

NOTICE OF MEETING

CABINET MEMBER SIGNING

Tuesday, 5th May, 2026, 11.00 am - Alexandra House 10 Station Road Wood Green N22 7TR (watch the live meeting [Here](#))

Councillor Sarah Williams – Cabinet member for Housing and Planning (Deputy Leader)

Quorum:

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. DEPUTATIONS / PETITIONS / QUESTIONS

6. DIRECT AWARD FOR VOIDS WORKS TO HCBS AND PSL PROPERTIES (PAGES 1 - 6)

7. ACQUISITION OF COUNCIL HOMES AT 76 MAYES ROAD (PAGES 7 - 14)

8. EXCLUSION OF THE PRESS AND PUBLIC

Items 9 and 10 *are* likely to be subject to a motion to exclude the press and public be from the meeting as *they* contain exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3 , namely information relating to the financial or business affairs of any particular person (including the authority holding that information)

9. DIRECT AWARD FOR VOIDS WORKS TO HCBS AND PSL PROPERTIES EXEMPT (PAGES 15 - 20)

10. EXEMPT ACQUISITION OF COUNCIL HOMES AT 76 MAYES ROAD (PAGES 21 - 28)

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

Friday, 24 April 2026

Report for: Cabinet Member for Housing and Planning (Deputy Leader)

Title: Direct Award for Voids Works to HCBS and PSL Properties

Report

Authorised by: Jonathan Kirby – Director of Capital Projects and Property

Lead Officer: Jack Goulde, Head of Design Quality and Acquisitions

Ward(s) affected: All wards

Report for Key/

Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1. This report seeks the Lead Member's approval to the award of a Voids Contract for a period not exceeding 18 months, to Contractor A to carry out Voids Works to HCBS and PSL properties in accordance with CSO 0.08. Financial details are contained in the Exempt Report.
- 1.2. Agrees a Total Scheme Cost details of which are in the Exempt Report.

2. Recommendation

- 2.1. It is recommended that the Cabinet Member for Housing and Planning (Deputy Leader): Agrees the award of a Voids Contract for a period not exceeding 18 months, to Contractor A to carry out Voids Works to Haringey Community Benefits Society (HCBS) and Private Sector Leased (PSL) properties to a maximum sum details of which are contained in the Exempt Report in line with the provisions of the Council's CSOs 7.02, 2.01(c) and 0.08.
- 2.2. Agrees a Total Scheme Cost details of which are contained in the Exempt Report.

3. Reasons for decisions

- 3.1. The Haringey Community Benefits Society (HCBS) has successfully acquired a significant number of properties in the past 12 months, and this acquisition programme is continuing. In addition, Haringey Council has a commitment to a number of Private Sector Leased (PSL) properties.
- 3.2. Each of the HCBS properties most recently acquired requires voids works to be undertaken in accordance with an agreed specification in order to return it to long – term lettable standard and each of the PSL properties being considered for this Contract requires works to be undertaken in accordance with a specification to be agreed with the private sector landlord to meet the Council's tenancy obligations.
- 3.3. A Direct Award from the LCP Framework MW24 Lot 2.2 is considered to be the most time and cost efficient method of procuring a contractor to undertake

these Works.

4. Alternative options considered

- 4.1. The primary alternative to the proposed contract would be not to undertake the Works and this has been rejected as it is vital that these properties are returned to long – term lettable standard as soon as possible in order to relieve pressures on temporary accommodation.
- 4.2. A secondary alternative would be for the council's inhouse team to deliver the additional works. However, as noted in 3.1, the council is forecasting a significant increase in the number of properties that require void works over the next two years. These voids will require rapid, specialist work to allow them to be let to Haringey residents. This is a time dependent priority given that, like most local authorities, Haringey is facing acute housing need from homeless households and a requirement to reduce the council spending on expensive private rented sector accommodation for residents who have presented as homeless. Additional capacity, through the required contract uplift, is therefore required to deliver these works in a timely manner.
- 4.3. Consequently, it has been concluded that existing council services would benefit from additional support from a short-term void works contract: to facilitate this aim.

5. Background information

- 5.1. Haringey Council has made delivering a new generation of genuinely affordable homes a key corporate priority. Since 2019 a total of more than 400 homes have been acquired for the HCBS to assist with the growing requirement to provide high quality accommodation to homeless households. In addition, Haringey Council and Homes for Haringey have been exploring options to increase the number of properties owned to provide temporary accommodation: currently the council is targeting the acquisition of 250 new properties per year.
- 5.2. The council is expecting that these two strategies, outlined in 1.1, will result in works to a large number of properties being completed enabling the council to bring them into use as accommodation for our residents.
- 5.3. By providing more properties in Haringey that the council can let rapidly to tenants, this contract will contribute towards reducing the borough's expenditure on other forms of expensive accommodation, including properties in the private rented sector which come at a significant financial cost. It will also allow more families to remain inside Haringey and maintain their local community connections in our borough.
- 5.4. The proposed contract for HCBS and PSL voids will deliver the positive corporate delivery plan outcomes highlighted in 7.

6. Procurement Process

- 6.1. The procurement process for this contract is a Direct Award from the London Construction programme MW24 Lot 2.2. Further details are contained in the

Exempt Report.

7. Contribution to the Corporate Delivery Plan (CDP) 2022-2024 high level

Strategic Outcomes

- 7.1. The uplift in the contract value will make a significant contribution to Haringey's strategic objectives and support the delivery of key themes within the CDP.
- 7.2. **Homes for the Future:** The contract uplift will ensure that:
- Properties within the remit of this contract will receive timely and efficient void improvement works that will ensure tenants are living in high quality and well-maintained accommodation.
 - As noted in 5.3, bringing more council run properties into use will contribute to the reduction in spending on costly private sector housing for homeless households as well as allowing tenants to remain part of the community in Haringey.
- 7.3. **Responding to the Climate Change Emergency:** Responding to the climate change emergency is a core part of this contract's requirements, including:
- As noted in 8.1-8.4, the contract contains specific requirements for the maintenance of high-quality technical infrastructure within the properties that are part of the remit of this contract. This includes provisions to enhance water consumption and energy efficiency.
- 7.4. **Placemaking and economy:** The contract includes an emphasis on creating new economic opportunities in the borough:
- The recommended contractors has committed to providing additional social value to Haringey by the use of apprenticeships and, where possible, by utilising local supply chain procurement of labour and materials.

8. Carbon and Climate Change

- 8.1. The original cabinet member decision making paper outlines the significant carbon and climate change benefits from this contract, please see 1.1 for more details. This will include works to increase energy efficiency within the properties that will receive voids work.
- 8.2. The contract uplift will allow these significant benefits to be delivered to a high standard and in a timely fashion.

9. Statutory Officer Comments

9.1. Legal

- 9.1.1. The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 9.1.2. The report indicates and Strategic Procurement has confirmed that the

contract in the report was procured by way of direct award via the LCP Housing Framework MW24 Lot 2.2 and this is a compliant route to procure such a contract under Regulation 33 of the Public Contracts Regulations 2015 and the Council's Contract Standing Order (CSO) 7.02.

- 9.1.3. Pursuant to the provisions of the Council's CSO 2.05.1(c) Cabinet has authority to approve the award of a contract where the value of the contract is £500,000 or more and as such the recommendations in paragraph of the report is in line with the Council's CSO.
- 9.1.4. Further to paragraph 9.1.3 above and the Council's CSO 0.08, a decision reserved for Cabinet may be taken by a Cabinet Member with the agreement of the Leader and as such the recommendation seeking approval from the Cabinet Member for Housing and Planning (Deputy Leader) in paragraph 2 of the report is line with the Council's CSO so long as the Cabinet Member is taking the decision with the agreement of the Leader.
- 9.1.5. The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendations in the report

9.2. **Procurement**

- 9.2.1. Strategic Procurement (SP) notes that this report relates to the waiver of Contract Standing Order 12.02 in accordance with CSO 18.01.2 d. (i), (ii), 2.01 (c) and CSO 0.08 to award to bidder A in the exempt report for the Provision of Void Works to HCBS and PSL Properties as part of Haringey Repairs Service for the sum mentioned above.
- 9.2.2. The Contract will support with aftercare service in delivering its commitment to ensure that HRS can concentrate their resources on other, essential, Works and provide a support service to HRS at this time of exceptional demand and in order to ensure that the council meets its regulatory obligations to Tenants and the Regulator.
- 9.2.3. A Direct Award from the LCP Framework MW24 Lot 2.2 was considered to be the most time and cost-efficient method of procuring a contractor to undertake these Works. This procurement complies with Regulation 33 of PCR 2015.
- 9.2.4. SP supports the approval to waive Contract Standing Order 12.03 and award in accordance with CSO's 18.01.2(d)(i), (iii), 2.01 (c) and CSO 0.08.

9.3. **Finance**

- 9.3.1. The works on HRA properties leased to HCBS are improvement works. Hence the cost will be capitalised against the assets.
- 9.3.2. The cost of works on GF PSL properties will be expensed.
- 9.3.3. These costs can be contained within the existing home acquisition budget and voids/repairs budget for PSLs.
- 9.3.4. Further finance comments are in exempt report.

9.4. Equality Impact Assessment

- 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:
- 9.4.2 Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- 9.4.3 Advance equality of opportunity between people who share protected characteristics and people who do not
- 9.4.4 Foster good relations between people who share those characteristics and people who do not
- 9.4.5 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.
- 9.4.6 Marriage and civil partnership status applies to the first part of the duty. Although it is not enforced in legislation as a protected characteristic.
- 9.4.7 Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.4.8 There is no change to the equality implications as outlined in the original decision paper on this contract. This paper can be viewed [here](#).

10. Use of appendices

- 10.1 Appendix One – Exempt Report

11. Local Government (Access to Information) Act 1985

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

This page is intentionally left blank

Report for: Cabinet Member Signing 5th May 2026.

Item number:

Title: Acquisition of Council homes at 76 Mayes Road, Wood Green, N22 6SY.

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

Lead Officer: Robbie Erbmann, Delivery Director, Capital Projects and Property.

Ward(s) affected: Noel Park.

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

1 Describe the issue under consideration.

- 1.1 This report seeks the approval for the acquisition of 21 newly constructed Council homes which form part of the redevelopment of the Former Petrol Filling Station, 76 Mayes Road, Wood Green N22 6SY. The redevelopment of the site was completed by Weston Homes (the Developer) creating 83 homes and 6 commercial units.

2 Cabinet Member Introduction.

Not Applicable

3 Recommendations.

3.1 Recommendations to the Cabinet Member, Housing and Planning:

- 3.1.1 Approve the acquisition of the long leasehold interest in 21 Council homes at the Former Petrol Filling Station, 76 Mayes Road, Wood Green N22 6SY for housing purposes, for the purchase price as set out in para 3.1.1 in the Part B (Exempt) report and based on the draft Heads of Terms contained at appendix 2 in the Part B (Exempt) report.
- 3.1.2 Approve the total scheme cost for the acquisition as stated at para 3.1.2 in the Exempt Part B (Exempt) report.
- 3.1.3 Approve the use of grant funding from the GLA's Council Housing Acquisition Programme 2021 to 2026 allocation (CHAP) to part-fund this acquisition. The total amount of GLA CHAP grant funding is stated at para 3.1.3 in the Part B (Exempt) report.
- 3.1.4 Approve the use of Right to Buy (RtB) receipts or funding from the Council's General Fund (which is available from an approved allocation to part-fund housing acquisitions delivered through the GLA's CHAP programme) to

part-fund this acquisition. The total amount of RtB receipts/General Fund funding is stated at para 3.1.4 in the Part B (Exempt) report.

- 3.1.5 Grant delegated authority to the Corporate Director of Finance and Resources (following consultation with the Director of Legal and Governance (Monitoring Officer)) to finalise all legal documentation and complete the transaction.

4 Reasons for decision.

- 4.1 The acquisition of these properties will result in 21 additional new Council homes thereby helping the Council make good on its pledge to build 3,000 Council homes by 2031. The Council's "A New Housing Strategy for Haringey 2024-29 states at paragraph 1.1 under Strategic Objective 1:

Haringey's ten-year housing target is 15,920 new homes as set out in the London Plan. We will deliver at least 3,000 of those homes ourselves as Council homes"

- 4.2 13,000 households are currently on the Council's housing register and these homes will provide tenure secure, well-constructed affordable housing to Haringey households in housing need.
- 4.3 The acquisition aligns with the Council's established acquisitions programme, increases the supply of modern sustainable homes, reduces reliance on temporary accommodation and delivers General Fund cost savings.
- 4.4 The proposed Council homes are well located to enjoy the amenities of the High Street in Wood Green.
- 4.5 The homes are completed to a private market specification which will be to a higher standard than the Council's specification for affordable homes.

5 Alternative options considered.

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

- 5.1.1 Support the Council's commitment to deliver 3,000 Council homes by 2031
- 5.1.2 If the Council doesn't acquire new homes, it is likely to face a significant shortfall in meeting the Borough's growing housing needs and will be unable to deliver a key element of its medium-term financial strategy (MTFS).

6 Background information

- 6.1 In July 2025 the Council acquired the 29 designated affordable homes at the development.
- 6.2 Re-engagement with the Developer only recently occurred (February 2026) relating to the Council acquiring an additional 21 homes which are designated as market homes for private sale.

- 6.3 The Council's intention is to let the 21 homes at Social Rents to Haringey households. Prior to legal completion the Local Planning Authority will be consulted on the requirement for a deed of variation of the S106 to allow these homes to be let a Social Rents.
- 6.4 The development is now complete and the homes (subject to survey by the Council's technical teams and external advisor) are ready for occupation.
- 6.5 The homes will be purchased on individual long leaseholds (period to be agreed but to be no less than 250 years).
- 6.6 The Council is proposing to acquire the following homes:
- 14 x 1B/2P
 - 7 x 2B/4P

Description of the site and design matters.

- 6.7 The site is located on a prominent corner plot at the junction of Mayes Road and Caxton Road. To the north and east, the site is bound by a vehicle ramp serving the Wood Green Mall main car park. To the north, beyond the vehicle ramp, is a community centre and to the west the development is bound by Caxton Road with residential properties on the opposite side of the road as with Mayes Road to the south. A site location plan is contained at Appendix 1.
- 6.8 The site has a Public Transport Accessibility Level of 5 (very good) and is well connected to public transport modes including several bus routes, Wood Green underground Station and shops and services within the wider town centre. The development is approximately a 4-minute walk from Barrat Gardens and Wood Green Common to the northwest.
- 6.9 The development is within a Controlled Parking Zone (CPZ) with surrounding residential streets subject to a combination of resident permit holder only restrictions, pay and display bays, single/double yellow line restrictions and marked on-street disabled parking bays.
- 6.10 Given the high PTAL, the development will be car free and designated permit free. The development includes on-site cycle parking which will be available to all residents.
- 6.11 All the homes to be acquired by the Council have been designed to comply with the standards set out in the London Plan notably:
- All units achieve or exceed minimum space standards
 - All units have a minimum floor to ceiling heights of 2.5m to principal rooms.
- 6.12 All dwellings meet the private amenity space in the London Plan through the provision of private balconies to homes and communal roof top terraces.
- 6.13 A two-year making good defects period which will immediately follow handover has been agreed with the developer and a 10-year new build warranty (provided by the NHBC) will be granted to the Council.

Draft Heads of Terms.

- 6.14 As contained in Appendix 2 of the Part B (Exempt) report.

Total scheme cost and purchase price

- 6.15 As contained at para 6.2 in the Part B (Exempt) report.
- 6.16 As contained at para 6.3 in the Part B (Exempt) report.
- 6.17 As contained at para 6.4 in the Part B (Exempt) report.
- 6.18 An external firm of Monitoring Surveyors will undertake an inspection of the homes, review and confirm handover documentation and manage the completion of the making good of defects at the end of the two-year defects liability period.

Future housing management and estate service charges

- 6.19 The 21 homes are located within a single development block of 83 residential units and 6 commercial units. Given this arrangement, the Developer will arrange for all services which are recoverable via a service charge.
- 6.20 As contained at para 6.5 in the Part B (Exempt) report.

Acquisitions and Disposal Policy

- 6.21 The Acquisitions and Disposal policy is contained in the Asset Management Plan February 2020 which was updated and adopted by Cabinet in February 2021. The policy sets out key 'Principles' and 'Tests' that determine alignment with the Borough Plan.
- 6.22 The policy also states that acquisitions will be considered to acquire completed new housing units being developed on private land, former Council land and other private housing acquired individually or in groups, which will increase the Council's stock of homes. The Council will aim to acquire via negotiation in the first instance having carried out a RICS valuation, and having assessed the business case for acquisition, including affordability.
- 6.23 A Red Book Valuation (RBV) has been commissioned for the purpose of supporting the eventual delegated approval and the terms of reference for the RBV are governed by the RICS.
- 6.24 This proposed acquisition will continue to follow the Council's internal governance process by seeking noting and recommendation from the New Homes Board and Housing Board.
- 6.25 The basis for this acquisition will be assessed against key criteria as set out in the Council's Disposal and Acquisitions Policy and as outlined in the table overleaf:

Assessment Criteria:	Test
Business Case	Approved by Finance Department.
Deliverability	Delivery by third party developer as part of Development Agreement.
Valuations/ Development appraisal supports	Red Book Valuation for Open Market Value
Affordability	Demonstrated within the Business Case.

Legal assessment	Approval of Heads of Terms leading to documentation of transaction.
Alternative options considered	Only alternative is not acquiring the homes.
Risk assessment	Council to ensure quality of workmanship and specification standards by appointing Project Monitoring Surveyor to ensure compliance with agreed specification.
Political	Transaction has been presented to The Leader and the Lead Cabinet Member.

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

- 7.1 This acquisition, as part of the Council's broader Housing Delivery Programme will play a role in achieving the outcomes under the CDP theme: 'Homes for the Future'. In particular, the targeted outcomes to achieve 'an increase in the number and variety of high-quality and sustainable homes in the borough'.
- 7.2 The provision of these homes helps to support the Council's Corporate Delivery Plan which sets out that a reduction in temporary accommodation is a key outcome within its vision to create a borough where everyone has a safe, sustainable, stable and affordable home (CDP p34, Homes for the Future).

8 Carbon and Climate Change.

- 8.1 The Council as Planning Authority considered the approved scheme acceptable in energy, carbon reduction, overheating and sustainability terms.
- 8.2 The development is expected to deliver improvements beyond Building Regulations (relevant at the time of planning approval) through improved energy efficiency standards in the residential element.
- 8.3 The S73 application predicted a reduction of CO2 emissions from the Baseline development (Part L 2013 compliant) showing an improvement of approximately 87% in residential carbon emissions.
- 8.4 The potential to connect to a District Energy Network (DEN) has been secured via a S106 obligation and PVs have been installed.

9 Statutory Officers comments.

Finance

- 9.1 Approval is sought to proceed with the acquisition of 21 homes for Council rent.
- 9.2 The proposal supports the Council's strategic commitment to deliver 3,000 new homes by 2032, helping to increase the supply of affordable housing for residents.
- 9.3 The total cost of this acquisition can be contained within the Council's Housing Revenue Account (HRA).
- 9.4 More detailed financial information is provided in the Exempt part of this report.

Procurement

- 9.5 Strategic Procurement notes the contents of this report.
- 9.6 Under the Procurement Act 2023 the acquisition of land, building or any other complete work is exempt from competitive procurement procedure.
- 9.7 The acquisition of these homes will therefore be exempt from a competitive tender process and as such there are no procurement related matters preventing the approval of this report.

Legals

- 9.8 The Director of Legal & Governance has been consulted in preparation of this report. The acquisition of property valued at £500,000 or above is a key decision. The Council has the power under section 120 of the Local Government Act 1972 for the purposes of any of its functions under that Act or any other enactment, or the benefit, improvement or development of their area, to acquire by agreement any land, whether situated inside or outside its area.
- 9.9 The Council has the power to purchase land to held in the Housing Revenue Account under section 9 and section 17 of the Housing Act 1985. Section 9 of the Housing Act 1985 grants the Council as a local housing authority the power to provide housing accommodation (a) by erecting houses or converting buildings into houses on land acquitted by them or (b) by acquiring houses. Under s17 of the Housing Act 1985 the Council as a local housing authority may for housing purposes acquire land as a site for the erection of houses, or acquire houses, or buildings which may be made suitable as houses, together with any land occupied with the houses or buildings
- 9.10 The proposed acquisition comprises 21 leasehold flats, each with a term of 999 years at a peppercorn rent. The flats will be acquired for housing purposes and will be held within the Housing Revenue Account. Accordingly, the Council will acquire the leasehold interests pursuant to its powers under sections 9 and 17 of the Housing Act 1985.
- 9.11 The acquisition of 21 newly constructed homes, which was independently undertaken by a third-party developer, means that the Council is not procuring works nor imposing enforceable development obligations and the transaction has therefore been assessed as a completed acquisition of constructed homes. Accordingly, the land and buildings exemption apply and no competitive procurement process is required under the Procurement Act 2023, in compliance with the Council's Contract Standing Orders.
- 9.12 Recommendations 3.1.3 and 3.1.4 seeks authority to approve the use of Greater London Authority ("GLA") funding and Right to Buy ("RTB") receipts to part fund this acquisition. Recent changes to national RTB policy permits, subject to compliance with applicable conditions, the use of RTB capital receipts alongside GLA affordable housing grant within the same scheme. This represents a relaxation of previous funding restrictions and applies on a prospective basis, principally from the 2026–27 funding year onwards.
- 9.13 The application of RTB receipts and GLA grant is scheme-specific and not automatic. Officers will ensure that each proposal complies with the relevant RTB

retention requirements, the terms of any applicable GLA funding agreement, and governance requirements before funding is committed.

Equality.

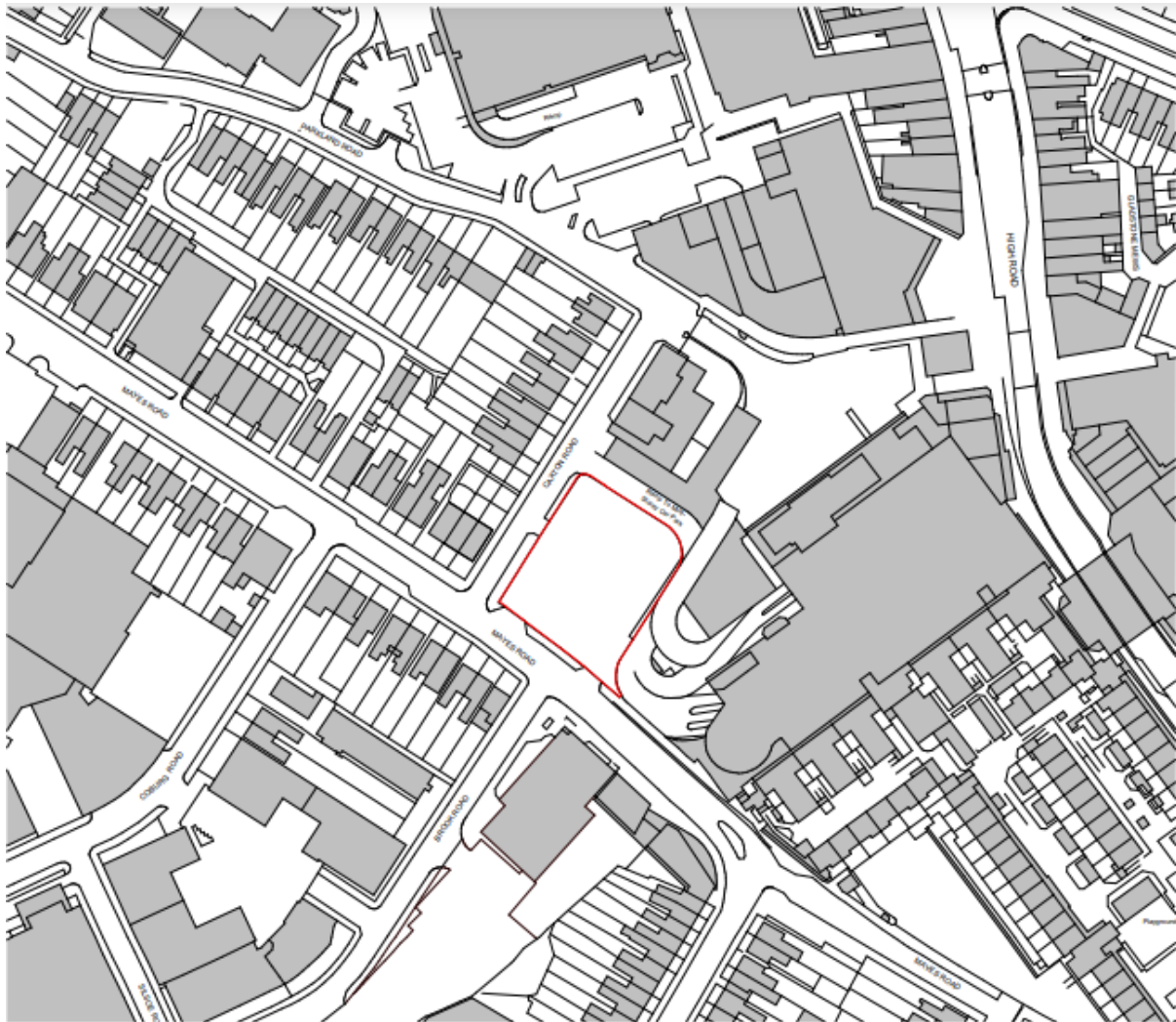
- 9.14 The Council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
 - Advance equality of opportunity between people who share protected characteristics and people who do not.
 - Foster good relations between people who share those characteristics and people who do not.
- 9.15 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.
- 9.16 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.
- 9.17 The decision in question is regarding the acquisition of homes to provide decent, safe and well-built accommodation.
- 9.18 The acquisition will increase the supply of Council rented homes having a positive impact on individuals in housing need as well as those who are vulnerable to homelessness. Data held by the Council suggests that women, young people, and people from ethnic minority backgrounds 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.
- 9.19 The scheme is therefore likely to have a positive impact on equality by providing good quality rented accommodation for Haringey residents with a range of protected characteristics, including the locally adopted socio-economic characteristic.

Appendices:

Appendix 1 - Site location plan.

Appendix 2 - Draft heads of terms – Exempt.

Appendix 1 – Site location plan



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

Document is exempt

This page is intentionally left blank

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

Document is exempt

This page is intentionally left blank

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

Document is exempt

This page is intentionally left blank