

NOTICE OF MEETING

CABINET MEMBER SIGNING

Thursday, 1st May, 2025, 11.30 am - Alexandra House, Station Road, N22 7TY (watch the live meeting [here](#), watch the recording [here](#))

Councillors: Sarah Williams

1. **FILMING AT MEETINGS**

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

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

2. **APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

3. **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

4. 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).

5. JANSONS ROAD - APPROVAL OF HOUSING CONSTRUCTION CONTRACT (PAGES 1 - 22)

6. EXCLUSION OF THE PRESS AND PUBLIC

Item 7 is likely to be subject to a motion to exclude the press and public be from the meeting as *it* contains exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3 and 5, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

7. EXEMPT - JANSONS ROAD - APPROVAL OF HOUSING CONSTRUCTION CONTRACT (PAGES 23 - 44)

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Wednesday, 23 April 2025

Report for: April 2025 Cabinet Member signing

Item number: TBC

Title: Jansons Road – Approval of Housing Construction Contract

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

Lead Officer: Ishen Stewart-Dowding

Ward(s) affected: Tottenham Central

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

1. Describe the issue under consideration

- 1.1. The Cabinet Member for Housing and Planning is asked to approve the appointment of the recommended contractor to complete a new build development of seven new Council homes comprising of 3x 1 bed 2 person flats, 1x 2 bed 3 person flat, 2x 3 bed 4 person flat and 1x 3 bed four person wheelchair adapted flat on Council land at the site known as 1 Jansons road car park, N15. All seven new council homes will be let at Social Rent.
- 1.2. To approve the request of the GLA to accept the scheme into the 21 - 26 AHP fund.

2. Recommendations

- 2.1. It is recommended that the Cabinet Member for Housing and Planning:
- 2.2. Approve the appointment of Contractor A, identified in the exempt part of the report to enter into a JCT Design & Build 2016. The contract will include a break clause which is subject to planning submission by Contractor A and approval to provide 7 high-quality new Council homes at social rent with amenities including a communal garden, bike and bin stores.
- 2.3. Approve the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other third-party rights and interests infringed upon by the Jansons road development under planning ref: HGY/2021/0030 and any related planning permission granted under section 73 or section 96a of the Town and Country Planning Act 1990.
- 2.4. Delegate to the Delivery Director, after consultation with the Director of Finance & Resources and the Cabinet Member for Housing & Planning, authority to make payments of compensation as a result of genuine claims of

third-party rights affected by the Jansons road development and payable as a result of the approval in section 3.5, within the existing scheme of delegation.

- 2.5. Approve the total contract sum set out in the Jansons Road Exempt Report.
- 2.6. Approve the issuance of a letter of intent as set out in the Jansons Road Exempt Report.
- 2.7. Note that in July 2021 Cabinet approved the appropriation of the land for planning purposes to facilitate the development process and then to appropriate for housing purposes following practical completion. Please see background document 'Award of contract July 2021'.
- 2.8. Note that entering into a JCT Design & Build Contract 2016 (with amendments) with Contractor A is subject to planning permission being granted as set out in section 9.9 of this report.

3. Reasons for the decision

- 3.1. The site known as Jansons road was approved by Cabinet in October 2019 to be included in the Council's Housing Delivery programme.
- 3.2. Planning permission was granted in March 2021 for a five-unit scheme under planning reference HGY/2021/0030.
- 3.3. In July 2021 Cabinet approved the award of a construction contract for the Jansons Road Car Park development NFC Homes Limited, this appointment was terminated in 2022 – please see section 7 of this report.
- 3.4. In September 2024 a competitive tender was launched via the London Construction Programme (LCP) Dynamic Purchasing System (DPS) and Contractor A has been identified via this tender process to undertake these works.
- 3.5. Subject to a successful S73 planning submission and approval, there are no reasons for the Council to believe that any third-party rights would be infringed by the development.
- 3.6. Subject to the aforementioned planning approval, the site will provide 7 much needed Council homes on Council land, including three 3-bed, 4-person family homes.
- 3.7. These 7 new Council homes will contribute to our commitment to build 3,000 new high-quality council homes by 2031.

4. Alternative options considered

- 4.1. It would be possible not to 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.
- 4.2. The council could choose not to award the contract for the 7-home scheme until such point permission for the amendment to the existing 5-home scheme has been granted by the planning authority. This option was rejected as Contractor A is best placed to progress the planning amendment under a pre-contract service agreement, working with their appointed professional team to ensure proposals are optimised for buildability, with the council only paying for these design works and their submission should approval not be granted.

5. Site information

- 5.1. This land is Council-owned and held in the Housing Revenue Account (HRA).
- 5.2. The site was previously used as a 13-bay Council owned car park, adjacent to the Maysie memorial gardens as seen in Appendix 4. The site is in the Tottenham Central ward on the corner of Jansons Road and Phillip Lane. The site has good transport links including Bruce Grove overground station, Tottenham Hale, Seven Sisters and Turnpike Lane underground stations as well as multiple bus services along Phillip Lane.
- 5.3. In July 2019, Cabinet approved the inclusion of Jansons Road car park into the Council's Housing Delivery programme to determine its feasibility and capacity for the delivery of new homes and then, if appropriate, its progression through to planning consent.

6. Engagement and Consultation

- 6.1. As a result of the pandemic at the time, the scheme proposals were presented to the public virtually via Microsoft Teams. The loss of amenity at Jansons Road car park obliges the Council to consult in line with section 105 of the Housing Act 1985 ('section 105'). The section 105 consultation period commenced on 7 September 2020 and ran until 18 October 2020. Of the eleven homes that received the section 105 pack inviting responses, three households formally responded.
- 6.2. All three respondents stated that the proposed removal of the car parking bays breaches the lease agreement of secure tenants/leaseholders in the area. Secure tenancies and lease agreements were checked, and no evidence has been found that parking rights were conferred on residents in the area.
- 6.3. All three respondents stated that the removal of parking facilities would have a detrimental impact on their daily lives. This included specific impact on older residents and those with disabilities who require parking medical care or family related travel.

- 6.4. The respondents further suggested that there was a lack of available parking in the local area which would result in increased congestion. Comments from respondents stated that the Council had not properly audited the parking conditions in the area and that a full survey should have been conducted before proposals were developed. Two consultees suggested that existing users of the car park should be given free on-street parking should the development proposal progress.
- 6.5. A full parking survey was therefore carried out on two separate weekday nights when residents are home. The survey concluded that the adjoining streets covered by a controlled parking zone have capacity to accommodate any additional parking that may arise from the proposed development. Jansons Road has a Public Transport Accessibility Level, (PTAL) rating 3 which is moderate; and there is capacity for residents to apply for on street parking.
- 6.6. Two wider engagement meetings on the proposals were held on Microsoft Teams on Monday 9 November and Tuesday 10 November 2020. The key comments raised were again the perceived lack of parking spaces in the roads. However, the Council believes that the results of the transport assessment and parking survey show that the additional parking demand created by the loss of the existing car park plus any new parking demand associated with the proposed development can be absorbed on-street.
- 6.7. The proposed development is a car-free development. A parking bay on site is being proposed for the wheelchair accommodation.
- 6.8. A concern was raised about disturbance during the construction works. The Council will ensure that disturbances during the construction works will be reduced to its possible minimum. An indicative Construction Logistics Plan will be prepared to ensure the impacts of the construction process are minimised for the local community.
- 6.9. The scheme was submitted for planning 23 December 2020 and residents were again formally consulted as part of this process. Planning approval of the scheme was granted 9 March 2021.

7. Previously approved Build Contract

- 7.1. In July 2021 Cabinet approved the award of a construction contract for the Jansons Road Car Park development NFC Homes Limited who proceeded with mobilisation and enabling works including the discharge of pre-commencement planning conditions under a letter of intent. Please see background document 'Award of contract July 2021'.
- 7.2. In July 2022 Cabinet approved the award of a revised contract to NFC Homes Limited who were continuing work under the aforementioned letter of intent. Please see background document 'approval of revised construction contract July 2022'.

- 7.3. Following the request from NFC Homes Limited for a further revision to the contract, their appointment via letter of intent was terminated in 2022 and the site secured.

8. Proposed Build Contract

- 8.1. In September 2024 the Council published an invitation to tender via the Councils London Construction Programme (LCP) Dynamic Procurement System (DPS). Contractors were invited to submit their price, programme and qualitative information in response to questions and criteria set out in the Tender to develop the 5-home scheme as per planning reference HGY/2021/0030. All submissions would be assessed on a 60% quality, 40% price basis.
- 8.2. The quality assessment was conducted by Haringey's project team, with the moderation led by the Council's Procurement Team to ensure a high level of quality across both the submissions and scoring. The quality assessment was conducted via a pre-agreed list of questions that were included as part of the delivery proposals in the tender. Each question was scored between 0 (question not answered) and 5 (excellent) and then weighted as set out in the tender.
- 8.3. The project team's Cost Consultant is assigned to independently evaluate the cost to ensure value for money in line with current market trends.
- 8.4. Three tenders were received, as set out in the exempt part of the report. The prices received by all three bidders failed to meet the viability hurdles of the proposed development.
- 8.5. In November 2024 the project team invited all bidders to propose value engineering measures for consideration via the DPS portal. The proposals received from all bidders included items which contravened funding requirements so were rejected. The remaining value engineering options were not sufficient to produce a viable scheme.
- 8.6. In January 2025 the project team engaged the Planning Consultant to explore the possibility of increasing the number of homes by repeating the first floor containing two homes, which when tested in appraisals resulted in a viable scheme when modelled using the average per meter build costs received from the bidders. Feedback from the planning consult was positive in principle - subject to a detailed Section 73 planning application being submitted - noting that due to the original design and massing which set the top floor back, the proposed introduction of an additional floor could be supported in design terms. Furthermore, due to this setback and the location of the proposed block in line with the adjacent property on Philip Lane whose side wall has no windows, there should be a minimal impact in amenity terms, from the proposed inclusion of an additional floor.

- 8.7. In February 2025 the project team invited all bidders to consider their price for a 7-home scheme, repeating the first floor and allowing for the design and planning submission work required to have this amendment approved. Two of the three bidders responded and once assessed by the cost consultant, Contractor A was identified as the winning tenderer.
- 8.8. Contractor A's contract sum is in the exempt part of the report. Considering the size, scope, complexity, and abnormalities specific to this project, the project Cost Consultant has concluded that the tender submitted by the recommended contractor has provided a high level of understanding of the scheme and offers reasonable value for money in the current market. The detailed outcome of the quality and cost tender scoring has been provided in the exempt part of the report.
- 8.9. The recommendation is for the Council to therefore to enter into a JCT Design & Build 2016, with Contractor A. The contract will include a break clause which is subject to planning submission by Contractor A and approval to develop the 7-home scheme.

9. Contribution to Strategic outcomes

- 9.1. The recommendations in this report will support the delivery of the Housing Priority in the Corporate Delivery Plan 24-26, which sets out in its first outcome, "Building high-quality, sustainable homes". Within this outcome, the borough sets the aim "by focusing on increasing the number of safe, stable sustainable and affordable homes in the borough and improving the quality of its social housing".

10. Carbon and Climate Change

- 10.1. The proposal for the Jansons road development is committed to ensuring that the new homes will be environmentally sustainable and is designed to be low energy consumption and zero carbon emissions where possible, in support of Haringey's Climate Change Action.
- 10.2. Plan's (HCCAP) 2041 target. The approved scheme demonstrated that a 78% reduction in emissions from the Building Regulations Part L (2013) was possible. A revised Energy Strategy would be submitted as part of the application to vary the existing permission ref. HGY/2021/0030 to add two additional dwellings, whereby these credentials will be reconfirmed based on an updated, and more higher specification Part L (2021) baseline.
- 10.3. The flat roofs of the apartment buildings will include green roof finishes and the homes will adopt Mechanical Ventilation with Heat Recovery (MVHR) as well as utilise renewable energy sources through an air source heat pump solution to provide hot water and space heating, and photovoltaic panels to generate electricity. Overheating risk has also been considered and will be

reevaluated in line with Building Regulations Part O (Overheating) that has been introduced since the planning approval.

- 10.4. The proposed housing is car-free, on a former car parking site, adopts a progressive approach to sustainability and incorporates high-quality landscaping.

11. Statutory Officers comments

11.1. Finance

- 11.1.1. The scheme is to deliver 7 social rented homes, part-funded by GLA AHP grant.
- 11.1.2. **The** cost to complete this scheme will be contained within the HRA capital programme budget/MTFS.
- 11.1.3. Further finance comments are provided in the attached Exempt Report

11.2. Procurement

- 11.2.1. Strategic Procurement (SP) note that this report relates to the approval to award a contract to supplier A.
- 11.2.2. SP note that a competitive tender was launched via the LCP's General Construction Multi Trade DPS. The adopted procurement is in line with Contract Standing Order (CSO) 8.01 and Regulation 34 of the Public Contract Regulations 2015.
- 11.2.3. 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.
- 11.2.4. SP support the recommendation to approve the award in accordance with CSO. 2.01 (c).

11.3. Equality

- 11.3.1. 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
- 11.3.2. 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. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

- 11.3.3. The proposed decision relates to the award of contract for the delivery of 7, high-quality new Council homes at social rent with amenities including a communal garden, bike and bin stores. Building these new Council homes will benefit Haringey's Council tenants who are currently in temporary accommodation or need to move to a new home.
- 11.3.4. Data held by the Council suggests that women, young people, and BAME communities are over-represented among those living in temporary accommodation. Individuals with these protected characteristics as well as those who identify as LGBT+ and individuals with disabilities are also known to be vulnerable to homelessness, as detailed in the Equalities Impact Assessment of the Council's Draft Homelessness Strategy. As such, it is reasonable to anticipate that residents with these protected characteristics will be positively impacted by the building of new Council homes.
- 11.3.5. This decision is likely to positively impact women, older people (over 65), households with young children, individuals who identify as trans and LGBT+ who are overrepresented in Council tenants and homeless households. The building of new Council homes is likely to have a positive impact these group.
- 11.3.6. An EQIA was previously carried out to assess the impact of this decision. It showed there are a number of groups who could be disproportionately affected by the proposals, although for most of these groups there is not a clear correlation between their protected characteristic and a need for a car park. These include women, older people, people with disabilities and people with young children who are more likely to rely on cars for transport. The exception is older tenants and tenants with disabilities who are more likely to need a car parking space.
- 11.3.7. To mitigate this, a full parking survey which concluded that the adjoining streets covered by a controlled parking zone to ensure there will be capacity to accommodate any additional parking that may arise from the proposed development.
- 11.3.8. The EqlA demonstrates the proposal is robust and there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken as identified in section 6.3 The EqlA previously carried out has recently been published at the time of writing this report.

- 11.3.9. The consultation process included efforts to accommodate diverse needs, such as providing materials in alternative formats and languages if requested.
- 11.3.10. As an organisation carrying out a public function on behalf of a public body, Contractor A will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated in section 9.4. Appropriate contract management arrangements will be established to ensure that the delivery of the works does not result in any preventable or disproportionate inequality.

11.4. Legal

- 11.4.1. The Director for Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 11.4.2. The report indicates and Strategic Procurement has confirmed that the contract in the report was procured via the Council's London Construction Programme (LCP) Dynamic Procurement System (DPS).
- 11.4.3. Further to paragraph 12.4.2 above, the use of a DPS is permitted under Regulation 34 of the Public Contracts Regulations 2015 and as such the use the LCP DPS is in line with public procurement rules and also in line with the Council's Contract Standing Order (CSO) 8.01.
- 11.4.4. Pursuant to 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.
- 11.4.5. Further to paragraph 12.4.4 above, the recommendation in paragraph 3.4 of the report to delegate authority to the Delivery Director after consultation with the Director of Finance & Resources and the Cabinet Member for Housing & Planning to make payments of compensation as a result of genuine claims of third-party rights affected by the Jansons road development and payable as a result of the approval in section 3.3, within the existing scheme of delegation is 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)).
- 11.4.6. The recommendation in paragraph 3.6 of the report is permitted under the Council's CSO 16.04 which allows the issuance of a Letter of Intent pending the issuance and execution of a formal contract where works, goods or services under a contract is required to commence prior to the issuance and execution of a formal contract.
- 11.4.7. Regarding recommendation 3.3, by appropriating the Janson Road site for planning purposes, the Council can override easements and

other rights in the Site. This is permitted by Section 203 of the Housing and Planning Act 2016 (HPA 2016), subject to payment of compensation under section 204 of the HPA 2016. A condition of the use of this power is that there is a planning consent for the works.

- 11.4.8. Regarding recommendation 3.4, the report notes that no potential claims for a loss of a private right have been identified, at this stage.
- 11.4.9. The Director for Legal and Governance (Monitoring Officer) sees no legal reasons preventing the approval of the recommendations in the report.

12. Use of Appendices

- APPENDIX 1 - Exempt report
- APPENDIX 2 - Tender Report
- APPENDIX 3 - Consultation Report
- APPENDIX 4 - S105 Community Engagement summary

13. Local Government (Access to Information) Act 1985

- 13.1. Appendices 1 and 2 are NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 in that they contain information relating to the financial or business affairs of any particular person (including the authority holding that information).

Housing Act 1985 Section 105 consultation report: Jansons Road, N15
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Date: December 2020

1. Introduction

- 1.1 Under the Housing Act 1985 Section 105, Haringey Council (the Council) has a legal obligation to consult its secure tenants on matters of housing management such as changes to the management, maintenance, improvement or demolition of houses let by them or changes in the provision of services or amenities.
- 1.2 In September and October 2020, the Council launched a Housing Act 1985 Section 105 consultation based on proposals for a new housing development located on a current car park off Jansons Road, N15 which would result in changes to the amenities of secure tenants in the area.
- 1.3 This report:
- Outlines the proposals put forward by the Council and their impact on the amenities for secure tenants in the area
 - Provides an overview of the consultation process conducted by the Council in accordance with its legal obligations under the Housing Act 1985 Section 105
 - Summarises the results and outcome of the consultation

2. Proposals

2.1 The Council is proposing to:

- Remove 13 parking bays off Jansons Road
- Use the land to build five apartments to be let at council rents

2.2 Given the loss of amenity (s2.1) a Housing Act 1985 Section 105 consultation was required with secure tenants.

2.3 The Council consulted 11 households. In addition to consulting with secure tenants as required by law, the above figure also includes resident and non-resident leaseholders and freeholders. The Council consults leaseholders as part of Section 105 consultations as a matter of good practice and included freeholders in this consultation.

2.4 The tenure of the households consulted is outlined below:

Scheme	Secure tenants	Leaseholders	Freeholders/sub-tenants of managing agencies
Jansons Road	7	0	4

2.5 The consultation period lasted from 7 September 2020 until 18 October 2020. Information provided included:

- A consultation pack posted to the consultees which included an outline of the impact of the proposed developments on their affected amenities and a selection of site location plans, indicative plans and associated images. A consultation questionnaire, an equality and diversity questionnaire and a stamped addressed envelope was provided so consultees could respond by post. Contact details were provided so consultees could request further information or ask for the materials in a different format. Non-resident leaseholders received a notification of the consultation at both their home address and the address of their property included in this consultation.
- The information and materials detailed above were also placed on the Council's website
- Two online engagement events were held for consultees and the wider community on:
 - Thursday 24 September 2020 at 6pm
 - Tuesday 6 October at 2pm

Recordings of these events were available on the Council's website immediately after the close of each event and were available until the consultation ended on 18 October 2020

- A letter was sent to all consultees on 7 September 2020 advertising the online engagement event

3. Consultation response

3.1 A breakdown of the consultation responses by tenure is outlined below:

Overall consultation audience	Number of responses	Secure tenant responses	Freeholders/sub-tenants of managing agencies
11	3	2	1

3.2 To understand use of the parking bays, consultees were asked:

- Do you use the parking bays?
- If you answered yes, how often do you use them?

3.3 Responses from consultees are outlined below. Please note that one resident did not give an indication of how often they used the car parking spaces.

Number of overall responses to the consultation	Answered "yes" when asked if they used the parking bays	Answered "Daily" when asked to describe their use of the parking bays
3 (2/1)	2 (1/1)	2 (1/1)

(Secure tenants/freeholders or sub-tenants of managing agencies)

3.4 To judge the impact of the proposed changes on secure tenants and leaseholders, consultees were asked:

- What impact would the proposals to remove the parking bays have on you?
- If the proposal to remove the parking bays goes ahead, do you have any suggestions for alternative provision?
- Do you have any other comments you would like the council to take into consideration when making decisions around the proposal to remove the parking bays?

3.5 The answers to these questions are summarised in the below table, including the Council's response. Please note:

- This is a summary of the relevant comments submitted in relation to the terms of the Section 105 consultation.
- This is not a record of every comment received. Individual comments on the same topic have been noted as one entry in the table.

Consultation comment	Response
<p><u>Lease entitlements</u></p> <p>Two consultees stated that the proposed removal of the parking bays breaches the lease agreement of the secure tenants/leaseholders in the area.</p>	<p>Secure tenancy and lease agreements have been checked and no evidence has been found that parking rights were conferred on residents in the area.</p>
<p><u>Resident access to parking facilities</u></p> <p>All respondents stated that the removal of parking facilities would have a detrimental impact on their daily lives.</p> <p>This included a specific impact on older residents and those with disabilities in the area who need the spaces for their medical care or family related travel. Access to the carpark was also cited as essential for those with young families.</p>	<p>Whilst the loss of the parking will have an impact on parking provision for local residents, a recent parking survey undertaken on behalf of the Council indicated that the adjoining streets, which are covered by a Controlled Parking Zone, have capacity to accommodate overspill parking that may arise.</p>

<p>Further representations suggested that there was a lack of available parking throughout the local area that would result in increased congestion.</p> <p>Comments were also received stating that the Council has not properly audited the parking conditions in the area and that a full survey should be conducted before these proposals were developed.</p>	<p>A parking survey was undertaken in accordance with established survey methodology and covered an area of approximately 200m (or a two-minute walk) around the site. It was carried out on two separate weekday nights when the highest number of residents are at home as advised by best standard practice under the Lambeth methodology. The results of the parking survey are outlined above.</p> <p>Jansons Road has a Public Transport Accessibility Level (PTAL - a measure of connectivity to public transport network and services) value of three. This means access to public transport services is considered 'moderate'. There are also local amenities including shops, open space, and community facilities within walking distance.</p>
<p><u>New parking facilities should be part of the proposals for the area</u></p> <p>Two consultees believed that existing users of the car park should be given free on-street parking should the proposals be progressed, owing to the issues outlined above.</p>	<p>The parking survey mentioned above highlighted that on-street parking capacity is available, and residents will be able to apply for a permit to park as is the case for all local residents.</p>

3.6 Additional comments were received which are outside the remit of this consultation. These included:

- Concerns about the long-term management of the car park, including vandalism of an access gate and lack of enforcement. This complaint was referred to Homes for Haringey and was upheld. Homes for Haringey have now committed to improving both enforcement and the maintenance of the car park in the future
- A complaint was made about the consultation process and engagement events being conducted online. This complaint was not upheld
- One consultee raised concerns that the changes would affect an alleyway to the rear of the site. The resident was reassured that this accessway does not form part of this Section 105 consultation and is shown as retained in the site plans for the proposals
- Positive comments were received about the proposals to protect the Maysie Memorial Garden

These comments will be considered as proposals for this site are further developed. The Council will undertake community engagement before the submission of any planning application. This will be a further opportunity for residents to comment on proposals should they be progressed.

3.7 Across both online engagement events, a total of five attendees were present. Comments made during these events have been captured in S3.5-3.6.

3.8 The three households (two secure tenants and one freeholder) that responded were against the current proposals.

4. Equality and Diversity

4.1 Under the public sector equality duty outlined in the Equality Act 2010, the Council must have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Equality Act 2010
- Advance equality of opportunity between people who share a relevant protected characteristic and people who do not
- Foster good relations between people who share a relevant protected characteristic and people who do not

4.2 The public sector equality duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In relation to the protected characteristic of marriage and civil partnership, the Council only needs to comply with the first aim of the duty.

4.3 The report outlines proposals to build new homes and remove parking spaces. The Council has undertaken a consultation on these proposals with residents who may be affected. The results of the consultation and an assessment of the potential impact were assessed in an Equality Impact Assessment (EqIA) for this project.

4.4 There is potential for both positive and negative impacts of these proposals. Provision of new homes may be considered a positive for people who need a council home. Removal of a parking space may be considered a negative for older or disabled people who are more reliant on private vehicle use. As noted in the EqIA, the Council monitors feedback and consultation responses to assess the likelihood of these potential negative impacts and mitigate where reasonable and proportionate.

5. Assessment

5.1 The responses received during the Section 105 consultation have been considered by the Council. Responses to comments from residents have been answered in S3.5.

5.2 It is noted that the three consultees who responded to the consultation were against these proposals.

5.3 While the loss of the parking bays would impact on parking provision for residents, there are mitigations in place for those who regularly use them which have been outlined in S3.5.

6. Recommendations

6.1 Based on responses received from the consultation and the proposed mitigations, the Council recommends that:

- The mitigations outlined in S3.5 in response to the feedback from residents regarding the loss of amenity spaces under these proposals are reasonable and fair
- Proposals should proceed as outlined in S2.1

Jansons Road

Community engagement

Haringey
LONDON



View of the existing site from Philip Lane

Delivering a new generation of council homes for local people

Housing is one of Haringey Council's top priorities. We want Haringey to be a place that is fair and offers opportunities for all. For many of those in greatest need, a council home offers the only real chance of putting down roots here. Haringey Council is committed to delivering new council homes for our residents.

Our ambition is to deliver 1,000 new council homes at council rents by 2022. The council is acquiring and building a range of high quality and sustainable homes. We are asking for your views on the proposed scheme to ensure it meets the needs of the local community and reflects the local environment.



The project team:

London Borough of Haringey
KC+A architects
Walker Construction Consultants

- Site owner
- Architects
- Employer's agent

KC+A

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View of the proposal from Jansons Road

The Proposals

We propose to redevelop the site to provide a scheme of five apartments within a single building to be let at council rents.

The Maysie Memorial Garden does not form part of the site and will remain untouched.

These indicative proposals show a brick-built building of two and three-storeys in height to reflect the appearance and scale of surrounding property.

The proposed accommodation comprises one, two and three-bedroom apartments including a fully wheelchair accessible apartment on the ground floor. Each of the apartments will have either a private outdoor garden, a terrace or a balcony.



Street view looking south along Napier Road

Summary of Proposals

Five new homes: Two, one-bedroom flats
One, two-bedroom flats
Two, three-bedroom flats

The scheme provides:
Private gardens, balconies and terraces,
shared cycle and refuse/recycling stores

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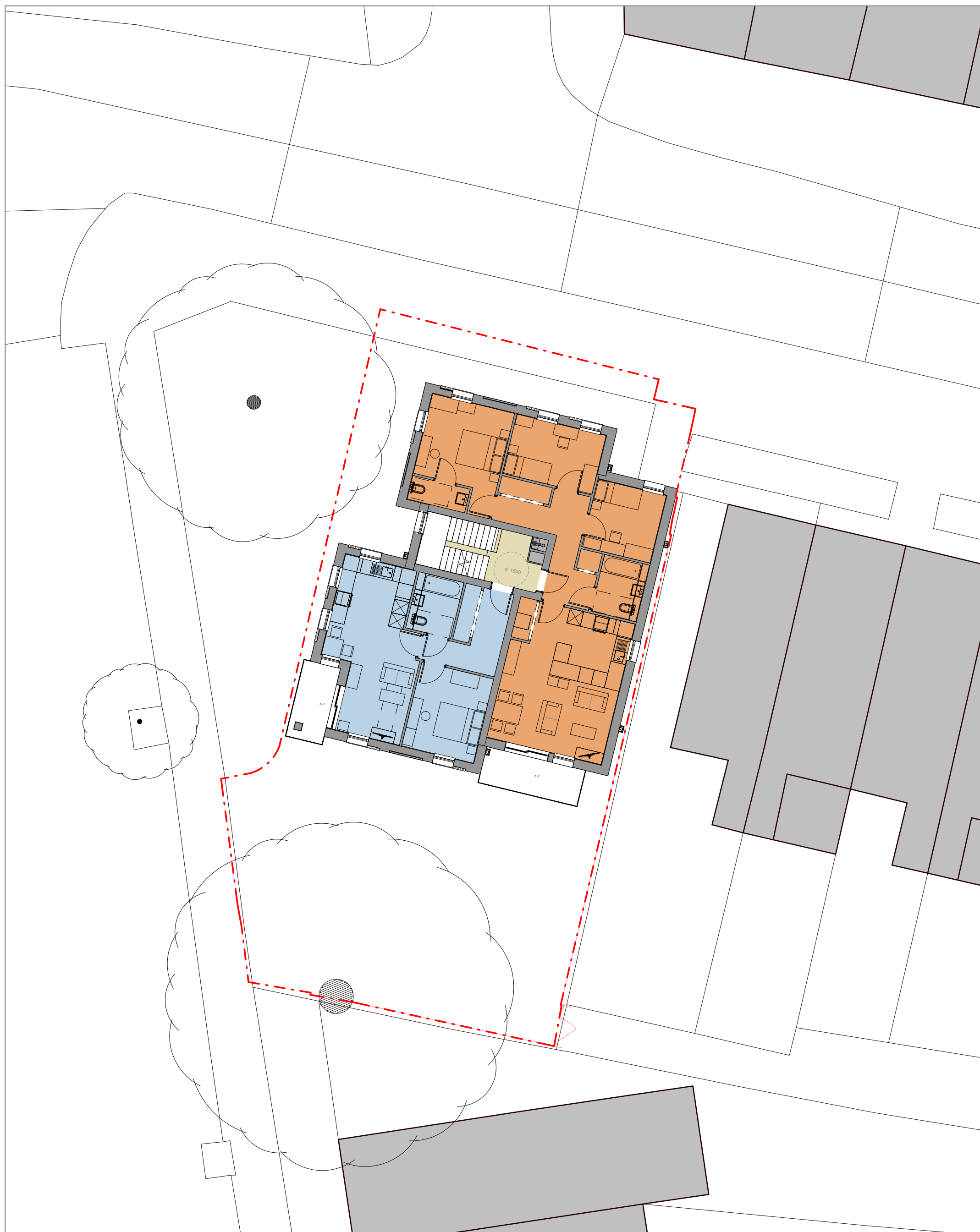
Proposed Ground Floor Plan



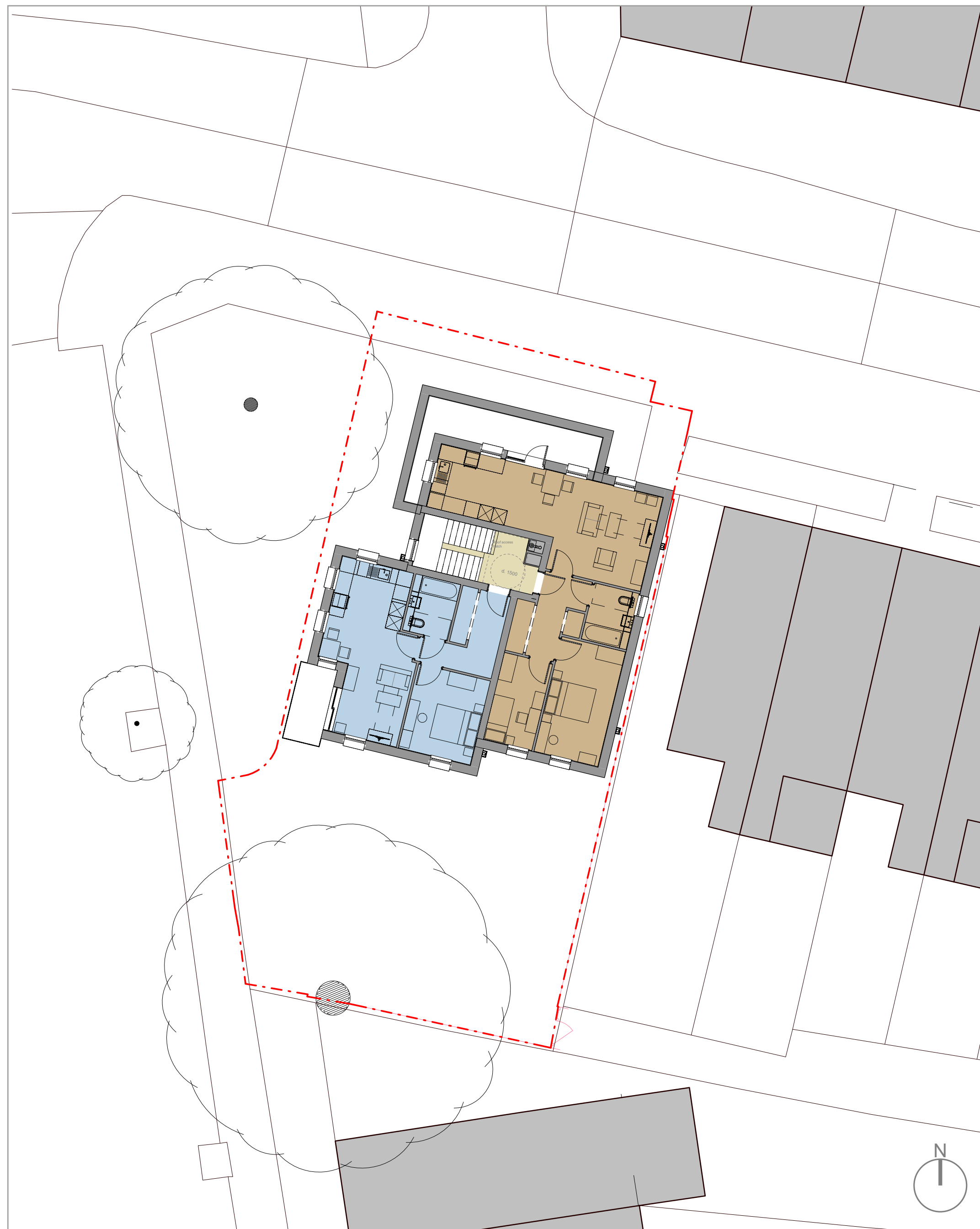
Proposed Site/Roof Plan

Proposed Layout

● 1 Bedroom
 ● 2 Bedroom
 ● 3 Bedroom
 ● Circulation space
 ● Cycle/Bin stores



Proposed First Floor Plan



Proposed Second Floor Plan

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View of the proposal from Philip Lane



Promotion of active and healthy living



Living roof and solar pv panels



Sustainable drainage surfaces



Planting and biodiversity

Sustainability approach - precedent images

Parking

The proposal involves the removal of the existing car park. The new homes will not have private parking given the size of the site and the availability of public transport locally.

The scheme does include an on-street parking space for the wheelchair accessible apartment. A parking survey is being undertaken to ensure the impact on parking in the local area is fully considered.

Sustainability

Haringey is committed to ensuring that the new homes will be environmentally sustainable with a target of achieving zero-carbon, where possible.

The building will have high levels of insulation and will incorporate renewable energy sources, which will keep running costs low. It will be constructed of responsibly sourced and environmentally friendly materials.

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Proposed North Elevation (Philip Lane)



Proposed West Elevation (Jansons Road)

Appearance

The site is not located within a conservation area, however it borders the Clyde Circus Conservation Area on three sides.

A character study of the conservation area has been carried out to ensure the proposed development compliments its surroundings.

Indicative Brickwork type 1



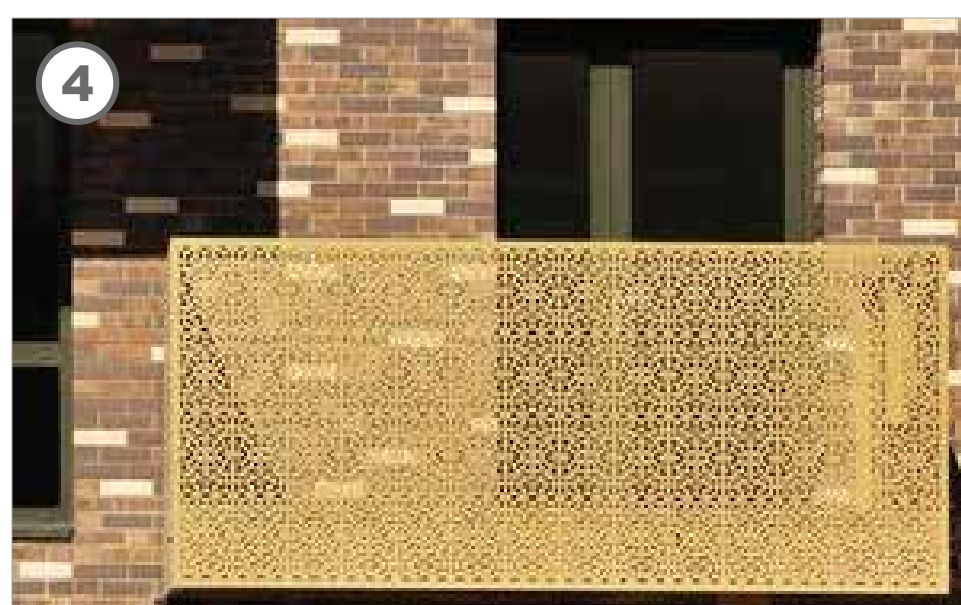
Indicative Brickwork type 2



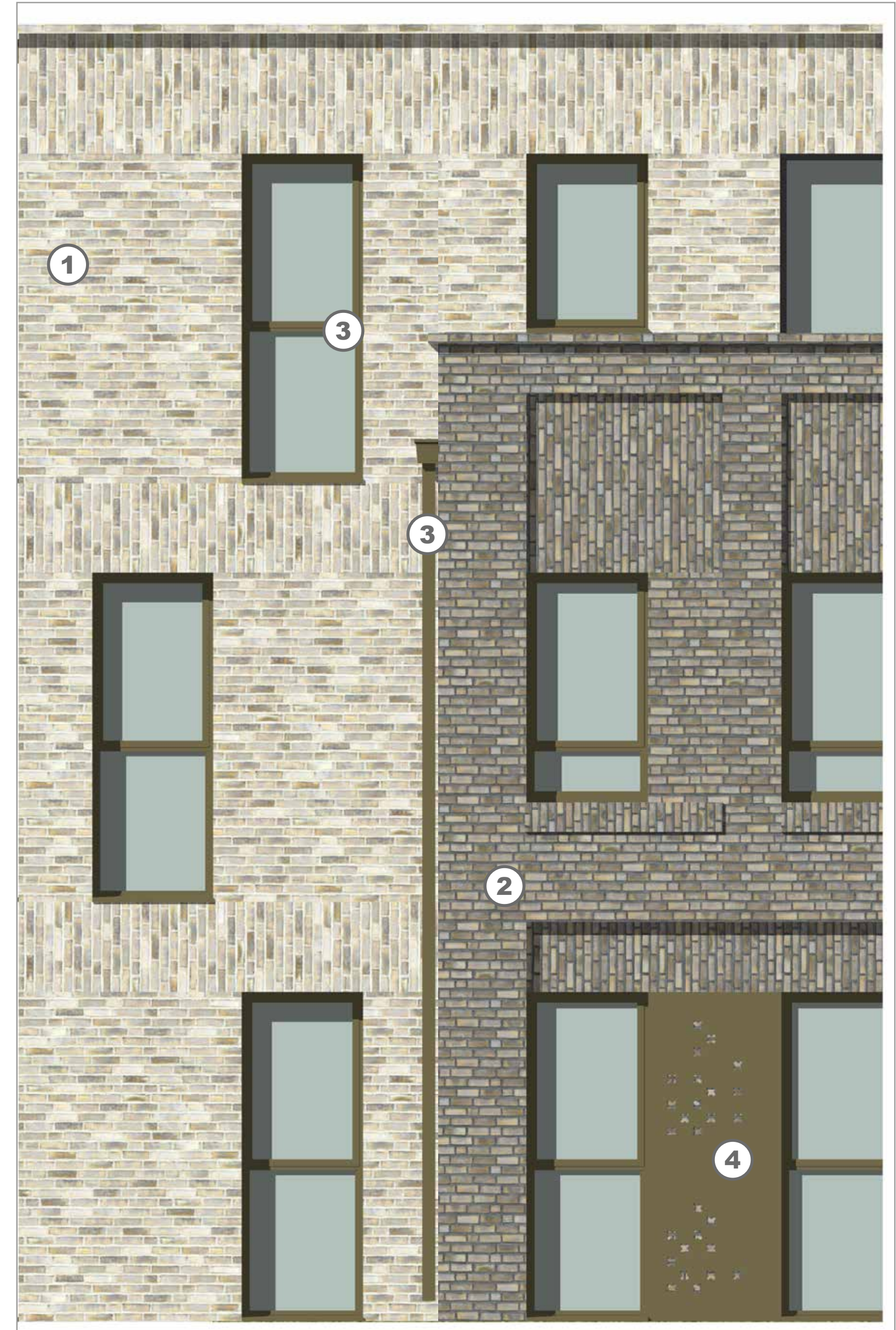
Indicative Metal Cladding/Aluminium frame



Indicative perforated balcony railing



Example of proposed material palette



Illustrative detail of the proposed facade.

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View of the proposal from Philip Lane

Next steps

We want to hear your views and will consider all comments and feedback that we receive, prior to submitting a planning application to the Local Planning Authority at the London Borough of Haringey towards the end of the year.

The approximate project timeline is shown opposite.

Share your views

You can also find this information and provide your feedback at haringey.gov.uk/haringeyhomes.

If you require further information on this project or support to share your feedback, please contact our team using the details below:

020 8489 1443 | engagement@haringey.gov.uk

Public Consultation
November 2020

Refine Proposals
December 2020

Finalise Design
December 2020

Planning Application
December 2020

Planning Decision
February 2021

Start on Site Summer
2021

Deliver New Homes
by Spring 2022

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

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