

NOTICE OF MEETING

HOUSING AND REGENERATION SCRUTINY PANEL

**Thursday, 3rd March, 2016, 6.30 pm - Civic Centre, High Road,
Wood Green, N22 8LE**

Members: Councillors Eugene Ayisi (Chair), Gail Engert, Tim Gallagher,
Eddie Griffith, Makbule Gunes, Emine Ibrahim and Martin Newton

Co-optees/ Non Voting Members

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

3. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business (late items will be considered under the agenda item where they appear. New items will be dealt with as noted below).

4. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct.

5. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

To consider any requests received in accordance with Part 4, Section B, Paragraph 29 of the Council's Constitution.

6. MINUTES

To approve the minutes of the previous meeting held on January 18th 2016
(To follow)

7. CABINET MEMBER QUESTIONS

The Cabinet member for Housing & Regeneration to attend to respond to questions within this portfolio.

8. PREFERRED PARTNERSHIP AGREEMENT WITH REGISTERED HOUSING PROVIDERS (PAGES 1 - 6)

To receive a report on plans to introduce a preferred partnership agreement with registered housing providers.

9. SUPPORTED HOUSING (PAGES 7 - 14)

To receive a presentation on the review of the Supported Housing provision.

10. COMMUNITY INFRASTRUCTURE LEVY

To receive the final report of the panel concerning the governance arrangements to support the spending the neighbourhood element of the Community Infrastructure Levy. (To follow)

11. WORK PROGRAMME UPDATE (PAGES 15 - 22)

To: (1) review work programme;
(2) review the scope for the housing viability (to follow);
(3) identify any carry over items in to 2016/17.

12. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 3 above.

13. DATES OF FUTURE MEETINGS

The scrutiny in a day of housing viability will take place on Thursday 7th Aprils 2016.

Martin Bradford

Tel – 0208 489 6950

5th Floor, River Park House, 225 High Road, Wood Green, N22 8HQ

Email: martin.bradford@haringey.gov.uk

Bernie Ryan

Assistant Director – Corporate Governance and Monitoring Officer

River Park House, 225 High Road, Wood Green, N22 8HQ

24th February 2016

This page is intentionally left blank

Report for: Housing and Regeneration Scrutiny Panel

Item number: 8

Title: Update on implementation of Preferred Partner Agreement

Report authorised by : Mustafa Ibrahim/Dan Hawthorn

Lead Officer: Jacqueline Veater, extn 1914,
Jacqueline.veater@haringey.gov.uk

Ward(s) affected: All

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

1 Describe the Issue under Consideration

- 1.1 This report provides the history of partnership agreements with Housing Associations (Registered Providers) in Haringey. It then gives an appraisal of the current position and describes the next steps that will be taken to maximise the potential for Registered Providers (RPs), to assist us in our aim, to provide affordable housing for the residents of Haringey.

2 Cabinet Member Introduction

- 2.1 N/A

3 Recommendation

- 3.1 For the Housing and Regeneration Scrutiny Panel to note the current position and next steps set out in the report below.

4 Alternative Options Considered

- 4.1 N/A

5 Background Information

Introduction

- 5.1 A previous Preferred Partner Agreement (Haringey Preferred Partners Protocol 2007) included the following RPs: L & Q, Circle, Family Mosaic, Metropolitan, Presentation Housing and Servite Housing. It initially had a three year life with an option to extend to 5 years and would have finished in 2012. Much of this old agreement was carried through into the inclusive partner agreement to which all RPs operating in the borough are signatories. This was a protocol much like that proposed for the new Preferred Partner Agreement, in the Cabinet report of 18 November 2014.
- 5.2 At this Cabinet meeting members considered a report on a new PP Agreement and the use or Right to Buy (RTB) receipts. Six RPs were confirmed as

Preferred Partners (PPs); Circle, Sanctuary, Newlon, Notting Hill, L & Q and Family Mosaic.

- 5.3 The principle of the protocol agreement was set out as a two-way relationship, including information sharing, and to act as a lead for other RPs operating in Haringey. Four key areas were to be developed for inclusion in the agreement: new development, homelessness/temporary accommodation, estate management and relationships with elected members.
- 5.4 The reasoning behind a PP agreement is sound and we need to be clear that what we are asking the PPs to achieve is reasonable and the council must be able to reciprocate.
- 5.5 Similar protocol agreements are operated in other London Borough's such as the Tower Hamlets PP Protocol which was signed in February 2015. This protocol includes four of our PPs (Circle, Family Mosaic, L & Q and Notting Hill). 19 RPs in all are signatories and are defined by the fact that they have the majority of their housing stock in Tower Hamlets.

- 5.6 Approval was also given by Cabinet to the principle of using the council's retained RTB receipts as grant funding for the PPs.

Current Position

- 5.7 Significant progress has been made towards improving the two-way relationship with the PPs since the inaugural meeting was held on the 22 August 2014 and particularly in the last six months. This has probably been aided by the fast pace of change in government thinking on the provision of affordable housing.
- 5.8 PP group meetings have been specifically focused on the development of operational protocols for estate management and relationships with elected members. Homes for Haringey have worked with representatives of the PPs to produce a Memorandum of Understanding and a set of Common Management Standards.
- 5.9 This group is now trialling an agreed procedure for dealing with Members' enquiries.
- 5.10 Discussions have commenced on homelessness and how operationally RPs can help tenants to retain their tenancies. We will also be tackling how PPs can help develop alternative approaches to the provision of temporary accommodation.
- 5.11 The identification of specific reciprocal development benefits for the PPs and the council is in progress.
- 5.12 We have honoured our commitment to promote the PPs in all discussions with potential housing developers and PPs have, over the last few months in particular, been open and honest with us about the effects the Housing and Planning Bill are likely to have on their operations. This in turn has raised concerns about how the PPs will be willing or able to continue to meet our corporate housing priorities.
- 5.13 It should be noted that smaller, locally based RPs, not signatories to the Voluntary House Builders Federation agreement RPs may have more flexibility to respond to council requirements to provide affordable rented accommodation to meet the needs of Haringey's residents.
- 5.14 We have not yet been able to respond to requests from PPs for land to develop in Haringey. The process of identifying land for disposal or development through the Haringey Development Vehicle (HDV) is still in progress as is the bidding process for a private development partner. Until the decision on sites to go into the HDV has been made and with the exception of the regeneration areas in Tottenham where Newlon and Notting Hill are engaged in redevelopment projects, we are not able to fully satisfy the thirst from PPs for development land.
- 5.15 However, the absence of a formal development agreement has not prevented us from working with the PPs, particularly in the Tottenham Housing Zone, where Notting Hill and Newlon are fully engaged.

- 5.16 We would want any developer or RP purchasing our land to be able to meet our strategic housing priorities in the Housing Strategy. The revised Housing Strategy is in draft and is subject to further Member consideration.
- 5.17 When Cabinet approved the proposal for a PP Agreement on 18 November 2014, it also approved the use of the council's retained right to buy receipts as grant funding for the PPs. The right to buy grant scheme will be launched at the Development Forum on the 9 March and will be open to all RPs to bid for. This is no-longer a specific benefit the council could offer to PPs, although bids from PPs will be prioritised.

Next Steps

- 5.18 We will continue work around the four PP Agreement themes of estate management, homelessness, relationships and new development. However, this work needs to be seen in the context of legislative changes for affordable housing. The final shape of the PP agreement should also reflect the Council's Housing Strategy.
- 5.19 The current partnership agreement, which all RPs are signatories to, will shortly be reissued with amendments which reflect the legislative changes affecting the provision of affordable housing and rolling out the operational practices agreed in the PPs Common Management Standards. This is an excellent partnership agreement and a PP protocol would have to contain additional reciprocal benefits.
- 5.20 The content of the Council's adopted Housing Strategy and confirmation of the legislative changes and voluntary commitments in the provisions of the Housing and Planning Bill may influence what the PP agreement can achieve. It will be necessary for PPs to re-confirm that they will stand by their initial pledges to align to the council's housing priorities. Initial impressions through meetings with PPs have been positive on issues such as nomination rights remaining with the council.
- 5.21 The confirmation of the agreement will further secure the collaboration of the six PPs in facing the current challenges. It will encourage them to continue to prioritise Haringey as a place to build affordable homes and bring new innovative products forward to meet housing need in the borough.
- 5.22 The maintenance of the existing close relationship with the PPs will allow us to judge the compatibility of their aims and objectives with the council's proposed revised Housing Strategy. When the Housing Strategy has been agreed by Cabinet, the PPs will be asked to re-confirm their commitment.
- 5.23 Confirmation of PP Agreement as a protocol, along the lines it currently operates, based on the original guiding principles, with a two-way exchange of information in return for promotion as a PP for housing development in Haringey and including the agreed Common Management Standards and a member engagement procedure.

5.24 Regularly review the PP Agreement to ensure that we have the best selection of preferred partners, and the agreement enables the development of affordable housing, in light of the changing policy situation, in particular:

- 1) the decision on sites to be developed by the HDV
- 2) confirmation of the provisions of the Housing and Planning Bill
- 3) the adoption of the council's Housing Strategy

6 Contribution to Strategic Outcomes

6.1 Priority 5

7 Statutory Officers Comments (Chief Finance Officer, Assistant Director of Corporate Governance, Equalities)

Finance and Procurement

7.1 Any comments will be reported verbally. However, this report does not recommend a procurement process, nor does it have direct financial implications for the council.

Legal

7.2 Care should be taken to ensure that the PP Agreement is legally binding. Each site to be disposed of to a PP will require Cabinet approval and agreed Heads of Terms.

Equalities

7.3 N/A

This page is intentionally left blank

Supported Housing Review

3 March 2015

What is Supported Housing?

For this review:

- Short-term services; up to 2 years – for single homeless adults, young people, domestic violence, mental health, substance misuse and offending.
- Mid-term services; more than 2 years – for people with learning disabilities, physical disabilities, mental health.
- Long-term services; usually lifetime – for older people and people with learning and/or physical disabilities

Commissioned mainly via the Housing Related Support programme and Adult Services for supported living schemes.

Previous Review

- The last strategic review was conducted in 2005, limited to sheltered housing
- Concluded that we had an over-supply of sheltered housing and an under-supply of Extra Care (current benchmarking with similar London boroughs suggests that LBH has a gap in the number of Extra Care beds by approximately 300 units)
- Recommended changes to four schemes:
 - Protheroe House (redevelopment as an Extra Care scheme in partnership with One Housing Group)
 - Stokely Court (re-designation from sheltered to community good neighbour scheme)
 - Larkspur Close (closure and redevelopment, not implemented, now re-designated from sheltered to community good neighbour scheme)
 - Campbell Court (re-designation as general needs – not implemented)

Why a New Review Now?

- Update the evidence base with latest data
- Look at all supported housing, not only sheltered for the elderly
- Transform and modernise services, focus support on need not age
- Pressure on budgets for homelessness, temporary accommodation and adult social care so need to reduce TA usage and residential care placements, and generally make operational improvements
- Support and inform the Housing Strategy and various policies and commissioning plans e.g. Homelessness, Supported Living
- Corporate Plan emphasis on early intervention and prevention, so need for more aligned and joint commissioning

Note: the review does not mean we delay improvements e.g.:

- Supported living conversions
- Addressing the under-provision of Extra Care

Overview of the Review

- The Supported Housing review is a Corporate Plan project as part of Priority 5, with strong links with Priority 2 *“Enable all adults to lead healthy, long and fulfilling lives”*
- The review will take an in-depth look at the needs that lead to people in Haringey accessing supported housing.
- Over a 12-month period, the review will analyse data and statistics, conduct service visits and speak to residents and staff.
- From this it will generate evidence about supply and demand; are the services LBH commissions meeting current needs? Are they future-proof? Do we fund services that match what we know about the needs of the population?
- The review will conclude with a set of recommendations to improve support provision, develop services that we know are in short-supply and make the best use of council stock and resources for vulnerable residents.

Scope of the Review

- Services commissioned by all parts of the council (principally Housing Related Support & Adult Services)
- All supported housing will be included; older people's provision will be given priority
- Focus on accommodation-based services (but implications for floating support are likely to emerge)
- All providers, including private provision where possible
- Property quality and standards in council-owned stock
- Residential and personal care provision is out of scope but step-down & Extra Care needs will be looked at

Timetable

No	Milestone(s)	Target Date*
1.	Project Board agrees draft Quality Evaluation Tool & service user engagement.	February 2016
2.	Initial engagement with service users of supported housing (survey, service visits, introductory letters)	February 2016
3.	Completion of stock condition data and surveying	May 2016
4.	Needs Analysis and Service Evaluation completed	May 2016
5.	Findings report completed	June 2016
6.	Cabinet approval to begin consultation	June/July 2016
7.	Formal public consultation & benchmarking completed	September 2016
8.	Options Appraisal completed	October 2016
9.	Final recommendations approved by Project Board	November 2016
10.	Cabinet approval of final recommendations	November/ December 2016

Opportunities & Benefits

- Engage with service users about their needs and the services they receive.
- Update and analyse current needs data
- Provide a robust evidence base to inform our strategies and delivery plans e.g. Homelessness Plan, Supported Living Strategy and joint commissioning plans
- Support financial planning, including future capital requirements
- Identify options to optimise the use of council stock, including new, or converted/reconfigured housing provision
- Identify options for increasing or reducing provision, modernising services and meeting need more effectively.

Report for: Housing & Regeneration Scrutiny Panel
3rd March 2016

Item number: 11

Title: Work Programme Update

Report authorised by : Bernie Ryan, Assistant Director of Corporate Governance

Lead Officer: Martin Bradford, Scrutiny Officer, 0208 489 6950

Ward(s) affected: All

Report for Key/

Non Key Decision: N/A

1. Describe the issue under consideration

- 1.1 This report gives details of the proposed scrutiny work programme for the remainder of the municipal year.

2. Cabinet Member Introduction

N/A.

3. Recommendations

- 3.1 (a) That the Panel considers its future work programme, attached at **Appendix A**, and considers whether any amendments are required.

(b) That the Overview and Scrutiny Committee be asked to endorse any amendments, at (a) above, at its next meeting.

4. Reasons for decision

The work programme for Overview and Scrutiny was agreed by the Overview and Scrutiny Committee at its meeting on 27 July 2015. Arrangements for implementing the work programme have progressed and the latest plans for the Panel are outlined in **Appendix A**.

5. Alternative options considered

- 5.1 The Panel could choose not to review its work programme however this could diminish knowledge of the work of Overview and Scrutiny and would fail to keep the full membership updated on any changes to the work programme.

6. Background information

- 6.1 The careful selection and prioritisation of work is essential if the scrutiny function is to be successful, add value and retain credibility. At its first meeting of the municipal year, on 8 June 2015, the Overview and Scrutiny Committee agreed a process for developing the 2015/16 scrutiny work programme.
- 6.2 Following this meeting, a number of activities took place, including a public survey and Scrutiny Cafe, where over 90 suggestions, including a number from members of the public, were discussed by scrutiny members, council officers, partners, and community representatives. From these activities issues were prioritised and an indicative work programme agreed by the Overview and Scrutiny Committee in late July.
- 6.3 Whilst Scrutiny Panels are non-decision making bodies, i.e. work programmes must be approved by the Overview and Scrutiny Committee, this item gives the Panel an opportunity to oversee and monitor its work programme and to suggest amendments. The work programme is attached at **Appendix A**.

Forward Plan

- 6.4 Since the implementation of the Local Government Act and the introduction of the Council's Forward Plan, scrutiny members have found the Plan to be a useful tool in planning the overview and scrutiny work programme. The Forward Plan is updated each month but sets out key decisions for a 3 month period.
- 6.5 To ensure the information provided to the Panel is up to date, a copy of the most recent Forward Plan can be viewed via the link below:
- <http://www.minutes.haringey.gov.uk/mgListPlans.aspx?RP=110&RD=0&J=1>
- 6.6 The Panel may want to consider the Forward Plan and discuss whether any of these items require further investigation or monitoring via scrutiny.

Recommendations, Actions and Responses

- 6.7 The issue of making, and monitoring, recommendations/actions is an important part of the scrutiny process. A verbal update on actions completed since the last meeting will be provided by the Principal Scrutiny Officer.

7 Contribution to strategic outcomes

- 7.1 The individual issues included within the work plan were identified following consideration by relevant Members and officers of the priorities within the Corporate Plan. Their selection was specifically based on their potential to contribute to strategic outcomes.

8 Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance and Procurement

- 8.1 There are no financial implications arising from the recommendations set out in this report. Should any of the work undertaken by Overview and Scrutiny

generate recommendations with financial implications then these will be highlighted at that time.

Legal

- 8.2 There are no immediate legal implications arising from this report.
- 8.3 Under Section 21 (6) of the Local Government Act 2000, an Overview and Scrutiny Committee has the power to appoint one or more sub-committees to discharge any of its functions.
- 8.4 In accordance with the Council's Constitution, the approval of the future scrutiny work programme and the appointment of Scrutiny Panels (to assist the scrutiny function) falls within the remit of the Overview and Scrutiny Committee.
- 8.5 Scrutiny Panels are non-decision making bodies and the work programme and any subsequent reports and recommendations that each scrutiny panel produces must be approved by the Overview and Scrutiny Committee. Such reports can then be referred to Cabinet or Council under agreed protocols.

Equality

- 8.6 The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:
- Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
 - 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.
- 8.7 The Panel should ensure that it addresses these duties by considering them within its work plan, as well as individual pieces of work. This should include considering and clearly stating;
- How policy issues impact on different groups within the community, particularly those that share the nine protected characteristics;
 - Whether the impact on particular groups is fair and proportionate;
 - Whether there is equality of access to services and fair representation of all groups within Haringey;
 - Whether any positive opportunities to advance equality of opportunity and/or good relations between people, are being realised.
- 8.8 The Panel should ensure that equalities comments are based on evidence. Wherever possible this should include demographic and service level data and evidence of residents/service-users views gathered through consultation.

9 Use of Appendices

Appendix A – Work Programme

10 Local Government (Access to Information) Act 1985

- 10.1 External web links have been provided in this report. Haringey Council is not responsible for the contents or reliability of linked websites and does not necessarily endorse any views expressed within them. Listings should not be taken as an endorsement of any kind. It is your responsibility to check the terms and conditions of any other web sites you may visit. We cannot guarantee that these links will work all of the time and we have no control over the availability of the linked pages.

**Appendix A
Housing & Regeneration Scrutiny Panel Work Programme 2015/16**

Meeting Date	Agenda Item	Details and desired outcome	Lead Officer / Witnesses
13th October 2015	Cabinet Q & A	To question Cabinet Member for Planning on their portfolio.	Cllr Demirci Stephen Kelly, AD Planning Service
	Homelessness	To report back from site visit to APEX House and Housing Options Team To decide options for any further enquiry.	Martin Bradford, Scrutiny Officer Denise Gandy, Director of Housing Demand, Homes for Haringey
	Haringey Housing Strategy	To enable members to comment on the strategy within the consultation period (closes 18 th October) and Identify future areas for pre decision scrutiny (emerging strategies and policies)	Mustafa Ibrahim, Head of Commissioned Services (Housing)
	Homes for Haringey	An update on the future of Homes for Haringey – outline dates for future key decisions.	Mustafa Ibrahim, Head of Commissioned Services (Housing)
	Community Infrastructure Levy	To approve scoping report	Martin Bradford, Scrutiny Officer
	Viability Assessment	To approve scoping report	Martin Bradford, Scrutiny Officer
	Work Programme Update	To monitor and review work programme	Martin Bradford, Scrutiny Officer
16th November 2015	Cabinet Q & A	To question Cabinet Member for Housing & Regeneration on their portfolio.	Cllr Strickland Mustafa Ibrahim Head of Commissioned Services (Housing), Andrew Billany,

			Chief Officer, Homes for Haringey
	Tottenham Regeneration Programme	Corporate Programmes — consultation processes Report back on site visit to 693 High Road, Love Lane and Northumberland Park (w/b 9 th November) <ul style="list-style-type: none"> - Illustrative example of estate regeneration and challenges - Identification of major development projects 	Helen Fisher, Director of Tottenham Regeneration Martin Bradford, Scrutiny Officer
	Empty Homes	To report on the nature and scale of this issue in both Homes for Haringey and private sector and what programmes are in place to bring these back in to use.	Andrew Billany/ Steve Russell
	Haringey Housing Strategy	To report back on the consultation outcomes. Identify future areas for pre decision scrutiny (emerging strategies and policies)	Mustafa Ibrahim, Head of Commissioned Services (Housing)
	Community Infrastructure Levy	To update on scrutiny in a day project	Martin Bradford, Scrutiny Officer
	Work Programme Update	To monitor and review work programme	Martin Bradford, Scrutiny Officer
3rd December	Community Infrastructure Levy	Scrutiny in a day – evidence gathering Developing the governance arrangements for spending the neighbourhood proportion of the Community Infrastructure Levy.	Panel, Expert Witness Planning Officers, Neighbourhood Forums & Developer

18th January 2016	Cabinet Q & A	To question Cabinet Member for Planning on their portfolio.	Cllr Demirci Stephen Kelly, AD Planning Service
	Community Engagement with Planning	Monitoring of implementation of recommendations of previously completed review.	Stephen Kelly, AD Planning Service (TBC)
	Improving quality of Private rented Sector	Update on plans to implement selective licensing	Steve Russell / Andrew Billany (TBC)
	Viability Assessment	To approve final report of Community Infrastructure Levy report.	Martin Bradford, Scrutiny Officer
	Work Programme Update	To monitor and review work programme	Martin Bradford, Scrutiny Officer
3rd March 2016	Cabinet Q & A	To question Cabinet Member for Housing & Regeneration on their portfolio.	Cllr Strickland
	Registers Housing Providers	Update on implementation of Preferred Partnership Status,	Mustafa Ibrahim
	Older Peoples Housing*	Supported Housing - review	Mustafa Ibrahim (TBC)
	Work Programme Update	To monitor and review work programme	Martin Bradford, Scrutiny Officer
	Annual Panel Assessment	What has worked and hasn't worked. Items to carry forward to 2016/2017	Panel
7th April 2016	Housing Viability	Scrutiny in a day – evidence gathering	Panel, Expert Witness Planning Officers, Developer

To schedule:

- (1) Balance of provision for employment and housing in local development plans and local high streets – subject to meeting with Chair and Cllr Sahota (December 2015)
- (2) New Tenancy Strategy to be agreed in early 2016.
- (3) Homelessness strategy

This page is intentionally left blank