58] This figure is even higher for part-time roles (estimated at 70%), highlighting the impact of "the gig economy" in Haringey.

Educational Attainment[59]

While Haringey's proportion of students attaining grade 5 or above in English and Mathematics GCSEs is higher than the national average, it performs worse than London.

5.5% of Haringey residents have no qualifications.

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

A combination of council-held data, the census and studies showing national and regional trends.

Detail the findings of the data

Socio-economic deprivation can make a victim/survivor more vulnerable to different forms of abuse, such as economic abuse, research shows that 'male' control of income and low socioeconomic status in terms of insufficient family income and living in rented houses are strong predictors of abuse.

However, it is important to state that DA can and does happen everywhere, regardless of socio-economic background, and does not mean domestic abuse is more prevalent in the east of the borough because there are high levels of deprivation or higher rates of DA incidents reported to the police. Domestic abuse and wider forms of VAWG affect all sections of society and there are other reasons which may explain why reporting is higher in the east of the borough compared to the west for example, neighbours may be more likely to call the police due to dense population and higher likelihood of overhearing abuse.

The cost-of-living crisis has had a negative impact on their incomes with a quarter of respondents to the Women's Aid survey in 2022, needing access to food banks[60]. Further, two thirds (66%) of survivors reported abusers were using the cost-of-living increase and concerns about financial hardship as a tool for coercive control. Lastly, the survey highlighted how increases in costs over the last few years have limited victim/survivors' ability to leave abusive relationships.

Potential Impacts

[57] Employee jobs below the real living wage 2022, Sakinah Abdul Aziz and Joe Richardson, Living Wage Foundation, November 2022
[58] Annual Survey of Hours and Earnings 2022, Office for National Statistics
[59] Source: Annual Population Survey 2019 (via nomis)
[60] The cost of living - Women's Aid (womensaid.org.uk)

The recommissioning of Domestic Abuse and VAWG services will have a positive impact on victim/survivors from socio-economically deprived backgrounds in Haringey for the following reasons:

1. Increased provision working across all levels of risk will enable better and more comprehensive support to all victim/survivors.
2. New services will be expected to co-locate across the borough with local community groups of services to ensure visibility of support available and to ease access to support for victim/survivors.
3. New services will be expected to deliver training under the Haringey VAWG Training programme, with the aim of increasing awareness of VAWG and as a result being best able to support victim/survivors at the earliest stage possible.

5. Key Impacts Summary

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

Domestic abuse and wider forms of VAWG affects people across all protected characteristics, however how, local, regional and national data demonstrate how abuse can differ across protected characteristics and affect a victim/survivor's ability to flee. The redesign and recommissioning of domestic abuse and wider VAWG services, will have a positive impact on victim/survivors across protected characteristics.

5b. Intersectionality

The understanding and recognition that discrimination and structural inequalities combine and overlap to negatively affect how one is perceived and experiences the world.

People of all sexes and genders experience incidents of inter-personal violence and abuse, the services will predominantly work with women, who are considerably more likely to experience repeated and severe forms of abuse, including sexual violence. They are also more likely to have experienced sustained physical, psychological or emotional abuse, or violence which results in injury or death. There are important differences between male violence against women and female violence against men, namely the amount, severity and impact. Women experience higher rates of repeated victimisation and are much more likely to be seriously hurt[61] or killed than male victims of domestic abuse[62].

This Equality Impact Assessment has therefore for the most part, looked at how the DA and VAWG Pathway of Support Services redesign will impact women victim/survivors who also have one other protected characteristic.

Our understanding of local need and how intersecting identities (more than two protected characteristics) impacts type and severity or domestic abuse, and access

[61] (Walby & Towers, 2017; Walby & Allen, 2004)
[62] (ONS, 2020A; ONS, 2020B)

to support services, is limited. This is due to how data is collected by providers which is aggregated, so whilst we may be able to see number of ethnically minoritised women who access services, we are not currently able to understand how many of these women are also disabled, LGBTQ+, their religion etc. Case studies which are submitted on a quarterly basis (1-2 per service), provide valuable quantitative insights into the experience of victim/survivors and their intersecting identities, however we lack any data on rates of victim/survivors who are being referred into services but declining support. An intersectional understanding may enable providers and the Haringey VAWG Partnership to adapt its service provision to make services more accessible for victim/survivors.

Positive impact:

Victim/survivors will have greater choice in service they wish to access based on need, preferences and intersecting identities e.g., a black trans woman will have the choice to access an Ethnically Minoritised specialist service, or an LGBTQ+ specialist service based on where she feels most safe and what her support needs are.

We have considered the findings of this EqIA to create provision which acknowledges the varying impacts of VAWG on all protected characteristics. Our provision will ensure that these impacts are positive, and that those protected by equality legislation continue to be at the centre of Haringey's VAWG provision. A commitment has been made through the implementation of these services to prioritise specific actions which will promote an intersectional approach to preventing, recognising, and responding to the compounding inequalities and risks that some individuals may experience as a result of their ethnicity, race, disability, age, sexuality, gender identity, and immigration status.

5c. Data Gaps

Where appropriate we have consulted with relevant groups including victim/survivors of domestic abuse and wider forms of VAWG, and specialist services that support victim/survivors on their journey to safety and recovery. With this in mind we feel we have managed to consult with as many relevant groups as possible this process.

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 new DA and VAWG Pathway of Support Services will not result in identified direct or indirect discrimination for any group that shares the relevant protected characteristics. The new services will aim to respond to the needs of residents and increase capacity of services to enable more partnership working between services as well as key stakeholders (i.e., referring agencies). The creation of the Pathway Officer will support working between commissioned services and with externally funded/pan-London services.

7. Amendments and mitigations

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

Further information on responding to identified impacts is contained within accompanying EQIA guidance

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.

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?

Not applicable

Lead officer: Annais Nourry

Timescale: TBA by Strategic Procurement

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

Not applicable

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

Not applicable

7. Ongoing monitoring

Summarise the measures you intend to put in place to monitor the equalities impact of the proposal as it is implemented.

- **Who will be responsible for the monitoring?**
  The Commissioning Officer.
- **What the type of data needed is and how often it will be analysed.**
  Data sources mentioned above will be reviewed, quarterly monitoring workbooks providing both quantitative and qualitative data will be submitted by commissioned providers.
- **When the services will be reviewed and what evidence could trigger an early revision**
  As part of the commissioning cycle, need and impact of services will be monitored quarterly, and a needs analysis conducted after year two of the contracts, to allow for any changes within initial contract period (three years) and before extension period is approved and begins (year 4).

- **How to continue to involve relevant groups and communities in the implementation and monitoring of the policy?**
  On an ongoing basis we will ensure the voices, insights and experiences of people with protected characteristics continue to feed into the council's understanding of DA and VAWG. A peer review panel will be convened, who will work with the commissioner and VAWG Programme Lead to review progress towards the vision and commitments set out in council's VAWG Strategy and aims and outcomes as set out in the DA and VAWG Pathway of Support Services Specification document.

Date of EQIA monitoring review:

8. Authorisation

EQIA approved by (Assistant Director) [Maddie Watkins]

Date **TBC**

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 – Proposed Services

Service	Primary Support Type	Detail of Service
Generalist Domestic Abuse Advocacy and Support (DAAS)	Community-based	A generalist advocacy and support service for all women aged 16 and over experiencing gender-based abuse including but not limited to domestic abuse. This service will work across all risk levels and deliver support which will include but may not be limited to: IDVA for victim/survivors at medium to high risk and floating support for victim/survivors at standard risk. Victim/survivors will be supported for an average period of 6 months, based on individual need. Victim/survivors engaged with the criminal courts and/or family courts will be supported for longer and level of support will vary throughout this process.
Minoritised women's Domestic Abuse Advocacy and Support (DAAS)	Community-based	A generalist advocacy and support service for ethnically minoritised women aged 16 and over experiencing gender-based abuse including but not limited to domestic abuse. This service will work across all risk levels and deliver support which will include but may not be limited to: IDVA for victim/survivors at medium to high risk and floating support for victim/survivors at standard risk. Victim/survivors will be supported for an average period of 6 months, based on individual need. Victim/survivors engaged with the criminal courts and/or family courts will be supported for longer and level of support will vary throughout this process.
Ethnically Minoritised	Accommodation	A specialist by and for organisation to deliver approximately 9 units of accommodation and support services for ethnically minoritised

women's Refuge Accommodation		women and their children fleeing domestic abuse and other forms of VAWG. This service will work across all risk levels and support delivered may include but not be limited to casework for women living in refuge and resettlement support.
LGBTQ+ IDVA service	Community-based	A by and for Independent Domestic Violence and Advocacy service for LGBTQ+ residents of all genders experiencing gender-based abuse including but not limited to domestic abuse, aged 16 and over. This service will work across all risk levels and deliver support which will include but may not be limited to: IDVA for victim/survivors at medium to high risk and floating support for victim/survivors at standard risk. Victim/survivors engaged with the criminal courts and/or family courts will be supported for longer and level of support will vary throughout this process.
Generalist Refuge Accommodation	Accommodation	A specialist by and for organisation to deliver approximately 9 units of accommodation and support services for all women and their children fleeing domestic abuse and other forms of VAWG. This service will work across all risk levels and support delivered may include but not be limited to casework for women living in refuge and resettlement support.
Domestic and Gender-Based Abuse Prevention and Support for Children and Young People	Community-based	A schools and community-based service to provide education and intervention services for children and young people of all genders who are experiencing, or at risk of, gender-based abuse. This service will educate children and young people about healthy relationships, encourage healthy attitudes in relation to gender, and

		support the prevention of domestic, and gender-based, abuse in Haringey. This will be achieved through a range of different activities including but not limited to: • Evidence based and age/development-appropriate education programmes for primary and secondary aged children • Specialist domestic abuse-related advice to inform the planning, design and delivery of the PSHE agenda/curriculum in schools • Intervention work for young people of all genders aged 11 – 20 • Training and support for teachers and parents
MARAC coordination	Insourced	A MARAC coordination service to securely convene and coordinate all aspects of the MARAC within the London Borough of Haringey. The service will coordinate the Haringey MARAC to ensure victim/survivors and their children are supported to keep safe and improve outcomes for all victim/survivors, but in particular: Victim/survivors of harmful practices • Repeat referrals where there is little to no engagement with support services • Young victim/survivors • Disabled victim/survivors • Ad hoc closed MARACs e.g., where local professionals are involved and/or a LADO is required. The Haringey MARAC will be coordinated on a 3-weekly basis with emergency MARACs convened when needed.

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Appendix 4 – Profile of existing services

Service	Primary support type	Detail of service
High Risk Independent Domestic Violence Advocacy (IDVA)	Community-based	Short to medium term support for cis-women who are deemed at high risk of harm as a result of domestic abuse and VAWG.
Domestic Abuse BAME IDVA service	Community-based	Short to medium term support for ethnically minoritised women who are victim/survivors of domestic abuse and VAWG. This service works across all levels of risk and harm.
LGBTQ+ IDVA service	Community-based	Short to medium term support for victim/survivors from the LGBTQ+ community. This service works across all levels of risk of harm.
Young Persons Domestic Violence Advocacy Service (KIDVA)	Community-based	Medium term support for young women and girls aged 11-25 who are victim/survivors of domestic abuse and/or sexual violence.
Multi-Agency Risk Assessment Conference (MARAC) coordination service	Community-based	This service coordinates the Haringey MARAC which takes place every 3 weeks and brings agencies together safeguard victim/survivors, and their children, at most risk of harm.
Protect Our Women (POW)	Community-based	Service provides evidence based and age-appropriate education programmes for primary and secondary schools. This service is a preventative programme.
Floating Support	Community-based	One to one support for women identified as standard to medium risk of harm. Capacity of 60 clients at any one time. This service also runs three peer support group programmes.
Refuge Provision	Accommodation	15 units of refuge accommodation for up to 6 months for women and their children fleeing domestic abuse. Support from a caseworker plus up to 6 months of resettlement support upon leaving refuge
Provision Of Violence Against Women and Girls (VAWG) Services	Accommodation	By and for ethnically minoritised women's service. 4 units of refuge accommodation for up to 6 months for single women fleeing domestic abuse. Support from a caseworker plus 6 months resettlement support upon leaving refuge. This service also provides floating support for 12 women per quarter.

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Report for: Cabinet – 9 December 2025

Item number: 18

Title: Former Stamford Hill Primary School site, (Berkeley Rd, London N15 6HD), to be added to the Council's Housing Delivery Programme

Report authorised by : Taryn Eves, Corporate Director of Finance and Resources

Lead Officer: Robbie Erbmann, Delivery Director

Ward(s) affected: Seven Sisters

Report for Key/ Non-Key Decision: Key Decision

1. Describe the issue under consideration

1.1. This report seeks approval to include a site into the Council's Housing Delivery Programme.

1.2. The site, formerly known as Stamford Hill Primary School, its located in the south of the borough. The Council is the freeholder of the site, which sits within the General Fund (Children Services portfolio). Please refer to the red line boundary plan referred to as Appendix 1.

1.3. Housing team will be required to commission a Red Book Valuation to assess the site's land value, and an accounting adjustment will need to be made to show the site moving from Children's Services in the General Fund to the Housing Revenue Account.

1.4. It is proposed that the land be appropriated from General Fund to Housing Revenue Account, first for planning purposes to facilitate the carrying out of the development, and after completion of the development, appropriated from planning for housing use into the Housing Revenue Account, portfolio prior to letting the new homes. The appropriation of land outlined in this paragraph would be subject to a further report and Cabinet approval at Gateway 3 (construction contract award).

1.5. In the event this site is found to be appropriate for the delivery of new homes, this report also seeks approval for designs to be developed and submitted for consideration by the Local Planning Authority (LPA).

1.6. The Council will also carry out a programme of consultation and engagement, with residents, and ward members, prior to any final planning applications being

submitted to the Local Planning Authority. A Statement of Community Involvement would be included in the submission.

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 just as much on quality as quantity. We're building 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.

2.4. Public land should be used to maximise the public good, meeting local infrastructure needs and providing affordable spaces and services. At the old Stamford Hill school site, we're planning to prioritise the newly freed-up public land for affordable housing.

2.5. From initial estimates we think we could build at least 130-150 council homes here – council homes at council rents for hundreds of local residents.

2.6. As with all of our new council homes, we will build as many family-sized homes as possible (two, three and even four-bedroom homes) to prevent overcrowding. We'll insist on first-rate insulation standards to keep heating bills down. We'll demand great design standards so that our buildings stand the test of time and set the foundations for thriving communities.

2.7. The Stamford Hill homes will be another great contribution to affordable housing – real affordable housing – in this borough.

3. Recommendations

It is recommended that Cabinet

3.1. Approves the addition of the former Stamford Hill Primary School site to the Council's Housing Delivery Programme.

3.2. Notes that approval of pre-contract budgets would be within the delegated authority of the Delivery Director. The Pre-Contract Budget would include all costs to take the project up to the award of a construction contract at Gateway 3.

4. Reasons for decision

4.1. Delivering a new generation of genuinely affordable Council homes is an important corporate priority for Haringey Council. The Borough has committed to an ambitious Council home building programme that will deliver 3,000 new homes by 2031. This is in direct response to the national housing crisis which has left thousands of households in Haringey in need of a genuinely affordable home.

4.2. The Council is already making great strides towards this target: as of August 2025, 797 council homes have been completed as part of this ambitious programme, with around two thirds of these new homes welcoming tenants and their families during the current calendar year. This new housing is changing the lives of our residents, providing households with an affordable, warm and secure new homes in their community.

4.3. In addition, our needs-led programme is providing further additional benefits to the Borough's vulnerable residents and the wider community. Around 200 will be "bespoke homes" that are co-designed with tenants with mobility or other welfare needs: these homes will include adaptations designed to support tenants in their daily lives, for example through the installation of height adjustable worktops or specially designed bathrooms.

4.4. To help tackle the climate change emergency, our homes are being built to high sustainability standards, including green roofs, air source heat pumps, PV solar panels and electric vehicle charging points. In addition, wildlife planting, new trees and landscaping are included as part of our housing schemes. As part of our placemaking agenda, the programme has delivered additional infrastructure benefits to the existing community, including a new GP health centre, playgrounds for local children, new walkways and public bridges, and commercial spaces for local businesses.

4.5. This track record of delivery represents an outstanding achievement for Haringey Council given the difficult economic climate for the construction industry over the past few years.

4.6. The addition of this site outlined in section 1 of this report, will provide an opportunity for the Borough to continue its progress towards its 3,000 new homes target, and provide much needed affordable housing to residents on our housing waiting list. It will also allow the Council to explore the provision of more "bespoke homes" to some of our most vulnerable residents, and we can explore potential community wide improvements that will benefit existing residents as well as any new residents who may move into the new homes, should they be built.

5. Alternative options considered

5.1. **Not including this site to the Council's Housing Delivery Programme:** The alternative option is not to include the site into the Council's Housing Delivery Programme. However, one of the Council's top priorities is the delivery of a new

era of council housebuilding. To exclude this from the development programme would undermine the Council's capacity to deliver new Council homes.

5.2. **Disposing of the site:** Disposing of the site to a private developer could reduce the number of affordable housing which could be built by the council.

6. Background information

6.1. One of the priorities for The Corporate Delivery Plan 2024 - 2026 is "Homes for the Future". This sets out objectives of the Council's vision to create a borough where everyone has a safe, sustainable, and affordable home.

6.2. Cabinet is asked to add former Stamford Hill Primary School site to the Council's Housing Delivery Programme so that the feasibility for the delivery of new council homes can be determined. The red line plan illustrated in Appendix 1 shows the location of the site.

Site	Ward	Land held by
Stamford Hill Primary School	Seven Sisters	General Fund (GF)

6.3. Former Stamford Hill Primary School was established in 1882. An Ofsted inspection was carried out in November 2018, which rated the school as inadequate. The Secretary of State issued a directive due to significant concerns about the school's sustainability, stemming from low demand for school places and financial challenges.

6.4. In 2020, following Cabinet approval, Stamford Hill Primary School was closed. After its closure, the site was temporarily used as a Covid testing centre.

6.5. When redeveloping a school and considering land transactions, particularly disposals, the council must involve the Secretary of State for Education. A specific process must be followed, as there is a significant risk that consent for land disposal may not be granted.

The relevant pieces of legislation governing this requirement are:

- Section 77 of the School Standards and Framework Act 1998 (SSFA 1998): This specifically applies to the change of use of school playing fields that have been used by a maintained school within the last 10 years. The Department for Education (DfE) generally has a strong presumption against such disposals or change of use, requiring robust justification.

- Part 1 of Schedule 1 of the Academies Act 2010: This extends the requirement for Secretary of State consent to appropriate any school land (not limited to playing fields) held by a local authority that has been used wholly or mainly by a school (including academies) within the preceding 8 years.

6.6. The site is located near Woodberry Down Baptist Church, a locally listed building, and is surrounded by Victorian terraced houses on Berkeley Road and Vartry

Road. There are no obvious or visible signs that there is an access constraint into the site.

6.7. No decision will be taken to build on this site until the Secretary of State has agreed to the change of use from Education to Residential and it is deemed viable, and the necessary statutory consultations have been carried out.

6.8. The site has been identified as potentially suitable land on which to build new council homes. That assessment has included site visits, a red-line boundary plan of the site, a Report on Title to identify site risks which could impact upon the design or finances of the scheme. In addition, an initial capacity study has been produced based on the site delivering in the range of 130 -150 homes. Please refer to Appendix 2.

6.9. In order to assess the suitability of this site further work needs to be undertaken:

- Department for Education agrees to the change of use of the site.
- Valuation and financial appraisal
- Design feasibility studies, and a SWOT analysis
- An agreement of appropriation process at former Stamford Hill Primary School with Property Services prior to incurring design and planning costs
- A valuation commissioned by Property Services for the appropriation of the site from the General Fund to the Housing Revenue Account for the purpose of making the required accounting adjustment.
- Internal consultations with Planning and Education.
- Further checks to identify risks and constraints which could impact upon the design or finances of the scheme.
- Legal searches including highways, railways, and utilities.
- Review of easements, covenants, rights of way or restrictions on Title which may affect development.
- Consultation with the Local Planning Authority to determine existing use, policy context, status of any existing consents, conservation area, or listed building status.
- Environmental reports, including ground conditions, ecology, and flood risks.
- Subject to site being found to be technically and financially viable for the delivery of new homes, the Council will engage with the community and local stakeholders, including ward members, regarding the site's suitability and to develop high quality design proposals.

6.10. Subject to site being found to be financially viable for the delivery of new homes, the Council will engage with the community and local stakeholders, including ward members, regarding the site's suitability and we will develop high quality design proposals.

6.11. The Local Planning Authority will conduct formal consultations with the community before reaching a decision on whether to grant planning permission. If planning

permission is granted, Cabinet will then be asked to agree the construction of the approved scheme and associated budget.

6.12. The site is the former Stamford Hill Primary School site which closed in 2020. As a designated school site, in planning policy terms it is a community infrastructure, due consideration is needed to planning policy DM49: Managing the Provision and Quality of the Infrastructure.

6.13. A) The Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community.

B) Where a development proposal may result in the loss of a facility, evidence will be required to show that:

a) The facility is no longer required in its current use;
b) The loss would not result in a shortfall in provision of that use;
c) The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site.

6.14. The Council considers the school is surplus to requirements, because the school has been closed for over five years following an Ofsted inspection. Due to this closure, children are being educated in other local schools. As a result of this the Council will be applying to the Department of Education for consent to change use of this site to deliver social rented homes. It is acknowledged that the current use of the site includes community infrastructure and taking into consideration the above planning policy, the council may need to re-provide an element of community infrastructure as part of any future development. The intention is to provide in the range of 130-150 social rented homes - see attached feasibility study prepared by Peter Barber Architectural Practice (Appendix 2) The preference is to maximise the site and deliver 150 homes.

6.15. The new Haringey Local Plan Regulation 18 is the first stage of consultation where Haringey Council asked the public for feedback on the draft Local Plan, this has now gone live. The Draft Local Plan represents the Council's 15-year spatial vision for new buildings and development in the borough, sets out a borough-wide framework for placemaking and complements the Council's overall vision for Haringey. The Regulation 18 consultation, is the stage in the plan-making process when the Local Planning Authority (LPA) prepares a draft version of the plan ready for examination and undertake a formal public consultation to ask the public, stakeholders, and statutory bodies to provide feedback on their draft plans, including policies, site allocations, and evidence base, prior to that submission. In this draft version of the plan, the policies within the document will have 'limited' planning weight, but policy weight nevertheless for planning decision making and therefore should be considered with all developments moving forward.

6.16. Considering relevant policy principles in this case, new draft Policy S2: Social Infrastructure is broadly in line with the policy adopted within the current Haringey Development Management Document (DM49) and therefore the aspiration to re-provide an element of community infrastructure, as set out above, would be required in planning policy terms when considered in the New Local Plan.

6.17. The potential costs of carrying out the feasibility and preparatory work up to a Planning Application for this site is expected to be within the delegated authority of the Delivery Director. If a viable scheme cannot be developed, any costs incurred would be abortive and borne by the Council.

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

7.1. Bringing this site into the Council's Housing Delivery Programme will make a significant contribution and support the delivery of key themes within the Corporate Deliver Plan (CDP) 2024-2026. We are on a mission to build 3,000 new high-quality council homes by 2031.

7.2. The Council's vision is to create a borough where everyone has a safe, sustainable, stable, and affordable homes.

8. Carbon and Climate Change

8.1. Responding to the climate change emergency is a core part of the Housing Delivery Programme. By bringing this site into the programme, the Council is seeking to deliver new homes that achieve Zero Carbon. All our new homes are built where possible from sustainable materials, are well-insulated and energy efficient. This can include innovative air source heat pumps, solar panels and the provision of energy-efficient appliances.

8.2. Where possible, we seek to deliver enhanced green spaces and biodiversity improvements that benefit the whole community. This can involve extensive high-quality landscaping, new tree planting, bat-bird boxes and green roofs.

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

9.1. Finance

9.1.1. The HRA Financial plan has been designed with flexibility to add or remove sites from the programme while maintaining long-term viability. This site will be added to the programme once approved.

9.1.2. Approval to include this school site in the delivery programme at this stage does not guarantee progression beyond feasibility and capacity study stages.

9.1.3. This site's viability within the HRA will be appraised, and further approval will be sought if the appraisal confirms viability.

9.1.4. As the site is currently within the General Fund, it will need to be appropriated to the HRA at a later stage. Cabinet approval will be required for this appropriation.

9.1.5. Initial costs incurred in progressing the site, such as feasibility studies, will be accounted for as part of the overall delivery cost if the site proceeds.

9.1.6. If the site does not progress, any costs incurred will be expensed and cannot be capitalised.

9.1.7. Finance will continue to review the HRA modelling assumptions considering macro and micro economic factors (in collaboration with the service) to ensure the long-term viability of the HRA

9.2. **Procurement**

9.2.1. Strategic Procurement note the contents of this report and confirm there are no procurement related matters preventing Cabinet approving the recommendations stated in paragraph 3 above.

9.3. **Legal**

9.3.1. The Director of Legal & Governance has been consulted in the preparation of this report. The Council proposes to appropriate the site currently sitting in the General Fund to the HRA subject to obtaining planning permission and development of the scheme. Section 122(1) of the Local Government Act 1972 allows a local authority to appropriate land it owns for another statutory purpose, provided the land is no longer required for the purpose for which it is currently held.

9.3.2. If the site receives planning permission, and Cabinet is asked to appoint a contractor to carry out the works, a recommendation will also be sought to appropriate the site for planning purposes to carry out these works, with a further recommendation to appropriate the site from planning purposes to the HRA after practical completion of the works. The Cabinet report will also state the land's value when appropriating from the General Fund to the HRA. Following this, an accounting adjustment will be made to show the site moving from the General Fund to the HRA. It is advisable the valuation is within 6 months of the decision to appropriate.

9.3.3. The site is a former school site and for the Council to appropriate the site from its existing use as education, it will require Secretary of State consent under Section 77(3) of the Schools Standards and Framework Act 1988, as it involves a change use of playing field land that has been in the last 10 years used by a maintained school. The definition of playing field land under Section 77(7) of the 1998 Act is land ‘in the open air which is provided for the purposes of physical education or recreation, other than any prescribed description of land’. It is likely the land within this site formerly used by the school will be caught by this.

9.3.4. Secretary of State consent will also be required under Part 1 of Schedule 1 of the Academies Act 2010. Under paragraph 6 of Part 1 of Schedule 1 to the Academies Act 2010, local authorities must seek the Secretary of State’s prior consent to

appropriate land they hold, where it has been used wholly or mainly for the purposes of a school in the last eight years, whether still open or now closed. The Council must be in receipt of the appropriate consents from the Secretary of State prior to seeking a Cabinet decision to appropriate the site. An early application to the Department of Education is advised.

9.3.5. There are no legal reasons preventing Cabinet from approving the recommendations in this report.

9.4. **Equality**

9.4.1. The Council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:

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

9.4.2. 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.

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

9.4.4. The decision in this report seeks approval to include Stamford Hill School site into the Council's Housing Delivery Programme. The intention would be to provide between 130-150 social rented homes.

9.4.5. This is likely to have a positive impact on individuals in temporary accommodation as well as those who are vulnerable to homelessness. Data held by the Council suggests that women, young people, BAME people and those from a lower socio-economic background are over-represented among those living in temporary accommodation. Furthermore, individuals with these protected characteristics, as well as those who identify as LGBT+ an individual 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.

10. Use of Appendices

Appendix 1– Red Line plans of Fomer Stamford Hill Primary School

Appendix 2-Peter Barber Architectural Practice – capacity study

11. Background papers
N/A



Stamford Hill Primary School, Berkeley Road, N15

N Scale: 1:1000

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Stamford Hill Primary School

Feasibility Study for

London Borough of Haringey

September 2024



"... the passion for improvisation, which demands that space and opportunity be at any price preserved. Buildings are used as a popular stage. They are all divided into innumerable, simultaneously animated theatres. Balcony, courtyard, window, gateway, staircase, roof are at the same time stages and boxes

Walter Benjamin 'One Way Street' 1924

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Peter Barber Architects

2022 NLA Housing Category Winner
2022 NLA Healthcare Category Winner
2022 Brick Awards Architect's Choice: Overall Winner
2022 RIBA Neave Brown Award for Best UK Social/Affordable Housing Finalist: Kiln Place Estate
2022 RIBA National and London Award: Kiln Place Estate
2021 New London Architecture Overall Housing Category Winner
2021 RIBA Neave Brown Award for Best UK Social/Affordable Housing Winner: McGrath Road
2021 RIBA National Awards: 95 Peckham Road and North Street
2021 RIBA London Awards: McGrath Road and Holmes Road
2020 NLA Housing Category Winner
2020 Dezeen: Top 10 British Architecture Projects: Peckham Road

Peter Barber Architects are an award-winning design-orientated practice currently in the process of building hundreds of homes on complex urban and suburban sites across London. PBA are experts in delivering high quality, exemplar houses in complex urban and suburban sites, working in close collaboration with Planning Authorities and Design Teams.

PBA are considered to be experts in achieving higher densities with medium to low rise buildings, maximising the number of front doors to the street, and minimising the amount of communal corridors, decks and lifts. We see our projects as celebrations of the social life of the street. The result is an approach that planners and local people feel more comfortable with, that achieves a higher density with less massing, with less to build, less to maintain/ light/ clean, and achieves more valuable homes as a result of the house-like typology.

PBA have a good relationship with various Planning teams and have received high praise from CABE, GLA and TFL officers who we have engaged with on various projects. The high quality of the schemes PBA develop is reflected in the excellent commercial and social outcomes.

The practice's varied portfolio of work is underpinned by a consistent commitment to radical solutions and excellence in design. PBA's innovative approach has secured many accolades and awards including numerous RIBA Awards and Masterplan, Regeneration and Housing Design Awards, including two housing projects being mid-listed for the RIBA Stirling Prize. In 2021 PBA won the RIBA's Neave Brown Award for best social housing project in the UK.

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- 1.1 Overview
- 1.2 Existing Site Plan
- 1.3 Aerial Photos
- 1.4 Site Photos
- 1.5 History

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- 2.1 Design Precedents
- 2.2 Design Proposal
- 2.3 Figure Ground Plan
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- 2.5 Perspective
- 2.6 Section
- 2.7 Model Photos
- 2.8 Typical Unit Plans
- 2.9 Preliminary Accommodation

3.0 PBA Precedent Projects

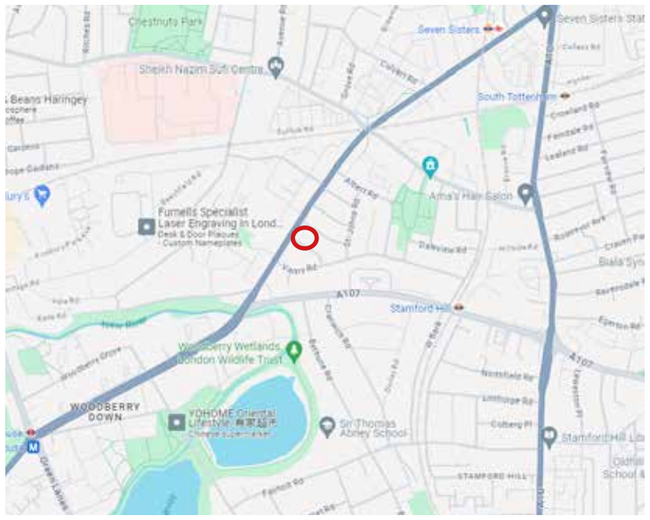
1.1 Existing Site

Overview



01

The site is located on the east side of Seven Sisters Road, Berkeley Road and Vartry Road form the north and south boundaries, respectively. Seven Sisters Road is characterised by its mixture of commercial and residential blocks four to seven storeys high. Woodberry Down Baptist Church sits at the southeastern corner of the site. Streets to the rear of the site are Edwardian and Victorian terraced houses 2 and 4 storeys high. Handsome one, two and three storey high Victorian school buildings occupy the eastern frontage of the site onto Vartry Road.



02

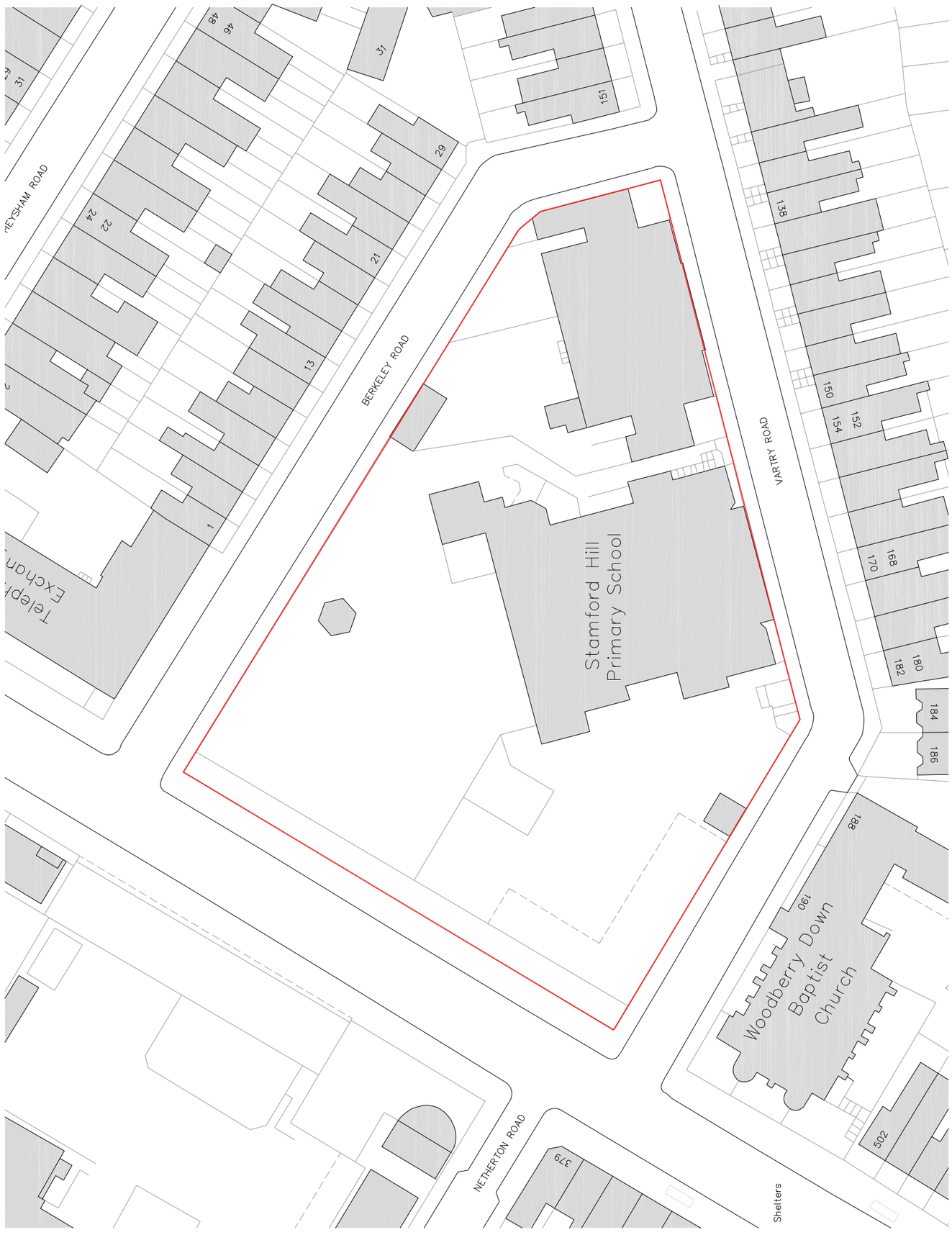


03

01 Aerial view
02 Map showing wider context
03 Birds eye view

1.2 Existing Site

Existing Site Plan



1.3 Existing Site

Aerial Photographs



01



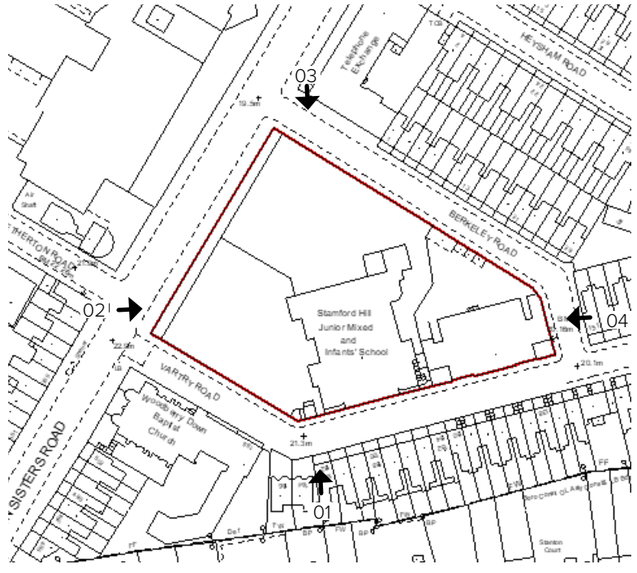
02



03



04



01 Aerial view facing North
02 Aerial view facing East
03 Aerial view facing South
04 Aerial view facing West

1.4 Existing Site

Site Photographs



01



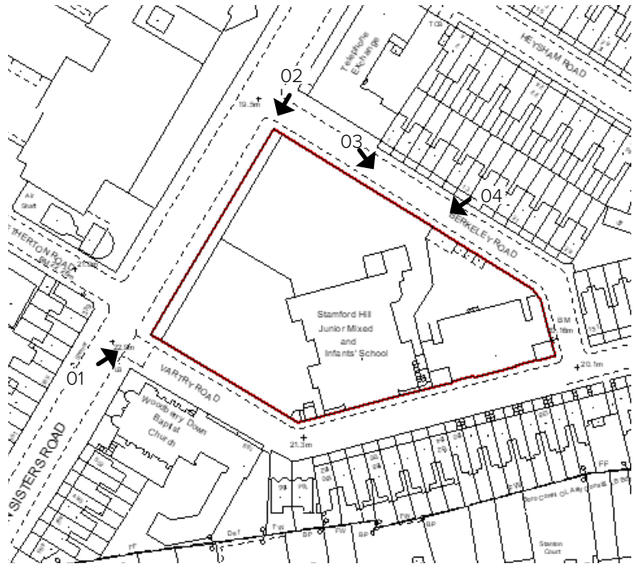
02



03



04



01 West corner of the site at the Seven Sisters, Vartry Road Junction

02 North corner of the site at the Seven Sisters, Berkley Road Junction

03 Facing the Berkley Road Primary School Entrance

04 Facing down Berkley Road

1.4 Existing Site

Stamford Hill Primary School Exterior



01



02



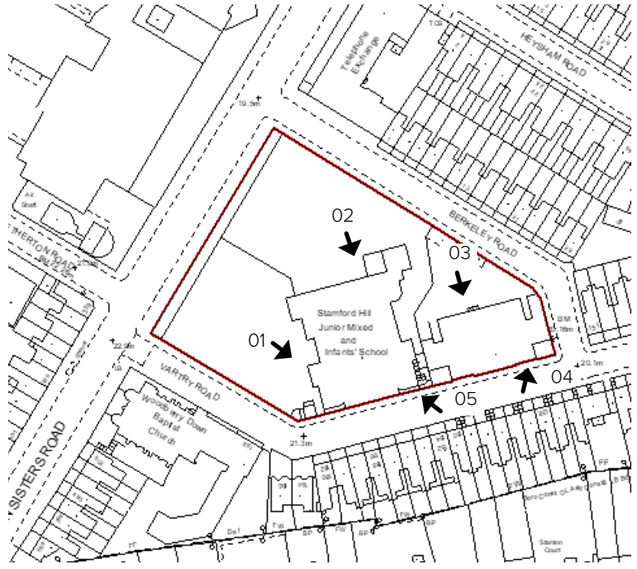
03



04



05



01 The West side of the primary school from the playground
02 The North side of the primary school from the playground
03 The front of the primary school from the entrance gates across the playground
04 The corner of the school at Vartry road and Berkley junction
05 The back wall of the primary school on Vartry Road

1.4 Existing Site

Stamford Hill Primary School Interior



01



02



03



04

1.4 Existing Site

Surrounding Buildings



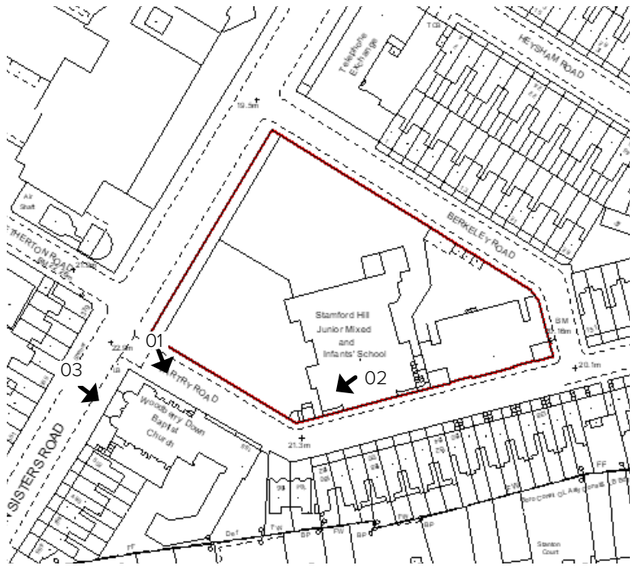
01



02



03



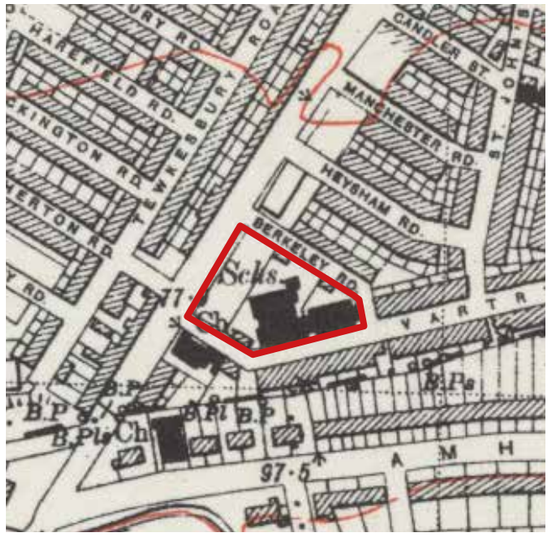
Woodberry Down Baptist Church, neighbouring the site

1.5 Existing Site

Site History



1967



1936



1867





Historical Images of the school from the schools old log book which dated back from 1882

2.1 Design Precedents

Precedents: Street based architecture










Precedent examples are presented providing examples of the concept constituent parts of the proposal.

2.1 Design Precedents

Precedents: Interiors and Terraces

















Precedent examples are presented providing examples of the concept constituent parts of the proposal.

2.1 Design Precedents

Precedents: Courtyard Gardens










Precedent examples are presented providing examples of the concept constituent parts of the proposal.















2.2 Design Proposal

We approach residential led projects with optimism and great ambition to create wonderful places to live and work where the urban design forms positive relationships between the buildings, the public space and people; with the streets and squares connecting, integrating and contributing positively to the wider local community. *Our approach is to see the project as a celebration of the public social life of the street where every aspect of the design is configured to promote buzzing, thriving, public space made with a hard edge of buildings.* Streets and squares overlooked by balconies, bay windows and roof terraces. Public space activated by the presence of people going about their lives, meeting, pausing and chatting.

Our proposal is a beautiful new street-based development completing the urban block with a combination of apartment blocks with front doors at ground floor activating the street edge and two delightful new rows of townhouses with welcoming front yards, lined with greenery and trees. Fronting Seven Sisters Road, the apartment buildings step down toward the south providing generous roof terraces and courtyards. Two east-west terraced streets run along Vartry Road and Berkeley Road perpendicular from the apartment building joining the existing primary school on the southeast, completing the urban block. Two elegant rows of 3 storey town houses create a beautiful backdrop and are constructed in a good quality rustic brick, the facades feature arched entrance ways and a notched profile which articulates each separate house. They have good sized back garden.

It is proposed that the beautiful school buildings are refurbished to provide residential accommodation in the form of apartments arranged around a lovely, shared entrance courtyard formed by the removal of the school gym and in terraced apartments fronting Vartry road.

The buildings are carefully designed with an emphasis on their relationship with the surrounding area and the completing the urban block, whilst providing a variety of homes and flats. The buildings will have picturesque facades, activated by numerous front doors, arched fronts, roof terraces and large feature picture windows. The general form of the buildings have a varying roof line, reducing the impact of the buildings on the surrounding area, allowing light to percolate through the buildings to the leafy gardens, and forms generous roof terraces and roof courtyards that we imagine enlivened by the resident's plants, pergolas, sun shades etc.

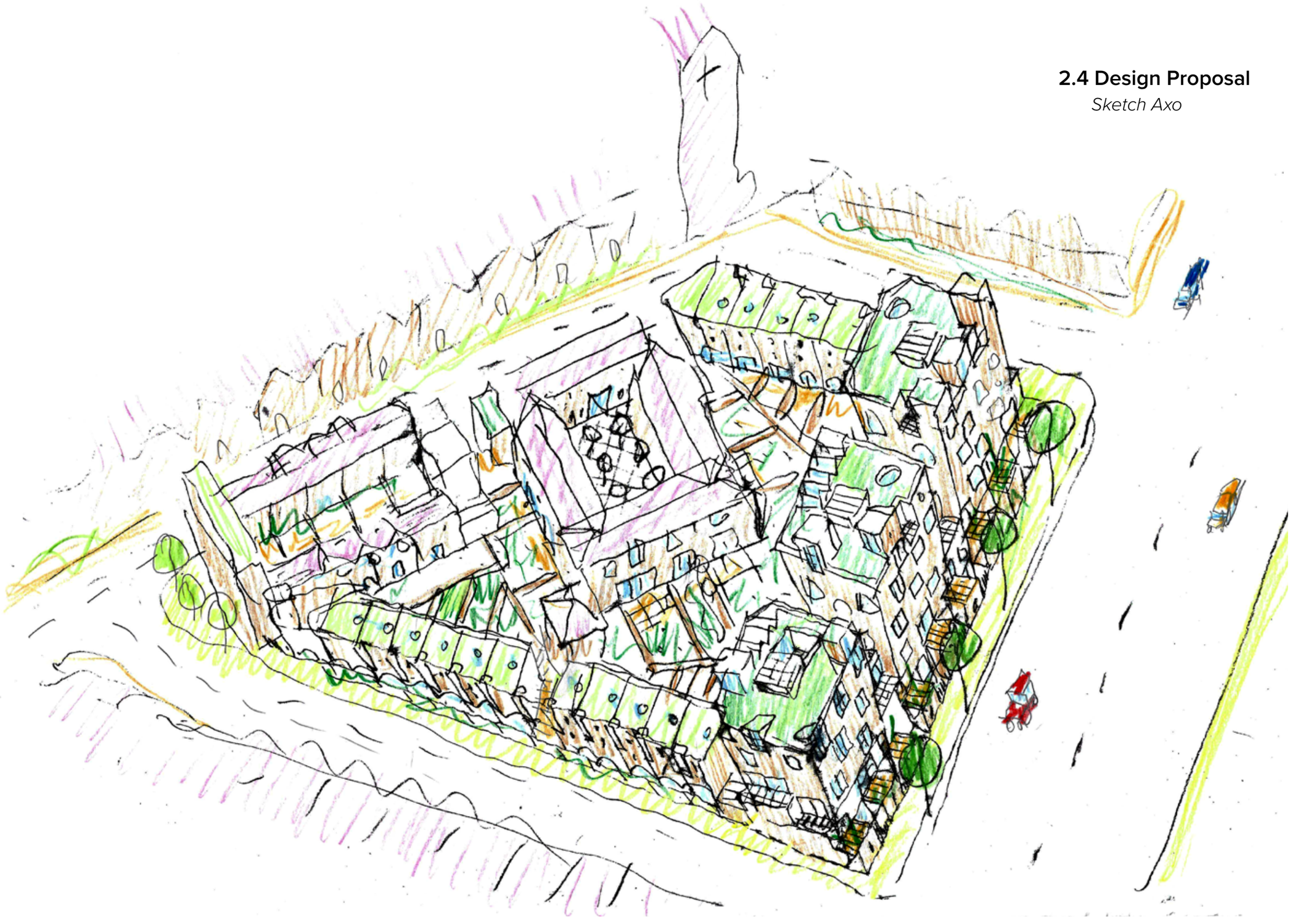
2.3 Design Proposal

Proposed Figure Ground Plan 1:500



2.4 Design Proposal

Sketch Axo





2.5 Design Proposal

Perspective



2.5 Design Proposal

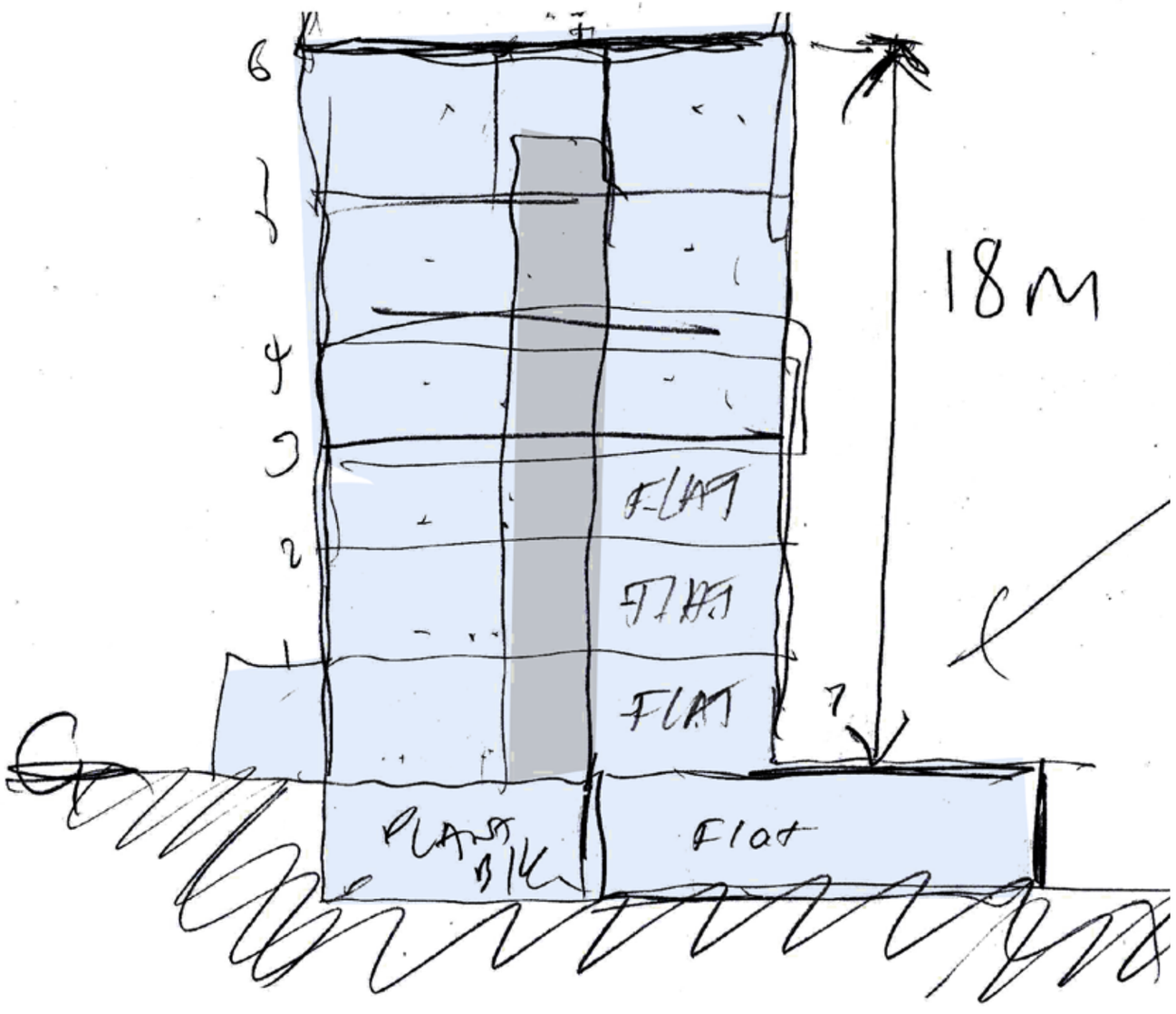
Perspective





2.6 Design Proposal

Section



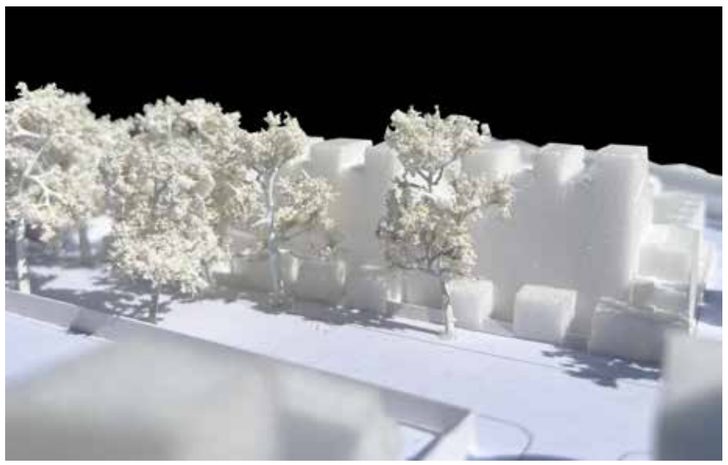
2.7 Design Proposal

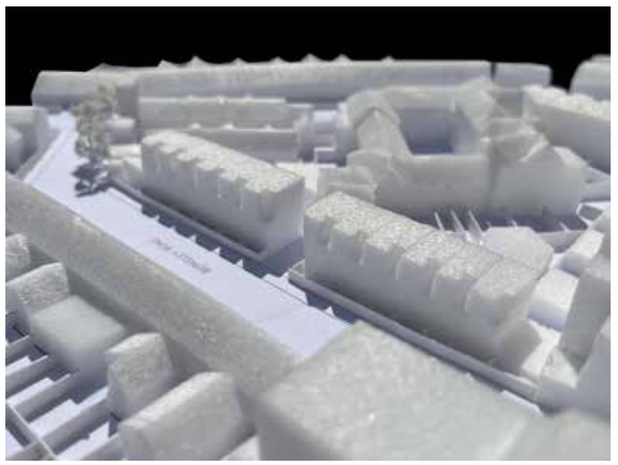
Model Photos





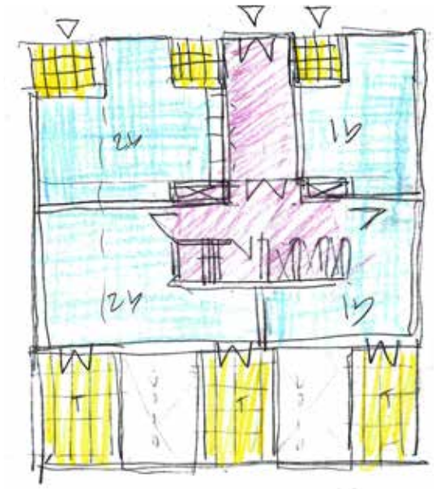




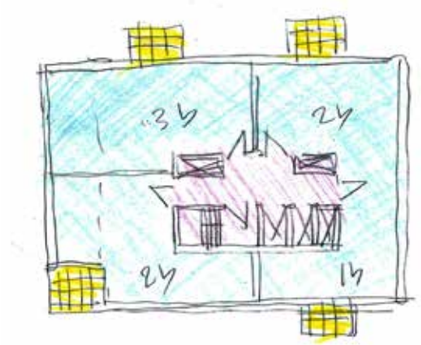




Basement



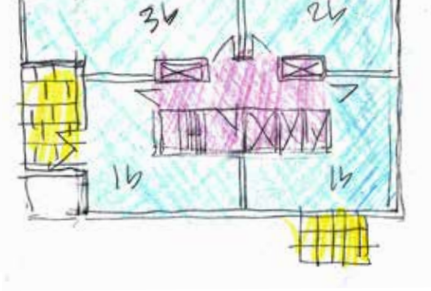
Ground Floor



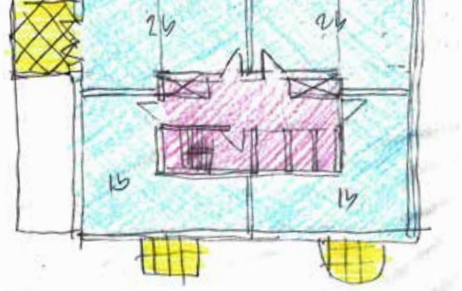
First Floor



Second Floor



Third Floor



Fourth Floor



Fifth Floor

2.8 Design Proposal

Typical Apartment Unit Plans NTS

In order to inform the preliminary schedule of accommodation, a typical apartment building has been developed based on the footprint of one of the blocks on Seven Sisters Road. This has been used to inform the notional approximate quantum of liveable space, plant, cycle storage, refuse storage, circulation etc. This is at a very early stage and is subject to client and other consultant input, design development, planner input and surveys.

The preliminary schedule for the Typical Apartment Block provides approximately:
- 1650m2 residential (Internal Area)
- 2570m2 (GIA)
- mix of 10x 1bed, 11x 2bed, 6x 3bed, 1x 4Bed





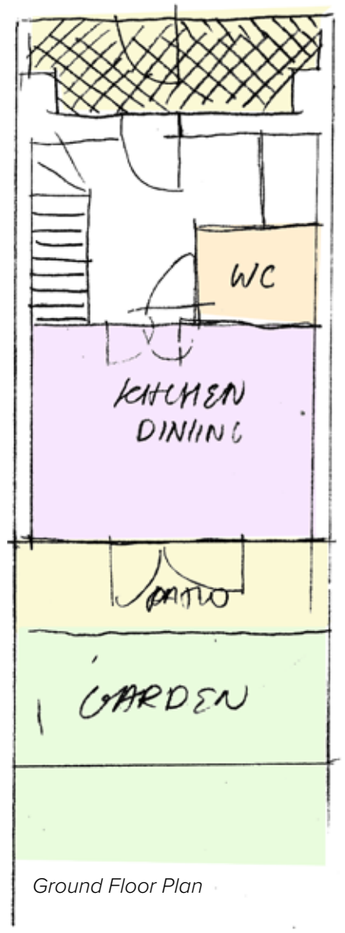




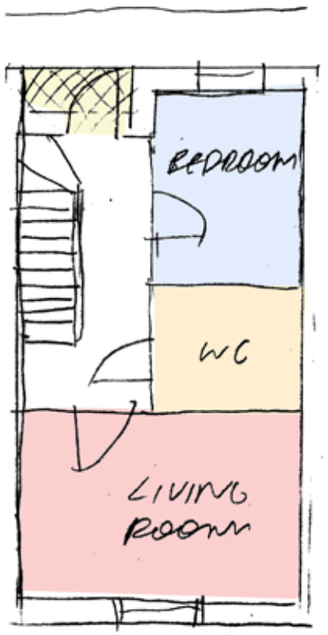


2.8 Design Proposal

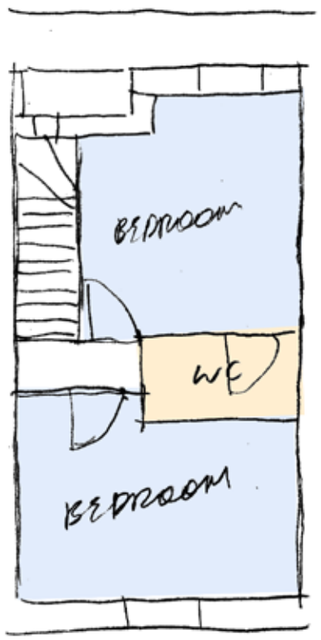
Typical Unit Plans 1:100



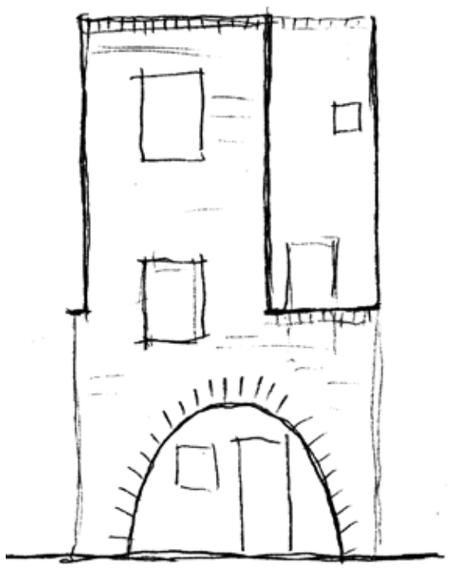
Ground Floor Plan



First Floor Plan



Second Floor Plan



The 7 terraced houses fronting Vartry Road and 12 fronting Berkeley Road are all 3 storey terraced houses accessed from the street. There are 18 terraced houses in total.

The main entrance door of the typical 3B 5P houses leads into a delightful, sunny, large open plan kitchen / dining area with large floor to ceiling windows overlooking the rear garden. A compliant WC is located off the open plan space at ground floor. A beautiful first floor living space, family bathroom and single bedroom are located on the first floor with a double bedroom, twin bedroom and additional bathroom above.

Each house at first floor has a inset roof terrace onto the street to increase overlooking of the public realm and create an active street frontage.

All dwellings have also been designed with reference to the minimum unit sizes, room sizes and outdoor amenity space requirements as dictated by the London Standards and Residential Planning Guidance SPG.















2.9 Design Proposal

Preliminary Accomodation



The preliminary approximate quantum of development has been derived from unit sketch plans of the typical apartment building and town houses and notional areas from the school measured from the ordinance survey plans. These have been extrapolated on a pro rata basis for the different sized plots and might result in a development of 130-150 dwellings. The lower amount would be on the basis of a strategy that retains and reuses all of the school buildings to create stunning accommodation with period charm. A slight alternative would be to introduce a new apartment building on the junction of Vartry Road and Berkeley Road with a modest scale of 3-4 storeys (restricted by the proximity of the existing 2 storey houses). This would require the demolition of a small proportion of the school buildings (whilst perhaps retaining the Vartry Road façade) that might increase the number of units to 150, with a notional mix as follows:

65x 1bed
39x 2bed
43x 3bed
3x 4bed

- Total: 150 homes (approx 460 hab rooms - 665 hab rooms per hectare)
- 9340m2 residential (Internal Area)
- 12860m2 (GIA)





3.0 PBA Precedent projects

95 Peckham Road (Southwark)

"This will be a positive addition to the area; the design appears well thought through and will provide much needed additional housing; this development will improve the aesthetic of Peckham Road. More affordable homes are welcomed in the community and I am happy to see Peckham grow." *(Letter of Support from a member of the local community).*

95 Peckham Road is a beautiful new residential building located in a prominent position on Peckham Road in Southwark. The building has a picturesque quality with the façades activated by numerous courtyards, roof terraces and large feature picture windows. The building creates a positive urban edge with a lively street elevation of front doors, and deep reveal window seats providing natural surveillance.

AWARDS
RIBA London Award
RIBA National Award
NLA Awards Housing Category: Overall Winner
RIBA Neave Brown Award (Best Housing in UK): last 3























3.0 PBA Precedent projects

McGrath Road (Newham)

McGrath Road is a new urban block of 'back to back' three and four storey houses arranged around a beautiful central tree-lined courtyard. The project has been received to critical acclaim for its innovative approach to achieving a high density with a low rise development of houses. The client is the London Borough of Newham and all homes are an affordable tenure.

Each house has a large kitchen dining room, 1, 2 or 3 bedrooms, and a top floor living room opening to a roof terrace. The kitchen dining room is set within a deeply recessed arcaded frontage facing the square or street where neighbours sit out on sunny days.

The typology is a radical reworking of the "back of pavement terrace" and "back to back" house. The approach of maximising the number of houses rather than apartments has a number of benefits including

- amenity (everyone has their own front door, good sized roof terrace and access to a communal tree lined courtyard),

- social integration (tenure blind, pepper potted, and more chance of interaction on a street and square rather than stair or lift well),

- massing (no need to build common parts which reduces the required massing, reducing the impact to neighbours: an approach neighbours and planner's appreciate),

- cheaper (as there are no common parts its cheaper to build, cheaper to maintain, light and clean, with a cheaper service charge).

AWARDS
RIBA Neave Brown Award (Best Housing in UK)
RIBA London Award



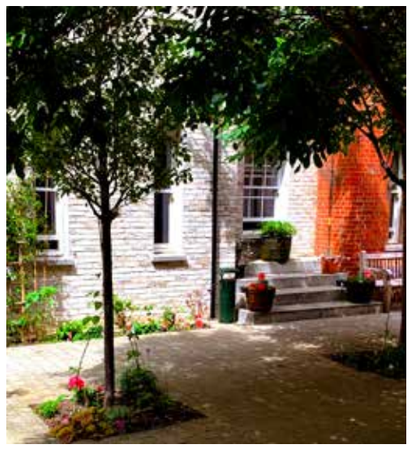












3.0 PBA Precedent projects

Mount Pleasant (Camden)

Mount Pleasant is a state of the art residential development for the homeless and the long term unemployed. The project involved the restoration and partial demolition of a historically significant building (in a Conservation Area), and the introduction of two new contemporary buildings to complete the four sides of a sunny and secluded tree lined courtyard.

Originally built as a Victorian Poor House, the building had an H shape (in plan) with two dark and dingy courtyards segregated as men's and women's. The alteration saw the removal of the central wing, and the introduction of news fabric so the H became an O surrounding the new delightful courtyard.

The new and refurbished accommodation includes bright and airy shared apartments, 'stepping stone' maisonettes and counselling/training facilities: all laid out around a communal courtyard providing the circulation to access each entrance door.

The client is the London Borough of Camden. The project has been occupied for two years and has been received warmly by the new residents, councillors, and the local community.

3.0 PBA Precedent projects

Ordanance Road









Ordnance Road is a row of elegant three storey town houses which create a beautiful backdrop to the southern side of Ordnance Road in Enfield. To the rear of the terrace are beautiful one storey houses with vaulted roofs that front a new cobbled tree-lined mews, Sparkbrook Way.

The terrace and mews houses comprise 15 socially rented units constructed in a rustic yellow brick. The front facades have feature arched entrance ways and a notched profile which articulates each separate house.

AWARDS
RIBA LONDON AWARD - WINNER 2019

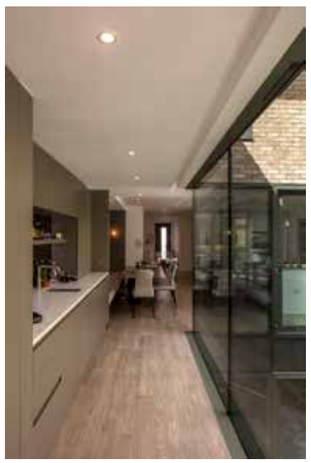














3.0 PBA Precedent projects

Hafer Road (Wandsworth)

Hafer Road is a terrace of four little brick apartment buildings set within a street of mostly three storey bay fronted terraced houses in Wandsworth. The new buildings are formed into a terrace which remakes the street edge lost to a World War II bomb.

They are made from a light coloured rustic brick with a massing and scale which links them closely with their neighbours. The roof line of the buildings is stepped and notched to provide roof gardens which together with balconies, oriel windows and front gardens make a picturesque backdrop to the street.

Homes are a mixture of courtyard houses with their own street front doors and light bright and spacious apartments above.

The owners of the 8 leasehold flats within the 1957 block (previously occupying the site) acquired the freehold from LB of Wandsworth. The group of residents came together as a small community and made plans for the redevelopment of the site with the aim of re-providing improved accommodation for their families, in terms of space, design, amenity and technical advancements (acoustics, sustainability etc), as well as providing additional accommodation to help fund the development.

Several of the families living in the block have a historical attachment to the site. In 1957, Mrs Harte and Mrs Land moved in as neighbours and friends. Two generations later, members of their families still live in the block, with each of their grandsons owning flats within the block and playing important roles in the client team.

" The scheme is certainly eye catching...It is not just successful in terms of the brief, but it also sits well within the patchwork of 19th-20th century terraces that fill the surrounding streets."

"The street is seen as a shared space, one that links the group to other local households...This group were just acquaintances before; now they are firm friends, looking out for each other: an unintentional community bonded by the building." - Daisy Proud, Architects Journal













3.0 PBA Precedent projects

Edgewood Mews (Barnet)

Edgewood Mews is a beautiful new development arranged around a public pedestrianised mews street. The project provides 97 homes a café and a corner shop, exceeding the original capacity study by 300%. The scheme received unanimous support from the LB Barnet Planning Committee.

Edgewood Mews is a flagship project within the new GLA Small Sites Programme that promotes the delivery of exemplary residential led projects, and pilots the release of publicly owned sites within London.

The project is a publicly spirited, high quality, mixed tenure development that will enhance the sense of community in the local neighbourhood. We see the project as a 'piece of the city', integrating physically and socially with the surrounding streets and neighbourhood. A pedestrianised public mews is introduced along the length of the site connecting the adjacent streets for the enjoyment of new and existing residents, and passers-by alike.

The architecture has a picturesque quality with lively elevations of stable front doors, oriel windows, balconies, roof terraces and large feature picture windows activating the public space. The different tenures are pepper potted and tenure blind. The site strategy unlocks the challenging site constraint posed by the proximity of the North Circular, with the southern terrace of homes creating a physical and acoustic buffer to the public mews and delivering a tranquil public space.

All dwellings are multiple aspect with their front door, outside space, primary outlook and fresh air from the mews side. The homes are spacious, bright, with a high sustainability and acoustic specification. Despite maximising the development potential of the site, 95% of the homes have their own private front door with no common internal circulation necessary.

AWARDS
Building London Planning Award: Overall Winner
NLA Awards Unbuilt Housing Category: Winner

Report for: Cabinet Meeting – 9 December 2025

Item number: 19

Title: Tower Gardens Major Works Programme

Report authorised by: Jahedur Rahman, Director - Housing

Lead Officer: Peter De-Bique – Head of Housing Investment Delivery

Ward(s) affected: White Hart Lane

Report for Key/ Non-Key Decision: Key Decision

1. Describe the issue under consideration.

1.1 In line with Contract Standing Order (CSO) 2.01.c, this report seeks approval from Cabinet to award a contract to Tenderer A in the sum of £3,399,871.00 for the Tower Gardens Major Works Programme.

1.2 The Tower Gardens Estate is a conservation area located in North Tottenham. The Estate was built between 1904-1928. Approval of the contract award to Tenderer A will enable essential refurbishment works to be carried out to 77 tenanted properties. These works are essential for the general upkeep of the properties which include structural works, window and roof replacement, external fabric repairs and redecorations. The works have been carefully planned to preserve the architectural integrity of the properties.

2. Cabinet Member Introduction:

2.1 I am pleased to present this report outlining our Major Works Programme for 77 properties on the Tower Gardens Estate. This initiative represents a significant investment in our tenanted housing stock, which is located within a designated conservation area in the White Hart Lane Ward. The project marks a vital step toward enhancing the long-term sustainability, safety, and quality of our homes—ultimately enriching the lives of our residents.

2.2 The proposed works reflect our commitment to maintaining high-quality housing that meets the needs of our residents. Planned improvements include roof and window replacements, structural repairs, health and safety improvements, external fabric repairs and redecorations, and energy efficiency upgrades. These works align with our broader priorities under the Haringey Deal, including co-production, fairness, and environmental responsibility.

2.3 We have engaged extensively with residents and stakeholders to ensure the programme reflects local priorities and complies with the Council's planning policies for conservation areas. Feedback from the Council's conservation team has been instrumental in shaping both the scope and sequencing of the works. We remain committed to maintaining open and transparent communication throughout the delivery

of the project.

2.4 This report sets out the background that shaped the project, the funding and governance arrangements, and the tendering process for appointing the contractor. These elements ensure transparency, accountability, and a clear strategy for delivering a successful outcome.

2.5 I commend this programme to Cabinet as a vital step in improving the lived experience of our communities and delivering on our promise of a fairer, greener borough.

3 Recommendations

It is recommended that Cabinet:

3.1 Pursuant to Contract Standing Order (CSO) 2.01.c approves the award of contract to Tenderer A as set out in Appendix A - Exempt Report. The contract sum will have a total value of £3,399,871.00.

3.2 Approves the expenditure of sums as set out in Appendix A – Exempt Report.

3.3 In line with Contract Standing Orders (CSO 16.04), approves issuance of a letter of intent for the value of £339,987.00. The Letter of Intent will allow the contractor to commence the project by placing orders with their supply chain before agreeing a formal contract.

4. Reasons for decision

The decision to award this contract is based on several critical factors:

4.1 Feasibility and Condition Surveys

The Council appointed a multi-disciplinary consultant in 2022 to conduct a feasibility study of the 77 tenanted properties included in the Tower Gardens Major Works Programme.

The study, which also incorporated detailed condition surveys, was conducted in two distinct phases. Inspections of the front elevations took place during the week commencing 31 January 2022, followed by assessments of the rear elevations starting the week of 21 February 2022. The findings revealed that all properties exhibit comparable defects, with structural movement identified as the predominant concern.

The scope of works, derived from the feasibility study and condition surveys, is outlined in Section 4.2.

In addition to the feasibility study and condition surveys, the appointed consultant was commissioned to deliver a range of specialist services, with associated fees detailed in the Exempt Report – Appendix A. These services include:

- Project and cost management
- Architectural design and technical support
- Building surveying
- Mechanical, electrical, structural, and civil engineering

- Principal Designer services in compliance with the Construction (Design and Management) Regulations

4.2 **General Scope of Works**

The following works were identified by the Consultant and recommended as part of the Tower Gardens Major Works Programme:

- Structural repairs
- Replacement of roof coverings to ensure weatherproofing and structural integrity
- Renewal of rainwater goods to improve drainage and prevent water damage
- Fabric repairs to masonry and brickwork to restore external surfaces and prevent deterioration
- Replacement of all windows and front entrance doors to enhance energy efficiency and security
- Renewal of fencing to improve boundary definition and aesthetics
- Levelling of pathways to eliminate trip hazards and improve accessibility

The above works will ensure that properties within the Tower Gardens Conservation Area are structurally sound, weatherproof, and compliant with current standards. This investment in the 77 properties will help prevent further deterioration, reduce repairs costs and enhance the overall condition of the borough's housing stock.

4.3 **Need for Fire Safety Upgrades**

As part of the programme, fire safety upgrades will also be incorporated where necessary. This includes the replacement of components such as the external doors, which will be replaced with fire-rated units, installation of compliant fixtures, and improvements to compartmentation in the roofs and other areas. These measures are essential to ensure that properties meet current fire safety regulations and provide a safe environment for residents.

4.4 **Energy Efficiency Improvements**

The programme also supports the Council's commitment to becoming a net-zero carbon borough by 2041.

Current energy performance data for the 77 properties shows that the homes have an average Energy Performance Certificate (EPC) Rating of 'D'. This indicates that there is significant potential for improvement in insulation, heating, and windows to lower energy bills and carbon emissions.

In view of the above, the major works programme will include for the replacement of windows and external doors, roof insulation which will contribute to better thermal performance and reduced carbon emissions, which will in-turn also lower energy bills for residents. These improvements align with the Council's Climate Change Action Plan and Affordable Energy Strategy.

Upon completion of the works, the project team will conduct post-installation Energy Performance Surveys to confirm that energy efficiency enhancements have been achieved. It is anticipated that these improvements will result in an upgrade of the EPC rating from a 'D' to a 'C'.

4.5 **Minimising Future Costs**

This programme will also help mitigate escalating repair costs and safeguard the long-term value of the Council's housing stock. Delaying these essential works risks further deterioration of the properties, which could compound existing structural issues, increase reactive maintenance demands, and ultimately undermine the value of the properties and compromise the Conservation Area status of the Tower Gardens Estate. By investing now, the Council is taking proactive steps to ensure the housing stock remains in good condition for current and future residents.

4.6 **Resident Engagement and Communication**

Although the works are external in nature, the Council has engaged with residents and stakeholders across the Tower Gardens Estate. Communications have been issued to affected households, and Resident Liaison Officers have been appointed to support engagement, respond to queries, and ensure that disruption is minimised. This proactive approach reflects the Council's commitment to transparency and resident wellbeing.

4.7 As the properties are located within a designated Conservation Area, the Major Works Team, together with the Multi-Disciplinary Consultant, engaged with the Planning Department through pre-application advice to ensure that all proposed interventions are sensitively designed to complement and preserve the architectural character of the Tower Gardens Estate.

4.8 **Alignment with Strategic Goals**

This project aligns with the Council's wider strategic objectives, including the Housing Delivery Programme, the Housing Asset Management Strategy, and the Council Housing Energy Action Plan (HEAP). It supports the Council's ambition to provide high-quality, sustainable housing and to make best use of its existing stock.

5 Alternative options considered.

5.1 **Do Nothing**

Haringey Council has a responsibility to maintain both the internal and external integrity of its housing stock. Opting not to proceed with the refurbishment of the 77 properties within the Tower Gardens Estate would risk reputational damage, as it could be perceived as neglecting its duty to uphold standards of repair—especially given the estate's designation as a Conservation Area.

Inaction also carries significant financial consequences. Failure to upgrade these properties will lead to continued reactive repairs and maintenance, placing a sustained burden on the Council's already limited financial resources. Timely investment not only fulfils the Council's statutory obligations to ensure the properties meet the Decent Homes Standard but also delivers long-term cost-effectiveness and reinforces its commitment to providing safe, well-maintained housing for its residents.

5.2 **Partnering Contract**

Haringey Council is currently procuring four long-term partnering contractors to deliver major works to its housing stock over a 10-year period. While it was initially considered to include the Tower Gardens Major Works Programme within the partnering contracts, several critical factors led to the option being ruled out.

Firstly - the Tower Gardens Major Works programme refurbishment works are considered urgent, as the external repairs are required to address structural issues and upgrade poor performing elements such as windows, doors, drainage and other major

components. Delaying the works until the partnering contractors mobilise in early 2026, would risk further deterioration of these properties, leading to higher repair costs which could in turn lead to claims for disrepair.

It should also be noted that the decision to exclude the Tower Gardens Major Works Programme from the partnering contract is because the project was first identified in 2022, meaning the works are overdue and any further delays will compromise the Council's commitment to achieving its Decent Homes target for 25/26 and 26/27.

6. Background information

6.1 Tower Gardens Estate is a designated conservation area located off Lordship Lane in North Tottenham. The estate was constructed between 1904 and 1928. Tower Gardens was given Conservation Area status in 1978 and later covered by an Article 4 Direction, due to its unique architectural approach and the quality of construction of its properties.

6.2 The Tower Gardens Estate comprises approximately 954 houses arranged across 24 streets, with ownership shared between Haringey Council and private individuals. Of these, 77 tenanted properties have been identified for inclusion in the Council's current Major Works Programme. These selected properties are located primarily along Tower Gardens, Teynton Terrace, Waltheof Avenue, and Risley Avenue. The table below outlines the distribution of properties per street within the programme.

Tower Gardens – Major Works Programme	
Street Name	Number of Tenanted Properties
Tower Gardens	33
Risley Avenue	28
Teynton Terrace	10
Waltheof Avenue	6
Total	77

6.3 While the Council owned properties on the Tower Gardens Estate share a broadly similar design, the condition and required interventions vary across individual properties. Therefore, the programme has been carefully designed through meetings with the local planning team and the appointed multi-disciplinary consultant to ensure that all interventions are sympathetic to the original architecture and comply with conservation guidelines.

6.4 Following a series of meetings between the local Planning Team and the appointed Multi-Disciplinary Consultant who carried out the initial feasibility study and condition surveys, the following scope of works was agreed to ensure compliance with conservation requirements and address the identified building needs:

- Replacement of roof coverings to improve weatherproofing and structural resilience. Replacement will be with materials to reflect the original style and features of the properties.
- Renewal of rainwater goods to enhance drainage and prevent water ingress
- Fabric repairs to masonry and brickwork to restore external surfaces and preserve architectural character
- Replacement of all windows and front entrance doors in line with conservation guidelines
- Renewal of fencing to improve boundary definition and visual cohesion
- Levelling of pathways to eliminate trip hazards and improve accessibility

6.3 Upon completion of the design process and agreement on the final scope of works, a detailed specification and tender documentation were prepared. The tender was issued

via the Haringey Council tender portal, inviting approved framework contractors to submit their proposals in accordance with the outlined specification and the Invitation to Tender.

Competitive Tender Process

The Council conducted a robust and competitive procurement exercise via Lot 2.2 of the London Construction Programme (LCP) Framework. Tenders were published on 03 June 2025, resulting in the receipt of seven compliant bids by the closing date of 30 July 2025.

Following a comprehensive evaluation process, the appointed contractor demonstrated strong capability to deliver the refurbishment works to a high standard, on budget, and in accordance with the Council's priorities around social value and environmental sustainability. The tender results are shown in the table below with further detail in Appendix A – Exempt Report.

6.4 Following final clarifications and the evaluation and moderation of the quality, price and social value elements, the table below sets out the final scores for the 7 bids received.

Tenderer	Tender Price	Cost (40%)	Quality (50%)	Social Value (10%)	Total Score (%)
A	£3,399,870.63	39.20	50.00	7.00	96.20
B	£3,683,749.45	33.60	45.01	5.96	84.57
C	£3,719,459.30	32.80	44.94	3.90	81.64
D	£3,776,628.69	30.40	45.70	4.97	81.07
E	£3,782,261.91	27.20	46.15	3.00	76.35
F	£3,990,206.32	32.00	42.60	3.88	78.48
G	£4,074,699.52	28.80	41.72	6.99	77.51

6.5 The above results follow a compliant tender exercise to procure a suitably qualified and experienced contractor to deliver the Tower Gardens Major Works programme, it is therefore recommended that Cabinet approves the award of contract to Tenderer A in the sum of £3,399,871.00.

6.6 The projected spend profile is shown in the following table. The project will be funded from the Tower Gardens Major Works Budget which sits within Asset Management's HRA Capital Programme.

The allocated funding will accommodate all works executed on the project and will be delivered over 3 financial years i.e., 25/26, 26/27 with the retention and end of defects in 27/28 as shown in the table below.

The works will be funded from the approved budget for the HRA Major Works Capital Programme. The works are capital in nature as they relate to the structural refurbishment and reinstatement of housing assets.

The costs are expected to be contained within the existing Major Works budget and Medium-Term Financial Strategy (MTFS). Provided there is no cost escalation beyond the estimated cost, there is no or minimal financial pressure on the current year's capital budget.

A small portion of spend may slip into the following financial year £169,994.00 to address end-of-year defects or completion items.

Financial year	Works	Description
25/26	£300,000.00	Main Works
26/27	£2,929,877.00	Main Works
27/28	£169,994.00	Defects
Total	£3,399,871.00	

6.7 **Key Milestones**

The following key milestones are noted for the delivery of the Tower Gardens Major Works Programme.

Work Stages	Indicative Delivery Period
Initial Engagement	September 2022
Feasibility and Options Appraisal	February 2023
Design Proposals	May 2025
Procurement	May - July 2025
Governance and Approval to Award	November 2025
Appointment of Contractor and Mobilisation	December 2025
Handover	December 2026
End of Defects and Final Sign-Off	March 2027

6.8 **Planning**

As part of the formal application and approval process, the Project Team is in active consultation with Haringey Council's Planning and Building Control services, ensuring that all proposals are compliant with both national policy and local conservation area guidelines. This collaborative approach supports the delivery of essential improvements while safeguarding the architectural integrity and heritage value of the estate. Discussions are ongoing around the finer details of the scheme, including design specifications and compliance with planning and heritage requirements.

6.9 **Conservation**

The properties within the Tower Gardens Major Works Programme are in the Tower Gardens Estate Conservation Area, designated in 1978. This area is recognised for its special architectural and historic interest, particularly its early 20th-century Arts and Crafts-style housing and garden suburb layout, originally developed by the London County Council.

In accordance with the National Planning Policy Framework (NPPF)—specifically Section 16: Conserving and Enhancing the Historic Environment—local planning authorities are required to identify and assess the significance of any heritage asset that may be affected by a proposal, including impacts on its setting. This includes designated conservation areas such as Tower Gardens. Additionally, the Tower Gardens Conservation Area Appraisal and Management Plan (2019) provide localised guidance and design principles that must be considered in any development or refurbishment proposals. Many streets in the area are also subject to an Article 4 Direction, which removes certain permitted development rights to preserve the estate's uniform character and original features.

6.10 **Risk Management**

The Tower Gardens Major Works programme presents several key risks that require careful management to ensure successful delivery:

Contractor Capacity and Commitment

A primary risk is securing a contractor with the capacity and commitment to deliver the works to the required standard and within the agreed timeframe. This has been mitigated by procuring through the London Construction Programme (LCP) Framework, which ensures all contractors are pre-vetted and capable of delivering complex refurbishment projects.

Cost Management and Budget Control

Managing project costs within the allocated budget remains a significant challenge. To mitigate this, we have appointed an experienced design consultant and lead architect to oversee cost planning and design efficiency throughout the project lifecycle.

Quality Assurance and Resident Satisfaction

Achieving a high standard of workmanship is essential to ensure resident satisfaction and long-term asset performance. To address this, a dedicated quality inspector has been appointed to carry out daily site inspections. This role includes monitoring construction quality and reporting on health and safety compliance.

Unforeseen Works and Structural Complexity

A further risk lies in the potential for unforeseen works that may only become apparent once the project is underway. These could include issues such as underpinning requirements, drainage failures, foundation instability, or hidden structural defects that were not identified during the tendering process. The lead consultant is also prepared to respond swiftly with design and engineering solutions should such issues arise.

Planning Delays for Conservation

As the scope of the Tower Gardens Programme includes external works to properties within the Tower Gardens Conservation Area, there is a heightened risk of planning delays due to the area's heritage designation and the presence of an Article 4 Direction, which restricts certain permitted development rights. These controls are in place to preserve the estate's distinctive architectural character. To mitigate potential delays, the Project Team has initiated early engagement with Haringey Council's Planning and Conservation Officers to ensure proposals are conservation-compliant and to support a smoother planning approval process.

7. Contribution to the Corporate Delivery Plan 2024-2026 strategic outcomes

7.1 The Tower Gardens Major Works Programme is aligned with the **Housing Asset Management Strategy (2023–2028)**, and the **Corporate Delivery Plan (2023/24)**. It is designed to:

- Support the Housing Strategy and ensure all council homes meet the Decent Homes Standard by 2028.
- Respond to the climate emergency by delivering energy efficiency upgrades and decarbonisation measures, aligned with the borough's net zero target by 2041.
- Ensure building safety and compliance, in line with the Building Safety Act (2022) and Social Housing Regulation Act (2023).
- Embed active asset management, reviewing long-term viability and demand before investing in housing stock.
- Align with the Corporate Delivery Plan Theme 2: "Responding to the climate emergency," by prioritising sustainability in all property decisions.

7.2 There are estimated to be over 15,000 households experiencing fuel poverty in the borough. Improving the energy efficiency of our housing stock to reduce fuel bills is the most effective means of achieving a key objective of the Council's Affordable Energy Strategy 2020-2025. Improving the energy efficiency of homes remains the most sustainable, long-term solution to fuel poverty. With many homes requiring an extensive package of energy efficiency measures.

7.3 This project will help to achieve the Borough Plan Outcome 3:'We will work together to drive up the quality of housing for everyone'. This will include contributing to deliver the following objectives: -

- Ensuring the Council is compliant with the regulatory requirement to bring all council homes to the Decent Homes Standard by 2028.
- Meeting all Building Safety and Compliance regulatory requirements to ensure the safety of residents living in council homes.

8 Carbon and Climate Change

8.1. This project derives from the strategy within the Housing Energy Action Plan. The properties included in scope will go through a 'fabric first' retrofit design process aimed primarily to reduce their carbon emissions, reduce energy usage, and be more resilient to fluctuating temperatures.

9. S**tatutory Officers comments (Chief Finance Officer (including procurement), Director of Corporate Governance, Equalities)**

9.1 Strategic Procurement

9.1.1 Strategic Procurement (SP) note that this report relates to the approval to award a contract to Tenderer A.

9.1.2 SP note that a competitive tender was launched via the LCP MW24-H Housing Framework Lot 2.2 Retro-Fit Refurb & Adaptations Housing. The adopted procurement is in line with Contract Standing Order (CSO) 7.01 and Regulation 33 of the Public Contract Regulations 2015.

9.1.3 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.

9.1.4 SP support the recommendation to approve the award in accordance with CSO. 2.01 (c).

9.2 Financial Consideration

9.2.1 It is recommended that a contract valued at £3,399,871 be awarded over a three-year period. This sum encompasses the costs for structural works, window and roof replacements, external fabric repairs, and redecorations across 77 tenanted blocks.

9.2.2 As all blocks are tenanted, no leaseholder contributions will be applicable.

9.2.3 The contract will be fully funded through the HRA Major Works Capital Programme, with no requirement for additional funding beyond the approved budget envelope.

9.2.4 The proposed expenditure is consistent with the Council's Medium-Term Financial Strategy (MTFS). Costs associated with 2025/26 have been incorporated into the service's financial forecasts. inflationary factors have been accounted for in the financial planning.

9.3 Legal

9.3.1 The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.

9.3.2 The works were tendered under the LCP Major Works Housing Framework Agreement Lot 2.2. Use of a framework agreement is an approved procurement process under the Public Contracts Regulations 2015 (Reg 33), the procurement legislation in force at the time the Framework Agreement was established. Use of a framework agreement is also provided for under CSO 7 of the Council's Contract Standing Orders.

9.3.3 Cabinet has power under CSO 2.01 (c) (contracts valued at £500,000 or more) to approve the award of this contract. It also has power to approve issuance of a letter of intent.

9.3.4 The award of this contract is a Key Decision and, as such, the Council needs to comply with its governance processes in respect of Key Decisions including publication in the Forward Plan.

9.3.5 The Director of Legal and Governance confirms that there are no legal reasons preventing the Cabinet from approving the recommendations in this report.

9.4 Equality

9.4.1 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 protected characteristics and people who do not.
- Foster good relations between people who share those characteristics and people who do not.

9.4.2 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.

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

9.4.4 This report seeks approval from Cabinet to award a contract for the Tower Gardens Major Works Programme. Approval of the contract award will enable essential refurbishment works to be carried out to 77 tenanted properties. These works are essential for the general upkeep of the properties which include structural works, window and roof replacement, external fabric repairs and redecorations.

9.4.5 The decision will primarily impact residents living in properties owned by Haringey Council, a significant number of whom share the protected characteristics. BAME people and disabled people are overrepresented in our council housing stock. The scope of these works to properties will be adapted if required where residents have disabilities. Engagement with residents will take place to identify any specific needs.

9.4.6 Overall, as far as this decision will support the Borough Plan objective to drive up the quality of housing for everyone this decision can be expected to have a positive equalities impact.

9.4.7 As a body carrying out a public function on behalf of a public authority, the contractor will be required to have due regard for the need to achieve the three aims of the Public Sector Equality Duty, noted above. Arrangements will be in place to monitor the performance of the contractor and ensure that any reasonable measures are taken to address any issues that may occur and may have a disproportionate negative impact on any groups who share the protected characteristics.

11.0 Use of Appendices

11.1 Appendix A - Exempt Report.

12. Background papers

12.1 None

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MINUTES OF THE MEETING Cabinet Member Signing HELD ON Monday, 3rd November, 2025, 10.45 - 10.55 am

PRESENT:

Councillors: Sarah Williams

ALSO ATTENDING:

27. FILMING AT MEETINGS

RESOLVED:

The filming at meetings notice was noted

28. APOLOGIES FOR ABSENCE

There were none.

29. DECLARATIONS OF INTEREST

There were none.

30. URGENT BUSINESS

There was none.

31. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

32. EXTENSION OF CURRENT GAS MAINTENANCE CONTRACTS

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

It was explained that there was a request to extend the current gas maintenance contracts. This had been agreed earlier in the year, however, it was noted that there was a need to correct the previous agreement, which had a discrepancy with the appointed contractor.

RESOLVED:

That the Cabinet Member for Housing and Planning and Deputy Leader:

1. In accordance with the Council's Contract Standing Order 18.03.3 and CSO 2.01(d), approved a variation/extension to the contracts dated 1st October 2020 with an initial expiry date of 30th September 2025 between the Council and the Service Provider for [a gas servicing programme in Haringey – Lot 1 and Lot 2] (the "Contracts") under Contract Standing Order 18.03.3 and CSO 2.01(d), and agreed to extend both current Gas Servicing contracts with the following contractors, by extending the current term of the Service by up to six (6) months until 31st March 2026.

    - Purdy Contracts Limited, effective from 1st October 2025, was approved to provide a further extension of six (6) months to 31st March 2026, at an additional cost of £1,305,000.00. This brought the total contract value to £18,759,908.90.

    - Sureserve Compliance South Ltd (formerly K&T Heating Services Ltd), effective from 1st October 2025, was approved to provide a further extension of six (6) months to 31st March 2026, at an additional cost of £1,220,000.00. The aggregated total value of the contract remained the same as the original contract value figure of £11,800,000.00, and only the duration of the Contract was amended.

2. Each contract was extended for a period of 6 months commencing from 1st October 2025 until 31st March 2026.

3. This decision was retaken following clarification of the contractor's name and additional information included on the values.

Reasons for the decision:

The reasons for seeking to extend this contract were set out below:

To continue with the servicing and maintenance of Domestic & Commercial heating systems with minimal disruption to the residents due to faults and breakdowns.
To ensure continuity in adhering to regulation 36 (Duties of Landlords) under the Gas Safe Regulations 1998 to keep residents safe.

This was the most economically advantageous route, as a new interim provider would almost certainly have inflated the contract sum, which would have been challenging under the current financial climate.

To procure the new long-term Domestic & Commercial Heating contracts for mobilisation by 1st April 2026, which was in alignment with the new financial year.

Alternative options considered:

Do Nothing
This was not an option, due to the Council's statutory health and safety obligations.

Undertaking a full procurement exercise to re-tender the contract
A full procurement exercise was underway but was not completed before 1st October,

which would have meant that there was no service provision for gas & heating repairs, maintenance & renewals.

In-house Delivery
This option had been previously investigated; however, it was not viable to deliver these services in-house due to the lack of skill sets within the housing repair service to repair and maintain the various types of heating systems currently managed. It would also have taken a significant amount of time, planning, and investment to set up an in-house team in an extremely competitive market at that time.

CHAIR:

Signed by Chair ……..

Date ……

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MINUTES OF THE MEETING Cabinet Member Signing HELD ON Monday, 3rd November, 2025, 4.30 - 4.40 pm

PRESENT:

Cabinet Member: Councillor Sarah Williams

ALSO ATTENDING:

Chris Liasi – Principle Committee Coordinator, Sarah Hayne - Contracts & Compliance Team Leader

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. PLANNED PREVENTATIVE MAINTENANCE, RESPONSIVE REPAIRS COMPLIANCE FOR COMMUNAL WATER BOOSTER/ PUMPS CONTRACT

The existing contract for maintaining and repairing communal water booster systems had expired in October 2025. To ensure continued service and compliance with health and safety regulations, a new contract had been awarded. This new arrangement had been procured through a competitive process, resulting in a single bid from a qualified contractor who demonstrated strong technical expertise and offered competitive pricing.

The contract operated on a call-off basis, with no fixed monthly or annual fees—payments were made only for completed work. Funding had come from both Capital

and Revenue budgets, with major upgrades covered by the M&E Capital budget. Performance had been monitored through monthly reviews and inspections by Haringey Council's M&E Contracts and Compliance team, ensuring quality, value for money, and timely completion of works.

RESOLVED: That the Cabinet Member for Housing and Planning

3.1 The Cabinet Member for Housing and Planning (Deputy Leader) approved the award of a contract for the planned preventative maintenance and responsive repairs compliance for communal water boosters/ pumps to Contractor A with a start date of 1st October 2025 with a contract duration of 6 years (4 years plus up to 2 optional 1-year extensions).

3.2 The maximum contract value is £900,000.00 plus inflation. This included planned maintenance, responsive repairs and capital replacements where required.

Reasons for decision

4.1 Across Haringey there are communal pumps which service the housing stock with regard to cold water booster pumps, sump/sewage pumps and surface water pumps. These are vital to ensure the safe, healthy and constant supply of fresh water and removal of foul and excess surface water drainage.

4.2 It is a statutory requirement to maintain these assets and repair or replace when required to ensure compliance with regulation and bye-laws.

Alternative options considered

5.1 Do Nothing – This is not an option as it would result in loss of water and sewage/drainage issues due to lack of repairs and maintenance. This would lead to dissatisfied residents and significant health and safety issues, with Haringey not meeting it's decent homes standards.

5.2 Carry out the work through internal resources – This is not an option due to not having the required level of qualified/trained operatives and specialist equipment and parts to maintain Haringey's current complexity of equipment.

5.3 Extend the existing contract. Whilst the current service provision is sufficient, we are unable to extend any further under the current contractual arrangements and procurement rules.

7. EXCLUSION OF THE PRESS AND PUBLIC

8. EXEMPT AWARD OF CONTRACT FOR PLANNED PREVENTATIVE MAINTENANCE, RESPONSIVE REPAIRS COMPLIANCE FOR COMMUNAL WATER BOOSTER/ PUMPS

RESOLVED:

The Cabinet Member considered the exempt information.

CABINET MEMBER:

Signed by Cabinet Member ……..

Date ……

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MINUTES OF THE MEETING Cabinet Member Signing HELD ON Wednesday, 5th November, 2025, 11:30 - 11:40am

PRESENT:

Councillors: Ajda Ovat

ALSO ATTENDING: Kodi Sprott, Principal Committee Coordinator, Ann Cunningham, Head of Highways and Parking, Idowu Ereoah, Parking Operations Manager

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. THE EXTENSION OF THE CCTV MAINTENANCE CONTRACT

In November 2021, Cabinet considered tenders for the maintenance of the Council's CCTV Equipment and agreed to award the contract to TYCO Fire & Integrated Solutions (UK) Limited t/a TYCO Integrated Fire & Security [TYCO) for a period of 4 years to a total value of £1,836,668.

This report sought approval to extend the contract for a period of one year as permitted under CSO 18.03. As well as, providing feedback on the contractor's performance and discuss other considerations relating to the extension of the contract.

RESOLVED:

For Cabinet, pursuant to Contract Standing Order (CSO) 18.02.2 and CSO 2.01(d) to approve the extension of the contract for the provision of maintenance services to TYCO Fire & Integrated Solutions (UK) Limited t/a TYCO Integrated Fire & Security [TYCO] for one year from the 1 December 2025 to 30 November 2026 up to the value of £900k bringing the total value of the contract to £2,736,668. A recharge will be calculated subject to the number of cameras and proportionality of associated costs. apportioned, between the parking service and community safety. Last year 25% of costs were recharged to Community Safety account.

Reasons for decision

The contract for the maintenance of the Council's CCTV Equipment awarded to TYCO Fire & Integrated Solutions (UK) Limited t/a TYCO Integrated Fire & Security [TYCO) will end on 30th November 2025.

The Council allocated funding for a new purpose-built CCTV control room and the upgrade and expansion of CCTV cameras in 2021 This resulted in the award of a separate contract for the provision of CCTV control room equipment and cameras. A decision was taken at that time to tender those services separately, to ensure more competition and offer a wider range of suppliers the opportunity to submit tendered bids. This contract was awarded for a period of 5 year and comes to an end in February 2027.

Tendering for one integrated contract for the supply and maintenance of CCTV equipment is the option preferred to ensure efficiencies and value for money.

The extension of this contract is therefore required to ensure service maintenance continuity, while we align the expiry of both contracts as closely as possible

Alternative options considered

Doing nothing – Not having a CCTV maintenance contract runs the risk of infrastructure failure and loss of CCTV capability. Risks associated with failure include loss of public and key stakeholders' confidence, increased crime and disorder, failures in traffic management and loss of related income.

Re-procure the contract now – As the current contract is due to expire on 30th November 2025, this option would result in a period where the Council would not be able to maintain its CCTV infrastructure. The risks associated are the same as those set out above under the 'Do Nothing' option. It will also undermine the desire to bring the supply and maintenance of CCTV equipment under one contractual arrangement.

CHAIR:

Signed by Chair ……..

Date ……

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MINUTES OF THE MEETING Cabinet Member Signing HELD ON Wednesday, 19th November, 2025, 11.00 - 11.06 am

PRESENT:

Councillors: Seema Chandwani

ALSO ATTENDING:

7. FILMING AT MEETINGS

RESOLVED:

The filming at meetings notice was notice.

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 received.

12. NUISANCE VEHICLE REMOVAL CONTRACT EXTENSION

The Director of Environment introduced the report. The reasoning for the report was outlined.

It was explained that the extension of the Nuisance Vehicle Removal Contract was required to ensure continuity of a critical service that supported parking compliance and the Council's wider transport objectives. It was noted that other options for delivery were reviewed, including future in house provision. It was explained that the extension of the current contract allowed officers to further consider future options for provision.

RESOLVED:

That the Cabinet Member Resident Services and Tackling Inequality

1. Approved the extension of the existing Nuisance Vehicle Removal Contract with Marston (Holdings) Limited, in accordance with the Council's Contract Standing Orders 18.02.2 (which allowed for an extension of a contract term) and 2.01(d) as the value of the contract was £500,000 and above, for a period of one year from 1 December 2025 to 30 November 2026.

2. Approved a variation of the new annual contract value from £1,132,199 to an annual extension value of £1,117,720, providing a net saving of £14,479 as permitted under CSOs 18.03.3 and 2.01(d).

3. Approved the development of an in-house feasibility assessment during the extension period, including site identification, capital investment options, and service design requirements to inform the Council’s long-term procurement or delivery strategy beyond 2026.

Reasons for decision

The extension of the Nuisance Vehicle Removal Contract was required to ensure continuity of a critical service that supported parking compliance and the Council’s wider transport objectives. The removal of nuisance, abandoned, and obstructive vehicles was an essential function to maintain public safety, protect emergency access routes, and preserve the quality of life for residents.

The Nuisance Vehicle Removal Contract played a crucial role in supporting major events at the Tottenham Stadium, where the Council had a statutory duty to maintain clear evacuation routes and emergency access corridors. Tottenham event days regularly generated significant traffic and parking pressure, and without a reliable removal service the Council would have been unable to manage obstructive vehicles that compromised safety. The extension of the contract therefore safeguarded the Council’s ability to meet its obligations on public safety, event management, and local transport resilience.

Additionally, extending the contract allowed the Council to maintain effective parking enforcement operations, safeguard compliance with transport policies, and continue supporting local priorities such as tackling environmental crime and ensuring safer, more accessible streets. The extension also provided stability while the Council considered longer-term service delivery options.

By extending the existing arrangement, the Council avoided the risks associated with a service gap, including unmanaged abandoned vehicles, ineffective enforcement against persistent evaders, and reputational damage from not meeting statutory duties. It also ensured that the service remained aligned with both the Council’s Corporate Delivery Plan and Haringey’s Transport Strategy, supporting the strategic goals of safety, sustainability, and resident satisfaction.

Alternative options considered

This work informed future decision-making on whether full procurement or internal delivery provided the best value and resilience for the borough.

Do nothing – Not viable. Leaving the contract to lapse would have exposed residents and service users to safety risks and undermined compliance. Continuing the Nuisance Vehicle Removal Service was essential and the Council avoided several significant drawbacks upon the current contract's expiration. These included:

a) Inability to promptly remove abandoned vehicles: Without a contract in place, the Council would have struggled to address the issue of abandoned vehicles, which could cause public nuisance, obstruct traffic flow, and pose safety hazards.

b) Difficulty in dealing with unregistered vehicles: A lack of a removal contract could have made it challenging for the Council to handle the large number of unregistered vehicles identified during parking enforcement operations. These vehicles might have accumulated outstanding penalties and contributed to ongoing traffic violations.

c) Ineffective enforcement against persistent evaders: Without a removal contract, the Council might have been unable to deal with persistent evader vehicles effectively. This could have resulted in losing opportunities to recover outstanding debts associated with these vehicles.

d) Inability to meet commitments and obligations: If the Council had specific commitments or obligations outlined in local management plans, such as providing removal services during special events or designated areas, not having a vehicle removal contract could have prevented the Council from fulfilling these responsibilities.

In-House Solution
This service involved multiple functions, including the removal of abandoned and nuisance vehicles, those illegally parked, safe storage, controlled vehicle release, and compliant disposal processes, all of which required secure and well-managed pound facilities. Establishing such a facility within or near the borough had proven challenging.

Delivery of an in-house nuisance vehicle removal service therefore presented significant operational and logistical complexities. The Council considered all relevant factors in developing a comprehensive assessment of requirements for the future delivery of this service, whether some or all component parts could be delivered in-house. Until this assessment was complete, it was not feasible to transition the service in-house without risking significant disruption to operations.

CHAIR:

Signed by Chair ……..

Date ……

DECISION NOTICE OF THE Cabinet Member Signing HELD ON Friday, 28th November, 2025, 11.14 - 11.24 am

Set out below is a summary of the decisions taken at the Cabinet Member Signing on Friday, 28 November 2025.

If you have any queries about any matters referred to in this decision sheet please contact Richard Plummer Committees Manager.

6. PROVISION OF SOCIAL CARE SERVICES INCLUDING RESIDENTIAL CARE, SUPPORTED HOUSING, SUPPORTED LIVING AND DAY SERVICES/OUTREACH

DECLARATIONS OF INTEREST MADE FOR THIS ITEM:

None

RESOLVED:

That the Cabinet Member for Health, Social Care and Wellbeing pursuant to CSOs 2.01c and permitted under 0.08:

1. Approved the direct award of short-term emergency continuity contracts to the new provider for an initial term of one year from 1st December 2025 to 30th November 2026 (with the option to extend for up to a further year), up to the maximum aggregate value of the contracts - being of £4.502m (if fully extended), comprising:
    a. Up to £25,492 pa for continuation of the existing arrangement for Housing Related Support (HRS) services until the current termination date 31st December 2025;
    b. Up to £2.25m per annum for individual spot placements at the prevailing commissioned weekly rates, for an initial one-year period with the option to extend for up to a further year;
    c. Actual expenditure will be based on assessed needs of each individual and may be lower than the stated ceiling value.

2. That effective 1 January 2026, where an individual receiving Adult Social Care (ASC) services is assessed as having a need for Housing Related Support (HRS), the following financial arrangement will apply:
    a. The assessed HRS hours will be funded in gross by ASC to ensure continuity of care and streamlined payment processes.
    b. These costs will subsequently be recharged to the HRS service in accordance with agreed inter-departmental protocols.
    c. This arrangement ensures clarity in funding responsibilities while maintaining compliance with statutory duties and supporting integrated service delivery.

3. Delegated authority to the Director of Adults Social Care, after consultation with the Director of Finance and the Cabinet Member for Health, Social Care and Wellbeing, to finalise the terms of award and to finalise contracts.

    1.1.1. Agree to provide transitional financial support if required to maintain safe staffing and service continuity during mobilisation and handover, subject to appropriate governance and financial controls.

Reasons for decision

The current provider's insolvency prevents it from meeting ongoing operational and statutory obligations. Without immediate intervention, there is a risk of sudden service cessation, putting vulnerable residents at risk and breaching the Council's duties under the Care Act 2014.

A market sales process undertaken by the provider's insolvency practitioners has identified a preferred organisation with the capacity and experience to assume responsibility for the services. However, the proposed transfer relates to the service provision alone; the Council will not assume liability for the insolvent legal entity.

The Council must act urgently to maintain service continuity, retain skilled staff, and minimise disruption for residents and families. A delay in decision-making would significantly increase the risk of unmanaged service failure.

A one-year term with an option to extend for a further year provides the operational stability needed for a safe and orderly transition to the new provider, while safeguarding the integrity of the wider transaction. Accommodation-based services require a carefully managed and secure handover to ensure continuity of care and minimise risk.

Alternative options considered

Do Nothing
Not viable. The provider is unable to continue trading and would otherwise collapse, leaving residents without essential care arrangements.

Bring Services In-House on an Emergency Basis
This option was considered but discounted. The Council does not have the immediate staffing, necessary CQC registration, or infrastructure to take on these services within the required timeframe without disrupting care or creating further safeguarding risks.

Procure a New Provider via an Open Tender
Timescales required to undertake a compliant procurement exercise would not allow for a safe transfer. Residents could be left without essential support.

8. EXEMPT PROVISION OF SOCIAL CARE SERVICES INCLUDING RESIDENTIAL CARE, SUPPORTED HOUSING, SUPPORTED LIVING AND DAY SERVICES/OUTREACH

DECLARATIONS OF INTEREST MADE FOR THIS ITEM:

None

RESOLVED:

That the Cabinet Member for Health, Social Care and Wellbeing:

1. Agreed the exempt recommendations.

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Delegated Decisions taken by Corporate Directors

For Reporting to Cabinet - November 2025

Corporate Director	Date	Title	Decision	Exempt?
Corporate Director of Environment and Resident Experience	06/10/2025	Approval for Implementation of Standing Order 2.05.1 (n) av	To approve the implementation of Standing order (CSO) 8.01 (use of Council Dynamic Purchasing system and approves the award of contract pursuant to CSO 2.05.1 (n) for a solar PV procurement and installation of a 150kWp Solar PV system at The Brook School & Willow School contract to Ecolution Group Ltd. The proposed contract will be for a period of 2 months 22 days from 10 October 2025 to 31 December 2025, at a maximum value of £106,468.51	Yes
Corporate Director of Adults, Housing and Health	02/10/2025	Community Connection Haringey Project	Approve the acceptance of grant funding from the Ministry of Housing, Communities and Local Government (MHCLG) and award the contract for the Community Connection Haringey project	
Corporate Director of Adults, Housing and Health	10/10/2025	Variation of Contract under Contract Standing Order(CSO) 2.05.1.n Fire alarm and Detection Works at Hamilton Close	For the Corporate Director Adults Housing & Health to approve the implementation of Contract Standing Order 2.05.1(n) vary the contract for the provision of Fire Alarm Installation from £218,374.63 to £300,000,	

Corporate Director of Environment and Resident Experience	22/10/2025	Approval for Implementation of Contract Standing Order 18.03.3	For the Director of Environment & Resident Experience to approve implementation of Contract Standing Orders 18.03.3, and 2.05.1 (n) and grant an extension of £70,000 by value and increase the duration by a year up to 31 March 2027 to the existing contract with Eunomia Research and Consulting Ltd for Environmental Services Implementation Support. Contract 4400019703 will then run through to a termination date of 31 March 2027 with a total value of £210k.	Yes
Corporate Director of Finance and Resources	20/10/2025	Acquisition of N4 using the Greater London Authority's (GLA) Council Homes Acquisition Programme (CHAP) funding.	Purchase of the property known as N4 for a sum of £320,000 for housing purposes as part of the Council's programme to deliver properties using Council Homes Acquisition Programme (CHAP) to ease wider homelessness pressures.	No
Corporate Director of Finance and Resources	20/10/2025	Acquisition of 18 Robert Burns House N17 0RB using Right to Buy receipts / MHCLG LAHF R3 Grant.	Purchase of the property known as 18 Robert Burns House N17 0RB (and shown edged red on the plan attached included as part of the original lease – Appendix 4) for a sum of £280,000 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 that aims to provide sustainable housing for those on Afghan resettlement schemes (ARAP/ACRS) who currently reside or formerly resided in bridging accommodation and ease wider homelessness pressures. The property can then be leased by the Council to the Haringey CBS for seven years.	No
Corporate Director of Finance and Resources	28/10/2025	Acquisition of Flat 17, Dellafield, Pooles Park, London N4 3PQ using Right to Buy receipts	Purchase of the property known as Flat 17, Dellafield, Pooles Park, London N4 3PQ	

Corporate Director of Finance and Resources	28/10/2025	Acquisition of 8 Shelley House N8 7BE using the Greater London Authority's (GLA) Council Homes Acquisition Programme (CHAP) funding	Purchase of the property known as 8 Shelley House N8 7BE (and shown edged red on the plan attached included as part of the original lease – Appendix 4) for a sum of £295,000 for housing purposes as part of the Council's programme to deliver properties using Council Homes Acquisition Programme (CHAP) to ease wider homelessness pressures.	
Corporate Director of Finance and Resources	28/10/2025	Acquisition of Flat 17, Dellafield, Pooles Park, London N4 3PQ using Right to Buy receipts.	Purchase of the property known as Flat 17, Dellafield, Pooles Park, London N4 3PQ (and shown edged red on the plan attached included as part of the original lease – Appendix 4) for a sum of £355,000 for housing purposes as part of the Council's programme to deliver properties using either the RTB receipts to ease wider homelessness pressures. The property can then be leased by the Council to the Haringey CBS for seven years.	
Corporate Director of Finance and Resources	28/10/2025	Acquisition of 27 Falconer Court N17 7LE using the Section 106 contributions.	Purchase of the property known as 27 Falconer Court N17 7LE (referenced within the plan and included as part of the original lease – Appendix 4) for a sum of £290,000 for housing purposes as part of the Council's programme to deliver properties using Section 106 contributions to ease wider homelessness pressures. The property can then be leased by the Council to the Haringey CBS for seven years.	

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